

## Petition 2021-276 by McCraney Property Company

### To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Commercial Place Type for this site.

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:

- While inconsistent with the commercial place type recommendation, the proposed rezoning is adjacent to the interchange of I-85 and I-485, making it suitable for light industrial uses.
- The petition provides a Class A buffer where adjacent to residential zoning and Neighborhood 1 place type.
- The petition commits to dedication and conveyance of the 100' SWIM buffer of Paw Creek to Mecklenburg County for future greenway development.
- Access to the site is via the I-85 Service Rd, which provides a short route to the Sam Wilson Rd interchange with I-85. The petition commits to improving the I-85 Service Rd as required by NCDOT.
- The site is within the Airport Noise Overlay.

The approval of this petition will revise the adopted Place Type as specified by the *2040 Policy Map*, from Commercial Place Type to Manufacturing & Logistics Place Type for the site.

### To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Commercial Place Type for this site.

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:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: