

Petition 2025-116 by Piedmont Land Development, Inc.

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:

- The petition would align zoning with the recommended Manufacturing & Logistics Place Type.
- The site is adjacent to industrial zoning to the north, east, and west.
- The site is approximately 500 feet from the nearest developed residential uses. An undeveloped, wooded parcel zoned CG (General Commercial) and wooded homeowners association property separate the site from residences.
- A stream and associated 40' water quality buffer limits the development that could occur on the southern portion of the site, closest to residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by allowing for industrial uses which may present employment opportunities on a property recommended for the Manufactured & Logistics Place Type.

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:

- (To be explained by the Zoning Committee)