

COMMUNITY MEETING REPORT
Petitioner: Queen City Airstream, LLC
Rezoning Petition No. 2023-059

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED: David W. Murray, a representative of the Petitioner, mailed a written notice of the date, time and location of 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 August 10, 2023. A City Council Members were also mailed a notice. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held virtually on Wednesday, August 23, 2023, at 6:00 p.m. Link: <https://us02web.zoom.us/j/87842022863>
A call-in number was also available.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet): The Community Meeting was attended by zero (0) community members as shown on the list attached hereto as Exhibit C. The Petitioners were represented at the Community Meeting by David W. Murray (agent and attorney for Petitioner) and Will Berkeley (consultant and agent for Petitioner). When this property was rezoned previously in 2022, no community members attended the community meeting previously held either.

SUMMARY OF PRESENTATION/DISCUSSION: Mr. Murray and Mr. Berkeley talked about the project for approximately 45 minutes to see if any members of the community were going to log in to attend. After 45 minutes, the Zoom meeting was concluded. A PowerPoint presentation had been prepared to share with the community at the meeting. It is attached as Exhibit D.

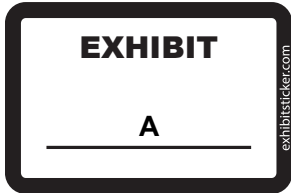
Submitted, this 11th day of September, 2023.



David W. Murray
Murray Law Firm, PLLC

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

2023-059	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-059	02501104A	GERDAU AMERISTEEL US INC				4221 W BOY SCOUT BLVD UNIT 600		TAMPA	FL	33607
2023-059	02501104B	GERDAU AMERISTEEL US INC				4221 W BOY SCOUT BLVD UNIT 600		TAMPA	FL	33607
2023-059	02501108	BPREP REAMES ROAD LLC			C/O BROOKFIELD PROPERTY GROUP	250 VESEY ST 15TH FLOOR		NEW YORK	NY	10281
2023-059	02501111	QUEEN CITY AIRSTREAM LLC				3561 RIDGE RD		TEMPLETON	CA	93465
2023-059	02501112	PINE HALL BRICK CO INC				2701 SHOREFAIR DR		WINSTON-SALEM	NC	27116
2023-059	02501113	BATES PROPERTY MANAGEMENT LLC			ATTN: KELLY HALL	13 KIMBERLY CT		LANCASTER	PA	17602
2023-059	02501114	HENDRY ROAD LLC			ATTN JAMES E TROY	BO POX 11397		CHARLOTTE	NC	28220
2023-059	02501120	122 CHEROKEE ROAD LLC			C/O MILLER DEVELOPMENT COMPANY	122 CHEROKEE RD		CHARLOTTE	NC	28207
2023-059	02501121	CSC REAL ESTATE, LLC				PO BOX 470881		CHARLOTTE	NC	28247
2023-059	02501125	THE ALLMAN COMPANY				496 W ANN ARBOR TRAIL STE 204		PLYMOUTH	MI	48170
2023-059	02501126	122 CHEROKEE ROAD LLC			C/O MILLER DEVELOPMENT COMPANY	122 CHEROKEE RD		CHARLOTTE	NC	28207
2023-059	02501127	OSBORNE BROTHERS INVESTMENTS				PO BOX 2103		HUNTERSVILLE	NC	28078
2023-059	02501129	QUEEN CITY AIRSTREAM LLC				3561 RIDGE RD		TEMPLETON	CA	93465
2023-059	02502206	HAMILTON HARRIS RIDGE LLC			C/O HAMILTON EQ MANAGEMENT LLC	1009 EAST 14TH ST		BROOKLYN	NY	11230
2023-059	02502210	CAROLINA TRACTOR & EQUIPMENT CO			ATTN: MONICA MILLER	500 E. MOREHEAD ST SUITE 200		CHARLOTTE	NC	28202



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

2023-059	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-059	Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-059	Davis Lake Homeowners Associati	Chae	Pak	4930 POPLAR GROVE DR., CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-059	Davis Lake Homeowners Associati	Nicole	Benford	4507 POPLAR GROVE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-059	Henderson Oaks HOA	Tanisha	Walker	6812 JAMISON LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-059	Milton Commons Homeowners Assoc	Eugene	Austin	6812 JAMISON LANE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-059	Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269

August 10, 2023

NOTICE TO INTERESTED PARTIES OF REZONING VIRTUAL COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Queen City Airstream, LLC, to rezone approximately 6.85 acres located at 6600 W. W.T. Harris Blvd., Charlotte, NC, from I-1(CD) to ML-1.

Date and Time of Meeting: Wednesday, August 23, 2023, at 6:00 p.m.

