

COMMUNITY MEETING REPORT
Petitioner: M INDUSTRIAL PROPERTY – CHARLOTTE II LLC
Rezoning Petition No. 2023-081

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte 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:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on October 12, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 24, 2023 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The only attendees at the Community Meeting were the Petitioner's representatives. The Petitioner's representatives at the Community Meeting were Mike Malta and Dan Ward of M Industrial Property – Charlotte II LLC and Ty Shaffer and Nina Speed of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Community Meeting other than the Petitioner's representatives, there was not a discussion of the rezoning request at the Community Meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 6th day of November, 2023

M INDUSTRIAL PROPERTY – CHARLOTTE II LLC, Petitioner

cc: Ms. Emma Knauerhase, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2023-081	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERI MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-081	14101412		CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14105434		M INDUSTRIAL PROPERTY - CHARLOTTE LLC	C/O AEW CAPITAL MANAGEMENT LP	WORLD TRADE CENTER EAST		BOSTON	MA	02210
2023-081	14311131		CITY OF CHARLOTTE		600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14311132		CITY OF CHARLOTTE		600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14311134		CITY OF CHARLOTTE		600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-081	14311138		CITY OF CHARLOTTE		600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14311139		CITY OF CHARLOTTE		600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14311154		CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14311167		CITY OF CHARLOTTE		600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14311168		CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-081	14326101		M INDUSTRIAL PROPERTY - CHARLOTTE II LLC		24 UNIVERSITY AVE NE STE 200		MINNEAPOLIS	MN	55413
2023-081	14326102		FIRST INDUSTRIAL B & L LLC		101 SOUTH TRYON ST STE 2420		CHARLOTTE	NC	28280
2023-081	14326103		2CASTLES EAT LLC		8358 SIX FORKS RD STE 104		RALEIGH	NC	27615
2023-081	14326104		3308 OAK LAKE LLC		3308 OAK LAKE BLVD STE B		CHARLOTTE	NC	28208
2023-081	14326203		SKYPORT PROPERTIES LLC		PO BOX 669145		CHARLOTTE	NC	28266

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES

2023-081	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-081	N/A	N/A	N/A	N/A	N/A	N/A	N/A

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting - **Rezoning Petition No. 2023-081** filed by M Industrial Property – Charlotte II LLC to request the rezoning of an approximately 8.869 acre site located on the east side of Yorkmont Road between Piper Lane and Oak Lake Boulevard (see enclosed map)

Date and Time of Meeting: Tuesday, October 24, 2023 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting M Industrial Property – Charlotte II LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 8.869 acre site located on the east side of Yorkmont Road between Piper Lane and Oak Lake Boulevard (see enclosed map) from the ML-1 zoning district to the ML-2 zoning district. The purpose of this rezoning request is to accommodate uses allowed in the ML-2 zoning district on the site.

The Petitioner will hold a virtual 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 Planning, Design & Development Department’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 site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, October 24, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Emma Knauerhase, Charlotte Planning, Design & Development Department (via email)

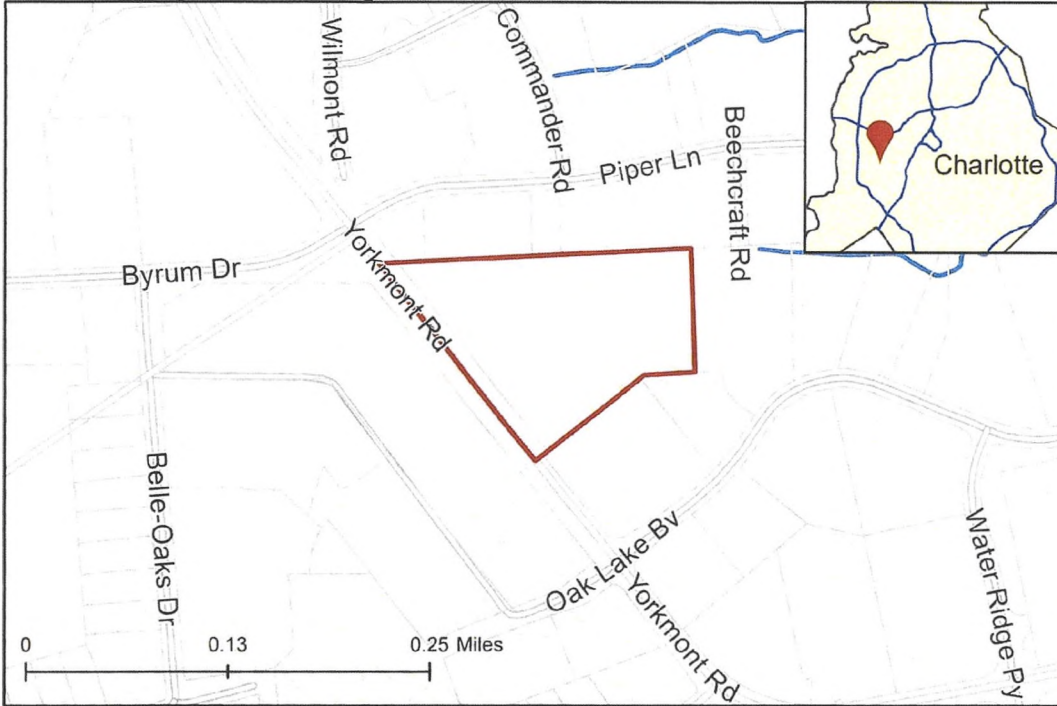
Date Mailed: October 12, 2023

2023-081: M Industrial Property - Charlotte II LLC

Current Zoning ML-1 (Manufacturing and Logistics 1)
Requested Zoning ML-2 (Manufacturing and Logistics 2)

Approximately 1.26 acres

Location of Requested Rezoning



Rezoning Map

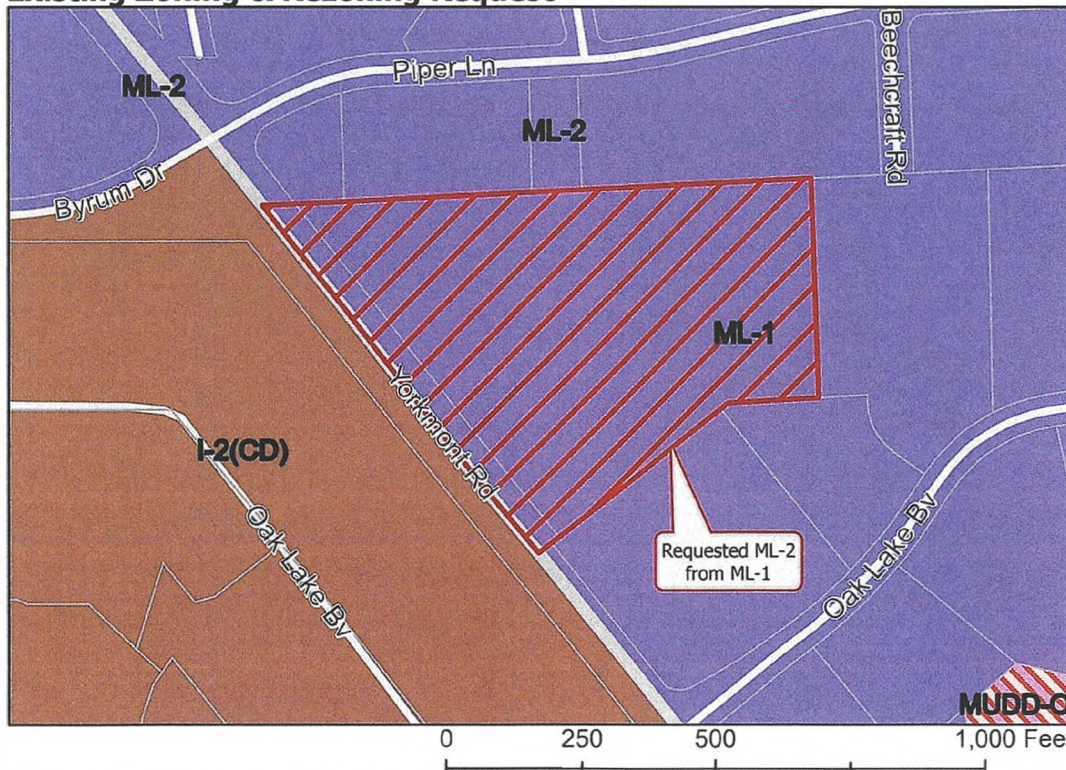


- 2023-081
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District
3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested ML-2 from ML-1
- Zoning Classification
 - Manufacturing & Logistics
 - General Industrial
 - Mixed Use



Map Created 9/6/2023