

## Petition 2020-093 by Griffman Investments 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 transit oriented development, and as amended via petition 2008-101.

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 approximately 280 feet from the New Bern Station on the LYNX Blue Line.
- The proposal permits a site previously used for industrial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

### 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 transit oriented development, and as amended via petition 2008-101.

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:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: