

Petition 2022-088 by Mecklenburg County

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 Manufacturing & Logistics place type for the site.

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 already zoned for industrial uses and surrounded by existing industrial developments.
- The area is within a Manufacturing & Logistics place type where recycling and collections centers area appropriate.
- The petition will minimize the impact of the proposed recycling center on adjacent properties and the public realm through implementing a 6' high wall along the southern and eastern boundaries, 56.25' Class B buffer along the southwestern and eastern boundaries, and a retaining wall and landscaped yard along the western boundary.
- The petition commits to streetscape improvements along both public street frontages with 8' planting strip and 12' multi-use path along S. Tryon Street and 8' planting strip and 6' sidewalk along John Price Road.
- The petition could help facilitate Goals 5 (Safe & Equitable Mobility), 6 (Healthy, Safe & Active Communities), 7 (Integrated Natural & Built Environments), 8 (Diverse & Resilient Economic Opportunity), and 10 (Fiscally Responsible) of the Charlotte Future 2040 Comprehensive Plan.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity
 - 10: Fiscally Responsible

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 Manufacturing & Logistics place type for the site.

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: