



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-072

October 5, 2020

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: TOD-CC (transit oriented development - community center)

LOCATION

Approximately 2.92 acres located at the northwest intersection of South Tryon Street and Trade Park Court, east of Interstate 77
(Council District 3 - Watlington)

PETITIONER

NRP Properties, LLC

**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* (2008), based on the information from the staff analysis and the public hearing and because:

- The plan recommends office and industrial-warehouse-distribution uses for this site.

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 site is within a ½-mile walk of the New Bern Station and just over a ½-mile walk to the Scaleybark Station.
- The TOD-CC district may be applied to parcels within a ½-mile walking distance of an existing rapid station, or within ½ mile walking distance of an existing streetcar stop.
- The petition would allow for the redevelopment of the site to transit supportive uses.
- The site is located in an area of moderate intensity development, appropriate for the application of the TOD-CC zoning district.
- The site is in close proximity to a number of areas zoned as transit oriented development districts.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Station Area Plan* (2008), from industrial uses to transit oriented development for the site.

Motion/Second: Welton / Spencer
Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and
Welton
Nays: None
Absent: Blumenthal
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is
Choose an item. with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902