

AVERITT
CAMPUS

CHARLOTTE, NC

Rezoning Petition: RZP-2025-139

SITE PLAN

AVERITT CAMPUS
REZONING SITE AREA: ±53.24 AC.

BUILDING AREA:

BUILDING #1 (AVERITT
SERVICE CENTER W/ OFFICE) ± 135,000 SF

AVERITT MAINTENANCE
FACILITY ± 45,000 SF

TOTAL ± 180,000 SF*

*NOTE: MAXIMUM BUILDING AREA ON PARCEL
ID# 1424101 IS 1,250,000 SF PER REZONING
PETITION NO. 2021-063

DOCK DOORS

BUILDING #1 ± 200 (TOTAL)

AUTO PARKING SPACES

TO COMPLY WITH ORDINANCE



1415 NEAL STREET, COOKEVILLE TN, 38501

March 19, 2026

SP-1

SITE PLAN - ZONING PLAN



*PRELIMINARY NOT FOR CONSTRUCTION
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ENTRY DESIGNS ARE FINALIZED
*BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY AND REQUIRE VERIFICATION - SURVEY NOT PROVIDED.

DEVELOPMENT STANDARDS

Petitioner: Averitt Express

Rezoning Petition No. 2025-~~xxx~~139

12/15/20252/9/2026

Site Development Data:

Tax Parcel Number: A portion of 14124101
Acreage: +/- 53.24 acres
Existing Zoning: I-1(CD)
Proposed Zoning: ML-2(CD)
Maximum Development: Up to 180,000 square feet of gross floor area
Maximum Building Height: Height as permitted by the UDO

I. General Provisions

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Averitt Express (the “Petitioner”) to accommodate an industrial development on that approximately 53-acre site located on the north side of Shopton Road, west of Beam Road, more particularly described as a portion of Tax Parcel Number 141-241-01 (the “Site”).
- b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the “UDO”). The Rezoning Plan is intended to reflect maximum development rights and the arrangements and locations of access points.
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the UDO for the ML-2 Zoning District shall govern all development taking place on the Site.

II. Permitted Uses and Maximum Development

The Site may be developed with up to 180,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, vehicle operations facility, and all other industrial uses as permitted by right and under prescribed conditions together with

accessory uses (including vehicle repair and fueling as accessory use for a vehicle operations facility), as allowed in the ML-2 zoning district.

In no event shall the following uses be permitted:

- Adult Use
- ~~—Animal crematoriums~~
- Beneficial fill sites
- Correctional Facilities
- ~~—Crematoriums~~Crematory facilities
- ~~—Dry cleaning and laundry establishments~~
- ~~—Heliports and helistops~~Helistops
- Salvage and/or Junk Yard
- ~~-~~ Shooting Range, Indoor
- Telecommunications and Data Storage Facility
- ~~—Correctional Facility~~
- Cemeteries
- Quarries
- ~~-~~ Raceway/and dragstrips
- Vehicle Fueling Facility
- Vehicle Repair Facility: Major
- Vehicle Repair Facility: Minor
- ~~—Stadiums and arenas of no more than 5,000 seats~~

III. Transportation

- a. Vehicular access to the Site will be as generally depicted on the Rezoning Plan, final locations of such access points to be determined in coordination with CDOT/NCDOT during the permitting phase of development.
- b. The petitioner shall construct a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage of Shopton Road as committed by rezoning petition 2021-063.

- c. The petitioner shall construct a minimum eight (8) foot wide bike lane (3-foot buffer and 5-foot lane) along the Site's frontage of Shopton Road.
- d. The petitioner shall construct a left-turn lane and right-turn lane, with 150-feet of storage and appropriate bay-taper length, at the proposed Site entrance on Shopton Road. Turn lanes will be designed and striped in accordance with NCDOT's Roadway Design Manual.
- ~~b.e.~~ A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability
- f. All transportation improvements within the area included in this rezoning petition will be approved and constructed before the Site's first building certificate of occupancy is issued.
- ~~e.g.~~ All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

IV. Architectural Standards

- a. Building Materials: the principal building(s) constructed on the Site may use a variety of building materials. The building materials may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as HardiPlank, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.

V. Landscape Yard

- a. The Petitioner shall provide a minimum one hundred (100) foot Class A Landscape Yard, which may be reduced to seventy-five (75) feet with a berm in areas adjacent to parcels 141-241-02 and 141-241-08 as generally depicted on the Rezoning Plan and a minimum fifty (50) foot Class C Landscape Yard to the east adjacent to property zoned B-D(CD) and a minimum

seventy-five (75) foot Class B Landscape Yard to the east adjacent to property zoned B-2(CD) as generally depicted on the Rezoning Plan, all which may be reduced 25% per the Ordinance.

- b. The Petitioner shall provide a fifty (50) foot Class A Landscape Yard, which may be reduced to 37.5-feet with a berm, along the Site's southern property line adjacent to Shopton Road.

VI. Greenway

- a. The Petitioner shall coordinate with Mecklenburg County Parks and Recreation to dedicate or provide an easement for the section of the Coffey Creek Greenway that extends through the Site within the floodplain area near the western property boundary. The location of such dedication/easement area shall be coordinated during the permitting phase of development and shall not encroach on the proposed buildable area of the Site. The Petitioner shall further not be responsible for constructing the greenway in this area.

VII. Environmental Features

- a. The Petitioner shall comply with the UDO Stormwater Articles 23 through 28.
- b. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. Development within the SWIM/PCSO Buffer, if provided, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

VIII. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

- b. Throughout these Development Standards, the terms, “Petitioner” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner of any part of the Site from time to time who may be involved in any future development thereof.