



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: I-2 TS (general industrial, transit supportive overlay)

LOCATION

Approximately 0.51 acres located at the intersection of Foster Avenue and Bank Street, west of South Tryon Street.
(Council District 3 - Mayfield)

PETITIONER

Lischerong Enterprises & Holdings, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 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.

Motion/Second: Spencer / Nelson
Yeas: Fryday, Majeed, McClung, McMillan, Nelson,
Spencer, and Sullivan
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *New Bern Transit Station Area Plan*.

One commissioner had a question about the allowed uses in the transit supportive overlay. Staff responded that the overlay allowed for a mixture of uses, such as residential, office, retail, and entertainment uses. Some of the heavier I-2 uses are prohibited in the overlay district.

There was no further discussion of this petition.

Planner

Solomon Fortune (704) 336-8326