

R. Susanne Todd
Partner

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

February 12, 2024

VIA EMAIL AND U.S. MAIL

City of Charlotte
Office of the City Clerk
Attn: Stephanie C. Kelly
600 East 4th Street
Charlotte, NC 28202
cityclerk@charlottenc.gov

Re: Rezoning Community Meeting Report: RZP-2023-171
Petitioner: Strategic Capital Partners, LLC

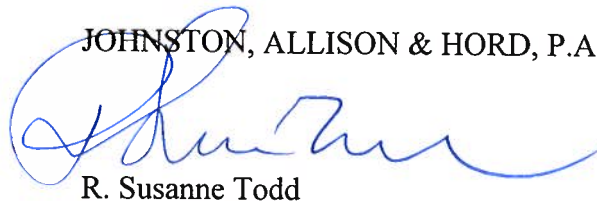
Dear Ms. Kelly,

Enclosed please find the Community Meeting Report for Rezoning 2023-RZP-171.

Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

Encl.

cc: Emma Knauerhase, Planning Associate- Rezoning (via email only)
Strategic Capital Partners, LLC (via email only)

COMMUNITY MEETING REPORT
PETITIONER: STRATEGIC CAPITAL PARTNERS, LLC
REZONING PETITION NO. 2023-171

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

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 January 23, 2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, February 6, 2024 at 6:00 PM at the Hope Community Church of Metrolina, 3205 Sam Wilson Road, Charlotte, North Carolina 28214.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by the person(s) identified on the sign-in sheet attached hereto as Exhibit C. Petitioner, Strategic Capital Partners, LLC, was represented at the Community Meeting by R. Susanne Todd, Partner with Johnston, Allison & Hord, P.A.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, R. Susanne Todd, welcomed the attendees and introduced the Petitioner's team. Unfortunately, Petitioner's representative had an unexpected flight delay and was not arriving in Charlotte until later that night. Ms. Todd explained that Strategic Capital Partners pursues opportunities to develop, own and operate industrial, office and multi-use projects in top tier submarkets across the U.S. Strategic Capital Partners is now the developer, owner, operator and general partner for more than 15 million square feet of industrial, office, multi-family and student housing properties valued at more than \$1.9 billion.

Ms. Todd indicated that the Petitioner proposed to rezone an approximately 2.21 acre site (the "Site") consisting of 3 parcels located at 9224, 9300 and 9312 Walkers Ferry Road from the Neighborhood 1-A (N1-A) zoning district to the Manufacturing & Logistics-2 (ML-2) zoning district. Ms. Todd explained that the purpose of the meeting was to discuss the rezoning request with nearby property owners and community leaders, address questions, and receive comments. Ms. Todd showed the PowerPoint presentation attached hereto as Exhibit D.

Ms. Todd explained that this was a conventional rezoning so the property was not tied to a specific site plan, but could be developed for any use allowed in ML-2 zoning district. Once rezoned, the Site may be combined with existing adjacent ML-2 zoned property that the Petitioner has under contract. The property to the North and on either side of the Site was rezoned to ML-2 by the City of Charlotte a few years ago to allow for uses that support the airport's intermodal facility and includes both rail and airport operations. In light of the Site's proximity to the airport and interstate, probable uses would include those that support air and rail cargo operations such as truck terminal or warehouse and distribution center. Use of the Site will be limited by setbacks, buffer requirements and other regulations, including any limitations caused by the Site's location within the lower Lake Wylie watershed protected area.

Ms. Todd explained that the place type for this area is Manufacturing & Logistics (the purple). Manufacturing and Logistics place type includes areas that provide a wide range of job types, services, and wage levels. The City's vision is that ML-2 uses will create opportunities for upward economic mobility through access to a diverse mix of jobs and careers. Rezoning the Site to allow for these uses provides those living in the area with a variety of employment opportunities. Although the current policy map shows the Site as N1-A, rezoning to ML-2 will allow for development in accordance with surrounding ML-2 zoned property and align the parcels to the City's vision for this area based on the 2040 Future Comprehensive Plan.

Finally, Ms. Todd gave an overview of the rezoning process and upcoming milestone dates.

Attendee Questions and Answers:

- Q. Will the rezoning affect the adjacent cemetery?
- A. No, the Berryhill Church cemetery consists of two parcels along Walkers Ferry Road. The properties on either side and "behind" the cemetery are already zoned ML-2.
- Q. Will we be invited to see potential plans for development of the Site?
- A. Since this is a conventional rezoning, there is no site plan associated with the rezoning. The rezoning is only the first step in the development process. Prior to development on the Site, developer must submit civil plans for review and approval by the City, County and all other applicable state authorities. The plans need to comply with zoning, as well as all other applicable land development regulations. Prior to construction, the project must receive various permits for building, driveway, grading, etc. Generally speaking, development approvals are handled administratively by staff, with no public input.
- Q. It is already hard to get out of this area. There is essentially only one-way out; you have to go over I-485 and turn left on Wallace Neel Road. Will whoever develops the property be responsible for repairing Walkers Ferry Road with all the trucks driving on it? Will they have to make improvements to the Walkers Ferry to accommodate the trucks?

