



<b>REQUEST</b>	Current Zoning: B-2, general business and I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
<b>LOCATION</b>	Approximately 4.17 acres located on the south side of Remount Road between South Boulevard and South Tryon Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone 4.17 acres from B-2 and I-2 to TOD-M to allow mixed-use transit oriented development along the south rail line.
<b>Property Owner Petitioner Agent/Representative</b>	McLead Addictive Disease Center Charlotte-Mecklenburg Planning Commission Gene Hall
<b>Community Meeting</b>	Meeting is not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Howard, Griffith, Johnson, Lipton, Randolph, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton/Allen	Yeas:	Allen, Howard, Griffith, Johnson, Lipton, Randolph, and Rosenburgh	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Lipton/Allen										
Yeas:	Allen, Howard, Griffith, Johnson, Lipton, Randolph, and Rosenburgh										
Nays:	None										
Absent:	None										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted the property is in a transit station area. The request is for a conventional TOD-M zoning.										
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Griffith)										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
  - The *New Bern Transit Station Area Plan* (2008) recommends mixed-use transit oriented development on these properties, which are located within ½ mile of a light rail station.

- **STAFF RECOMMENDATION (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **CATS:** No comments received.
  - **Connectivity:** No issues.
  - **Schools:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** No issues.
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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

**Planner:** Tim Manes (704) 336-8320