



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-139

April 7, 2026

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

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

(Council District 3 - Mayo)

PETITIONER

Averitt Express

**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 **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* and in alignment with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing.

Therefore, 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 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.

Motion/Second: Shaw / Millen

Yeas: Welton, Caprioli, Gaston, Millen, Shaw, Stuart

Nays: None

Absent: McDonald

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *Southwest Middle Community Area Plan*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908