

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Averitt Express
Rezoning Petition No. 2025-139

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 23, 2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, February 5th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Rhonda Otto and Justin Martin as well as by Petitioner's agents, Kyle Hoyt with Hoyt and Berenyi and Collin Brown and Lisa Arnold with Alexander Ricks.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained the notification process and encouraged attendees to provide their contact information to petitioner's team for future meetings. Mr. Brown added that there would also be a presentation for the Steele Creek Residents Association. Mr. Brown showed aerials of the approximately 53-acre site located along Shopton Road, west of Beam Road. He described the location of the property. Mr. Brown summarized the broader issues such as community concerns, environmental constraints, and market realities considered with a rezoning petition. He indicated that this site is located within City Council District 3.

Mr. Brown displayed the zoning map and explained that the site is currently zoned I-1(CD) within the Airport Noise Overlay. The site was rezoned by Prologis in 2021. He explained that the rezoning request is to allow a rezoning to ML-2(CD) which would commit the site to a site-specific

zoning plan. The site is currently being developed with warehouse. The current zoning of the property is under the old Zoning Ordinance, and the proposed zoning would be under the Unified Development Ordinance. The approved zoning plan allows for the development of up to 1,250,000 square feet of warehousing and manufacturing uses divided between three buildings. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place type is Manufacturing and Logistics, which is consistent with the proposed zoning and land use.

Mr. Brown displayed the rezoning plan for the property and explained that the request would allow the proposed use, a regional office and logistics center. If the rezoning is approved, there would be regional office, a training center, and maintenance operations for the petitioner's fleet.

Mr. Brown explained that the proposed rezoning would have less community impacts than the approved zoning plan. The proposed development is heavily buffered from the existing residential neighborhoods. He indicated that the proposed zoning would carry over the commitments from the approved zoning plan including a greenway along Coffey Creek.

Mr. Brown stated that the rezoning timeline could result in a public hearing in March and City Council decision in April, at the earliest. Mr. Brown showed slides that depicted the operations of the petitioner, Averitt Express, as a regional office and logistics center. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to the Petitioner's team via the provided contact information.

The virtual meeting was then opened for discussion

One attendee asked about the mix of employment and uses that would be present on the site. Mr. Brown explained that warehousing and logistics are already approved on the property. He displayed the site plan and explained that the proposal changes the building to the south to allow for a regional operations center. There would be an office with white collar jobs, truck transfer bays, and a maintenance center. Rhonda Otto, with Averitt Express, discussed the operations that would occur on the property under the proposed rezoning. There would be a cross dock which transfers goods between trucks to distribute locally, a preventative maintenance facility to service only their fleet, and a training center. Averitt Express looks for sites within cities near airports and this site best meets their needs.

An attendee asked about the number of trucks that would exit and enter the site. Ms. Otto explained that the petitioner's proposal is less than the approved traffic study for the site. The petitioner's team offered to provide the specific trip count after the meeting to interested attendees.

An attendee asked if there would be any impact on the existing school. Mr. Brown explained that the petitioner would like to provide a traffic signal at Beam Road to direct traffic north, away from Shopton Road. There will be a driveway on Shopton Road, however, most of the truck traffic would enter and exit the site at Beam Road.

An attendee asked about the proposed development for the adjacent lot. Mr. Brown stated that he is unaware of future development plans for parcels adjacent to the site.

An attendee asked if there are any environmental impact reports or tree requirements. Mr. Brown explained that most of the site has been cleared. The proposed rezoning maintains the existing commitment for a greenway along Coffey Creek.

An attendee asked about the noise from the site. Mr. Brown explained that the site is heavily buffered from adjacent residential.

An attendee asked if there would be vehicle fueling occurring on the site. Ms. Otto explained that their environmental compliance employees would be located on the site and manage the maintenance operations to ensure the site meets federal, state, and local environmental requirements. Fueling will occur on the site but it would only be used for Averitt Express fleet vehicles. There will be a truck wash, however discharge is contained. There is 3rd party testing for environmental compliance.

An attendee asked about other facilities located near residential. Ms. Otto explained that Averitt Express is proactive about addressing any concerns with neighbors.

An attendee asked about community involvement. Ms. Otto explained that the corporation is very community focused. They have a 501C3 called “Averitt Cares for Kids” which benefits St. Jude’s Childrens Hospital. Averitt Express offers employees volunteer hours for local charities.

Regarding a question about the petitioner’s intent to remain on the property. Ms. Otto explained that Averitt Express already has a facility on Westinghouse Blvd and they are excited to expand their operations to the subject property.

Mr. Brown offered to provide a copy of the presentation to attendees and directed neighbors to the City’s website to view staff comments. He concluded his presentation by stating that there would be another presentation at the Steele Creek Residents Association

The meeting concluded at approximately 6:10 p.m. without any further questions or discussion from the community.

Respectfully submitted this 9th day of February 2026.

cc: Joe Mangum, Charlotte-Mecklenburg Planning Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

