

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: FCA, LLC

Rezoning Petition No. 2023-112

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 (UDO).

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 November 17, 2023. 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 Tuesday, November 28th 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 one (1) attendee from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Bill Simerville and Clay Coyle, as well as by Petitioner's agents Collin Brown and Lisa Arnold.

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 showed aerials of the approximately 5-acre site on the north side of Christie Lane, east of Steele Creek Road and north of Douglas Drive. Mr. Brown stated that the petition is a site plan amendment for a portion of the total 27-acre site.

Mr. Brown displayed the zoning map and explained that the site was currently zoned N1-A(ANDO). Mr. Brown displayed the current zoning of the site and surrounding parcels and the rezoning proposal. He stated that the proposed zoning for the petition is ML-2(CD, ANDO). Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place types align with the proposed zoning of the property. The recommended place type is Manufacturing and Logistics.

Mr. Brown explained that the proposed conditional zoning plan has one condition: the proposed development will not connect to Christie Lane. There are no additional development conditions applied to the rezoning outside of the ML-2 development standards.

Mr. Brown explained that the rezoning timeline could result in a public hearing in January and City Council decision in February, at the earliest. Mr. Brown concluded the presentation by reiterating that the petition is consistent with the plan recommendation and the development will not connect to Christie Lane.

The virtual meeting was then opened for discussion:

In response to a question about the location of the development in relation to adjacent single family residence fronting Christie Lane, Mr. Brown stated that the area is outside of the rezoning but controlled by the petitioner. This field will likely have a required buffer when developed next to single family. The development team added that the buffer requirement will be reviewed during the land development process.

The meeting concluded at approximately 5:40 p.m. without any further questions or discussion from the community.

Respectfully submitted this 8th day of December 2023.

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

2023-112	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-112	14104123	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2023-112	14121101A	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2023-112	14121101B	CITY OF CHARLOTTE				C/O REAL ESTATE DIV	600 EAST 4TH ST	CHARLOTTE	NC	28202
2023-112	14121102	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2023-112	14121109	SIMMONS	BERNARD EUGENE				7616 CHRISTIE LN	CHARLOTTE	NC	28217
2023-112	14121110	ROBINSON	ANTOINE				7606 CHRISTIE LN	CHARLOTTE	NC	28217
2023-112	14121111	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2023-112	14121112	TCA - CHRISTIE LANE LLC					440 S CHURCH ST STE 800	CHARLOTTE	NC	28202
2023-112	14121113	ZAMBRANO	JULIO CESAR	RINA	YOLANY		7607 CHRISTIE LN	CHARLOTTE	NC	28217
2023-112	14121114	DOAN	TAM MINH	LIEN THI	NGO		7619 CHRISTIE LN	CHARLOTTE	NC	28217
2023-112	14121118	MORENO	MANUEL DE JESUS	ROSA MARIA	ZAVALA		7618 JOY LANE	CHARLOTTE	NC	28217
2023-112	14121119	COOKE	BOBBY E	BETTIE G	COOKE		7606 JOY LN	CHARLOTTE	NC	28217
2023-112	14121120	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	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

2023-112	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-112	Eagle Creek Homeowners Associat	Larry	Harbin	4209 EAGLE LAKE DR N, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-112	Edinborough Homeowners Associat	Gerald	Nichols	5525 EAGLE LAKE DR S, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-112	Steeleberry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-112	Stoney Ridge Homeowners Associa	Frank	Matthews	9006 GERALD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217

EXHIBIT B

November 17, 2023

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: Tuesday, November 28th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: FCA, LLC
Petition No.: 2023-112

Dear Charlotte Neighbor:

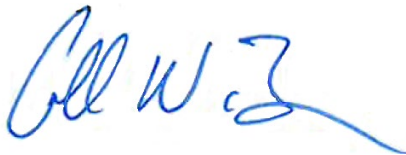
Our firm represents FCA, LLC (the "Petitioner") in their proposal to rezone approximately five (5) acres located on Christie Lane east of Steele Creek Road, more particularly described as Tax Parcel 14121112. The Petitioner is requesting a rezoning from the N1-A zoning district to the ML-2(CD) zoning district to accommodate future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning 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 **Tuesday, November 28th 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 property location ("Christie Lane") and/or the petitioner ("FCA") 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,



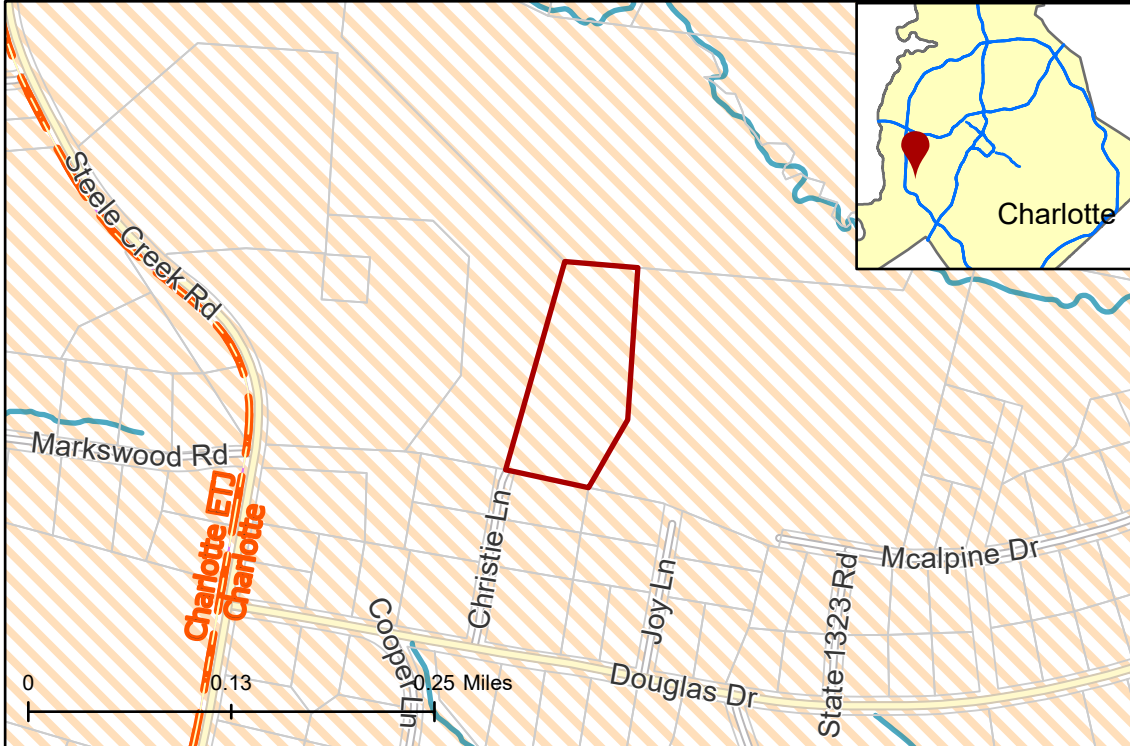
Collin W. Brown

2023-112: FCA, LLC

Current Zoning N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)
Requested Zoning ML-2(CD) ANDO (Manufacturing and Logistics, Conditional, Airport Noise District Overlay)

Approximately 5.03 acres

Location of Requested Rezoning



Rezoning Map



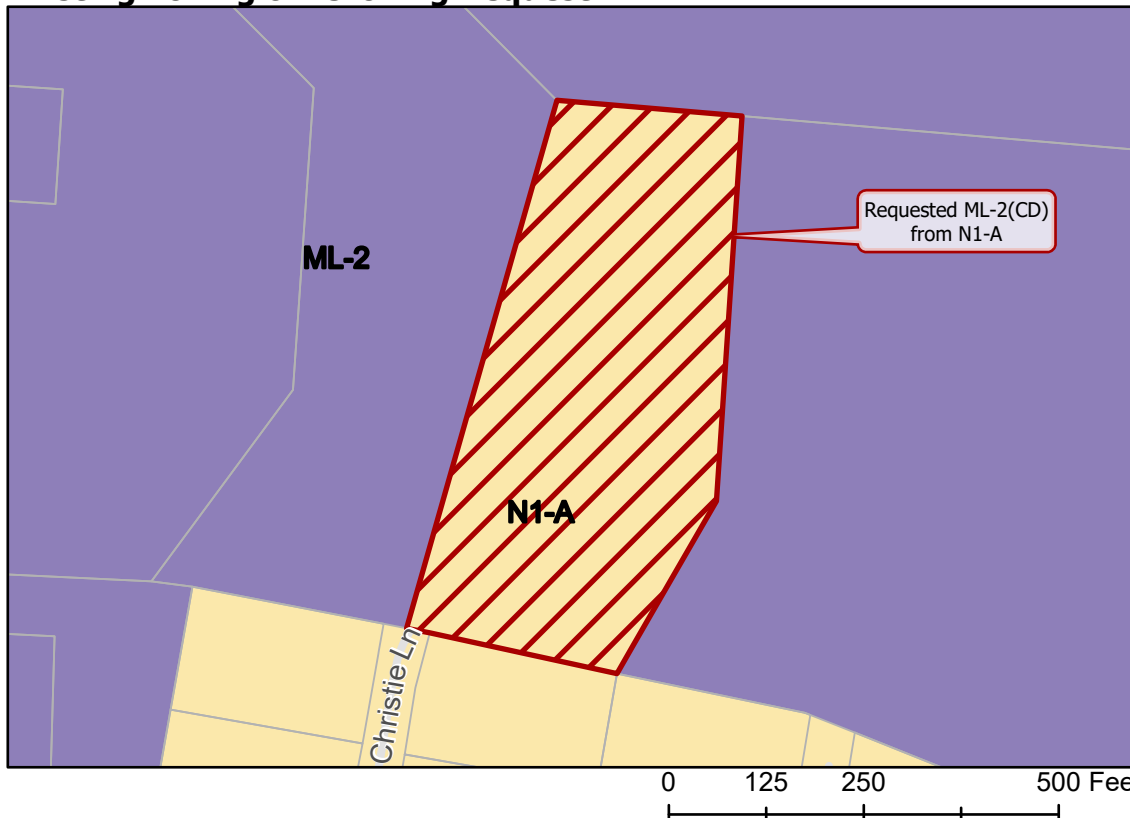
- 2023-112
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested ML-2(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Manufacturing & Logistics





Map Created 11/6/2023

EXHIBIT C

iew

Participants (7)






















