

**COMMUNITY MEETING REPORT**  
**REZONING PETITION NO. 2024-035**

**Petitioner:** City of Charlotte, Aviation Department  
**Rezoning Petition No.:** 2024-035  
**Property:** 49 acre site located at 7540 Pine Oaks Drive

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 April 26, 2024. A copy of the written notice is attached as **Exhibit B**. 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 Monday, May 13, 2024, at 12:00 PM and an additional one was held on Tuesday, May 14, 2024, at 6:00 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 Stuart Hair, Jennifer Thompson and Sharonda Trammel of City of Charlotte, Aviation Department.

**SUMMARY OF TOPICS DISCUSSED AT MEETING HELD ON**

**May 14, 2024**

1. Overview of Petitioner's Presentation
  - A. Staff Introductions
  - B. Airport Overview and Development Principles
  - C. Rezoning Petition Property
  - D. Types of Zoning in Charlotte
  - E. Existing Zoning versus Proposed Zoning

F. Timeline  
G. Questions

The following is a detailed account of the discussion by topic during the meeting held on May 14, 2024. Jennifer Thompson led the presentation. She gave a brief introduction, then started the meeting by welcoming participants and thanking them for attending the Community meeting for Rezoning Petition No. 2024-035. She then explained how the meeting would proceed and reviewed the agenda.

Jennifer further explained that the project includes 49 acres located at 7540 Pine Oaks Drive bordered by Beam Road, Byrum Drive, and Timberley Place. 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 Neighborhood 1-A to Manufacturing and Logistics 2
- Types of rezoning petitions in Charlotte
- Existing zoning
- Current zoning versus proposed zoning
- Examples of Neighborhood 1 place types
- Examples of Manufacturing & Logistics 2 uses
- Development standards with an explanation of the permitted uses and heights
- Land Use plan recommendations and the Charlotte Future 2040 Policy Map
- Timeline of the rezoning process which included the pre-submittal meeting date of September 12, 2023, and proposed dates for the Charlotte City Council Zoning Meeting Public Hearing (June 17, 2024) and the Charlotte City Council Zoning Meeting (August 19, 2024).

At the meeting, guest participants Courtney Brown, Janice, and Pamela Foxx asked the following questions:

- Did anyone join the May 13<sup>th</sup> meeting? Jennifer responded with yes.
- Are there any plans to connect Douglas Drive to Pine Oaks Drive? Jennifer responded, “No, not related to this petition. The rezoning will allow for access to Byrum Drive.”
- Is DOT required to comment on this rezoning petition? Jennifer’s response: Are you referring to NCDOT? The response was “yes”. Jennifer’s response: No.
- What kind of benefit for expanding to the neighborhood? Jennifer referred back to the presentation and explained the impact of traffic and road improvements.

- Is that the only benefit? Jennifer's response: If and when a project becomes permitted, then yes, a traffic impact study will indicate if road improvements are necessary.
- If I have any other questions, who should I contact? Jennifer responded, "Reach out to Sharonda."

The meeting concluded with Jennifer welcoming questions from all participants and providing the representatives' contact information for any follow-up questions.

Jennifer mentioned to the participants to contact Sharonda directly with any additional questions or requests. The participants were thanked for participating and then the meeting was adjourned.

