

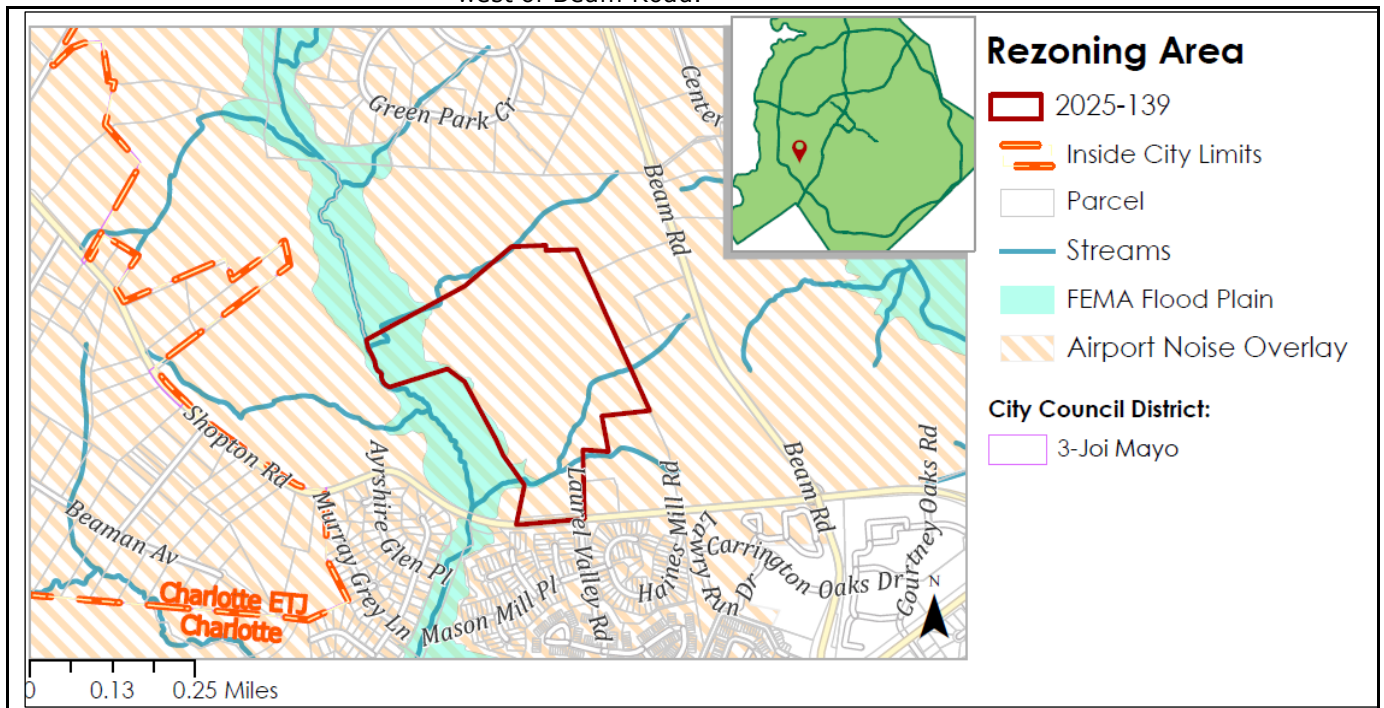
REQUEST

Current Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay)
Proposed Zoning: ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Address: 2124 Shopton Road, Charlotte, NC 28217

Approximately 53.24 acres located on the north side of Shopton Road, west of Beam Road.



SUMMARY OF PETITION

The petition proposes expanding permitted industrial uses on a graded site near Charlotte Douglas International Airport that is entitled for light industrial uses. The petition would allow a limited number of ML-2 uses, including a vehicle operations facility.

PROPERTY OWNER

Averitt Properties, Inc.

PETITIONER

Averitt Express

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

The community meeting was held on February 5, 2026 and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included employment opportunities, truck traffic, and environmental impacts of the proposed development.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan*.

