

Petition 2022-111 by Piedmont Natural Gas Company

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 Community Activity Center for the 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 the proposed land use is generally inconsistent with the Community Activity Center place type, the largest structure is an office building which is consistent with the recommended place type.
- There has been a trend on surrounding properties towards more industrial and employment based uses, as evidenced by recently approved and pending rezoning petitions.
- The petition commits to contributing \$50,000 towards the future installation of a traffic signal at Rhyne Road & Mount Holly Road, which will aid traffic flow to and from the site and Interstate 485 as well as improve mobility for motorists in the general vicinity.
- The petition commits to improving the streetscape along the site's Rhyne Road frontage by installing an 8' planting strip and 12' multi-use path.
- The rear of the site is adjacent to Interstate 485 and southern boundary is adjacent to an automotive sales lot.
- The petition would install a 100' Class A buffer along the northern property line where adjacent to proposed multifamily residential use.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Community Activity Center Place Type to Manufacturing & Logistics Place Type 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 Community Activity Center for the 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:

2ND:

Vote:

Dissenting:

Recused: