



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-099

November 5, 2019

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**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

**LOCATION**

Approximately 2.329 acres located on the southwest corner of South Tryon Street and Griffith Street.  
(Council District 3 - Mayfield)

**PETITIONER**

Townes Mozer

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends office/industrial-warehouse-distribution land uses.

However, 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 subject site is within ¼ mile of New Bern Station on the LYNX Blue Line.
- The proposal allows for a duplex or townhome development which provides a transition from the nonresidential uses and larger residential buildings along South Boulevard into the surrounding single family neighborhood.
- The building design requirements will help provide compatibility with the surrounding neighborhood.
- Building design will create useable porches and front entries oriented toward the street which will promote integration with the neighborhood.
- The proposed development allows for an infill project that provides transition to more intense uses on South Boulevard while minimizing impacts to existing residences due to its location at the edge of the neighborhood on Greystone Rd.

The approval of this petition will revise the adopted future land use in the *New Bern Station Area Plan*, from residential use up to 4 dwelling units per acre to residential use up to 12 dwelling units per acre.

Motion/Second: Gussman / Barbee  
Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and  
Spencer  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional request and noted that it is inconsistent with the *New Bern Station Area Plan*. There was no discussion of this petition.

**PLANNER**

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