



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-093

November 4, 2020

REQUEST

Current Zoning: TOD-M(O) (transit oriented development, mixed, optional)
Proposed Zoning: TOD-UC (transit oriented development, urban center)

LOCATION

Approximately 1.41 acres located along the east side of Griffith Street, the west side of the LYNX Blue Line, and south of Poindexter Drive.
(Council District 3 - Watlington)

PETITIONER

Griffman Investments 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 petition is consistent with the New Bern Transit Station Area Plan land use recommendation for 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 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 supportive 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.

Motion/Second: Welton / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan and with the abutting parcels zoned TOD-UC. There was no discussion of this petition.

PLANNER

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