- A. It depends on how the Site is developed (i.e. for what use), and how much additional traffic the proposed use generates. The developer is responsible for mitigating the additional burden his/her project places on the existing infrastructure, including existing roads. This means that if a new development increases the traffic by a certain number of trips per day, a developer may need to make certain road improvements to alleviate whatever additional traffic the project adds. However, the developer is not required to fix pre-existing traffic conditions. During the plan review process, Staff reviews estimated trip counts generated by the project based on the proposed use. If staff determines that the proposed project increases traffic beyond applicable thresholds, a Traffic Impact Study or Traffic Impact Analysis may be required.
- Q. Walkers Ferry is already very busy road. At times during the day, it can take 20 minutes or longer to get to Wallace Neel Road. There is also a school on Walkers Ferry Road with lots of school buses going up to the mobile home park and over I-485 to Wallace Neel Road. How will the school buses be able to get through all the truck traffic from the Site?
- A. Since this is a conventional rezoning, traffic generated by the Site will be addressed post rezoning as part of a subsequent plan review and development approval process
- Q. Do we get notice of the Public Hearing from the City?
- A. Notice of the Public Hearing is advertised in a newspaper of general circulation. A sign is also posted on the Site prior to the Public Hearing. North Carolina statutes generally require that adjacent owners receive notice of public hearings, but will need to research whether the City sends notices to others.
- Q. Where will the entrance be in relation to my property?
- A. The entrance would be located across from your property on Walker's Ferry Road.
- Q. The Site could remain undeveloped for years.
- A. Perhaps, but Petitioner has the Site and the property to the North under contract.
- Q. I knew that a lot of the properties along the interstate in this area were zoned industrial; I just always expected that the properties would have access off Old Dowd; not Walkers Ferry Road regarding.
- A. Walkers Ferry provides convenient access to Wallace Neel Road and the airport facilities.

Extended discussion regarding Dixie Creek Road Ext. and opportunity for additional access.

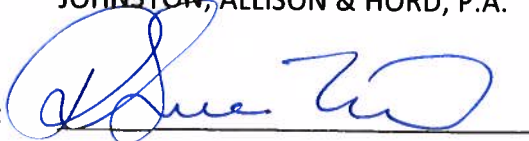
Comment made that providing employment opportunities in close proximity to where people live does not work based on experience.

The Community Meeting was adjourned at 7:08 PM.

Respectfully submitted, this the 12th day of February, 2024.

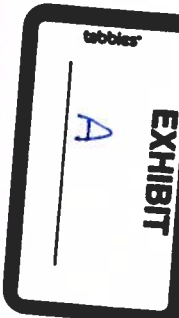
JOHNSTON, ALLISON & HORD, P.A.

By:



Susanne Todd

cc: Charlotte Planning, Design & Development Department – Emma Knauerhase



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

2023-171	TAXPID	OWNER/LASTN	OWNER/FIRST	OWNER/FIRSTS	OWNER/LAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIP/CD
2023-171	11316116	CITY OF CHARLOTTE	HARRY ERWIN	SHIRLEY WARD	DAVENPORT	600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-171	11316117	DAVENPORT	HARRY E	SHIRLEY	DAVENPORT	9327 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11316118	DAVENPORT	GREGORY			9301 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11316134	SCHWARZ				600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-171	11316138	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-171	11316140	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-171	11316141	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-171	11316143	KYSETH	KEVIN EDWARD	LISA RENEE	SMITH	9477 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11336106	ROGERS	GARY DEAN	PATRICIA D	ROGERS	9416 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11336107	DAVENPORT	ROBERT EUGENE			9300 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11336108	ROGERS	GARY DEAN	PATRICIA D	ROGERS	9328 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11336110	DAVENPORT	ROBERT	CHRISTINE	DAVENPORT	9300 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11336111	DAVENPORT	ROBERT	CHRISTINE	DAVENPORT	9300 WALKERS FERRY RD		CHARLOTTE	NC	28214
2023-171	11336112	PANGLE	IVAN P	CHRISTINE	NORMA J OWNBY	101 MCGUIRE CR		CHARLOTTE	NC	28214
2023-171	11336113	PROJECT FLYTRAP LLC				4833-E BEREWICK TOWN CENTER DR PMB 101		CHARLOTTE	NC	28278
2023-171	11336114	PROJECT FLYTRAP LLC				4833-E BEREWICK TOWN CENTER DR PMB 101		CHARLOTTE	NC	28278
2023-171	11336115	PROJECT FLYTRAP LLC				4833-E BEREWICK TOWN CENTER DR PMB 101		CHARLOTTE	NC	28278
2023-171	11336116	PROJECT FLYTRAP LLC				4833-E BEREWICK TOWN CENTER DR PMB 101		CHARLOTTE	NC	28278
2023-171	11336117	PROJECT FLYTRAP LLC				4833-E BEREWICK TOWN CENTER DR PMB 101		CHARLOTTE	NC	28278
2023-171	11336117	PROJECT FLYTRAP LLC				4833-E BEREWICK TOWN CENTER DR PMB 101		CHARLOTTE	NC	28278

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW A

2023-171	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite
2023-171	Dixie/Berryhill Community	Debbie	Sutton	8912 DIXIE DR, CHARLOTTE, NC, 28278	
2023-171	Dixie/Berryhill Community	Debbie	Sutton	8912 DIXIE DR, CHARLOTTE, NC, 28278-9274	
2023-171	Eastbrook Woods	Evelyn	Horton	8700 DIXIE DR, CHARLOTTE, NC, 28278	



R. Susanne Todd
Partner

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

NOTICE TO INTERESTED PARTIES
OF REZONING COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Strategic Capital Partners, LLC to rezone approximately 2.205 acres located at 9224, 9300, and 9312 Walkers Ferry Rd, Charlotte, NC from N1-A to ML-2.

Date and Time of Meeting: **Tuesday, February 6, 2024 at 6:00 PM**

Place of Meeting: Hope Community Church of Metrolina
3205 Sam Wilson Road
Charlotte NC 28214

Petitioner: Strategic Capital Partners, LLC

Petition No.: RZP-2023-171

Dear Charlotte Neighbor:

Our firm represents Strategic Capital Partners, LLC (the “Petitioner”) in its proposal to rezone approximately 2.205 acres located at 9224, 9300, & 9312 Walkers Ferry Road (the “Site”) from the N1-A zoning district to the ML-2 zoning district to accommodate future development plans. A Site map is included for your reference.

In accordance with the provisions of the City of Charlotte Unified Development Ordinance, Petitioner is required to hold a Community Meeting prior to the Public Hearing on this Rezoning Petition in order 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.

Petitioner will hold its official Community Meeting on the date, time and place as set forth above.

On behalf of Petitioner, we cordially invite you to attend the Community Meeting. Petitioner's representatives look forward to sharing this rezoning proposal with you and answering questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please feel free to call me at (704) 998-2306 or email me at stodd@jahlaw.com.

Sincerely,



R. Susanne Todd

cc: Hon. Tiawana Brown, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Rezoning Project Coordinator (via email)

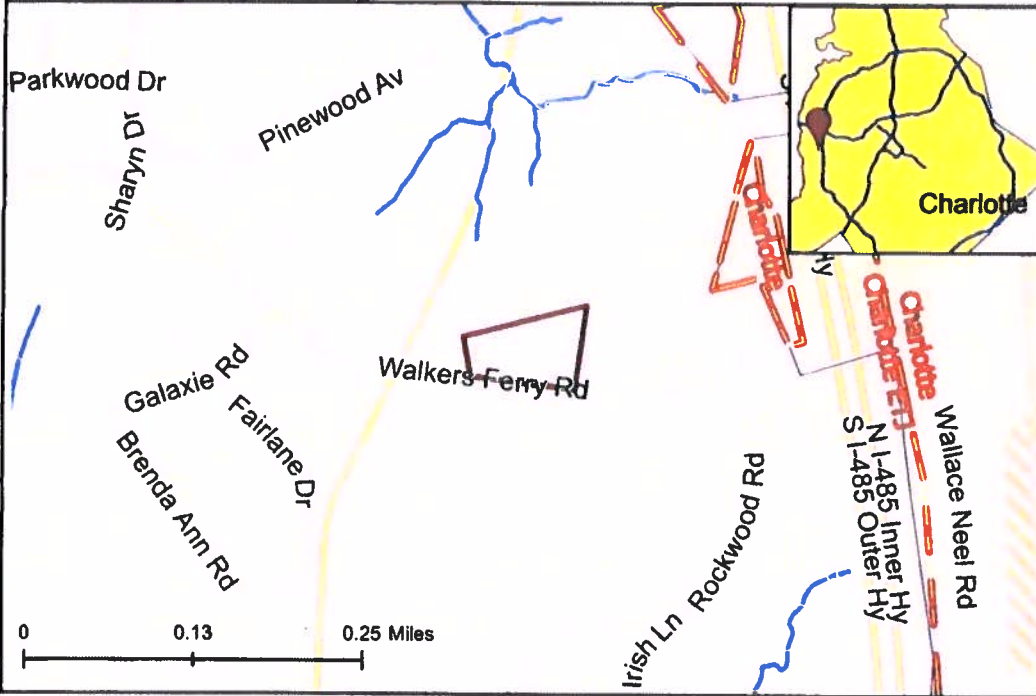
Date Mailed: January 23, 2023.

2023-171: Strategic Capital Partners, LLC

Rezoning Map

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning ML-2 (Manufacturing and Logistics 2)

Approximately 2.205 acres
Location of Requested Rezoning



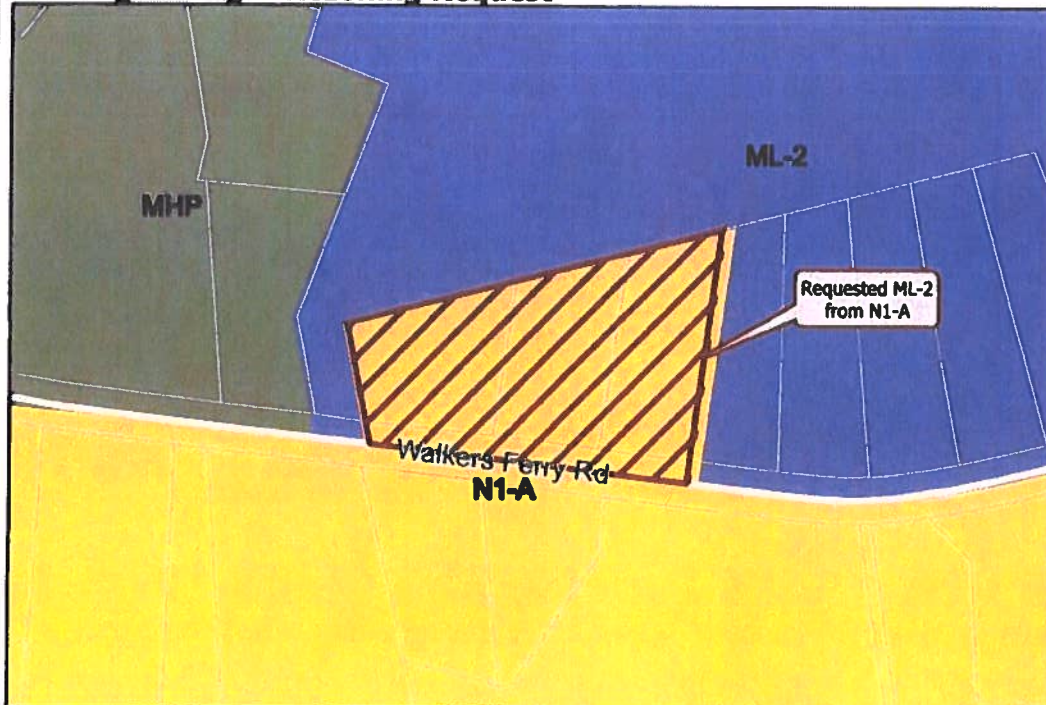
- 2023-171
- Outside City Limits
- Parcel
- Streams
- Airport
- Airport Noise Overlay

County Commissioner

2-Vilma D. Leake



Existing Zoning & Rezoning Request

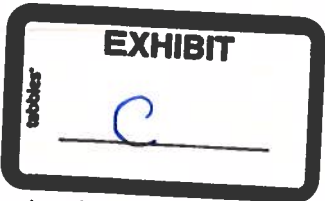


- Requested ML-2 from N1-A
- Zoning Classification**
- Neighborhood 1
- Manufactured Home
- Manufacturing & Logistics

0 125 250 500 Feet



Map Created 12/29/2023



Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Strategic Capital Partners, LLC

Rezoning petition Number 2023-171

Date

Name	Address	Phone	Email
Steve Pace	4034 Foxford Pl	704-999-4608	STEVE PACE 49@Comcast.com
Michael Davis	4310 Park Rd Apt 310	(704) 323-9950	michael.davis575@gmail.com
SETH LEHMAN	10201 WALKERS FERRY RD	(910) 581-2625	NTILEHMAN@GMAIL.COM
Carolyn Lehman	10201 Walkers Ferry Rd	201-214-8489	c.w.lehman2@gmail.com
Donnie Lindsey	10309 Walkers Ferry Rd	704-201-7001	d/lindseyblues@gmail.com
Anita Lindsey	" "	" "	" "
GREG SCHWARZ	9301 WALKERS FERRY	704 622 6185	gjunior2@aol.com
Gamela Gordon	9301 Walkers Ferry Rd	704-622-2175	Gjunior2@aol.com

Add additional sheets as needed



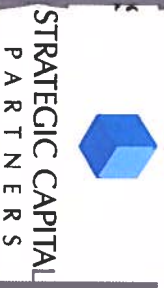
Walkers Ferry Road ML-2 Rezoning

(Rezoning # 2023-171)

9224, 9300, and 9312 Walkers Ferry Rd

Official Community Meeting

February 6, 2024



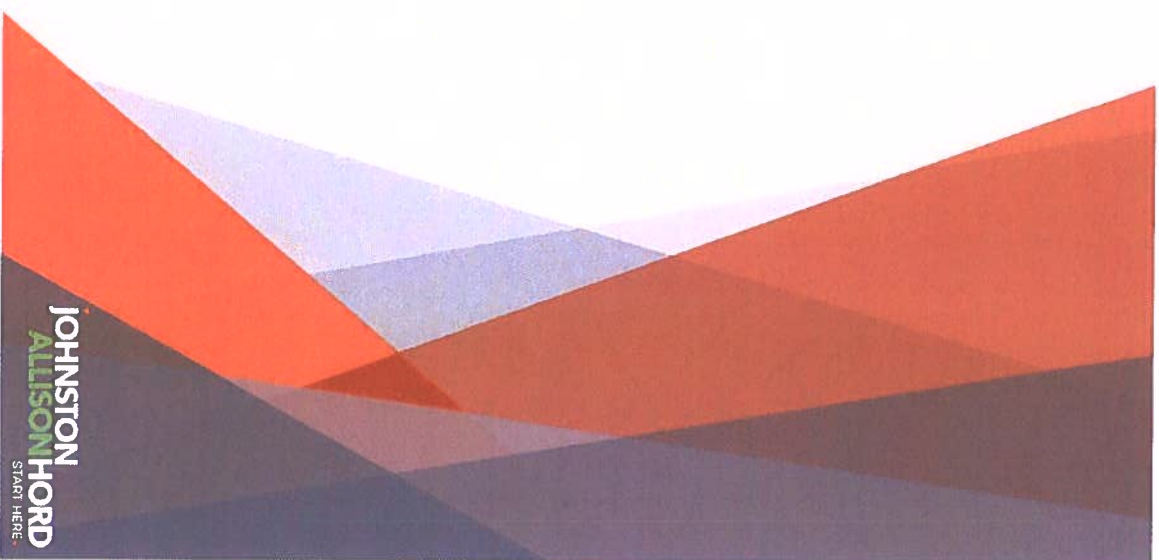
Team Introductions

- ▶ Property Owners: Robert Davenport, Walker Ferry GP LLC
- ▶ Petitioner: Strategic Capital Partners, LLC
 - ▶ Richard Horn, Chief Executive Officer, Strategic Capital Partners, LLC
 - ▶ Lawrence Shaw, Broker & Managing Director/Charlotte Industrial Services/ Colliers International
- ▶ Petitioner's Agent: Johnston, Allison & Hord, P.A.
 - ▶ Susanne Todd

Meeting Agenda

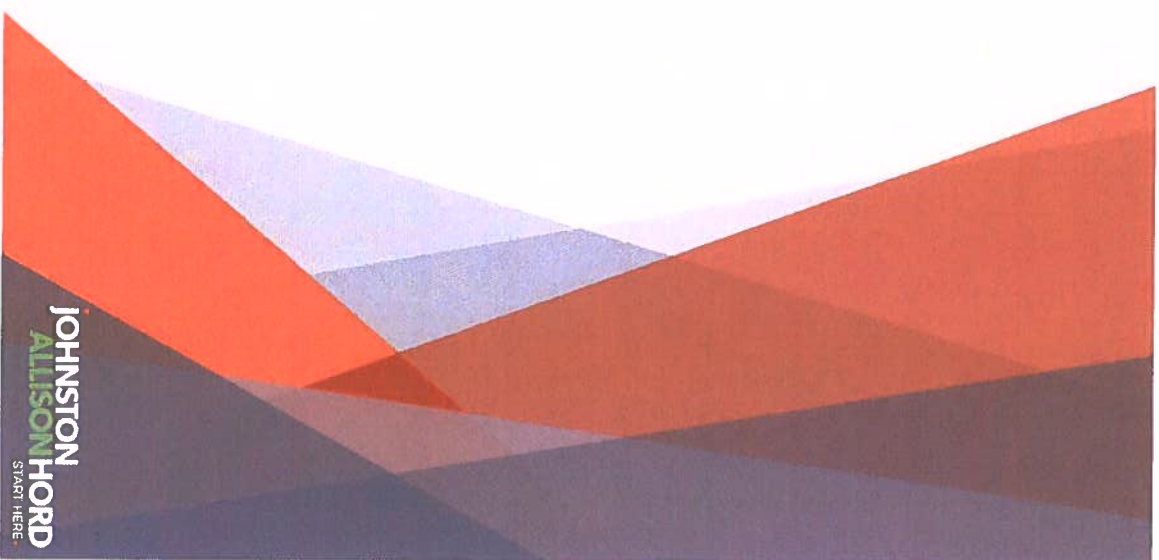
- ▶ Introductions
- ▶ Property Location
- ▶ Current Zoning
- ▶ Proposed Zoning
- ▶ Access & Logistics
- ▶ Land Use Plan Recommendation
- ▶ Anticipated Rezoning Schedule
- ▶ Questions & Discussion

Property Location



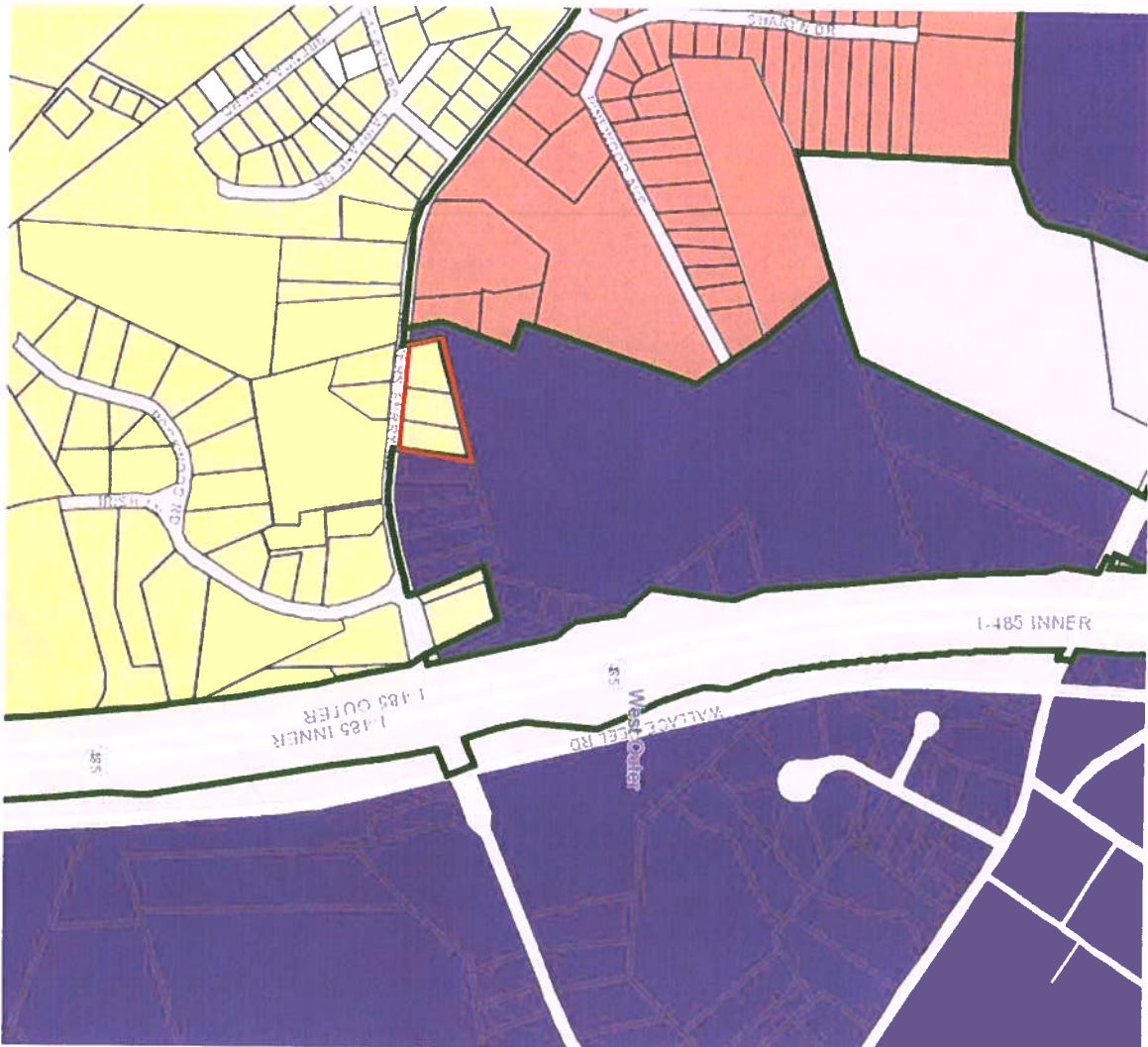


Current Zoning

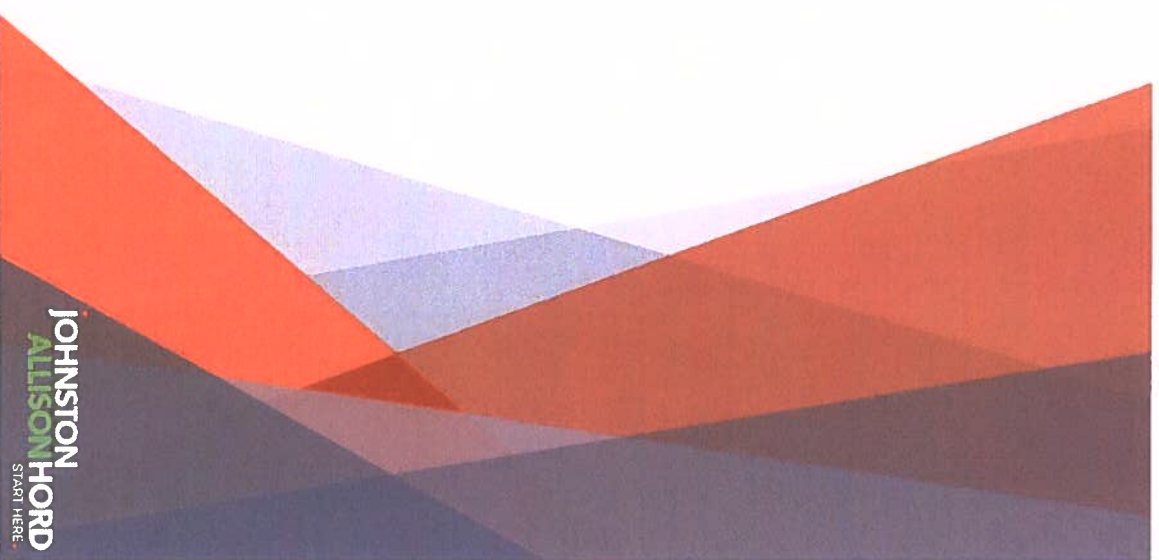


Zoning

- Mobile Home Park (MHP)
- Manufacturing & Logistics (ML)
- Industrial 2 Conditional (I-2(CD))
- Neighborhood 1 (N1-A)