Rationale for Recommendation

- 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.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

- Existing Zoning:
 - I-1(CD): This is the legacy zoning ordinance version of ML-1. This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail. Rezoning petition 2021-063 entitled 1,250,000 square feet of light industrial uses on the site.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
- Proposed Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

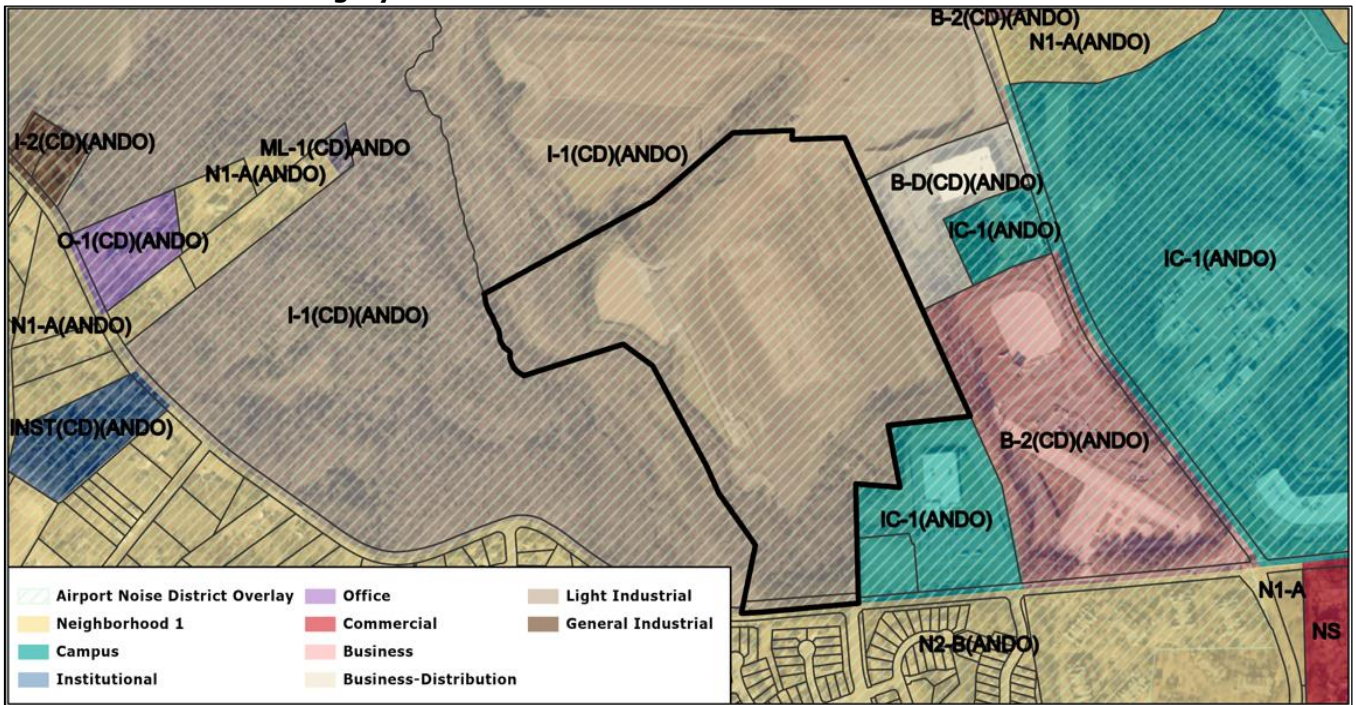
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes to expand industrial uses on the site to allow for a limited number of ML-2 uses, including a vehicle operations facility.
- Reconfigures building orientation while maintaining key commitments of the previously approved plan.
- Allows for a maximum building square footage of 180,000.
- Maintains a driveway onto Shopton Road as well as a driveway connection to reach Beam Road.
- Maintains transportation commitments of the previously approved plan including 8’ planting strip, 6’ sidewalk, 8’ bike lane, and left turn lane on Beam Road.
- Provides a 100’ Class landscape yard, which may be reduced to 75’ with a berm, where adjacent to an institutional use in the southeastern corner of the site and a 75’ landscape yard, which may be reduced to 56.25’ with a fence where adjacent to the City’s vehicle operations facility. Additionally, the site plan indicates a 50’ landscape yard along the site’s Shopton Road frontage where across Shopton Road from single family residential use.
- Prohibits the following uses: adult use, beneficial fill sites, correctional facilities, crematoriums, helistops, salvage and/or junk yard, shooting range, indoor, telecommunications and data storage facility, cemeteries, quarries, raceway/dragstrips, vehicle fueling facility, vehicle repair facility: major, vehicle repair facility: minor.

- Commits to dedication of the floodplain on site to Mecklenburg County for future Coffee Creek Greenway.