	Lisa Arnold (Host, me)	  
	collin brown	
	Collin Brown	 
	Sherry Robinson	 
	Bill Simerville	 
	Clay Coyle	 
	Michael Cain	 

EXHIBIT D

CHRISTIE LANE REZONING

(REZONING #2023-112)

FCA, LLC

Official Community Meeting

November 28, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

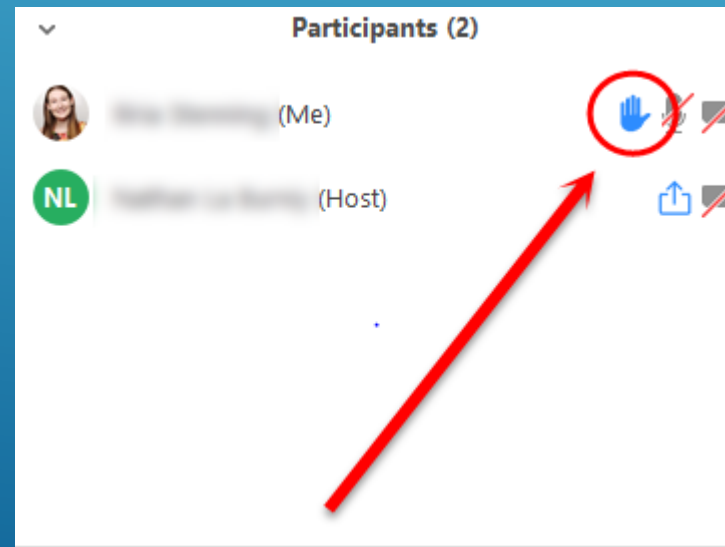
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner:

TCA - CHRISTIE LANE LLC

Petitioner:

Foundry Commercial

Bill Simerville, Michael Cain, Mark Holoman,
Clay Coyle

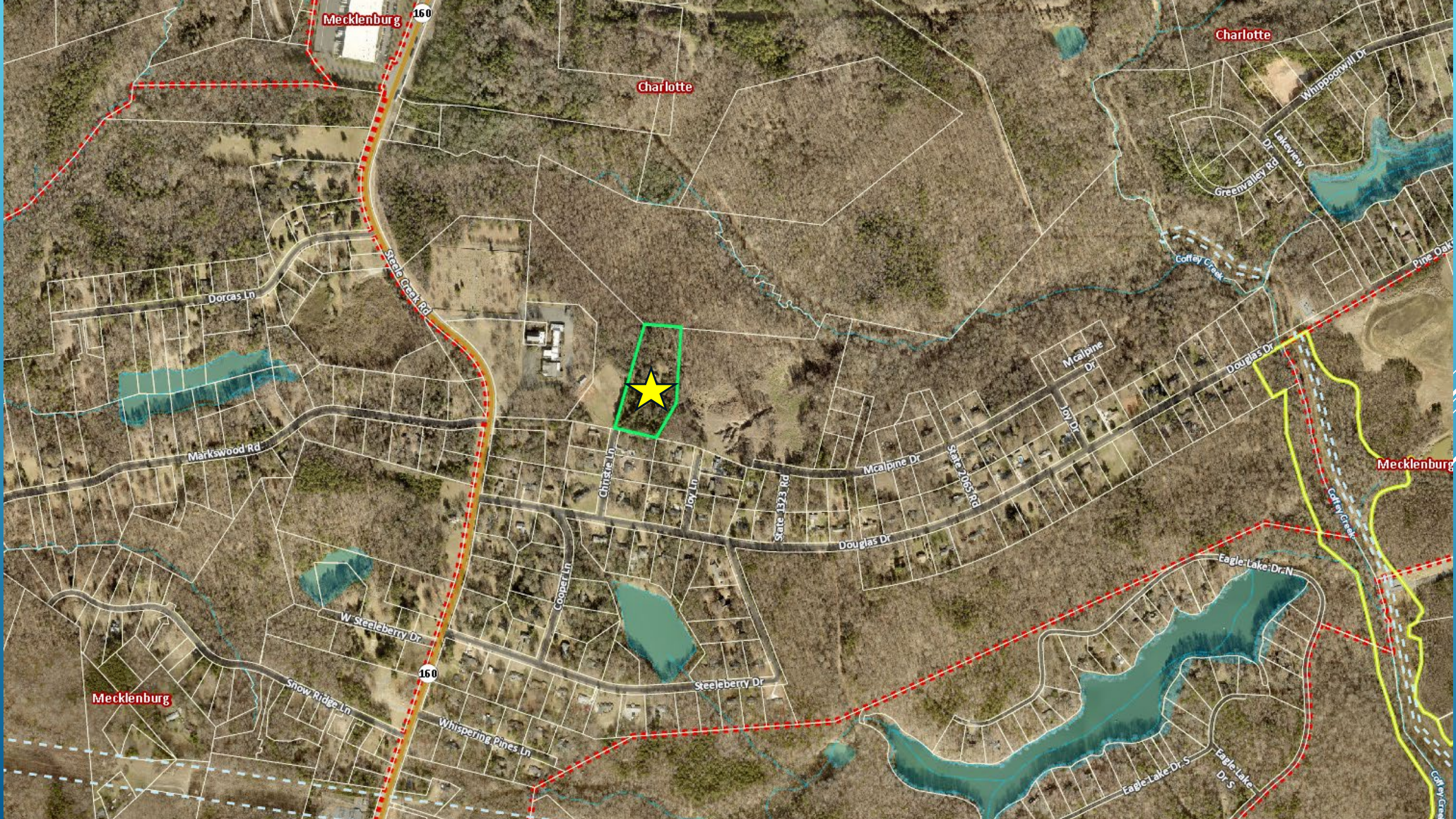


**Alexander
Ricks
PLLC**

Collin Brown,
Brittany Lins, & Lisa Arnold

PROPERTY LOCATION





Mecklenburg

160

Charlotte

Charlotte

Whippoorwill Dr

Lakerew Dr

Greenvalley Rd

Coffey Creek

Pine Oak

Dorcas Ln

Steele Creek Rd



Markwood Rd

Chisre Ln

Joy Ln

State 1323 Rd

Mcalpine Dr

State 2065 Rd

Mcalpine Dr

Joy Dr

Douglas Dr

Mecklenburg

Coffey Creek

W Steeleberry Dr

Cooper Ln

Steeleberry Dr

Whispering Pines Ln

Snow Ridge Ln

Eagle Lake Dr N

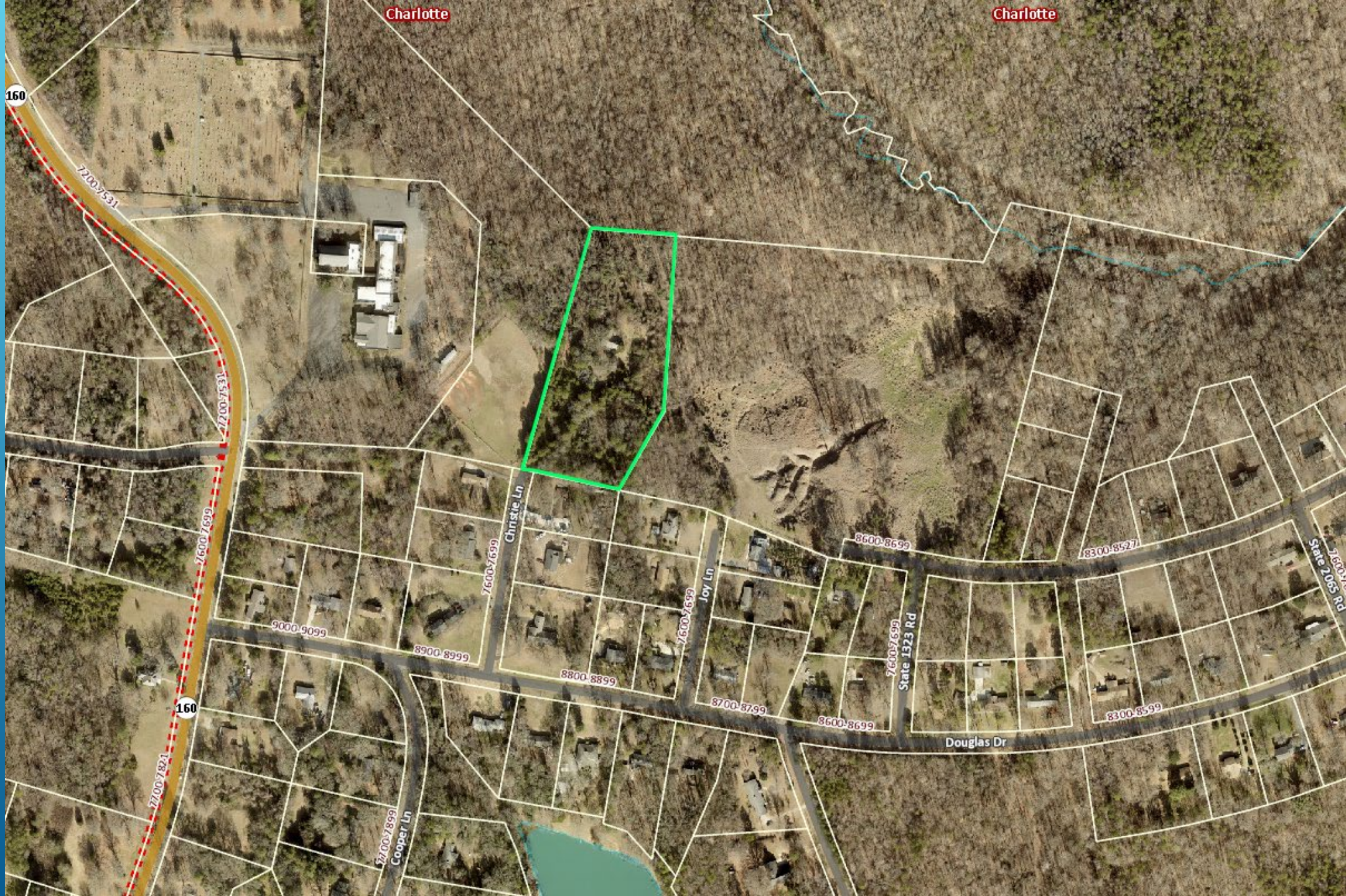
Eagle Lake Dr S

Eagle Lake Dr S

Mecklenburg

160

Coffey Creek



Charlotte

Charlotte

160

7200-7531

7600-7699

160

7700-7821

9000-9099

7700-7899
Cooper Ln

7600-7699
Christie Ln

8900-8999

8800-8899

7600-7699
Joy Ln

8700-8799

8600-8699

7600-7699
State 1323 Rd

8600-8699

Douglas Dr

8300-8527

8300-8599

3000-3065
State 2065 Rd



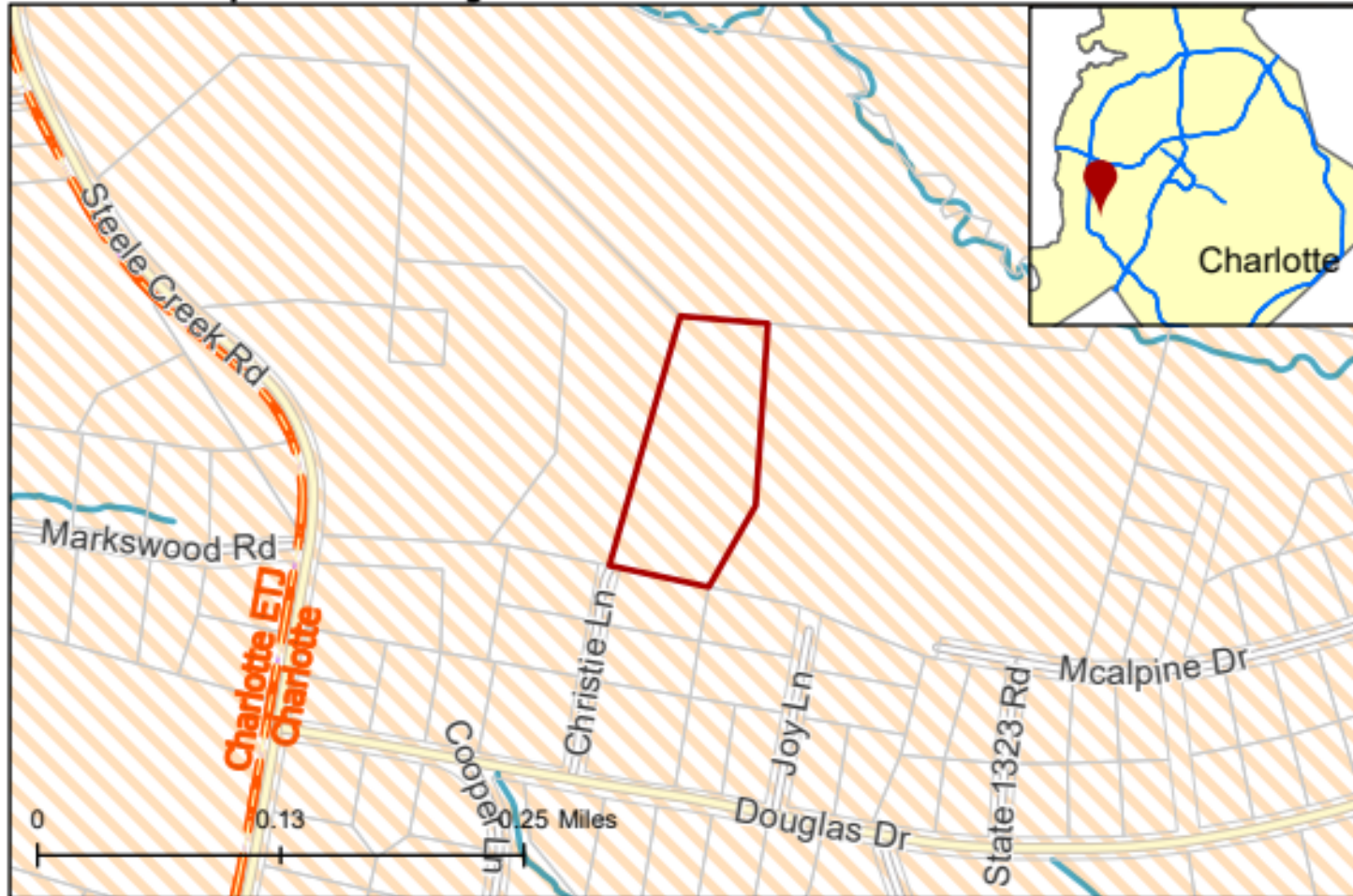
2023-112: FCA, LLC

Current Zoning N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)

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

Approximately 5.03 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE.

