

COMMUNITY MEETING REPORT
REZONING PETITION NO. 2023-118

Petitioner: City of Charlotte, Aviation Department
Rezoning Petition No.: 2023-118
Property: 41 acre site located at 3030 Little Rock Road

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND METHOD OF CONTACT:

A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meetings to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. Postal mail on October 6, 2023. The notice was also hand-delivered and emailed to adjacent Community partners. A copy of the written notice is attached as **Exhibit B**. An additional invitation was emailed with the Microsoft Teams links to join the meetings for either session. A copy of the meeting invite with links is attached as **Exhibit D**.

TIMES AND DATES OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, October 19, 2023, at 6:00 PM and an additional one was held on Monday, October 23, 2023, at 12:00 PM.

PERSONS IN ATTENDANCE AT MEETING: The Community meeting was attended by those individuals identified in **Exhibit C**. The Petitioner's representatives at the required Community meetings were Stuart Hair, Jennifer Thompson, and Sharonda Trammel of City of Charlotte, Aviation Department. The Petitioner's representatives at the additional Community meeting were Jennifer Thompson and Sharonda Trammel of City of Charlotte, Aviation Department.

SUMMARY OF TOPICS DISCUSSED AT MEETING HELD ON OCTOBER 19, 2023 and OCTOBER 23, 2023

1. Overview of Petitioner's Presentation.
 - A. Staff Introductions
 - B. Airport Overview and Development Principles
 - C. Rezoning Petition Property
 - D. Potential Uses

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- E. Development Standards
- F. Timeline
- G. Questions

The following is a detailed account of the discussion by topic during the meeting held on October 19, 2023. Jennifer Thompson led the presentation with an introduction of herself, followed by representatives Stuart Hair and Sharonda Trammel. Jennifer started the meeting by welcoming participants and thanking them for attending the Community meeting for Rezoning Petition No. 2023-118. She then explained how the meeting would proceed and reviewed the agenda.

Jennifer further explained that the project includes 41 acres located at 3030 Little Rock Road at the intersection of North Josh Birmingham Parkway and Wilkinson Boulevard. This was followed by a display of PowerPoint slides with the following explanation of the:

- Agenda
- Airport operations information
- Airport commercial development principles
- Map of the property location identifying the parcel areas to be rezoned from Manufacturing & Logistics to Regional Activity Center
- Current zoning versus proposed zoning
- Examples of Regional Activity Center uses
- Development standards with an explanation of the permitted uses and heights
- Timeline of the rezoning process which included the pre-submittal meeting date of May 16, 2023 and proposed dates for the Charlotte City Council Zoning Meeting Public Hearing (December 18, 2023) and the Charlotte City Council Zoning Meeting (January 16, 2024). Jennifer also mentioned that January 16, 2024 is the date for a decision from Council.

The meetings concluded with Jennifer welcoming questions from all participants and providing the representatives' contact information for any follow-up questions. At the required meeting, there was one request for an emailed copy of the presentation. Jennifer provided him with an option to add his email address in the chat and/or email her or Sharonda directly. The attendee was thanked for his participation and then the meeting adjourned. Jennifer emailed a copy of the presentation immediately following the meeting.

During the meeting held on October 23, 2023, there were no questions or comments by participants.

EXHIBIT A

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A1: 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!

	A	B	C	D	E	F	G	H	I	J	K
2	2023-118	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCOD
3	2023-118	05536931	CU LLC				PO BOX 1357		PINEVILLE	NC	28134
4	2023-118	05536937	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
5	2023-118	05536938	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
6	2023-118	05536939	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
7	2023-118	05536941	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
8	2023-118	05536942	TMGOC CLT 2700 SUNBELT 3 LLC				2385 NW EXECUTIVE CENTER DR STE 240		BOCA RATON	FL	33431
9	2023-118	05536943	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
10	2023-118	05536944	TPS CHARLOTTE LLC			C/O GREEN COURTE PARTNERS LLC	303 W MADISON ST STE 1500		CHICAGO	IL	60606
11	2023-118	05536946	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
12	2023-118	05536950	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
13	2023-118	05536951	JHARNA ENTERPRISES LLC				4330 KEETER DR		CHARLOTTE	NC	28214
14	2023-118	05536953	ROLLINS LEASING CORP			C/O PENSKE TRUCK LEASING	PO BOX 563		READING	PA	19603
15	2023-118	06128101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
16	2023-118	06128103	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
17	2023-118	06128105	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
18	2023-118	06128106	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
19	2023-118	06128108	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
20	2023-118	06128110	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
21	2023-118	06128111	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
22	2023-118	06128201	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST 4TH ST		CHARLOTTE	NC	28202
23	2023-118	06128202	AMERICAN FREIGHTWAYS CORP			c/o BURKE & ASSOC	3336 E 32ND ST	SUITE 217	TULSA	OK	74135
24	2023-118	06128203	AMERICAN FREIGHT WAYS CORP			C/O BURKE & ASSOC	3336 E 32ND ST	SUITE 217	TULSA	OK	74135
25	2023-118	06128204	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
26	2023-118	06128206	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
27	2023-118	06128207	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST 4TH ST		CHARLOTTE	NC	28202
28	2023-118	06128208	CITY OF CHARLOTTE				5601 WILKINSON BLVD		CHARLOTTE	NC	28208
29	2023-118	06128301	SAM'S INVESTMENTS VIII LLC				PO BOX 56607		ATLANTA	GA	30343
30	2023-118	06128302	LITTLE ROCK PARTNERSHIP LLC			C/O JAYESH R PATEL	11126 HOLLIS HILL LN		HUNTERSVILLE	NC	28078
31	2023-118	06128303	OHFII LITTLE ROCK LL			ARYA VINAYAK HOTELS LLC	3210 FAIRHILL DR STE 100		RALEIGH	NC	27612
32	2023-118	06129107	CHI-HI LLC				6110 FALCONBRIDGE RD STE 200		CHAPEL HILL	NC	27517
33	2023-118	11301204	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
34	2023-118	11301205	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
35	2023-118	11301215	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
36	2023-118	11517223	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
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EXHIBIT A Continued

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2	2023-118	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
3	2023-118	Carlton Place / Moores Park Nei	Sharon	Shreve	4412 CHARLES PATRICK CT, CHARLOTTE, NC, 28214		CHARLOTTE	28214
4	2023-118	Kensington HOA	Anne	Miller	2915 KANIMBLA DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
5	2023-118	Little Rock Tuckaseegee	Erinn	Rochelle	6819 TUCKASEEGERE ROAD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
6	2023-118	Northwest Community Alliance	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
7	2023-118	Thomasboro Neighborhood Associa	Alvin	Eccles	2118 LITTLE ROCK RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
8	2023-118	Westerwood	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
9	2023-118	Windsong Trails Neighborhood As	Annie	Briggs	2421 MARY ANN DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
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EXHIBIT BNOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING FOR
REZONING PETITION NO. 2023-118

Subject: Community Meeting – Rezoning Petition filed by City of Charlotte, Aviation Department to rezone approximately 41 acres located at 3030 Little Rock Road to allow development of a Regional Activity Center

Date and Time of Meeting: Thursday, October 19, 2023, at 6:00pm

Virtual Meeting Registration: Please send an email to Sharonda Trammel at sharonda.trammel@cltairport.com to receive a secure meeting link.

Petitioner: City of Charlotte, Aviation Department

Petition No.: RZP-2023-118

The City of Charlotte, Aviation Department (the Petitioner) has filed a Rezoning Petition with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 41-acre site (the "Site") located at 3030 Little Rock Road from the Manufacturing & Logistics 1 and Manufacturing and Logistics 2 zoning districts to Regional Activity Center zoning district. The purpose of the rezoning is to permit the development of a Regional Activity Center.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss the rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & 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, the City of Charlotte, Aviation Department gives you notice that they will hold a required Community Meeting regarding this Rezoning Petition on October 19, 2023, at 6:00pm online. The Aviation Department will also hold an additional Community Meeting on Monday October 23, 2023, at 12:00pm online. To receive a secure meeting link to either of these Community Meetings, please send an email to Sharonda Trammel at sharonda.trammel@cltairport.com. 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. If you are unable to access the presentation, you may request a hard copy of

EXHIBIT B Continued

the presentation from Sharonda Trammel at sharonda.trammel@cltairport.com or (980) 579-0027.

In the meantime, should you have questions or comments about this matter, please call Sharonda Trammel at (980) 579-0027.

Cc: Councilmember Victoria Watlington, District 3 City Council Representative
David Pettine, Charlotte Planning, Design and Development Department

Date Mailed: October 6, 2023

EXHIBIT C

LIST OF MEETING PARTICIPANTS AT
COMMUNITY MEETING FOR
REZONING PETITION NO. 2023-118

October 19, 2023

Lance Meinershagen lmeinershagen@theparkingspot.com

October 23, 2023

Jacob Fannin jacob.fannin@fedex.com

Meghan Shanklin meghan.shanklin@fedex.com

Trina Murphy trina.murphy@fedex.com

Andrew Hill Email not provided

EXHIBIT D



The image is a screenshot of a presentation slide. At the top, there is a navigation bar with various icons: a back arrow, a forward arrow, a page indicator '1 / 1', a mouse cursor, a hand icon, a minus sign, a plus sign, a zoom level '92.2%', a search icon, a download icon, a chat icon, a pencil icon, and an eraser icon. The main content area has a dark blue background with a grid pattern and location pins. The title 'Destination District Development Rezoning Community Meeting' is written in large, white, bold letters. Below the title, the text 'You're invited to join us on Microsoft Teams for one of two sessions:' is in a teal color. Two columns of text provide details for two different sessions. The first session is on Oct. 19 from 6-7 p.m., and the second is on Oct. 23 from 12-1 p.m. Each session includes information about joining via Microsoft Teams, a meeting ID (245 319 502 266), a passcode (gCmbNK), and instructions for joining via video conferencing or phone. At the bottom center, there is a logo for CLT Charlotte Douglas International Airport.

**Destination District
Development Rezoning
Community Meeting**

**You're invited to join us on Microsoft Teams
for one of two sessions:**

Oct. 19: 6 - 7 p.m.
Microsoft Teams meeting
*Join on your computer, mobile app
or room device*
[Click here to join the meeting](#)
Meeting ID: 245 319 502 266
Passcode: gCmbNK
[Download Teams](#) | [Join on the web](#)
Join with a video conferencing device
cityofcharlotte@m.webex.com
Video Conference ID: 119 532 204 1
Alternate VTC instructions
Or call in (audio only)
+1 872.256.4172,,829716655# USA, Chicago
Phone Conference ID: 829 716 655#
[Find a local number](#) | [Reset PIN](#)
[Learn More](#) | [Meeting options](#)

Oct. 23: 12 - 1 p.m.
Microsoft Teams meeting
*Join on your computer, mobile app
or room device*
[Click here to join the meeting](#)
Meeting ID: 245 319 502 266
Passcode: gCmbNK
[Download Teams](#) | [Join on the web](#)
Join with a video conferencing device
cityofcharlotte@m.webex.com
Video Conference ID: 119 532 204 1
Alternate VTC instructions
Or call in (audio only)
+1 872.256.4172,,829716655# USA, Chicago
Phone Conference ID: 829 716 655#
[Find a local number](#) | [Reset PIN](#)
[Learn More](#) | [Meeting options](#)