Place of Meeting: Virtual via Zoom (see instructions to join below)

Join Zoom Meeting Link:

<https://us02web.zoom.us/j/87842022863>

Meeting ID: 878 4202 2863

Passcode: None

Petitioner: Queen City Airstream, LLC

Petition No.: 2023-059

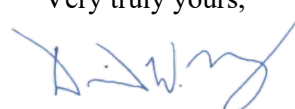
I am assisting Queen City Airstream, LLC (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 6.85 acre site (the “Site”) located at 6600 W. W.T. Harris Blvd., Charlotte, NC, from I-1(CD) zoning district to ML-1 zoning district.

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

Accordingly, on behalf of the Petitioner, I give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, August 23, 2023, at 6:00 pm, virtually via Zoom. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter or would like the Zoom link emailed to you, please email me, David W. Murray, attorney with Murray Law Firm, PLLC, at david@murraylawfirm.com.

Very truly yours,



David W. Murray

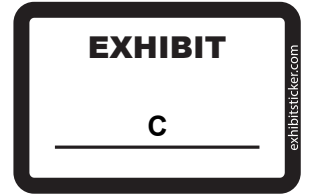
cc: Hon. René Johnson (District 4 Representative)

Date Mailed: August 10, 2023



Community Meeting Attendee List
Rezoning 2023-059
August 23, 2023

1. David W. Murray (agent of Petitioner)
2. Will Berkely (agent of Petitioner)



EXHIBIT

D

exhibitster.com



MURRAY
LAW



Community Meeting
Rezoning 2023-059
6600 W. W.T. Harris Blvd.

AG: DAVID W. MURRAY, ESQ.
AP: QUEEN CITY AIRSTREAM, LLC
OWR REP: WILLIAM BERKELEY

Introductions

- Petitioner: Queen City Airstream, LLC c/o William Berkeley, Berkeley Consulting Group
- Rezoning Agent: David W. Murray, Esq., Murray Law Firm, PLLC

