

Petition 2022-173 by Tryon 49, LLC

To Approve:

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

- The *2040 Policy Map* (2022) recommends Manufacturing and Logistics.

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:

- This portion of the South Tryon Street corridor in southwest Charlotte houses a swath of industrial uses and is distanced from residential areas and otherwise incompatible uses.
- The proposal is consistent with the adopted Manufacturing & Logistics Place Type and matches the surrounding existing industrial uses.
- The parcel is currently split-zoned, this rezoning would bring the site under one district, allowing for more uniform infill development.
- The conditions proposed prohibit the more noxious uses of the I-2 zoning district such as petroleum storage facilities, landfills, and crematory facilities among others.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

To Deny:

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

- The *2040 Policy Map* (2022) recommends Manufacturing and Logistics.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: