

COMMUNITY MEETING REPORT

**Petitioner: Eastgroup Properties**

Rezoning Petition No. 2023-115

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 26, 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 Thursday, November 9, 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 Ron Coffey, John Ratliff and John Coleman of Eastgroup Properties and Nina Speed and John Carmichael 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 12<sup>th</sup> day of November, 2023

**Eastgroup Properties, Petitioner**

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

**EXHIBIT A-1**

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

2023-115	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-115	20107102	FAITH INCREASE LLC				PO BOX 52489		DURHAM	NC	27717
2023-115	20107103	5110 GABLE ROAD LLC				PO BOX 38390		CHARLOTTE	NC	28278
2023-115	20107104	GABLE	REBECCA	MOORE		2521 RIVERFORK RD		CLOVER	SC	29710
2023-115	20107105	WALL	MICHAEL	JACQUELINE	WALL	4830 GABLE RD		CHARLOTTE	NC	28273
2023-115	20107111	MORGAN	MARK	AMELIA	MORGAN	9225 PROVIDENCE RD		CHARLOTTE	NC	28277
2023-115	20107113	SHERRILL	KIMBERLY	J		PO BOX 224		CHIMNEY ROCK	NC	28720
2023-115	20107156	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR STE 450		ORLANDO	FL	32819
2023-115	20107157	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR STE 450		ORLANDO	FL	32819
2023-115	20107158	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR STE 450		ORLANDO	FL	32819
2023-115	20107227	PUBLIC LIBRARY OF CHARLOTTE AND MECKLENBURG COUNTY				101 EASTWAY DRIVE		CHARLOTTE	NC	28217
2023-115	20107229	EASTGROUP PROPERTIES LP				4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2023-115	20107230	EASTGROUP PROPERTIES LP				4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273

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2023-115	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-115	Clearview Acres	William	Harraman	9100 PARAGON DR, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-115	Steeleberry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-115	Stoney Ridge Homeowners Associa	Frank	Mathews	9006 GERALD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217

**EXHIBIT A-2**

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

**Subject:** Virtual Community Meeting - **Rezoning Petition No. 2023-115** filed by Eastgroup Properties to request the rezoning of an approximately 5.716 acre site located at 4620 Entrance Drive (see enclosed map)

**Date and Time of Meeting:** Thursday, November 9, 2023 at 6:30 p.m.

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

We are assisting Eastgroup Properties (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 5.716 acre site located at 4620 Entrance Drive (see enclosed map) from the I-1 (CD) zoning district to the ML-1 zoning district. The purpose of this rezoning request is to eliminate the buffer requirements of the I-1 (CD) 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 Thursday, November 9, 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](mailto: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](mailto: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 26, 2023



# 2023-115: Eastgroup Properties, L.P.

# Rezoning Map

**Requested Zoning** I-1(CD) ANDO (General Industrial, Conditional, Airport Noise Overlay District)  
**Requested Zoning** ML-1 ANDO (Manufacturing and Logistics-1, Airport Noise Overlay District)



Approximately 5.716 acres  
**Location of Requested Rezoning**



- 2023-115
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay

Adjacent to City Council District

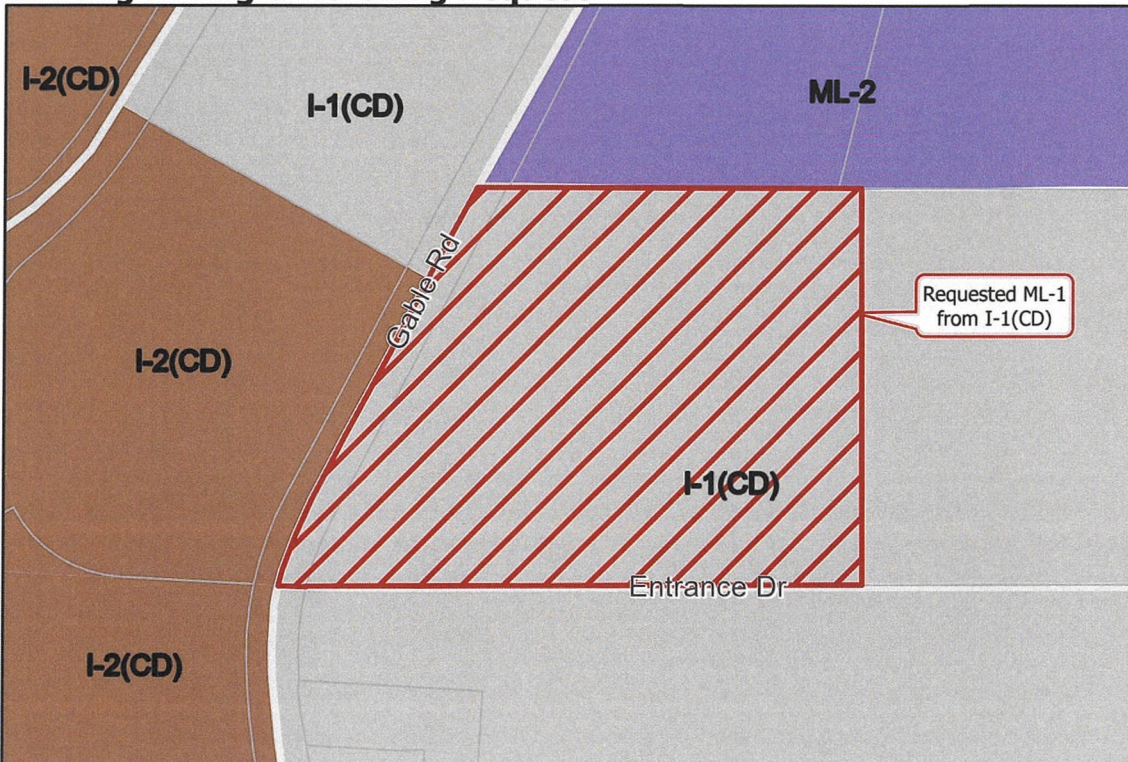
3-Victoria Watlington

County Commissioner

2-Vilma D. Leake



## Existing Zoning & Rezoning Request



Requested ML-1 from I-1(CD)

**Zoning Classification**

- Manufacturing & Logistics
- Light Industrial
- General Industrial

