

**Petition 2021-261 by Josh Zozosky, TNT Real Estate Services, LLC**

**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* recommends Innovation Mixed Use.

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:

- Bound by a vacant lot that is zoned for light industrial uses, the Norfolk Southern Railway, and Billy Graham Parkway, this site is a suitable location for industrial uses and is compatible with the adjacent existing land uses and zoning districts.
- This petition provides development standards notes to prohibit noxious uses and the vast majority of the heavy industrial uses permitted in the I-2 zoning district. Because of the prohibited uses committed to in this petition, the site will be limited to light industrial uses more consistent with the I-1 district as well as a few uses such as contractors' offices with accessory storage which require an I-2 zoning.
- Although this rezoning is more consistent with the Manufacturing and Logistics Place Type, the current Innovation Mixed-Use recommendation allows for light industrial uses such as warehousing and distribution.
- 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 Innovation Mixed Use to Manufacturing and Logistics for the site.

**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* recommends Innovation Mixed Use.

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:**