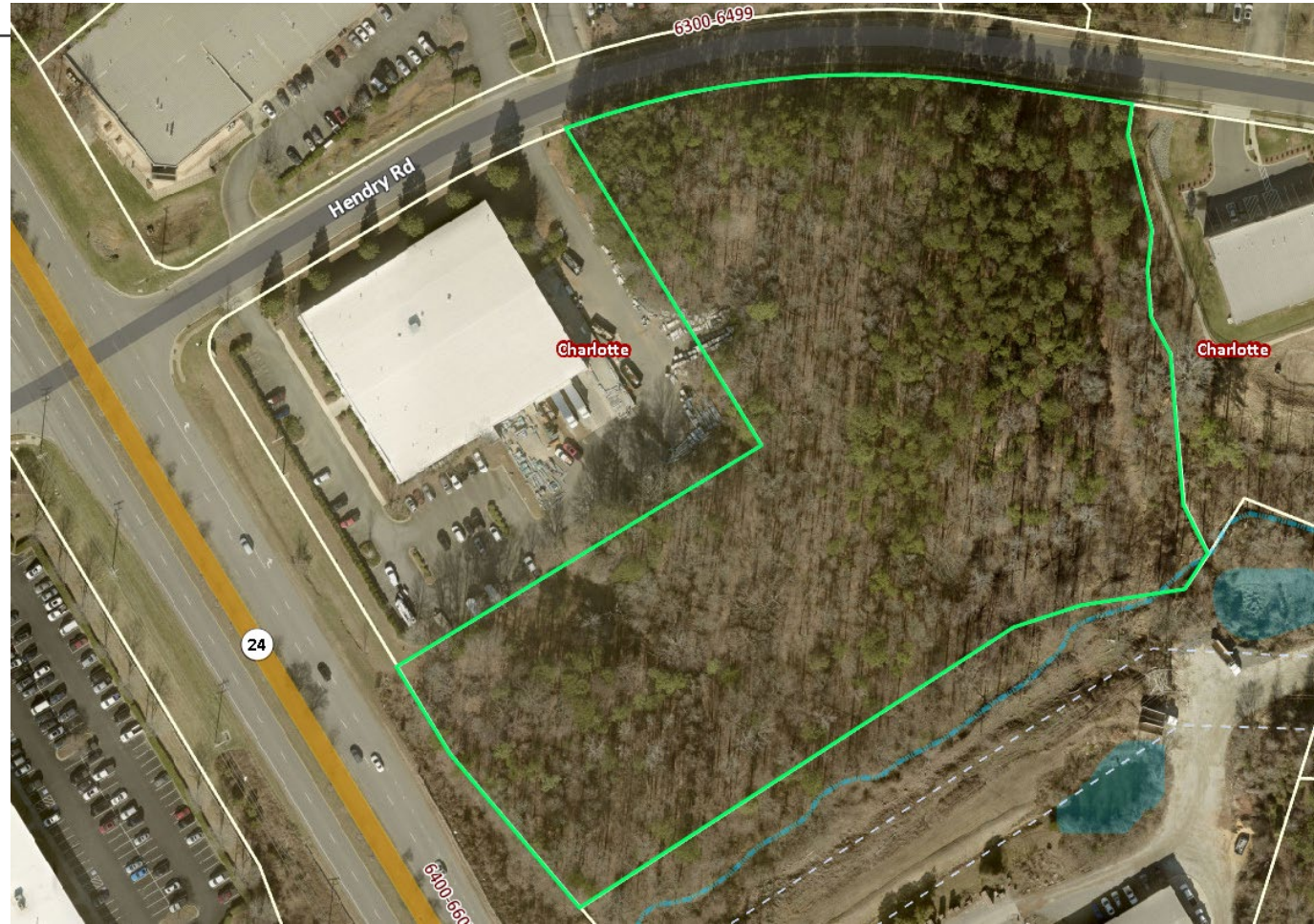


Meeting Agenda

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Place Type Map Recommendation
- Hypothetical Rezoning Concept
- Potential Rezoning Timeline
- Questions/Discussion

Property Location

- Parcel 02501129
- Frontages on W. W.T. Harris Blvd. and Hendry Road.
- Undeveloped parcel
- 6.85 acres



Hendry Road

West W T Harris Boulevard (NC 2A)



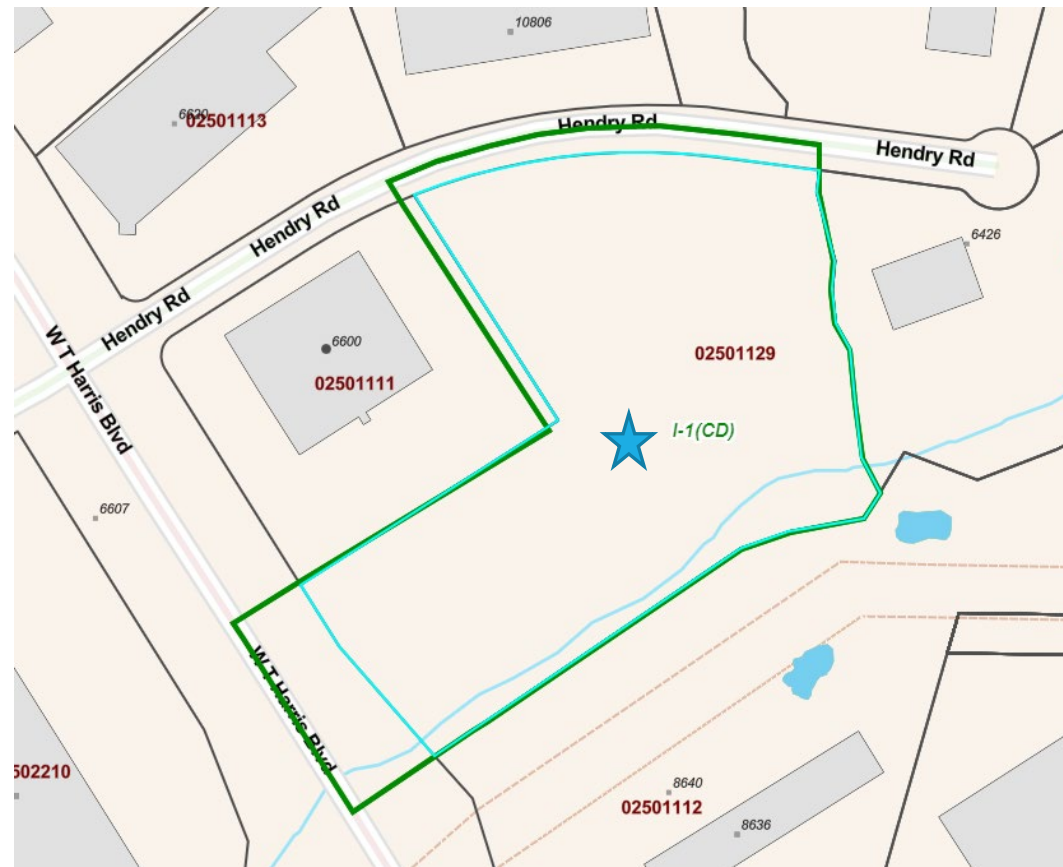
Development Considerations

- Existing Zoning
- Existing and Adjacent Uses
- UDO / Policy Requirements
- 2040 Plan
- City Priorities
- Community and Neighbor Comments/Concerns
- Market Realities

Rezoning Process Generally

- There are two types of rezonings in Charlotte: conventional and conditional
- Conventional rezonings do not require a site plan and are limited only by the zoning ordinance.
- Conditional rezonings require a site plan with stated conditions and go through more detailed staff analysis and review before a determination is made.

