

Petition 2025-006 by Beacon RCP 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 & 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 I-1(CD), allowing similar uses as requested in this petition.
- The petition is consistent with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.
- The petition prohibits many of the most noxious uses such as adult uses and crematoriums that would otherwise be permitted in the ML-1 district.
- The transportation commitments of the previous rezoning, which include a new public street, streetscape enhancements, and a contribution towards improvements at Mount Holly Road & Rhyne Road, have been completed.
- The petition provides a 100' Class A landscape yard along the western property boundary where adjacent to developed N1 Place Type.
- The petition commits to dedicating to Mecklenburg County three acres for a public park and a minimum 90' wide trail easement along the western property boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

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)