

## Petition 2023-044 by Morris Holdings II, 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 and developed as a facility for light industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- The site has access to four exits of I-85 within two and a half miles along existing major thoroughfares.
- The site is located along the future alignment of the Doby Creek Tributary greenway and is proposing to dedicate an easement for that greenway.
- The site is located along the route of the number 22 Graham Street local bus providing service to the Charlotte Transportation Center and the JW Clay Park and Ride.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Economic Opportunity

### 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* (2022) recommendation for the Community Activity Center 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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**