| 2025-139 | TAXPID | OWNER/RLASTN | OWNERFIRST | COWNERFIRST | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE | PHYSICAL ADDRESS | PHYSICAL ZIP CODE |
|----------|----------|--|-------------------|-------------|------------|------------------------------------|-----------|-------------------------|-------|------------|------------------------------------|-------------------|
| 2025-139 | 14106101 | BC-BEAM ROAD CLT LLC | | | | 2600 GOLDEN GATE PKWY | | NAPLES | FL | 34105 | 3311 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14106103 | MECKLENBURG COUNTY | | | | 600 E 4TH ST 11TH FLOOR | | CHARLOTTE | NC | 28202-2816 | CENTER PARK DR CHARLOTTE NC | 28217 |
| 2025-139 | 14106111 | BC-BEAM ROAD CLT LLC | | | | 2600 GOLDEN GATE PKWY | | NAPLES | FL | 34105 | GREEN PARK CR CHARLOTTE NC | 28214 |
| 2025-139 | 14106112 | BUSCHLEAD BEEF COMPANY | | | | 1300 ENCLAVE FRY | | HOUSTON | TX | 77077 | 3516 GREEN PARK CR CHARLOTTE NC | 28217 |
| 2025-139 | 14106113 | BIG P LLC | | | | C/O SYSCO CORPORATION | | MONROE | NC | 28110 | GREEN PARK CR CHARLOTTE NC | 28214 |
| 2025-139 | 14106129 | SIRIUS INVESTMENTS LLC | | | | 1718 OSCEOLA ST | | JACKSONVILLE | FL | 32204 | 3614 GREEN PARK CR CHARLOTTE NC | 28217 |
| 2025-139 | 14106138 | JAC INCENTIVE GROUP LLC | | | | 3406 GREEN PARK CIRCLE | | CHARLOTTE | NC | 28217 | 3406 GREEN PARK CR CHARLOTTE NC | 28217 |
| 2025-139 | 14106139 | MEGA WIRELESS GROUP LLC | | | | 3380 GREEN PARK CR | | CHARLOTTE | NC | 28217 | GREEN PARK CR CHARLOTTE NC | 28214 |
| 2025-139 | 14106140 | MEGA WIRELESS GROUP LLC | | | | 3380 GREEN PARK CR | | CHARLOTTE | NC | 28217 | 3380 GREEN PARK CR CHARLOTTE NC | 28217 |
| 2025-139 | 14106144 | MEGA WIRELESS GROUP LLC | | | | 3380 GREEN PARK CR | | CHARLOTTE | NC | 28217 | GREEN PARK CR CHARLOTTE NC | 28214 |
| 2025-139 | 14107104 | EASTGROUP PROPERTIES LP | | | | 4725 ENTRANCE DR | | CHARLOTTE | NC | 28273 | 3316 SHOPTON RD CHARLOTTE NC | 28217 |
| 2025-139 | 14124101 | AVENITT PROPERTIES INC | | | | 1415 NEAL ST | | COKEVILLE | TN | 38501-4328 | 2130 SHOPTON RD CHARLOTTE NC | 28217 |
| 2025-139 | 14124102 | RED APPLE AT STEELE CREEK LLC | | | | 800 CORPORATE DR STE 124 | | FORT LAUDER | FL | 33334 | 2200 SHOPTON RD CHARLOTTE NC | 28217 |
| 2025-139 | 14124103 | CITY OF CHARLOTTE | | | | C/O REAL ESTATE DIVISION | | CHARLOTTE | NC | 28202-2816 | 2801 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14124104 | CITY OF CHARLOTTE | | | | 600 E 4TH ST | | CHARLOTTE | NC | 28202 | 3019 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14124106 | STAG NC HOLDINGS LP | | | | C/O STAG INDUSTRIAL MANAGEMENT LLC | | FEDERAL ST 23RD FL | MA | 02110 | 3115 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14124108 | RED APPLE AT STEELE CREEK LLC | | | | 800 CORPORATE DR STE 124 | | FORT LAUDER | FL | 33334 | SHOPTON RD CHARLOTTE NC | 28217 |
| 2025-139 | 14321102 | GARDNER | SUSAN L | | | 3300 BEAM RD | | CHARLOTTE | NC | 28217 | 3300 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14321134 | CITY OF CHARLOTTE | | | | 600 E 4TH ST | | CHARLOTTE | NC | 28202 | 3213 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14321164 | M INDUSTRIAL PROPERTY - CENTER PARK (CHARLOTT) | | | | 10 SECOND ST NE STE 400 | | MINNEAPOLIS | MN | 55413 | 1110 CENTER PARK DR CHARLOTTE NC | 28217 |
| 2025-139 | 14322101 | CITY OF CHARLOTTE | | | | 600 EAST FOURTH ST | | CHARLOTTE | NC | 28202-2844 | 3210 BEAM RD CHARLOTTE NC | 28217 |
| 2025-139 | 14322104 | CITY OF CHARLOTTE | | | | C/O REAL ESTATE DIVISION | | CHARLOTTE | NC | 28202-2816 | 1750 SHOPTON RD CHARLOTTE NC | 28217 |
| 2025-139 | 20101115 | OATES | LEROY JR | | | 7401 CHESTERBROOK LN | | CHARLOTTE | NC | 28273 | 7401 CHESTERBROOK LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101116 | BREWINGTON | YOGI JR | JANINE | COOPER | 7405 CHESTERBROOK LN | | CHARLOTTE | NC | 28273 | 7405 CHESTERBROOK LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101117 | BELLO | RANDY | ANA | BELLO | 7409 CHESTERBROOK LN | | CHARLOTTE | NC | 28273 | 7409 CHESTERBROOK LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101118 | DAMBI | TAJ | | | 7413 CHESTERBROOK LN | | CHARLOTTE | NC | 28273 | 7413 CHESTERBROOK LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101120 | BIBA | MARK | | | 7314 WOODBOURNE LN | | CHARLOTTE | NC | 28273 | 7314 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101131 | CUBILLO | NINA D | JAIME E | VALVERDE | 7310 WOODBOURNE LN | | CHARLOTTE | NC | 28273 | 7310 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101132 | REDDEN | MICHAEL | CURTIS | COUNCIL | 7306 WOODBOURNE LN | | CHARLOTTE | NC | 28273 | 7306 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101133 | COSTANZO | EVAN W | | | 7302 WOODBOURNE LN | | CHARLOTTE | NC | 28273 | 7302 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101134 | LAUREL VALLEY HOMEOWNERS ASSOC | | | | 919 NORLAND RD | | CHARLOTTE | NC | 28205 | 7210 LAUREL VALLEY RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101135 | 2017-1 IH BORROWER LP | | | | C/O INVITATION HOMES | | ATTN RYAN LLC SCOTSDALE | AZ | 85261 | 7303 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101136 | RMI SFR PROPOD B LP | | | | ATTN FIRSTKEY HOMES LLC | | 600 GALLERIA PARKWAY | GA | 30339 | 7307 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101137 | PROGRESS RESIDENTIAL BORROWER 7 LLC | | | | PO BOX 4090 | | SCOTSDALE | AZ | 85261 | 7311 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101138 | FELDER | EMILY HARVEY | | | 7315 WOODBOURNE LN | | CHARLOTTE | NC | 28273 | 7315 WOODBOURNE LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101169 | MECKLENBURG COUNTY | | | | 600 E 4TH ST/11TH FLOOR | | CHARLOTTE | NC | 28202 | 2630 MASON MILL PL CHARLOTTE NC | 28273 |
| 2025-139 | 20101196 | JOSEPH | ELAINE BIJU | REJOY | MATHEW | 2704 NORTH VALLEY CT | | CHARLOTTE | NC | 28273 | 2704 NORTH VALLEY CT CHARLOTTE NC | 28273 |
| 2025-139 | 20101197 | LAUREL VALLEY HOMEOWNERS ASSOC | | | | 919 NORLAND RD | | CHARLOTTE | NC | 28205 | 7408 CHESTERBROOK LN CHARLOTTE NC | 28273 |
| 2025-139 | 20101628 | HUMPHREY | TINA | STEVEN | HUMPHREY | 7107 HAINES MILL RD | | CHARLOTTE | NC | 28273 | 7107 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101629 | BESHAY | KAMEEL F | NADIA | BESHAY | 7111 HAINES MILL RD | | CHARLOTTE | NC | 28273 | 7111 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101630 | RUALES | HECTOR FABIO DIAZ | M URRESTI | OJEDA | 7115 HAINES MILL RD | | CHARLOTTE | NC | 28273 | 7115 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101631 | AMH NC PROPERTIES LP | | | | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 | 7119 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101632 | AMH NC PROPERTIES LP | | | | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 | 7123 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101633 | JALLOW | | | | 7127 HAINES MILL RD | | CHARLOTTE | NC | 28273 | 7127 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101634 | MAZDA LLC | | | | 122 BIRCHWOOD KNOLL | | LAWRENCEVILLE | NJ | 08648 | 7131 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101635 | PRETTO | CARLOS JAVIER | | | 7115 HAINES MILL RD | | CHARLOTTE | NC | 28273 | 7115 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101640 | LAUREL VALLEY HOMEOWNERS ASSOC | | | | 919 NORLAND RD | | CHARLOTTE | NC | 28205 | 6908 HAINES MILL RD CHARLOTTE NC | 28273 |
| 2025-139 | 20101698 | LAUREL VALLEY HOMEOWNERS ASSOC | | | | 919 NORLAND RD | | CHARLOTTE | NC | 28205 | LAUREL VALLEY RD CHARLOTTE NC | 28273 |

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

| 2025-139 | full_name_neighborhood | first_name | last_name | physical_address | street address | apartment_unit_or_suite | city | state | zip code |
|----------|---------------------------------|------------|-----------|---|----------------|-------------------------|--------------|-------|----------|
| 2025-139 | Ayrshire Glen | Nakia | Savage | 6916 MURRAY GREY LN, CHARLOTTE, NC, 28273 | | | CHARLOTTE NC | | 28273 |
| 2025-139 | Center 360 | Akeliah | Stewart | 4331 LAUREL HILL LANE, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Eagle Creek Homeowners Associat | Larry | Harbin | 4209 EAGLE LAKE DR N, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Edinburgh Homeowners Associat | Gerald | Nichols | 5525 EAGLE LAKE DR S, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Learn Masters Inc | William | Kannady | 8514 CADEN LEE WAY, CHARLOTTE, NC, 28273 | | | CHARLOTTE NC | | 28273 |
| 2025-139 | Mcclintock Woods Garden Club | Joy | Jarrett | 1207 MCDOWELL FARMS DR, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | McDowell Farms | Vemon | Williams | 6609 ANTRIM COURT, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Modowell Farms Neighborhood Ass | jo | lindstrom | 6610 GEORGEANNE CT, CHARLOTTE, NC, 28217 | | | Charlotte NC | | 28217 |
| 2025-139 | Modowell Farms Neighborhood Ass | JoanaJay | Lindstrom | 6610 GEORGEANNE COURT, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Modowell Farms Neighborhood Ass | Joey | Cortez | 6414 MOUNTING ROCK RD, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Modowell Farms Neighborhood Ass | Thanh | Vu | 6626 MOUNTING ROCK ROAD, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Modowell Meadows Homeowners Ass | Elizabeth | Stroud | 1011 YORKDALE DR, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |
| 2025-139 | Olde Whitehall | Keniah | Robinson | 2419 SILVERTHORN DR, CHARLOTTE, NC, 28273 | | | CHARLOTTE NC | | 28273 |
| 2025-139 | Olde Whitehall | Keyona | Osborne | 7408 DOMINION PARK LANE, CHARLOTTE, NC, 28273 | | | CHARLOTTE NC | | 28273 |
| 2025-139 | Steele Creek Residents Associat | Faith | Triggs | 6905 CULLODEN MORE CT, CHARLOTTE, NC, 28217 | | | CHARLOTTE NC | | 28217 |