# EXHIBIT A

AutoSave ● Off Copy of Mailing List RZP-2024-035 • Saved to this PC

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	A	B	C	D	E	F	G	H	I
1	2024-035	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE		
2	2024-035	RODDEY	T C	7516 PINE OAKS DR	CHARLOTTE	NC	28217		
3	2024-035	FURR	PEGGY MCALISTER	1009 CHANDLER FOREST CT	INDIAN TRAIL	NC	28079		
4	2024-035	FURR	RUSSILL RAY	1009 CHANDLER FOREST CT	INDIAN TRAIL	NC	28079		
5	2024-035	CARNES	STEPHANIE LYNNE	7818 DOUGLAS DR	CHARLOTTE	NC	28217		
6	2024-035	PIEDMONT NATURAL GAS CO	INC	PO BOX 33068	CHARLOTTE	NC	28233-3068		
7	2024-035	MINGO	ROBERT JAMES	3618 SARGEANT DR	CHARLOTTE	NC	28210		
8	2024-035	WATERS CONSTRUCTION CO INC		3850 SHARONVIEW RD	CHARLOTTE	NC	28210		
9	2024-035	CPB REALTY HOLDINGS LLC		151 ODELL SCHOOL RD	CONCORD	NC	28027		
0	2024-035	LIT INDUSTRIAL LIMITED PARTNERSHIP		1717 MCKINNEY AVE STE 1900	DALLAS	TX	75202		
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4		Additional outreach							
5		Cain	Keith Douglas	7830 Douglas Drive	Charlotte	NC	28217		
6		McGarty	David and Sofia	7908 Douglas Drive	Charlotte	NC	28217		
7		Firth	Florence	7911 Douglas Drive	Charlotte	NC	28216		
8		Moore	Debra Lynn Firth	7912 Douglas Drive	Charlotte	NC	28217		
9		Montesdeoca	Miller Mendoza	8016 Douglas Drive	Charlotte	NC	28217		
10		Fajardo	Norberto and Glad	8028 Douglas Drive	Charlotte	NC	28217		
11		Jaynes	Robert	8029 McAlpine Drive	Charlotte	NC	28217		
12		Muellhaeuser	Melanie and Micha	8008 McAlpine Drive	Charlotte	NC	28217		
13		Windham	E T and Ada	8105 Douglas Drive	Charlotte	NC	28217		
14		Adcock	Alfred and Marjorie	8115 Douglas Drive	Charlotte	NC	28217		
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## EXHIBIT A Continued

The screenshot shows an Excel spreadsheet with the following data:

	A	B	C	D	E	F	G
1	2024-35	full_name_neighborhood	first_name	last_name	physical_address	city	zip_code
2	2024-035	Eagle Creek Homeowners Associat	Larry	Harbin	4209 EAGLE LAKE DR N, CHARLOTTE, NC, 28217	CHARLOTTE	28217
3	2024-035	Edinborough Homeowners Associat	Gerald	Nichols	5525 EAGLE LAKE DR S, CHARLOTTE, NC, 28217	CHARLOTTE	28217
4	2024-035	Steeleberrry Acres Neighborhood	Michelle	Stone	8914 STEEBERRY DR, CHARLOTTE, NC, 28217	CHARLOTTE	28217
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## **EXHIBIT B**

NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING FOR  
REZONING PETITION NO. 2024-035

**Subject:** Community Meeting – Rezoning Petition filed by City of Charlotte, Aviation Department to rezone approximately 49 acres located at 7540 Pine Oaks Drive to allow development of a Manufacturing and Logistics facilities

**Date and Time of Meeting:** Monday, May 13, 2024, at 12:00pm

**Virtual Meeting Registration:** Please send an email to Sharonda Trammel at [sharonda.trammel@cltairport.com](mailto:sharonda.trammel@cltairport.com) to receive a secure meeting link.

**Petitioner:** City of Charlotte, Aviation Department

**Petition No.:** RZP-2024-035

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 49-acre site (the "Site") located at 7540 Pine Oaks from the Neighborhood 1A and Manufacturing and Logistics 1 zoning districts to Manufacturing and Logistics 2 zoning district. The purpose of the rezoning is to permit the development of manufacturing and logistics facilities.

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 May 13, 2024, at 12:00pm online. The Aviation Department will also hold an additional Community Meeting on Tuesday May 14, 2024, at 6:00pm 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](mailto: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 the presentation from Sharonda Trammel at [sharonda.trammel@cltairport.com](mailto:sharonda.trammel@cltairport.com) or (980) 579-0027.

RZP 2024-035

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

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

Mailed April 26, 2024

## **EXHIBIT C**

LIST OF MEETING PARTICIPANTS AT  
COMMUNITY MEETING FOR  
REZONING PETITION NO. 2024-035

### **May 14, 2024**

Courtney Brown	<a href="mailto:cbrown@seiu32bj.org">cbrown@seiu32bj.org</a>
Pamela Foxx	Email not provided
Janice	Email not provided





# CLT Legacy Site Rezoning Community Meeting

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

**May 13**

**Noon - 1 p.m.**

[Click here to join the meeting](#)

**May 14**

**6 - 7 p.m.**

[Click here to join the meeting](#)

