

**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 May 23, 2024. A copy of the written notice is attached as **Exhibit B**.

**TIMES AND DATES OF MEETING:**

The Community Meeting required by the Ordinance was held in person on Thursday, June 6, 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 meetings were Stuart Hair, Jennifer Thompson and Sharonda Trammel of City of Charlotte, Aviation Department.

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

**June 6, 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 June 6, 2024. Stuart Hair led the presentation. He 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. He then explained how the meeting would proceed and reviewed the agenda.

Stuart 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, Resha Fortson, and Gladys Fajardo asked the following questions:

- What happens to the value of my property? Stuart explained about property values and historical tax assessments. Development could increase the value of property.
- Are there any plans to buy our homes? Stuart responded, "We don't."
- Is there a site plan for this parcel? Stuart explained three concepts for manufacturing facilities on this land. The concepts are based on a site selection study by Duke Energy. He further explained that there isn't anything specific, and the interested developer will likely do a conditional zoning in the future.
- Resha asked if Stephanie Lasne can get a copy of the Community Meeting presentation. Stuart responded with "Yes, Sharonda will email a copy to her."

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

Stuart mentioned to the participants to contact Sharonda directly with any additional questions or requests by June 7th. The participants were thanked for participating and then the meeting was adjourned.



## EXHIBIT A Continued

The screenshot shows the Microsoft Excel interface with the following data in the spreadsheet:

|    | 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 | Steeleberry Acres Neighborhood  | Michelle   | Stone     | 8914 STEEBERRY DR, CHARLOTTE, NC, 28217    | CHARLOTTE | 28217    |
| 5  |          |                                 |            |           |  |           |          |
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| 36 |          |                                 |            |           |  |           |          |

## **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 48 acres located at 7540 Pine Oaks Drive to allow development of Manufacturing and Logistics facilities

Date and Time of Meeting: Thursday, June 6, 2024, at 6:00pm

Meeting Location: 3151 Piper Lane, Suite D Charlotte NC 28208

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 48-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 third Community Meeting regarding this Rezoning Petition on June 6, 2024, at 6pm at 3151 Piper Lane Charlotte NC 28208. (Prior Community Meetings were held on May 13, 2024, at 12:00pm and May 14, 2024, at 6:00pm online.) 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 attend 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.

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

RZP 2024-035

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

