

Petition 2026-015 by KT Trading LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of the *North Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goal of the area plan:
 - 7: Integrated Natural & Built Environments may be facilitated by helping to protect and enhance Derita Branch Creek by limiting development adjacent to it and dedicating it as an easement to Mecklenburg County Park and Recreation for a future greenway and helping to increase open space and protected natural land; and
- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.

Therefore, 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:

- This petition offers to provide sensitivity to the adjacent sites by proposing a 65-foot Class A landscape yard along the portion of the southern property line where the site abuts N1 zoned properties.
- Access to the site shall be provided exclusively from Reagan Drive, with no vehicular connection permitted to Wilson Lane. By keeping the residential road network separate from industrial activity, trucks and other larger vehicles are prevented from traveling through nearby neighborhoods, helping maintain safety and protect neighborhood character.
- The petitioner commits to providing a greenway easement to Mecklenburg County Park and Recreation along the eastern portion of the site, providing additional buffering from any M&L development on the property and the residential areas to the east.
- The petition would align the site with neighboring parcels and the Manufacturing and Logistics Place Type recommendation for the area.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses and entitlements.
- The site is adjacent to I-85, with residential uses abutting the property to the east. This is in alignment with the ML-1 Zoning District which is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *North Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goal of the area plan:
 - 7: Integrated Natural & Built Environments may be facilitated by helping to protect and enhance Derita Branch Creek by limiting development adjacent to it and dedicating it as an easement to Mecklenburg County Park and Recreation for a future greenway and helping to increase open space and protected natural land; and

- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics 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)