Existing Zoning - I-1(CD)



Existing Zoning

Prior rezoning was approved on May 23, 2022.

At that time, the Charlotte Zoning Ordinance was still in effect.

The adopted site plan showed two buildings for the property; however, market conditions have changed, and the owner needs to only construct one large building instead of two. The site plan limited the two structures to certain square footages and did not contain a provision allowing one building the size of the total square footage allowed in the two separate buildings.

D & K ASSETS LLC
PID 02501113
ZONING - I-2
USE - INDUSTRIAL

BERKSHIRE PARTNERS #0 LLC
PID 02501114
ZONING - I-2
USE - INDUSTRIAL

CAROLINA TRACTOR &
EQUIPMENT CO
PID 02502210

PINE HALL BRICK CO INC
PID 02501112
ZONING - I-2
USE - INDUSTRIAL

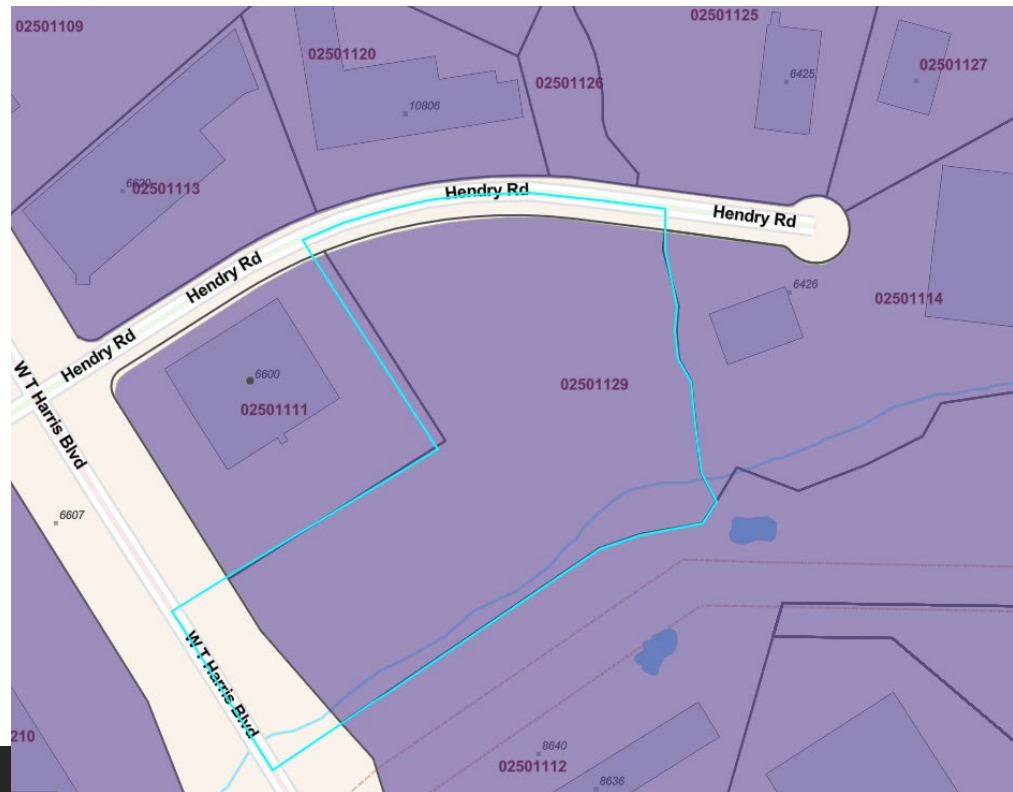


Existing Uses

- This site is currently vacant.
- The purpose of the existing I-1(CD) plan was to allow construction of an Airstream dealership and “service” center, meaning an area where the RVs could be maintained or upfitted. Since Airstream RVs do not have engines, there was no engine repair shop or service use proposed.
- The surrounding uses are all moderate/heavy industrial type uses.
- Current surrounding zoning is ML-2, which was formerly I-2 (Heavy Industrial).

Recommended Land Use Plan

- Place Type map for the 2040 Plan calls for Manufacturing and Logistics (ML) uses (purple).
 - This includes ML-1 (light) and ML-2 (heavy).



