

Petition 2024-124 by Aviation Metals of North Carolina, Inc.

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.

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 the Neighborhood 1 Place Type.

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)