• **Site Context and Imagery**



- The site and properties to the north and west are zoned I-1(CD) ANDO. Properties to the east are zoned a mix of B-D(CD) ANDO (Distributive Business, Conditional, Airport Noise Disclosure Overlay) and IC-1 ANDO (Institutional Campus, Airport Noise Disclosure Overlay). The majority of the properties to the south of the site across Shopton Road are zoned N2-B ANDO (Neighborhood 2-B, Airport Noise Disclosure Overlay).



The site, marked with a red star, has been graded, and is surrounded mostly by commercial and industrial uses, with residential uses to the south of the site across Shopton Road.



Street view of the site as seen from Shopton Road and transportation improvements associated with the previously approved plan.



Street view of graded property to the north of the site and entitled under the previously approved plan for industrial uses. Street view as seen from Beam Road.



Street view of commercial and industrial uses to the east of the site along Beam Road.

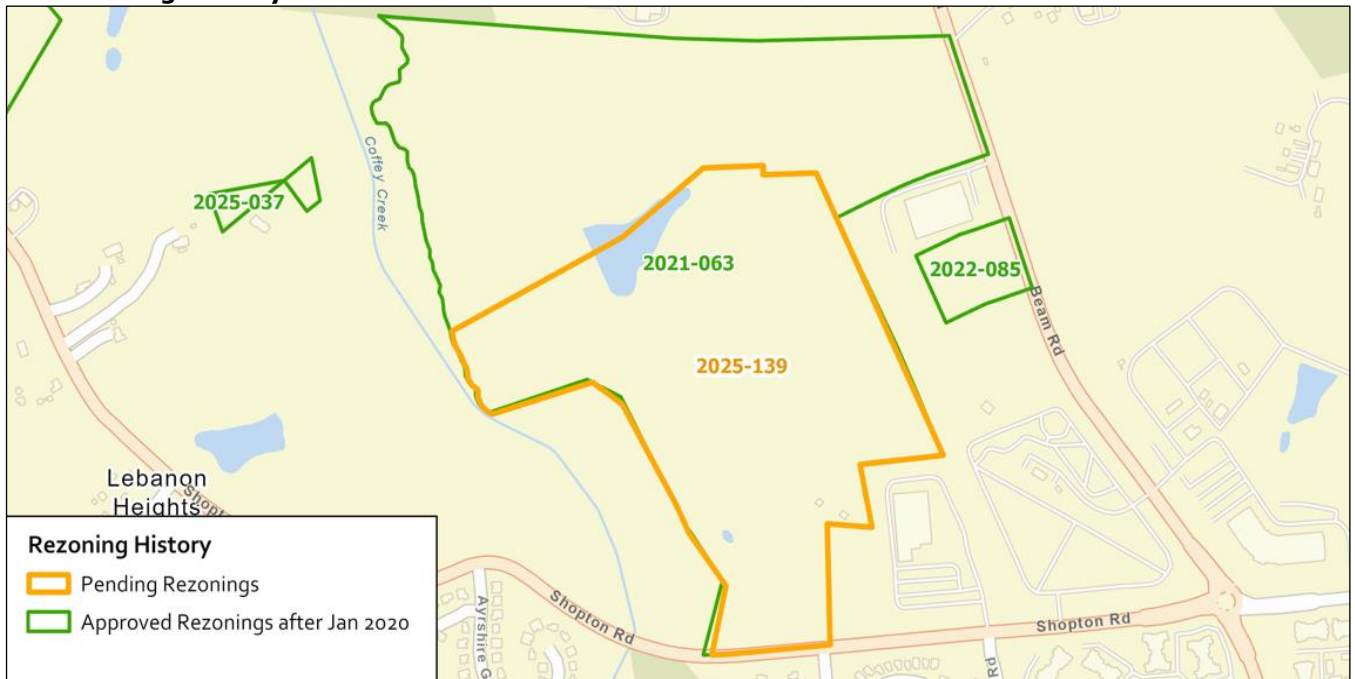


Street view of an institutional use to the south of the site along Shopton Road.



Street view of vacant, wooded land to the west of the site along Shopton Road. This property is entitled for industrial uses under I-1(CD) zoning.