EXHIBIT B

January 23, 2026

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Wednesday, February 4th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Averitt Express
Petition No.: 2025-139

Dear Charlotte Neighbor:

Our firm represents Averitt Express (the "Petitioner") in its proposal to rezone an approximately 53-acre site located north of Shopton Road and west of Beam Road. The Petitioner is requesting a rezoning from the I-1(CD)ANDO zoning district to the ML-2(CD)ANDO zoning district to accommodate their future development plans.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Wednesday, February 4th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner ("Averitt Express") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

Participants (8)



Find a participant

Joined (8) ▾

- | | | | | |
|----|------------------------|--|--|--|
| LA | Lisa Arnold (Host, me) | | | |
| CB | Collin Brown | | | |
| CB | Collin Brown | | | |
| CS | Christopher Scott | | | |
| FT | Faith Triggs | | | |
| JM | Justin Martin | | | |
| KH | Kyle Hoyt | | | |
| RO | Rhonda Otto | | | |

EXHIBIT D



REZONING #2025-139

@ SHOPTON ROAD

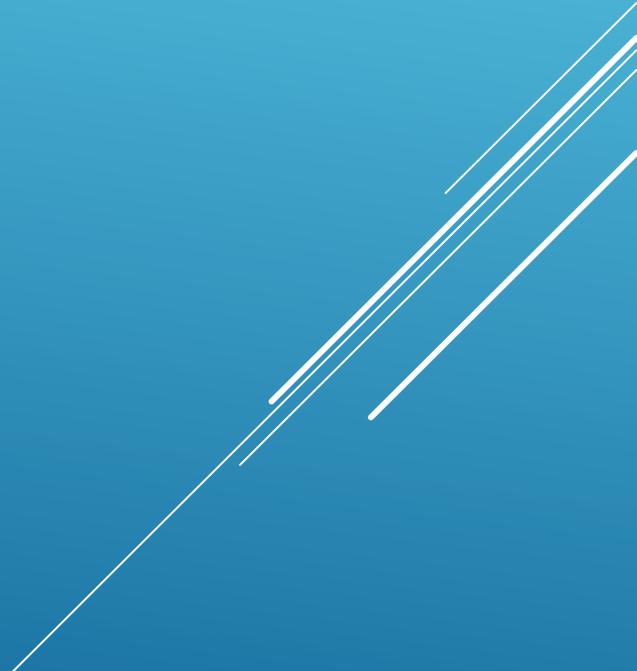
AVERITT EXPRESS

Official Community Meeting

February 4, 2026

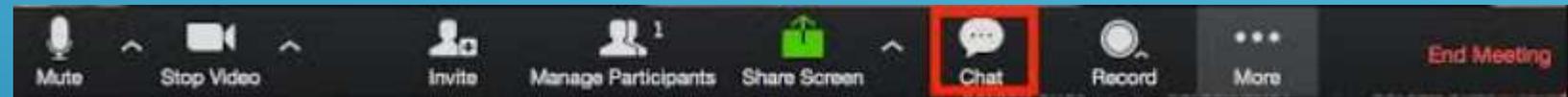
Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS



Property Owner/ Petitioner:

Averitt Express

Rhonda Otto and Justin Martin



Collin Brown & Lisa Arnold



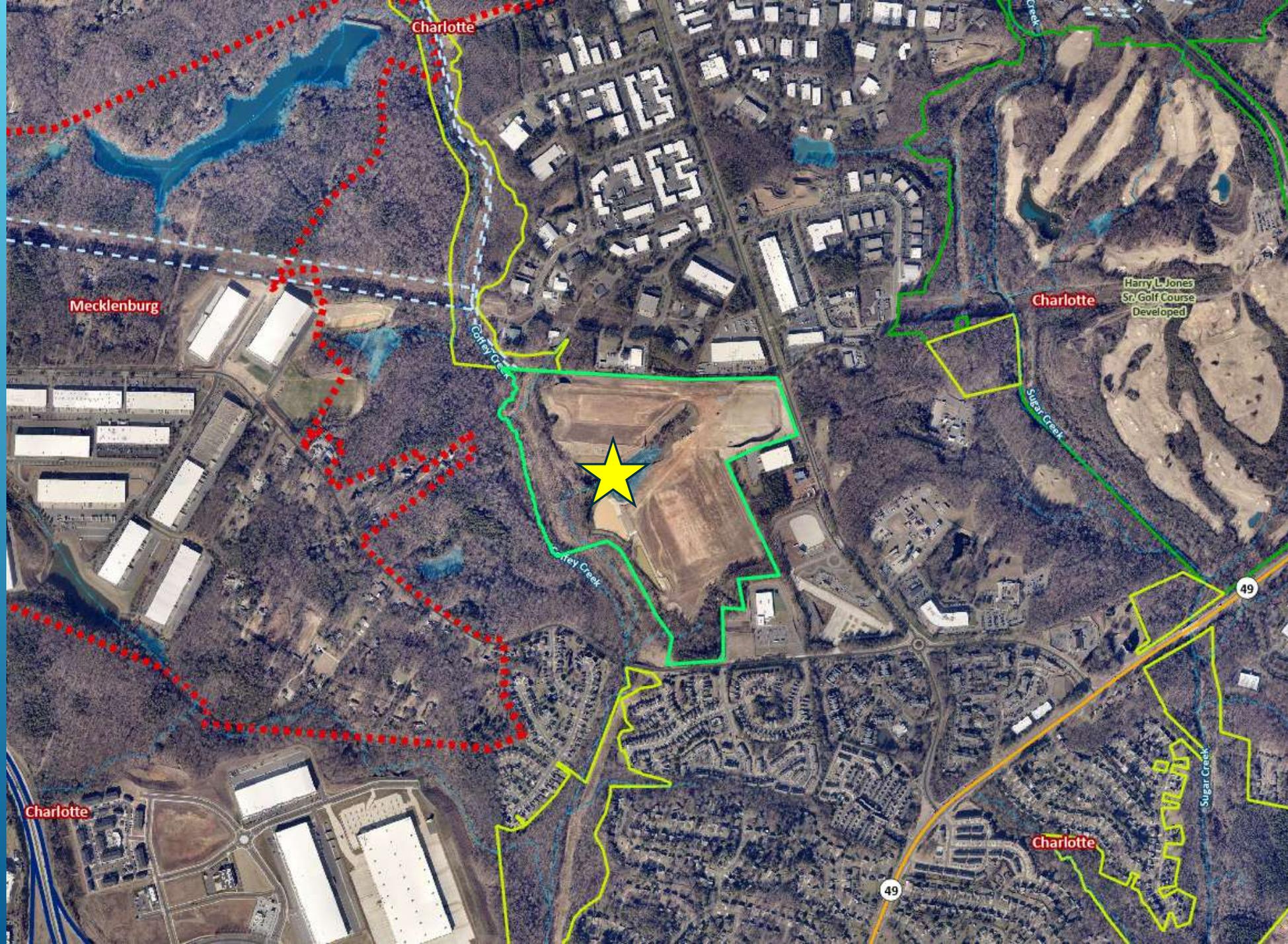
Kyle Hoyt & Cam Sessions

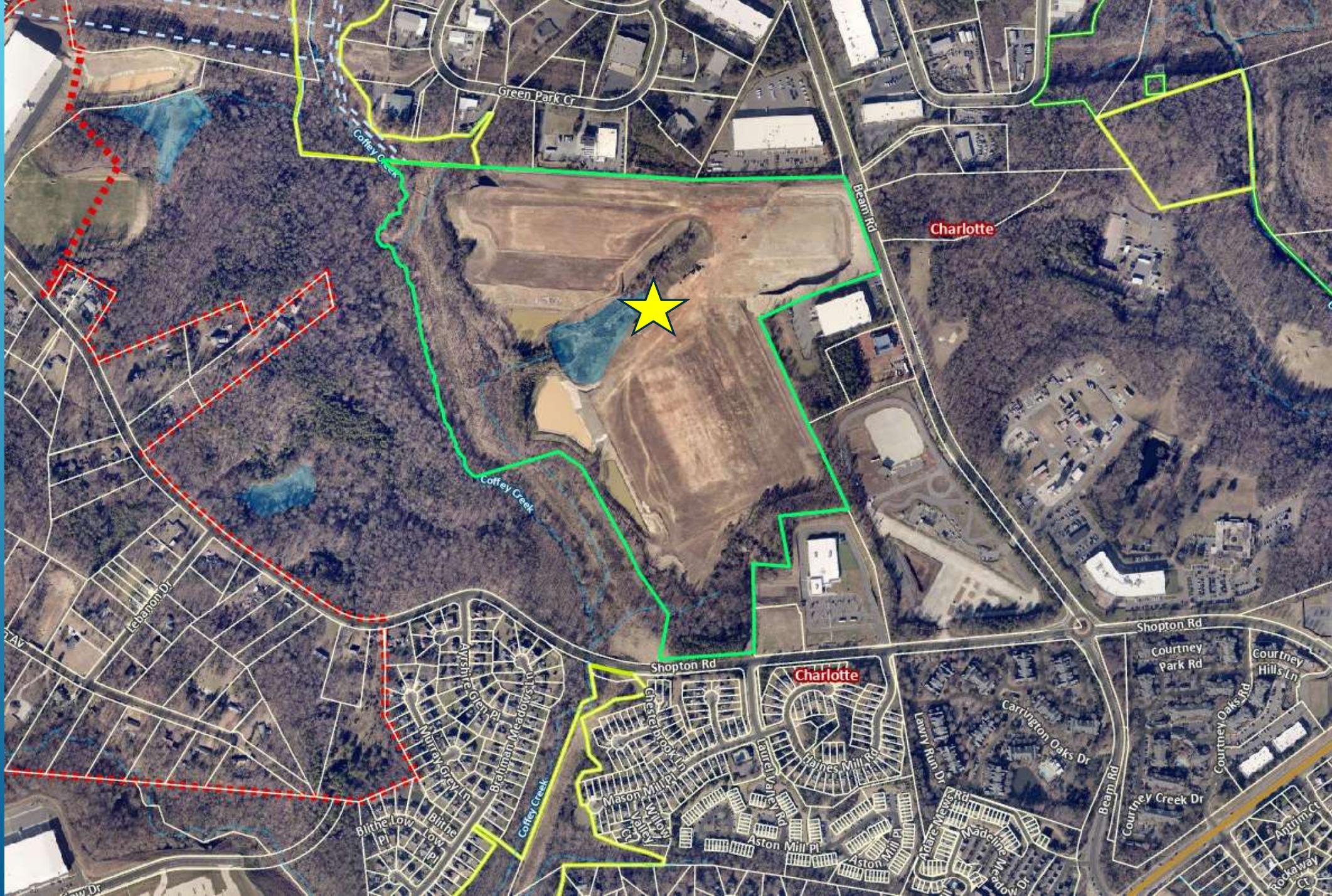


Matt Sinkovitz &
Laine Krysl

PROPERTY LOCATION









2025-139: Averitt Express

Parcel(s):

14124101

Current Zoning:

I-1(CD)ANDO (Light Industrial, Conditional, Airport Noise Overlay District)

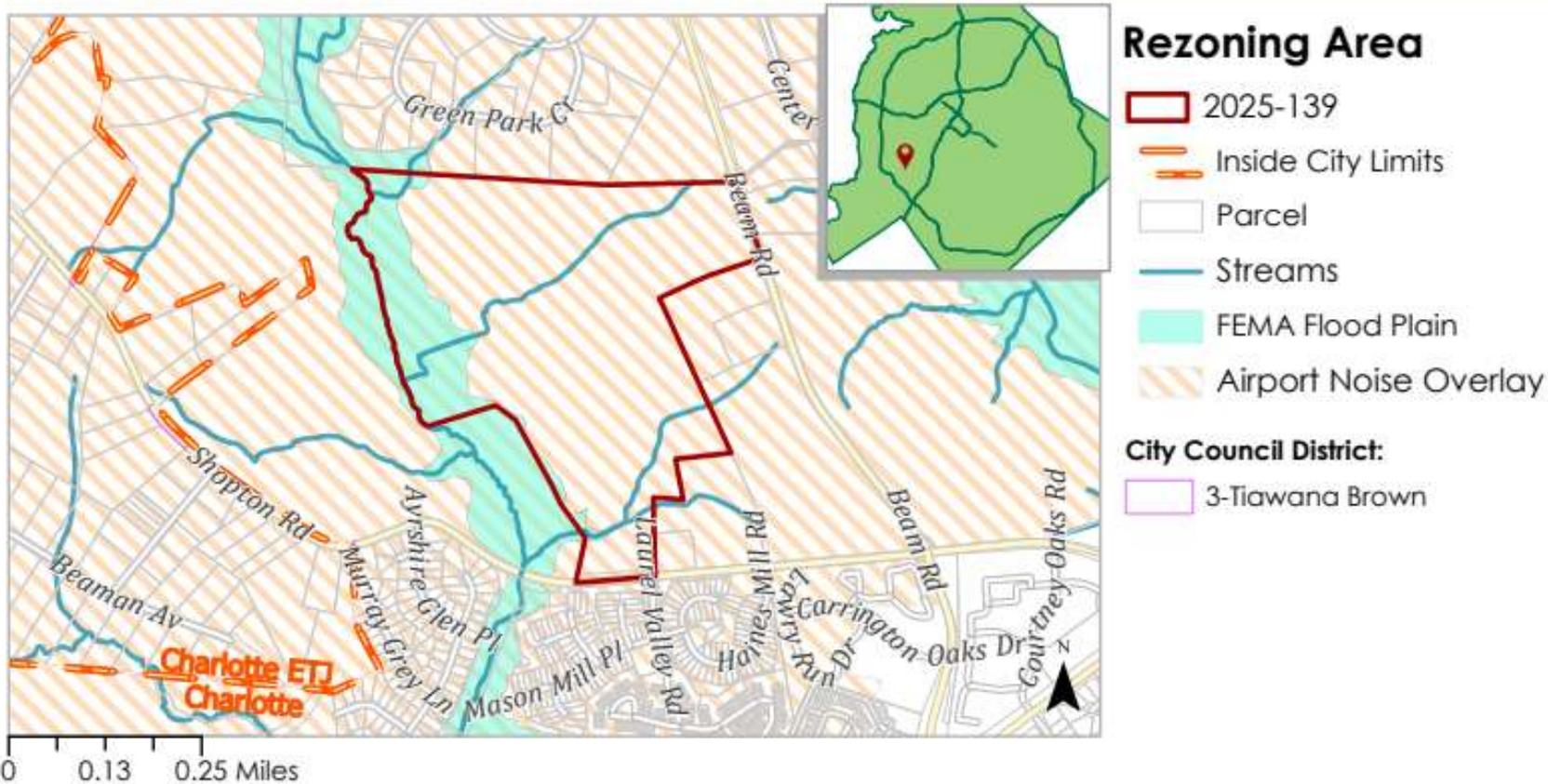
Requested Zoning:

ML-2(CD)ANDO (Manufacturing and Logistics-2, Conditional, Airport Noise Overlay District)

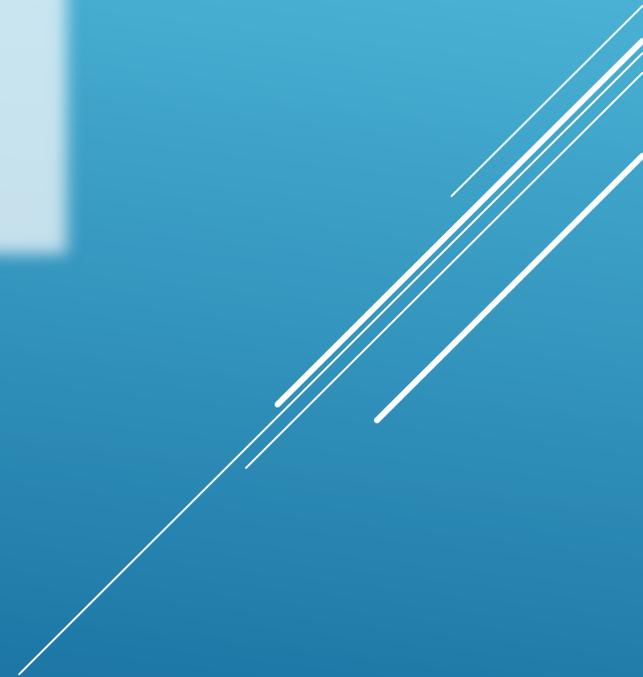
Size:

Approximately 53 acres

Location of Requested Rezoning



DEVELOPMENT CONSIDERATIONS

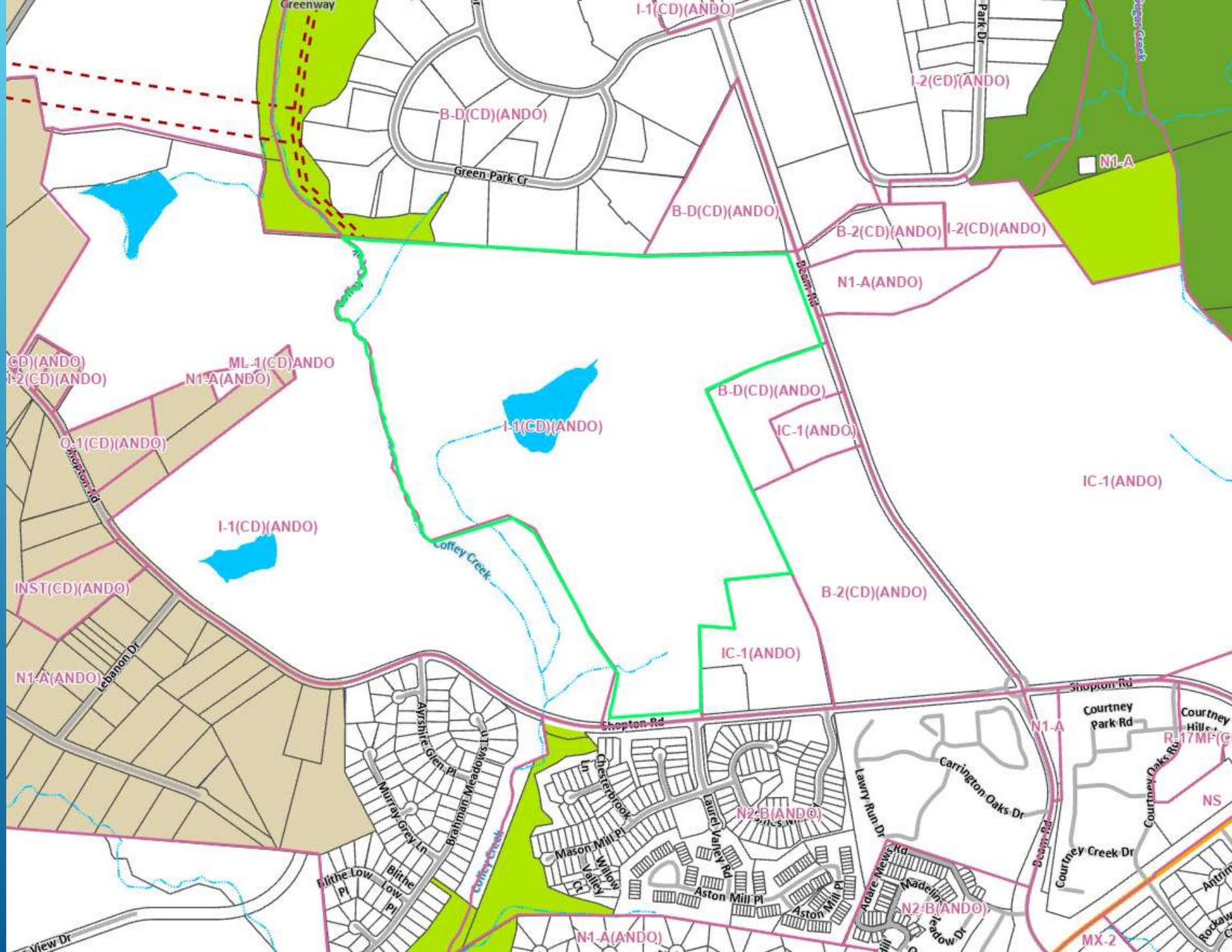


DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING





Planning Department

APPROVED BY CITY COUNCIL

September 20, 2021



SITE PLAN - ZONING PLAN



3475 PIEDMONT ROAD, SUITE 650,
ATLANTA, GA 30305 TELEPHONE: (404) 760-7230

2100 TRAVIS ST., SUITE 501
HOUSTON, TEXAS
TELEPHONE (832) 856-5313



JULY 20, 2021

PROJECT #: 211005

TOTAL SITE AREA: 104.73 AC (4,562,248 SF)

BUILDING AREA: 1,250,000 SF

AUTO PARKING SPACES:
WILL COMPLY WITH ORDINANCE

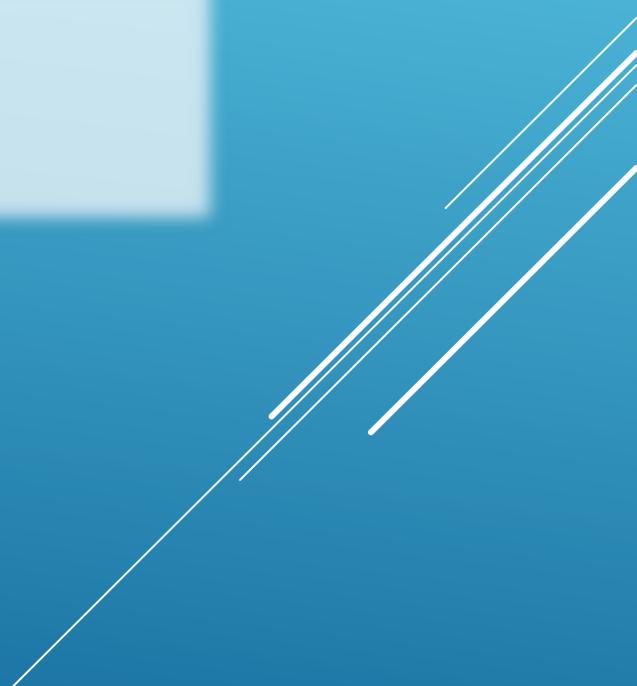
DOCK DOORS: +/-206
DOCK DOORS WITH RAMP: +/-5

LEGEND:

- ▲ DOCK DOOR
- ◆ DOCK DOOR WITH RAMP

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

2040 PLAN RECOMMENDATION



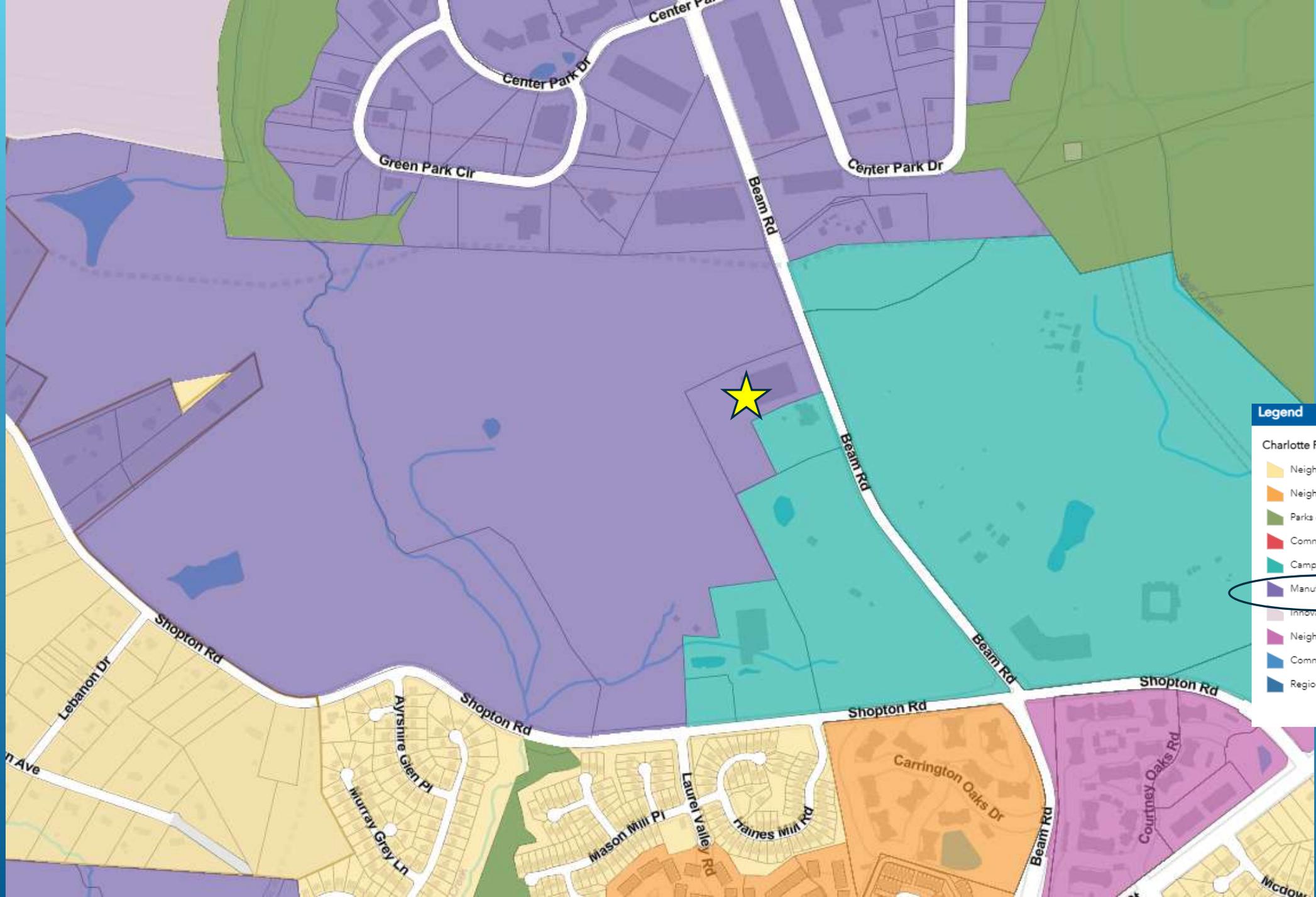
CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics**
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

