

Petition 2021-264 by Chuck Price

To Approve:

This petition is found to be **consistent** 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 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 proposed use is aligned with the recommended Manufacturing & Logistics Place Type.
- The petition is requesting expansion from the existing lumber business adjacent to the site.
- The petition proposes the same industrial uses found in the area along the Old Statesville Road Corridor.
- The petition commits to a 100-foot Class A buffer adjacent to the abutting residential properties.
- The petition commits to a 50-foot class A buffer along Oak Drive.
- Access to the site will be limited to only the existing adjacent property and avoid creating additional traffic or access on Oak Drive.
- This petition helps to fulfill the Comprehensive Plan's goal of contributing "to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution."

To Deny:

This petition is found to be **consistent** 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 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: