

Petition 2018-004 by Lischerong Enterprises & Holdings, LLC

To Approve:

This petition is found to be consistent with the *New Bern Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, industrial and warehouse for the subject properties.

([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 proposal will add the TS (transit supportive overlay) to the base zoning for the site included in this petition. The base zoning for the sites is currently I-2 (general industrial); and
- The proposed overlay will accommodate the continued existence and some expansion of existing businesses located on the subject sites; and
- In addition, the overlay district will allow reuse and redevelopment of the subject properties, and most of the uses in the base zoning districts will be permitted; and
- While the application of TS (transit supportive overlay) will make only minimal changes to the uses that will be allowed on these sites, TS will change the form of new development; and
- The TS district will ensure that future development is designed to be more transit supportive, by applying pedestrian oriented site design standards to the underlying business and industrial zoning districts; and
- This will allow the gradual transition of the area to an urban transit supportive district, which is appropriate for an area located close to two rapid transit stations and the Uptown area.

To Deny:

This petition is found to be consistent with the *New Bern Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, industrial and warehouse for the subject properties.

([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)

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.

as presented by _____

as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.

as presented by _____

as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____