

## Petition 2023-136 by William L Simmons

### 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* (2022) calls for Innovation Mixed-Use.

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 area between Dupree Street and Rozzelles Ferry Road includes many parcels zoned for Commercial, Manufacturing & Logistics, and Light Industrial uses.
- Across from this site on Rozzelles Ferry Road, past Odum Ave are CSX railroad tracks supporting the site's suitability for an industrial use.
- The site backs up to interstate 85 with additional light industrial uses to the east and west.
- With this requested zoning and the conditional notes, repair of vehicles is prohibited outdoors. Storage of all merchandise, auto parts, and supplies shall be within an enclosed structure.
- Vehicle repair facilities shall be screened along interior side and rear lot lines with a Class C landscape yard, unless a higher class of landscape yard is required by Article 20. The landscape yard is not required where such side or rear lot abuts a Manufacturing and Logistics Place Type.
- No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
- No vehicles may be stored on site for more than 90 days.
- The sale of new or used vehicles is prohibited unless it is a permitted use in the zoning district.
- No motor vehicles may be stored, and no repair work may be conducted in any public or network-required private street.
- 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*, from the Innovation Mixed-Use Place Type to Manufacturing and Logistics.

### 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* (2022) calls for Innovation Mixed-Use.

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)