

## Petition 2025-037 by Eastgroup Properties, L.P.

### 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 Manufacturing & Logistics Place Type and 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 petition and an associated land swap would facilitate a more efficient vehicular and truck private driveway connection for a previously approved rezoning and light industrial development.
- The petition would allow for internal connectivity between two sides of a light industrial operation, reducing vehicular and truck traffic impacts to Shopton Road.
- The site is located approximately two miles south of Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*. The western portion of the site will change from the Manufacturing & Logistics Place Type to the Neighborhood 1 Place Type. The eastern portion of the site will change from the Neighborhood 1 Place Type to the Manufacturing & Logistics Place Type.

### 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 Manufacturing & Logistics Place Type and 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)