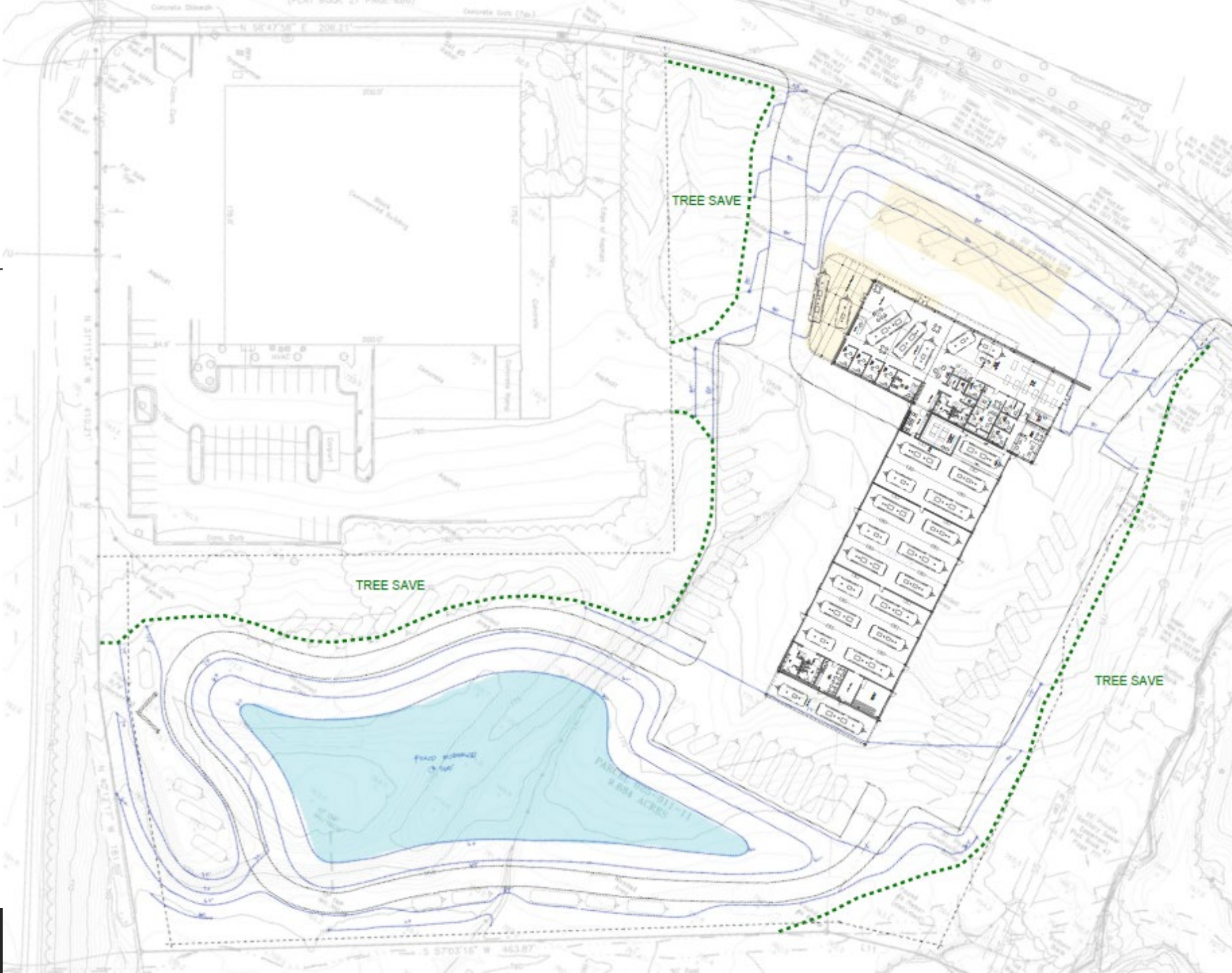
ML-1 Zoning District – Proposed Rezoning

- Adjacent properties are zoned ML-2 so the proposed ML-1 district will be less intensive than the surrounding area.
- UDO provides constraints that former CZO did not, so conventional rezoning is being sought and supported by staff instead of conditional plan.
- Conventional rezoning does not require a site plan.

Hypothetical Development Plan

Not for adoption

Rezoning would allow for the single building the owner is seeking to build.



Potential Timeline (Subject to Change)

- Community Meeting Deadline: 9/8/23
- Public Hearing: 10/16/23
- Planning Commission Meeting: 10/31/23
- City Council Vote: 11/20/23

Questions?

Rezoning Contact – David Murray (david@murraylawfirm.com)

Thank you for attending!