

Petition 2021-284 by Beacon Acquisitions LLC & Crescent Communities

To Approve:

This petition is found to be partly consistent and partly inconsistent with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the part of the site recommended for Manufacturing & Logistics place type.
- The petition is inconsistent with the part of the site recommended for Neighborhood 1 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:

- While a portion of the site is inconsistent with the recommended Neighborhood 1 Place Type, the remainder is consistent with the Manufacturing & Logistics recommendation.
- The site is adjacent to railroad and other industrially zoned and developed properties. Also, it provides quick access to Interstate 485 via Rhyne Road and Mount Holly Road.
- The proposed site plan will provide adequate buffers from adjacent residential uses in the form of a minimum 75' buffer with a berm.
- The petition commits to several transportation improvements including an 8' planting strip and 12' multi-use path along the site's Rhyne Rd frontage and a \$250,000 contribution towards intersection improvements at Mount Holly Rd & Rhyne Rd / Sonoma Valley Dr.
- The petition commits to dedicating to Mecklenburg County 3 acres for a public park and a minimum 90' wide trail easement along the western property boundary.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the adopted Place Type as specified by the *2040 Policy Map*, for a portion of the site from current recommended Neighborhood 1 Place Type to Manufacturing & Logistics for the entire site.

To Deny:

This petition is found to be partly consistent and partly inconsistent with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the part of the site recommended for Manufacturing & Logistics place type.
- The petition is inconsistent with the part of the site recommended for Neighborhood 1 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: