

Petition 2024-068 by Culp Road Materials, LLC

To Approve:

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* recommends Neighborhood 1 place type for the site.

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:

- Located along Interstate 85 near the interchange with Interstate 485, the petition site is suitable for manufacturing and logistics uses. Access to the site is limited to the I-85 Service Road.
- The petition commits to a minimum 100' Class A landscape yard along the southern property boundary where adjacent to N1 place type and zoning.
- The petition prohibits most of the noxious uses permitted in the ML-2 zoning district.
- The site is adjacent to the Airport Noise Disclosure Overlay.
- This petition follows two recently approved rezonings along I-85 Service Road that permit manufacturing and logistics uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 place type to Manufacturing & Logistics place type for the site.

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* recommends Neighborhood 1 place type for the site.

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)