PLANNING, DESIGN
& DEVELOPMENT

- 2023-112
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

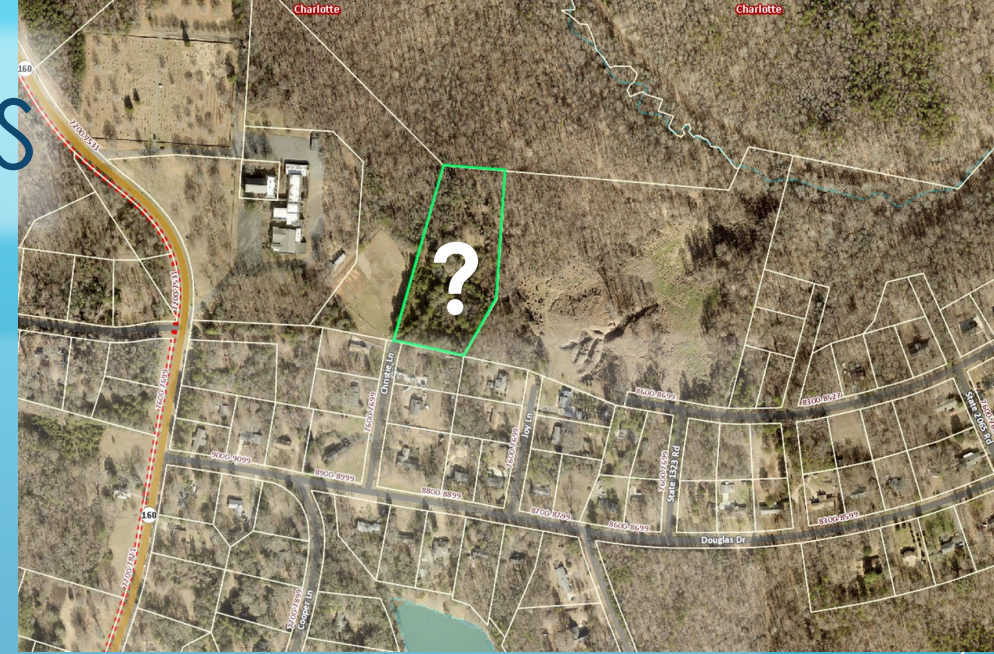
City Council District

- 3-Victoria Watlington



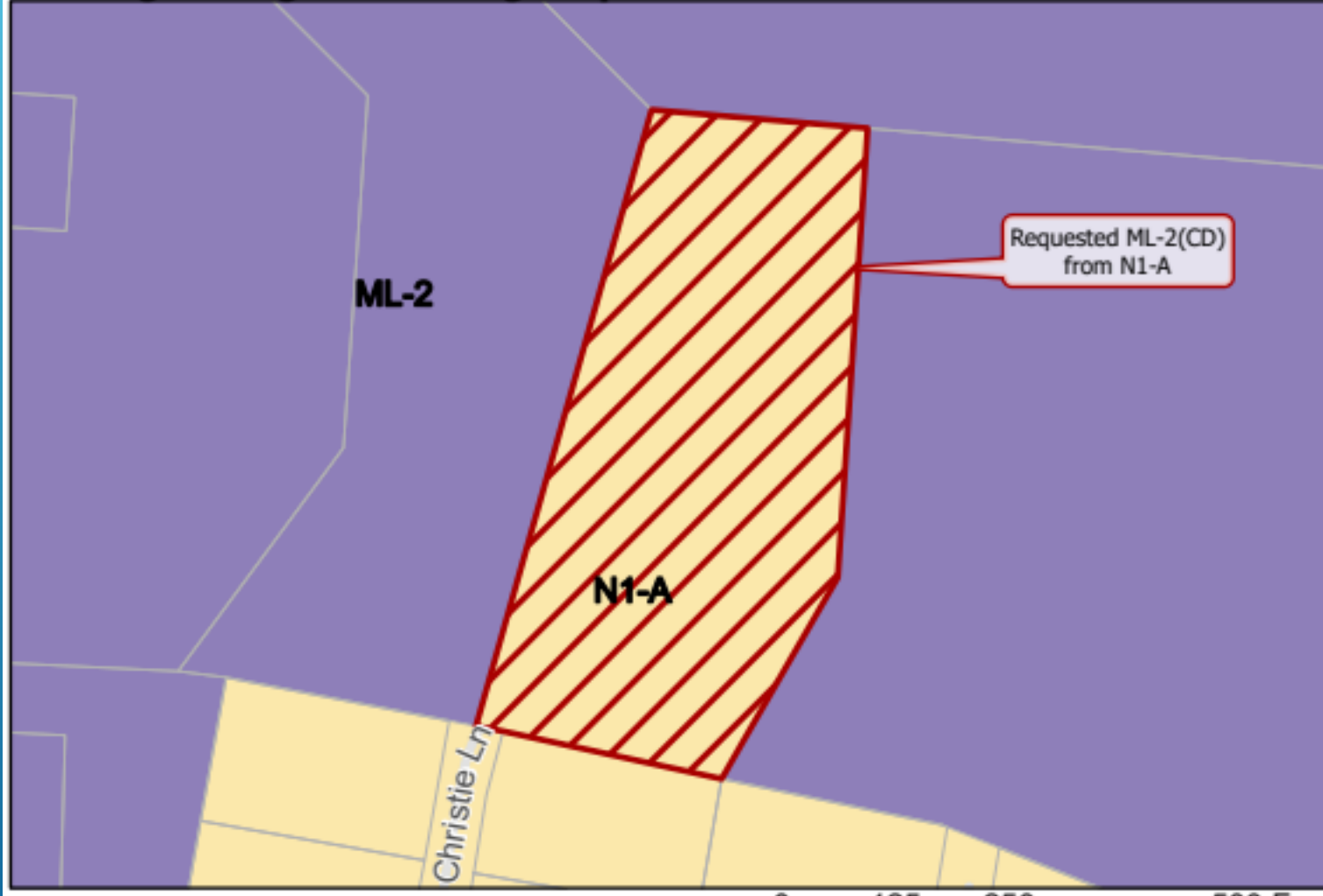
DEVELOPMENT CONSIDERATIONS


- ▶ 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 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING


Existing Zoning & Rezoning Request

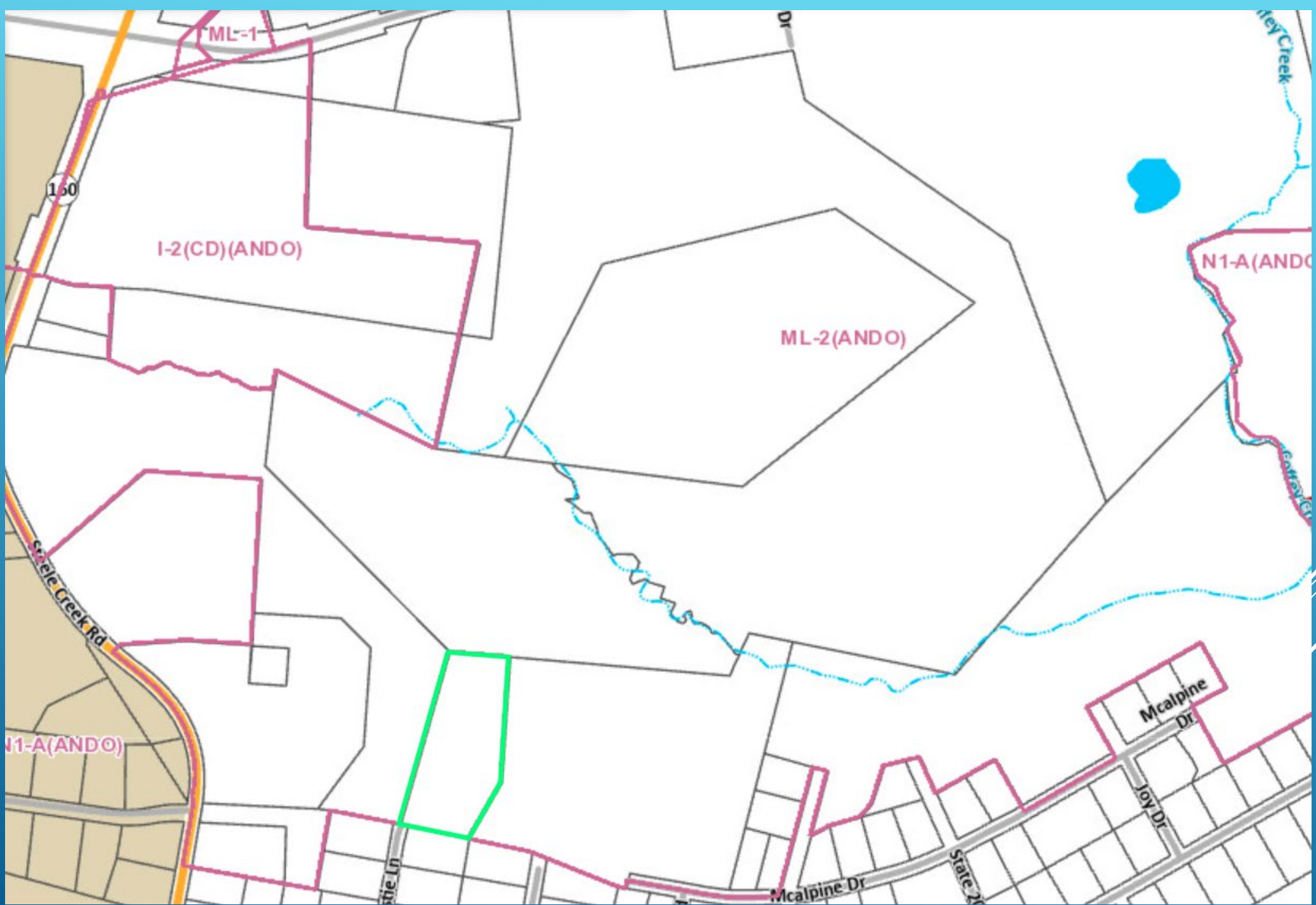


 Requested ML-2(CD)
from N1-A

Zoning Classification

 Neighborhood 1

 Manufacturing & Logistics



LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





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.

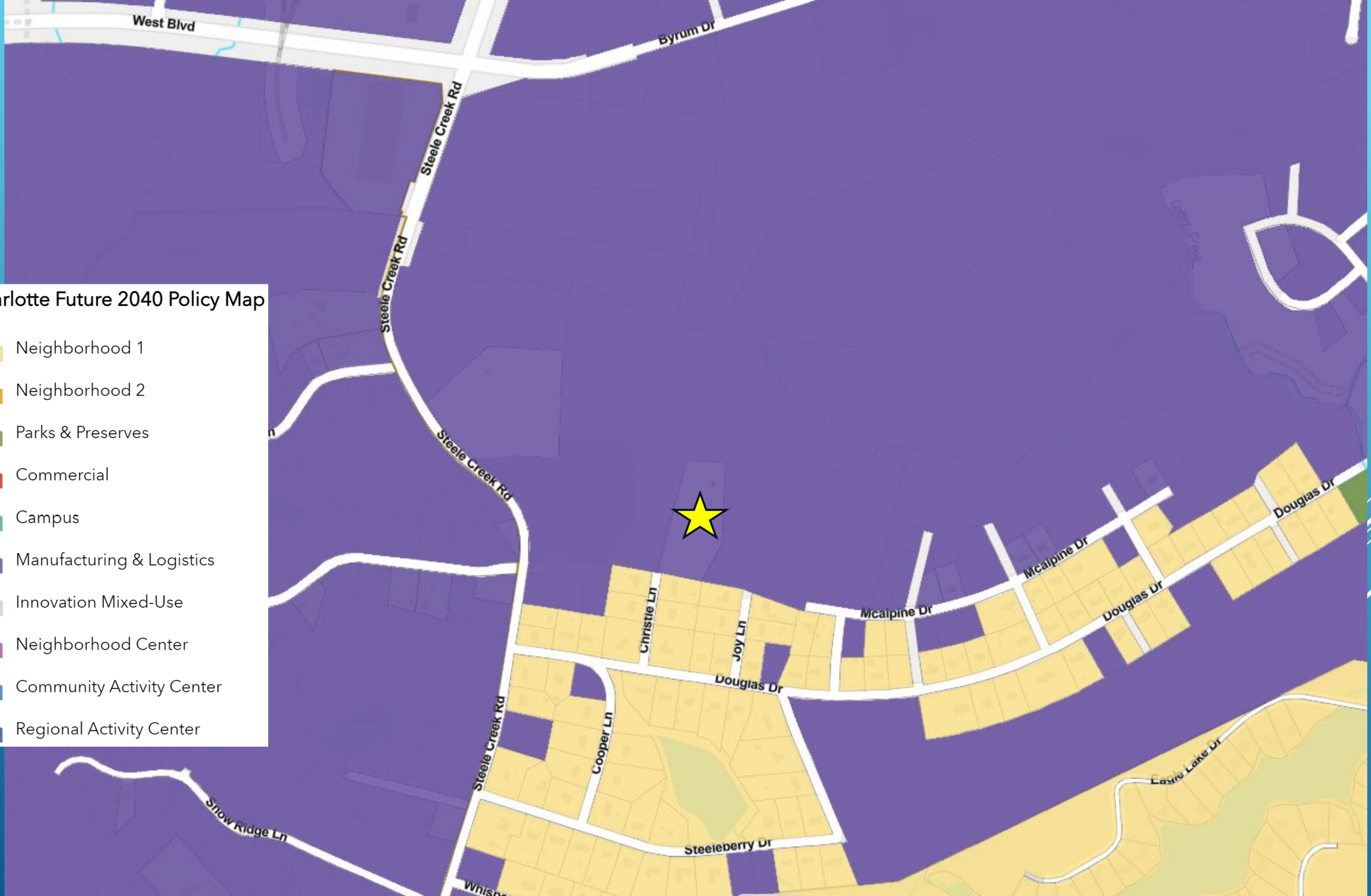


REGIONAL ACTIVITY CENTER

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.

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



REZONING PROPOSAL = ML-2(CD)

Rezoning to align with ML Place Type

Requesting conditional note to limit access to the site.

FCA LLC
REZONING PETITION NO. 2023-112
9/26/2023

Development Data Table:

Site Area:	+/- 5.03 acres
Tax Parcel:	141-211-12
Existing Zoning:	N1-A
Proposed Zoning:	ML-2(CD)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in ML-2 zoning district, as applicable

Transportation/Access Commitment:

Petitioner shall not use Christie Lane to access manufacturing and logistics uses on the Site. Site access shall be provided through adjacent ML-2 zoned parcels.

POTENTIAL REZONING SCHEDULE

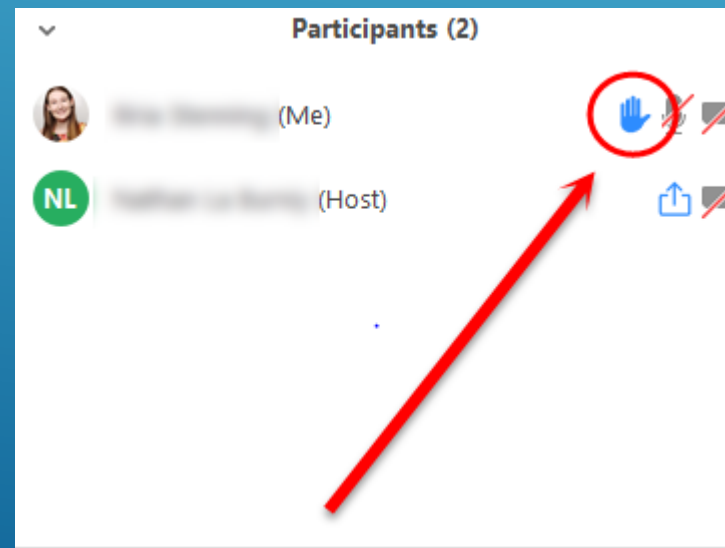
- ▶ **Application Filed:** September 2023
 - ▶ **Application Processed:** October 2023
 - ▶ **Official Community Meeting:** Today, November 28th
 - ▶ **Earliest Public Hearing:** January 16th
 - ▶ **Zoning Committee:** January 30th
 - ▶ **City Council Decision:** February 19th
- 

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