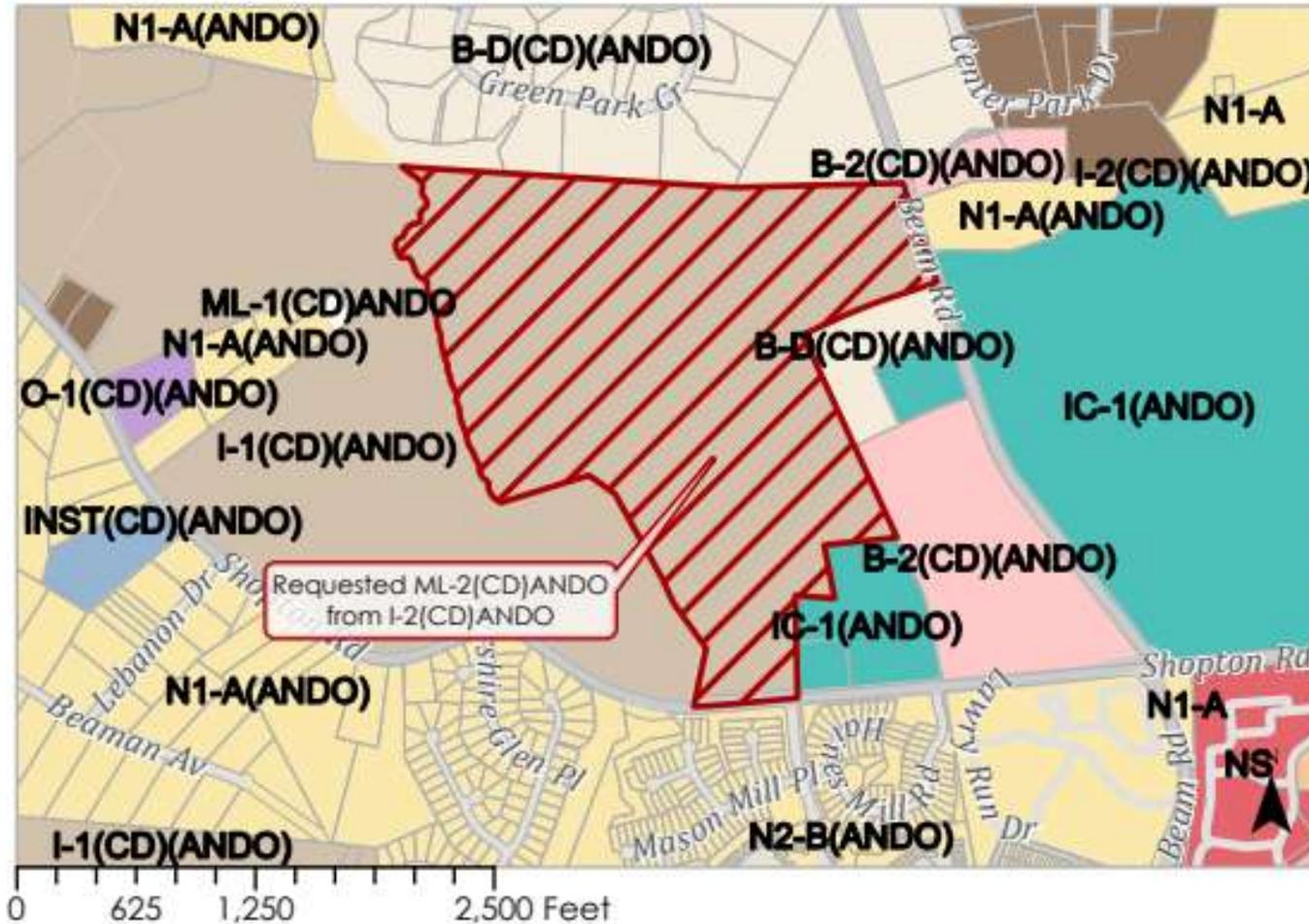


REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING REQUEST

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Multi-Family
- Campus
- Institutional
- Office
- Commercial
- Business
- Business-Distribution
- Light Industrial
- General Industrial
- Requested ML-2(CD)ANDO from I-2(CD)ANDO

Map Created 1/8/2026

DEVELOPMENT STANDARDS

Petitioner: Averitt Express

Rezoning Petition No. 2025-xxx

12/15/2025

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, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, 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
- Crematory facilities
- Dry cleaning and laundry establishments
- Heliports and helistops
- Salvage and/or Junk Yard
- Shooting Range, Indoor
- Correctional Facility
- Cemeteries
- Quarries
- Raceway and dragstrips
- 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. 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

- c. 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.

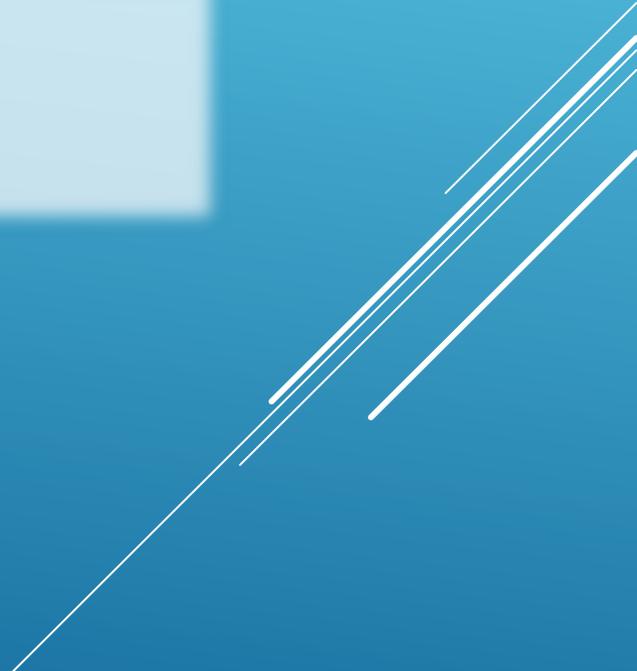
VIII. Binding Effect of the Rezoning Documents and Definitions

- 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.

POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** December 2025
- ▶ **Official Community Meeting:** Today, February 4th
- ▶ **Revised Plan Submittal:** February 9th
- ▶ **Earliest Public Hearing:** March 23rd
- ▶ **Zoning Committee:** April 7th
- ▶ **City Council Decision:** April 20th

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SERVICE | SUSTAINABILITY | MILITARY FRIENDLY

3.1+M SQ FT 
DISTRIBUTION &  FULFILLMENT SPACE
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ENVIRONMENTAL REDUCTIONS
SINCE JOINING SMARTWAY
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84% NOX EMISSIONS
36% CO2 EMISSIONS

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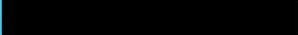
CUSTOMER

SERVICE

8,000+
ASSOCIATES


 **18,000+**
PIECES OF
EQUIPMENT

 **84**
SERVICE
CENTERS



REGIONAL CAMPUS THE CAROLINAS



REGIONAL CAMPUS: THE CAROLINAS

REGIONAL campus to include multiple facilities:

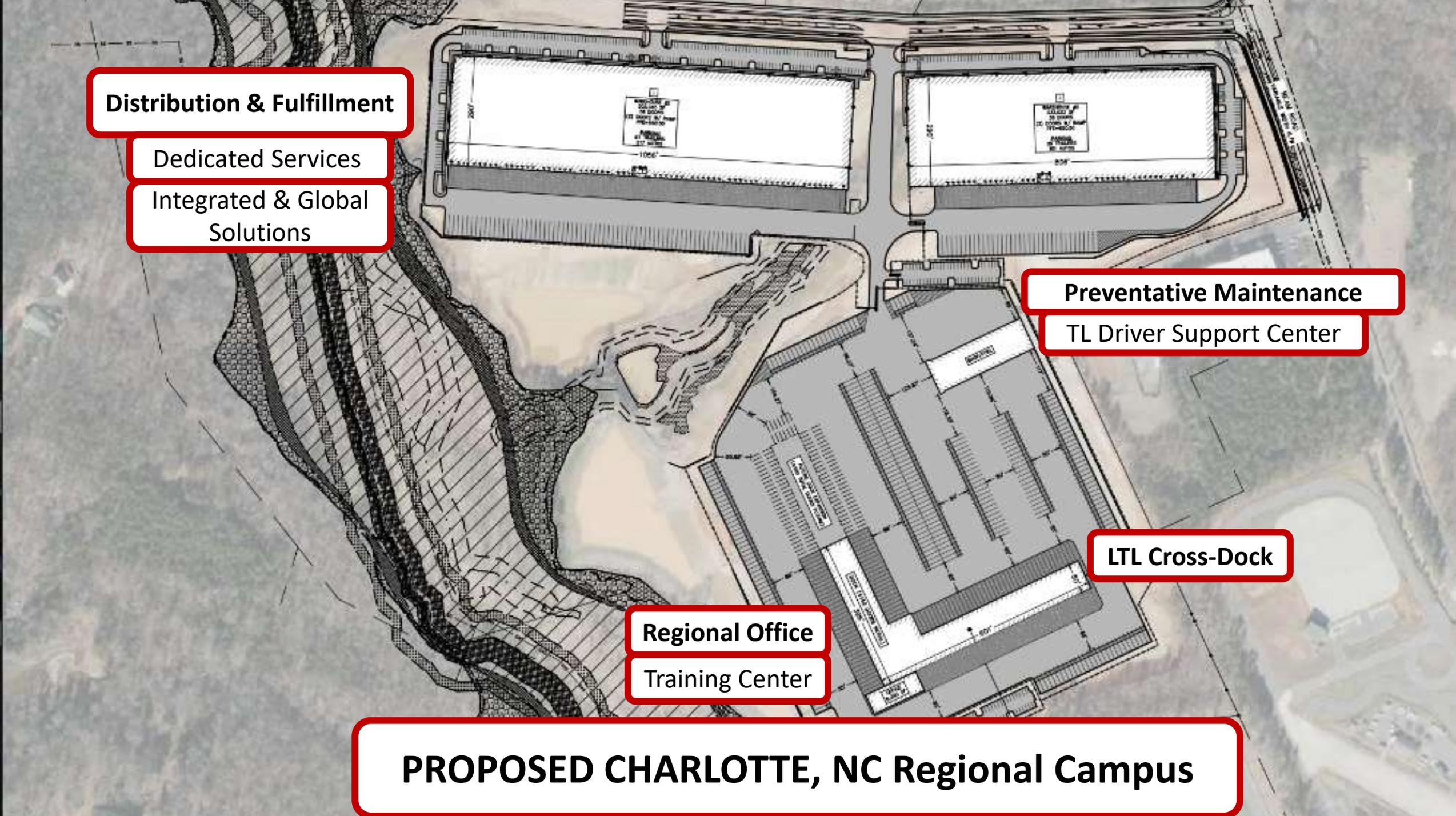
- Multi-story **16,000SF Regional Office**
 - Regional VP of Operations Staff
 - Regional VP of Sales Staff
 - Regional Safety
 - Selected Dedicated & Operations Teams
 - Charlotte Transportation Specialists
 - Charlotte Operations Teams & Administrative Associates
- Immediate **77,500SF** 150-Door **cross dock** with a future expandability of 50-doors, with additional truck/trailer parking
 - Dock Associates
 - Operations Leaders
 - Freight Clerks
 - Dispatchers
 - City P&D Drivers
 - Linehaul Drivers
- **Preventative Maintenance 19,740SF** 5 drive-thru bays, Truck Wash, and Fuel Bays w/a **2,500 SF Driver Support Center**
 - Shop Leaders
 - Deisel Mechanics
 - Mechanics
 - Driver Concierge Services Team
 - Truckload & Dedicated Fleet Drivers
- **(2) Distribution & Fulfillment Warehouses** for (1) NW warehouse at **303,000SF** and (2) NE warehouse at **233,000SF**.
 - Distribution & Fulfillment Leaders
 - Warehouse Operations associates
 - Driver Associates, Dedicated, Truckload, and City operations

South Facilities Campus

- 198 Jobs Retained
- 55 New Jobs

NorthWH Facilities

- 177 New Jobs
- 20 Retained



Distribution & Fulfillment

Dedicated Services

Integrated & Global
Solutions

Preventative Maintenance

TL Driver Support Center

LTL Cross-Dock

Regional Office

Training Center

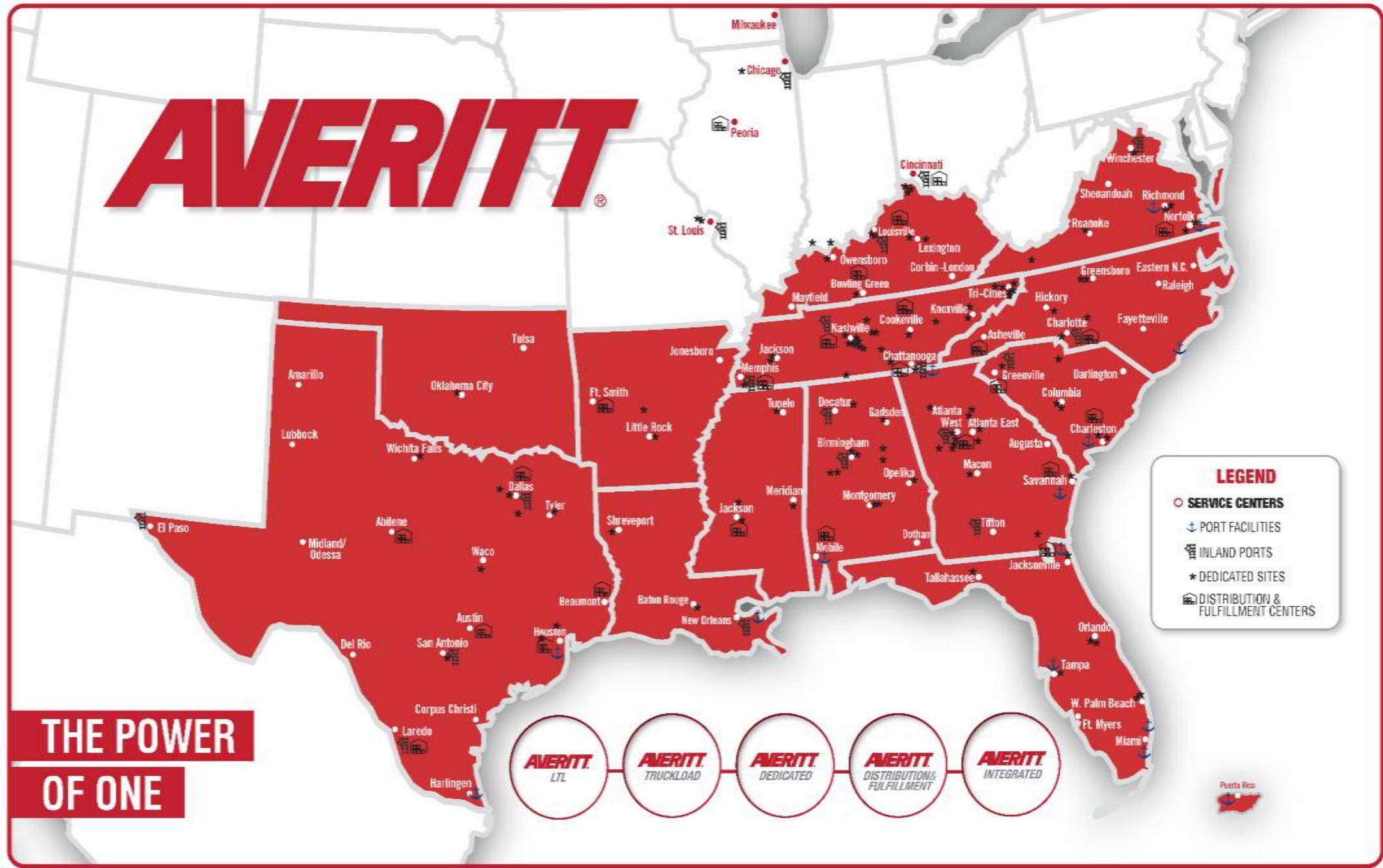
PROPOSED CHARLOTTE, NC Regional Campus



CAMPUS LOCATIONS



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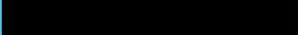


