



Zoning Committee

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**REQUEST**

Current Zoning: TOD-NC (transit oriented development – neighborhood center)  
Proposed Zoning: TOD-UC (transit oriented development -urban center)

**LOCATION**

Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road. (Council District 3 - Watlington)

**PETITIONER**

Providence Group Capital, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent 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 transit-mixed use.

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 ¼ mile walk of the proposed Rampart Station and a little over ½ mile of the East/West Boulevard Station.
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project.
- The parcels were rezoned from I-2 to TOD-NC via petition 2019-102.
- Use of conventional TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-UC district may be applied to parcels within ½-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of a funded and adopted Metropolitan Transit Commission alignment station location.

Motion/Second: Barbee / Blumenthal  
Yeas: Barbee, Blumenthal, McMillan, Nwasike,  
Samuel, and Welton  
Nays: Kelly  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A Commissioner expressed concerns regarding establishing TOD-UC at this location and transitioning to existing multifamily residential neighborhood. Staff responded there are provisions in the ordinance for sites adjacent single family residential development. Staff noted that the subject site would in more likelihood have been zoned to TOD-UC had the proposed Rampart Station been online.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Kelly expressed concerns around transitioning from the height allowed in TOD-UC to the existing multifamily residential in the Brookhill Community on the other side of Tryon St. and questioned the if ordinance is being applied appropriately.

**PLANNER**

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