

Petition 2018-035 by EM & C Investments, LLC

To Approve:

The industrial uses are found to be consistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends warehouse/industrial uses.

The retail, personal service, and EDEE (eating/drinking/entertainment) uses are found to be inconsistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends industrial land 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:

- The site is located between University City Boulevard, which is a major thoroughfare and the railroad and industrial zoned land to the south creating an environment that is suitable for nonresidential uses; and
- The petition proposes to expand an existing adjacent manufacturing business located both in Mecklenburg and Cabarrus Counties by:
 - allowing all uses in the I-1 zoning district that are also allowed in the I-2 (general industrial) district, and
 - allowing certain manufacturing uses which are only permitted in the I-2 zoning district; and
- The petition also proposes to allow a small amount of retail uses, personal services and EDEE uses which are allowed under the current zoning and in the industrial zoning districts.

To Deny:

The industrial uses are found to be consistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends warehouse/industrial uses.

The retail, personal service, and EDEE (eating/drinking/entertainment) uses are found to be inconsistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends industrial land 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:

2ND:

Vote:

Dissenting:

Recused: