

## Petition 2022-185 by Morningstar Properties, LLC

### 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* (2022) recommendation for the Manufacturing & Logistics Place Type.

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 currently zoned for light industrial uses and surrounded by other properties zoned for and developed as light and general industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- The site is located abutting a heavy freight railroad line along an existing minor throughfare.
- The site has access to I-77 and I-485 within two miles along existing major throughfares.
- The site is located within a ½ mile of the future Clarks Creek Tributary greenways and adjacent to the route of the proposed Charlotte to Mooresville trail.
- The site is located along the route of the number 21 Statesville Avenue local bus providing service to the Charlotte Transportation Center.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Opportunity

### 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* (2022) recommendation for the Manufacturing & Logistics 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**