



Zoning Committee Recommendation

Rezoning Petition 2024-124

June 3, 2025

REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)
Proposed Zoning: ML-1(CD) ANDO (Manufacturing & Logistics 1, Airport Noise Disclosure Overlay)

LOCATION

Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85.

(Council District 3 - Brown)

PETITIONER

Aviation Metals of North Carolina, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 the Neighborhood 1 Place Type.

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 along an interstate frontage road, adjacent to an industrial use to the east, and within the Airport Noise Disclosure Overlay (ANDO). The site could be best suited for nonresidential uses.
- The petition commits to providing a minimum 100' undisturbed buffer to mitigate impacts to the established single family detached residential uses to the north of the site.
- The petition prohibits many of the most noxious uses permitted in the ML-1 zoning district.
- The site is within 2/3 mile of the Little Rock Road interchange with Interstate 85 and within 2 miles of Charlotte Douglas International Airport.

- 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 the Neighborhood 1 Place Type to the Manufacturing & Logistics Place Type.

Motion/Second: Neeley / McDonald

Yeas: Neeley, Sealey, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Shaw commented that the commitment to preserving existing vegetation as the 100' Class A buffer should address community concerns regarding exposure to the proposed development. Chairperson Blumenthal added that the proposal is a reasonable use adjacent to Interstate 85 and that the undisturbed buffer would provide protection for existing residential uses.

PLANNER

Joe Mangum (704) 353-1908