



## Legislation Text

---

File #: 15-5608, Version: 1

---

### Rezoning Petition 2017-035

**Action:**

**Render a decision on Rezoning Petition 2017-035 by Carolina Capital Investments**

- **From I-1 (light industrial)**
- **To I-1 TS-O (light industrial, transit-supportive overlay, optional) with five-year vested rights**

**Staff Resource(s):**

**Laura Harmon, Assistant Planning Director**

**Explanation**

- The public hearing on this rezoning petition was held on May 15, 2017.
- The property is approximately 4.39 acres located on the north side of West Tremont Avenue between South Tryon Street and Toomey Avenue. (Council District 3 - Mayfield)
- The petition proposes to allow the development of 74 residential townhomes for a density of 17 dwelling units per acre on a vacant lot just outside of South End and 0.60 miles from the East/West Boulevard Station.
- The City Council expedited the decision on this petition to May 22, as requested by the petitioner, on May 15, 2015.
- The Zoning Committee found the proposed land use to be consistent with the *New Bern Transit Station Area Plan*. Therefore, the petition was found to be reasonable and in the public interest based on the staff analysis and the public hearing.
- The Zoning Committee voted 4-2 to recommend APPROVAL of this.
- Staff agrees with the recommendation of the Zoning Committee.

**Attachment(s)**

Zoning Committee Statement of Consistency

Zoning Committee Recommendation

Staff Analysis

Vicinity Map

Locator Map

Site Plan