

Petition 2025-139 by Averitt Express

To Approve:

This petition is found to be **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* based on the information from the staff analysis and the public hearing.

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:

- The site is entitled for light industrial uses. The petition would expand the permitted industrial uses while reducing the building footprint on the site.
- The petition prohibits many of the most noxious uses that would otherwise be allowed in the ML-2 zoning district, while allowing for a vehicle operations facility.
- The site is located within the Airport Noise Disclosure Overlay and provides appropriate buffering to adjacent institutional and residential uses located across Shopton Road from the site.
- The petition maintains a commitment to dedicate the floodplain to Mecklenburg County for future Coffee Creek Greenway.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by supporting additional industrial uses on the site, which is located in the Manufacturing & Logistics Place Type near Charlotte Douglas International Airport.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* based on the information from the staff analysis and the public hearing.

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)