

## Petition 2025-086 by Pence Road Development LLC

### To Deny:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing & Logistics Place Type.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The petition requests to expand industrial uses on a property that abuts residential and recreational uses. The property is adjacent to single family residential to the north and a Mecklenburg County owned golf course to the east.
- The majority of the site is currently zoned ML-1, allowing for a variety of light industrial uses. Staff does not support expanding the permitted uses to include those allowed in the ML-2 district, and more specifically, a rail freight terminal. Such a use may be incompatible and impactful to the adjacent Neighborhood 1 and Parks and Preserves Places, and more information is needed on mitigation measures for noise and air pollution as applicable.
- The request to expand industrial uses adjacent to residential uses is in conflict with the *2040 Comprehensive Plan's* goals for environmental justice.
- The petition proposes to reserve right-of-way for the future Pence Road realignment project.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity may be facilitated by creating a rail freight terminal that would allow for the transfer of goods between railcars and trucks.

### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing & Logistics Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)