



Zoning Committee

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**REQUEST**

Current Zoning: TOD-M(O) (transit oriented development – mixed use, optional)  
Proposed Zoning: TOD-NC (transit oriented development-transit neighborhood center)

**LOCATION**

Approximately 1 acre located at the intersection of Distribution street and Dunavant Street, east of Tryon Street.  
(District 3 – Watlington)

**PETITIONER**

JACo Acquisitions, LLC

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**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 Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed use (residential/office/retail) as amended by petition 2018-130.

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 within a ½ mile walk of the New Bern Transit Station on the LYNX Blue Line.
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.
- Use of conventional TOD-NC 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.
- The TOD-NC district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

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

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional request, noting the petition was not included in the alignment rezoning process due to the existing conditional plan. There was no discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782