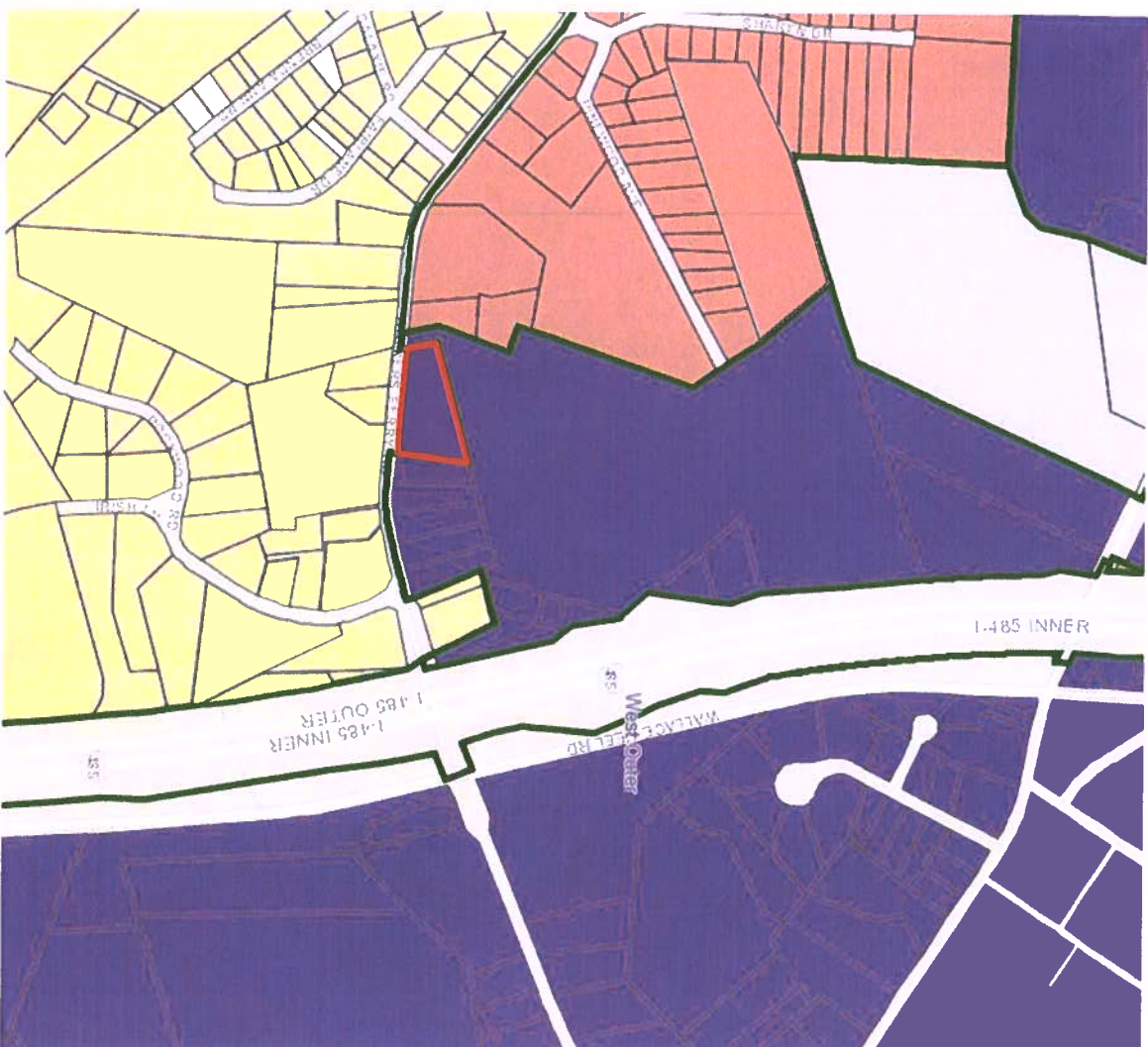


Proposed Zoning



Zoning

- Mobile Home Park (MHP)
- Manufacturing & Logistics (ML)
- Industrial 2 Conditional (I-2(CD))
- Neighborhood 1 (N1-A)



Proposed Zoning: ML-2

Manufacturing and Logistics

- ▶ Intended to accommodate industrial, warehousing/distribution, and manufacturing uses, including those that may include large areas of outdoor storage or operation
- ▶ Significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas
 - ▶ In addition to generally applicable tree-save, green space, and water quality buffers required for all new development
- ▶ Appropriate in areas readily accessible by arterials, interstates, and freight rail
- ▶ Aligns zoning with previously zoned ML-2 properties north of Walkers Ferry Road

Access & Logistics

- ▶ Access to/from the Site on Walkers Ferry Rd
- ▶ Average time to air freight terminal: 10 minutes
- ▶ Does not require travel through residential areas
- ▶ Routing to/from interstate via Wallace Neel Rd
- ▶ Truck traffic flows east from site



Land Use Plan Recommendation

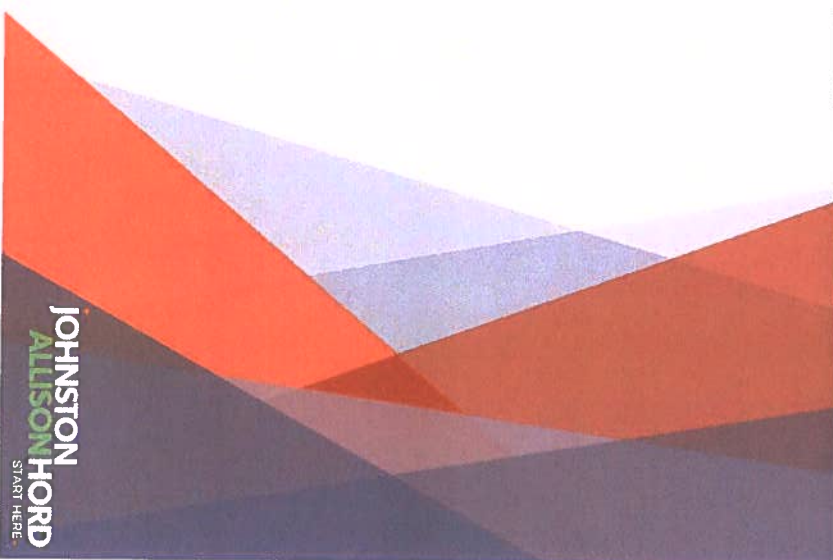
CHARLTON FUTURE

2040
COMPREHENSIVE
PLAN



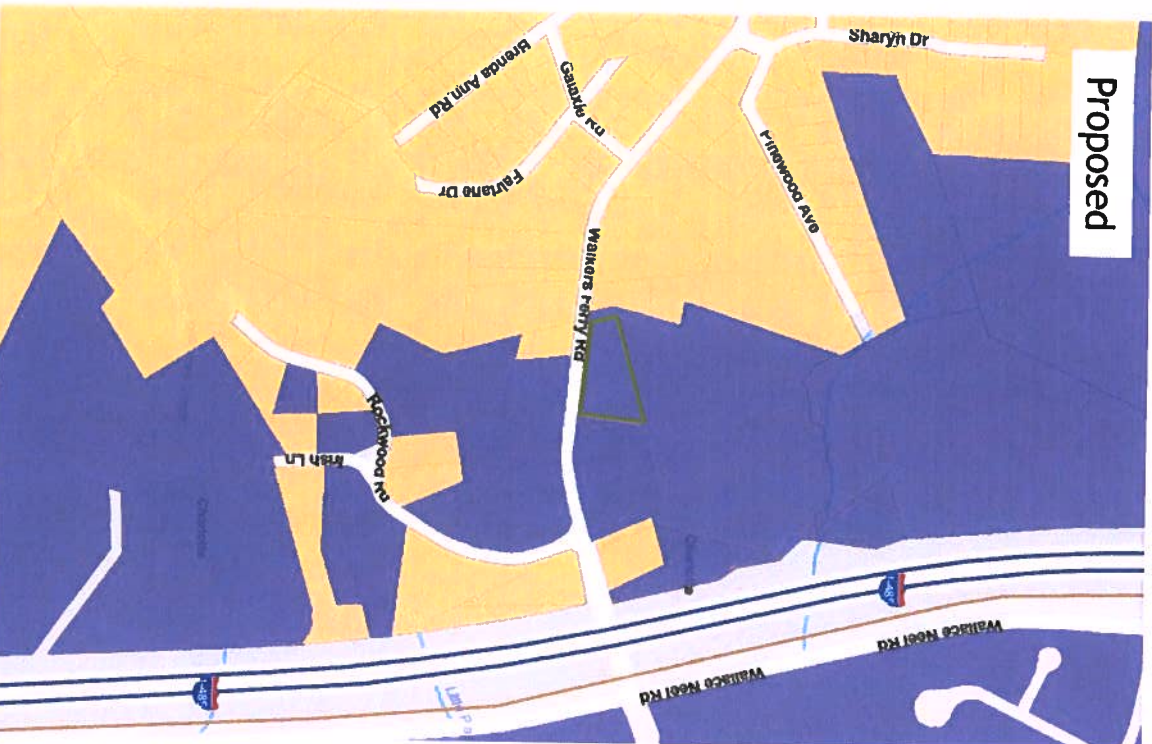
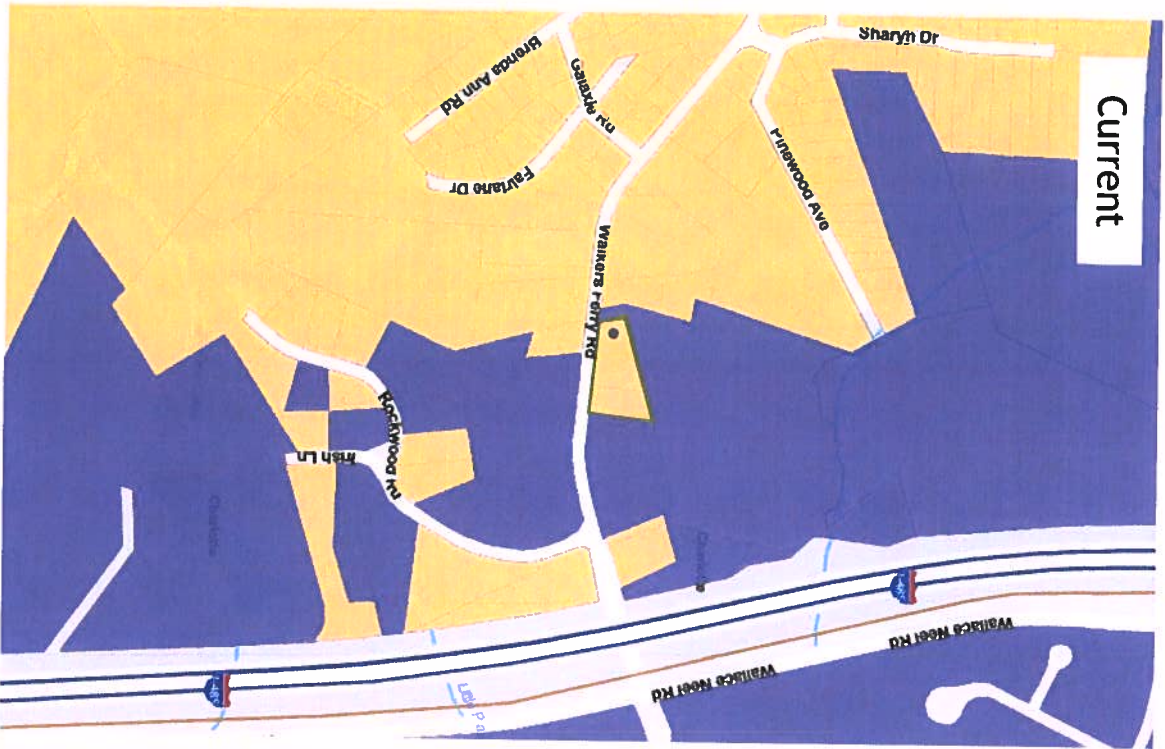
MANUFACTURING & LOGISTICS:

Areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, and distribution.



Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commerce
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



Requested Rezoning to ML-2 Supports the City's Vision

- ▶ Creates opportunities for upward economic mobility through access to a diverse mix of jobs and careers that align with the economic strengths of the region
- ▶ Leverages opportunities around the airport, I-485, and existing Norfolk Southern rail hub
- ▶ Aligns future place type mapping to ensure that there are fewer barriers to growth of the greater airport area as a hub

Anticipated Rezoning Schedule

- ▶ Application Filed: December 2023
- ▶ Official Community Meeting: Today, February 6th
- ▶ Public Hearing: March 18th
- ▶ Zoning Committee: April 2nd
- ▶ City Council Decision: April 15th

*These are anticipated dates, subject to change. Please check the City of Charlotte website for updates.

Questions & Discussion

DIXIE RIVER ROAD EXTENSION

The screenshot displays the Charlotte Explorer web application interface. The main map area shows an aerial view of a residential area with a blue square marker on a road. The interface includes a top navigation bar, a search bar, and several information panels on the left.

Charlotte Explorer
City of Charlotte, North Carolina | Open Data Portal

Property: 3001
UNIC #1621390

Assessment Value/Category
Cat. Building Code Land Tax
Assessment \$121,200 \$4,300 \$146,000 \$24,100

Ownership Information
Owner Name: COLETT, WALTER M
Address: 3001 UNIC #1621390

Land State Information
State: NC
County: UNIC #1621390

Building Information
Building Area: 0 sq. ft.

Map Tools

Layer List

- Future Property Subdivided by System
- Street
- Right-of-Way
- Land Use
- Parcel
- Water
- Transportation
- Utilities
- Other
- Boundary
- Water