LEGEND

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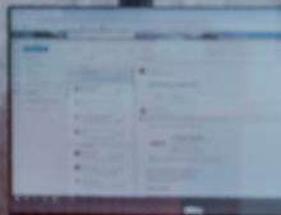
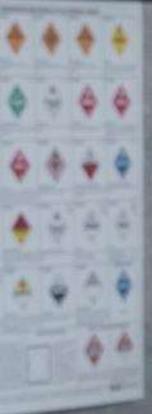
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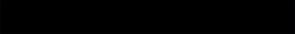
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LTL CROSS-DOCK

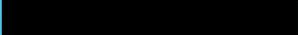






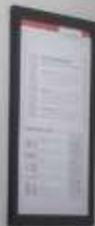






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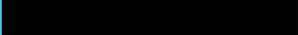
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MAINTENANCE





PREVENTIVE MAINTENANCE





SUPPORT CENTER

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EXIT ONLY

EXIT ONLY

EXIT ONLY

REPAIR BAY

Person in red shirt

White pickup truck

Red equipment



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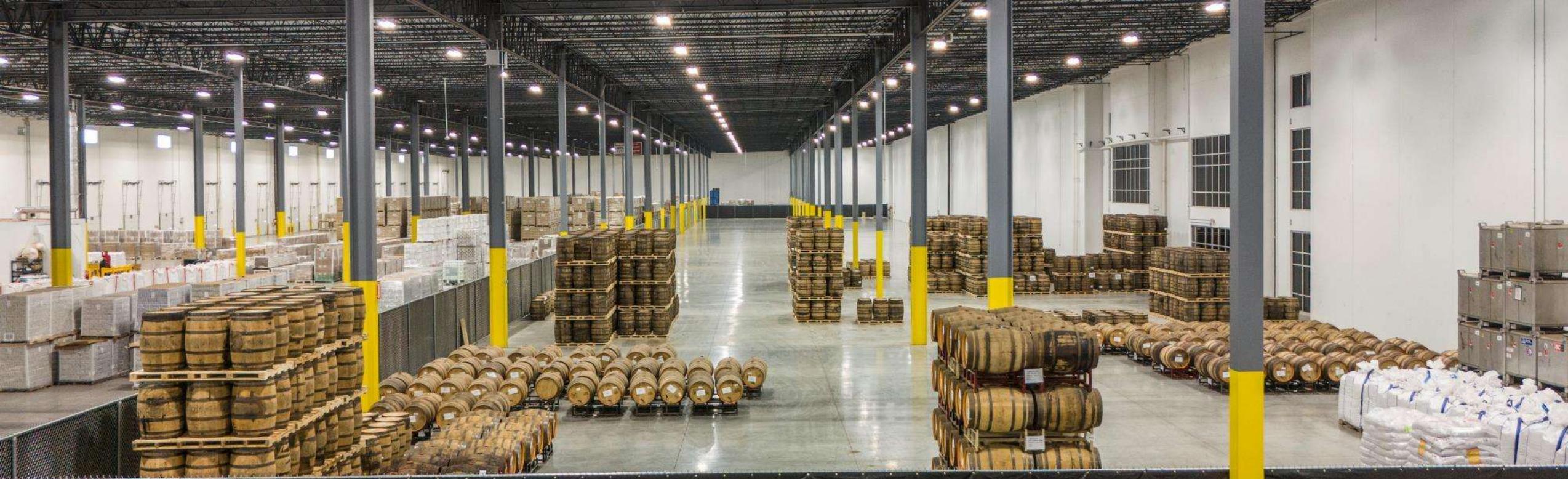


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Organizations Supported Include:

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- Second Harvest Food Bank
- St. Jude's Children's Hospital
- Humane Society
- Hurricane Relief Project
- Least of These
- The Good Samaritan Foundation

TEAM UP COMMUNITY SUPPORT – CHARLOTTE, NC



TEAM UP COMMUNITY SUPPORT – CHARLOTTE, NC



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TEAM UP COMMUNITY SUPPORT – CHARLOTTE, NC



TEAM UP COMMUNITY SUPPORT – CHARLOTTE, NC



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TEAM UP COMMUNITY SUPPORT – CHARLOTTE, NC





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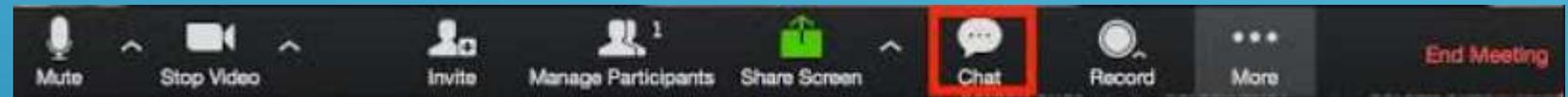
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SIMPLY
THE BEST



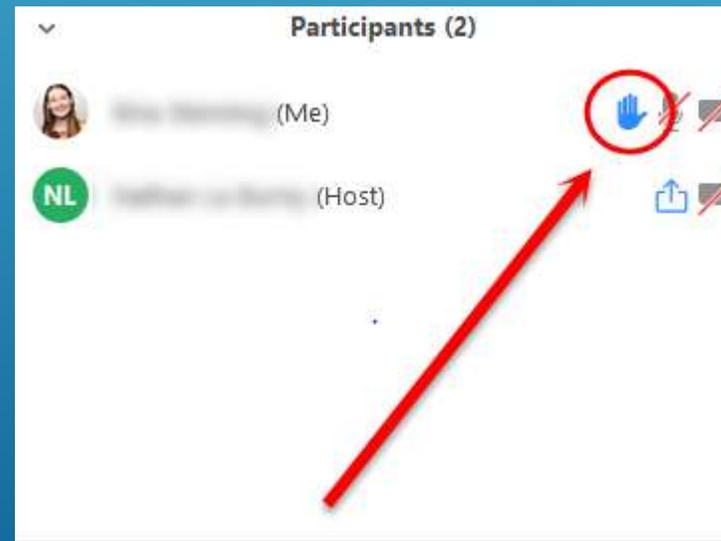
PROUD WINNER OF MORE
QUEST FOR QUALITY AWARDS
THAN ANY CARRIER IN THE SOUTH

QUESTIONS?

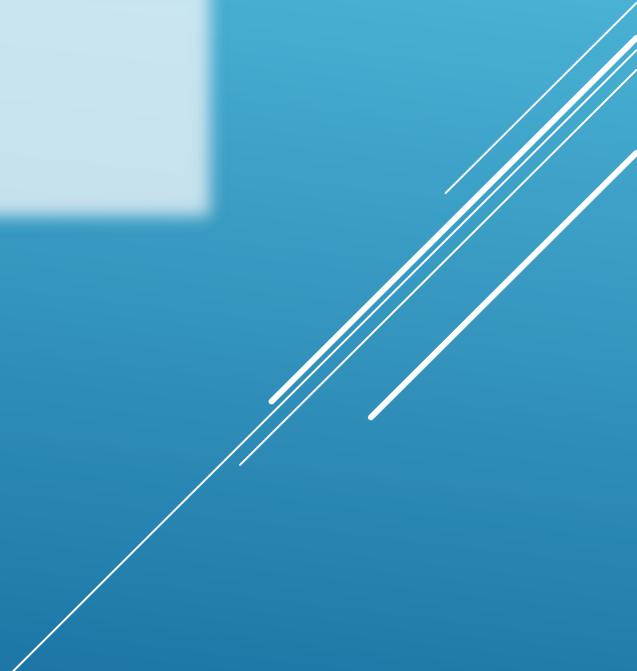
Type your
questions



Or ask out loud



THANK YOU!

The image features a solid blue background with a white rectangular box in the center containing the text "THANK YOU!". In the bottom right corner, there are several white diagonal lines of varying lengths and thicknesses, creating a dynamic, abstract graphic element.

