

Petition 2017-170 by South 48, LLC

To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

([Therefore, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office to convert to more intensive transit supportive land uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the petition to be consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)