



Zoning Committee

---

---

<b>REQUEST</b>	Current Zoning: R-22MF (multifamily residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 0.917 acres located west of Baltimore Road, south of Remount Road, and east of Interstate 77. (Council District 3 - Watlington)
<b>PETITIONER</b>	Hopper Communities

---

**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 inconsistent 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 institutional for the majority of the site and park/open space for the remainder.

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 project site is along Baltimore Avenue, which is primarily residential in character.
- The existing R-22MF (multi-family residential) zoning would allow residential development at the proposed density.
- The proposed development will provide a transition from other multi-family developments and the single family homes along Baltimore Avenue.
- The proposed site plan will enhance the connectivity and walkability of the emerging mixed-use neighborhood.
- The parcels surrounding this site are being redeveloped from former industrial and vacant sites into a mixed-use area with office, residential and retail uses.

Motion/Second: Watkins / Wiggins  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that remaining transportation issues would be addressed prior to City Council decision. Staff stated the request is inconsistent with the adopted area plan. There was no additional discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782