

Petition 2025-112 by Alexander-Myers Family, LLC

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 and 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 site is currently zoned for general industrial uses and surrounded by other properties zoned for and developed as manufacturing and logistics uses. The proposed use is aligned with the recommended Manufacturing & Logistics place type.
- The site is located along an existing major thoroughfare, and the site has access to I-77 within one mile and I-85 within 3 miles along existing major thoroughfares. The proximity to interstates and major roads provide efficient connection for movement of goods. Additionally, with the area being mostly industrial near major thoroughfares, there is minimized impact on local streets or causing noxious impacts to residential homes.
- The site is located along the route of the CATS number 7 local bus providing service to the Charlotte Transportation Center and the Rosa Parks Community Transportation Center.
- This petition helps to fulfill the 2040 Comprehensive Plan's goal of contributing "to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution."
- This petition's request for an industrial zoning will maintain consistency with the surrounding industrial land uses.

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 and 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)