• **Rezoning History in Area**



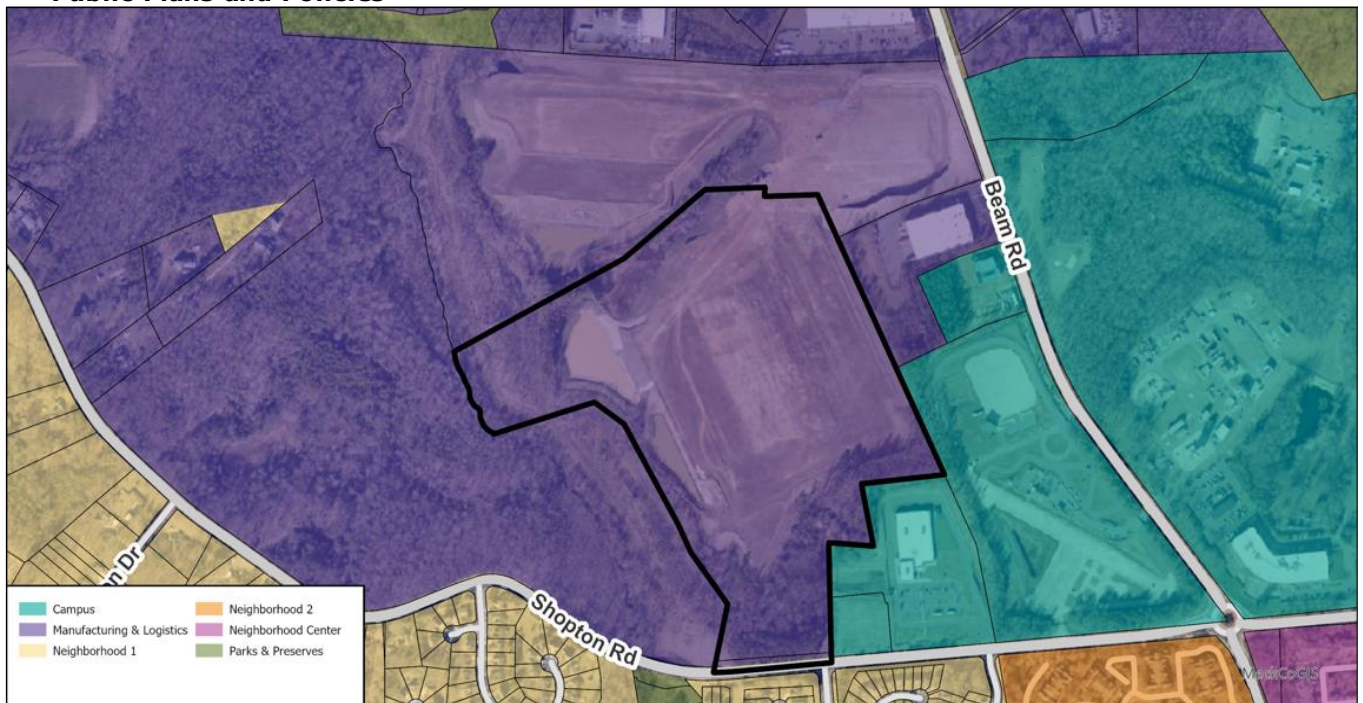
Petition Number	Summary of Petition	Status
2025-037	Rezoned 1.23 acres from I-1(CD) ANDO and N1-A ANDO to ML-1(CD) ANDO and N1-A(CD) to allow for uses permitted in N1-A on a portion of the site and a vehicular driveway and associated improvements on the remainder of the site.	Rezoning Approved, no permits pursued
2022-085	Rezoned 3.12 acres from R-3 AIR (Single Family Residential, Airport Noise Overlay) to INST AIR (Institutional, Airport Noise Overlay) to allow all uses in the INST district.	Rezoning approved, Permit (LDC-2023-00116) approved for fire station, construction completed.
2021-063	Rezoned 105 acres from B-D(CD) AIR to I-1(CD) AIR to allow for 1,250,000 SF of light industrial uses.	Rezoning approved, Permit (LDCP-2023-00495) approved for industrial buildings, under construction.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *Southwest Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Manufacturing & Logistics Place Type. The proposed rezoning is in alignment with the adopted Manufacturing & Logistics Place Type.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located adjacent to Beam Road, a City-maintained minor arterial, north of Shopton Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - CIP - Shopton Rd Bridge Replacement
 - External Project Description: Construct a bridge over Coffey Creek.
 - Project Number: B-5789
 - Project Phase: Real Estate
 - Estimated Completion Date: TBD
 - CDOT PM: Paige Hunter
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 1,159 trips per day (based on 709,000 square foot warehouse).
 - Proposed Zoning: 323 trips per day (based on 180,000 square foot warehouse).

• **Storm Water Services**

- **Considerations:**
 - No comments submitted.

• **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Shopton Rd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.

• **Charlotte Area Transit System**

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

1. ~~Revise site plan labels for buffers to landscape yards to match UDO language.~~ **ADDRESSED**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908