Petition 2023-030 by Rhyne Land Holdings, LLC

To Approve:

This petition is found to be **inconsistent** 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 Neighborhood 1 Place Type.

However, 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 Manufacturing & Logistics Place Type recommends primarily manufacturing, research & development, warehousing, distribution, and supporting uses.
- The site is surrounded by various uses of similar context, such as commercial, warehouse, and utility uses.
- The petition commits to providing a minimum 50-foot Class A buffer adjacent to residential uses along portions of University City Boulevard.
- The petition commits to utilization of sound mitigation measures on the site to include, but not be limited to features such as; building site location, inward facing equipment yards, berms, acoustic panels and equipment which helps to produce less sound.
- The petition commits to dedicating greenway connection and public access areas to Mecklenburg County Park and Recreation.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 to Manufacturing and Logistics Place Type for the site.

To Deny:

This petition is found to be **inconsistent** 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 Neighborhood 1 Place Type.

Therefore, 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: