Community Meeting Report Petitioner: Charlotte Douglas International Airport Rezoning Petition No.: 2018-025

Public Meeting – March 13, 2018

The 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 Zoning Ordinance.

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

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-1 attached hereto by depositing such notice in the U.S. mail on March 1, 2018. 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 Tuesday, March 13, 2018, at 6:00 PM at the CLT Center located as 5601 Wilkinson Blvd in Charlotte, North Carolina.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner representatives at the Community Meeting were Stuart Hair and Rebecca Simensen of Charlotte Douglas International Airport; Steve Blakely, Laura Reid, Matt Edwards, and McKenzie Publicover of Kimley Horn; and Bridget Grant of Moore & VanAllen.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as <u>Exhibit C</u>.

Stuart Hair opened the meeting and welcomed those in attendance. Mr. Hair provided an overview of the proposed rezoning and explained the process for developing underutilized land owned by the airport. It was noted that the property to be rezoned was acquired over a period of years in an effort decrease the amount of residential land in close proximity to the airport.

Residents asked questions about the noise contours and how they are structured. Residents also inquired about the Tuckaseegee Road realignment and impacts. The consultant team described the alignment, limitations of the improvements, and that truck traffic would still not be permitted on the section of Tuckaseegee Road north of I-85.

There were also questions related to the potential users and timing. Mr. Hair relayed that a specific user has not been confirmed and the rezoning is in response to market demands.

Mr. Hair confirmed that the proposed plan does not include new residential development. Mr. Hair also confirmed that future industrial users on the site would adhere to the City's noise ordinance.

Residents inquired if this rezoning was an indicator for how the airport intended to use the balance of their land. Mr. Hair stated that office and other uses that support or are complementary to the airport may also be considered.

Residents inquired about the potential development and environmental impacts. The development team confirmed they will work the City and other agencies to adhere to applicable policies and regulations.

Mr. Hair thanked everyone and shared contact information in the event anyone has additional questions.

In order to capture comments from residents, staff offered both hard copy comments cards and the ability to email comments. These have been included in the submittal as <i>Exhibit D.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

None

Respectfully submitted, this 16th day of April 2018.

Charlotte Douglas International Airport

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department

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2018-025 0553812	9 ELLIOTT	WINIFRED H			8605 TODD RD		CHARLOTTE	NC	28214
2018-025 0552710	1 HARTNESS	CASEY			7812 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2018-025 0555112	1 HARVEST CHURCH INC/CHARLOTTE				PO BOX 668154		CHARLOTTE	NC	28266
2018-025 0553710	5 QUERY	FRANCES			5937 PONDEROSA DR		RALEIGH	NC	27612
2018-025 0555210	3 RIDOUT	WILLIAM P III		RONALD EDWARD RIDOUT	5122 CASPER DR		CHARLOTTE	NC	28214
2018-025 0552710	3 SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-025 0555111	6 TUCKASEEGEE LIMITED LIABILITY	COMPANY			7 NANTUCKET DR		PALM COAST	FL	32137
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2018-025 11302108 CITY OF CHARLOTTE		600 E 4TH ST	CHARLOTTE	NC	28202

NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Petition No. 2018-025** filed by City of Charlotte Aviation Department (owner and operator of Charlotte Douglas International Airport) to request the rezoning of approximately 108 acres located along Tuckaseegee Rd., north of Wilkinson Blvd. and south of the I-85 overpass from B-2, R-3, and R-MH (LLWPA) zoning districts to the I-2 (CD) zoning district.

Date and Time	
of Meeting:	Tuesday, March 13, 2018, at 6:00 PM

Place of Meeting: CLT Center located at 5601 Wilkinson Blvd. Charlotte, NC 28208.

We are assisting City of Charlotte Aviation Department (owner and operator of Charlotte Douglas International Airport) (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of approximately 108 acres located along Tuckaseegee Rd., north of Wilkinson Blvd. and south of the I-85 overpass from B-2, R-3, and R-MH (LLWPA) zoning districts to the I-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of logistics and distribution 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 for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning 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 give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, March 13, 2018, at 6:00 PM at the CLT Center located at 5601 Wilkinson Blvd Charlotte NC 28208. 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 Stuart Hair at (704) 359-4895.

Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: March 1, 2018

Name	Address	ZIP	Phone 864	Email
308 Sharen	7 Herrice Black		230,2275	
DE SAXER	3047 WYCUH Reno	27607	919-349-1029	jhsadler 1953@gma: 1.
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Todd Sudler	2 Queen Ann Rd.	29615	864323-7153	to Id sad ker compon
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Rezoning 2018-025 – Tuckaseegee Rd Public Meeting – March 13th, 2018

Name	Address	ZIP	Phone	Email
Henry Sadler	7233 Tuckanger RA	28214	264.756.8589	
11-17-000			704-399-3258	
Charles Carson	1323 Kingscross Dr	11 286	704-519-6499	
Dr. Charles Triol	1323 Kingscross Dr 2 7700 Tuckasegge Aval	78214	704 399-7934	/
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REZONING PETITION 2018-025

COMMUNITY MEETING MARCH 13, 2018

啦 CITY OF CHARLOTTE DEPARTMENT



Stuart Hair Economic and Community Affairs Manager Sphair@cltairport.com 704-359-4895



Airport Area Strategic Development Plan

- CLT owns over 6,000 acres; 2,000 acres not needed for aeronautical activity
- Focus shifts to include commercial development
- In April 2017, CLT completed Airport Area Strategic Development Plan (AASDP)
- Market Driven approach to commercial development
- Implementation as **Project AMP** (Airport Master Plan)



Commercial Development Projects

Primary Objectives



- Generate non-aeronautical revenue that helps fulfill FAA requirements for Airport financial self-sufficiency
- Put vacant and underutilized Airport property into productive use
- Ensure that future development around the Airport is appropriate for an airport environment and does not negatively impact aviation

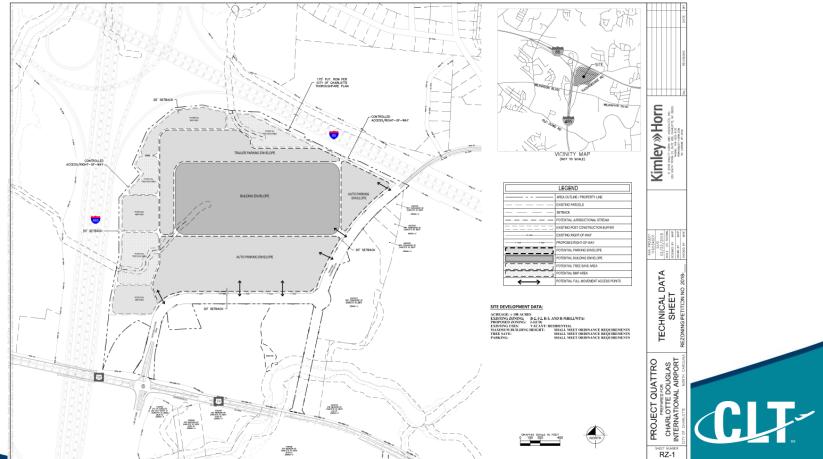


Overview of Petition 2018-025

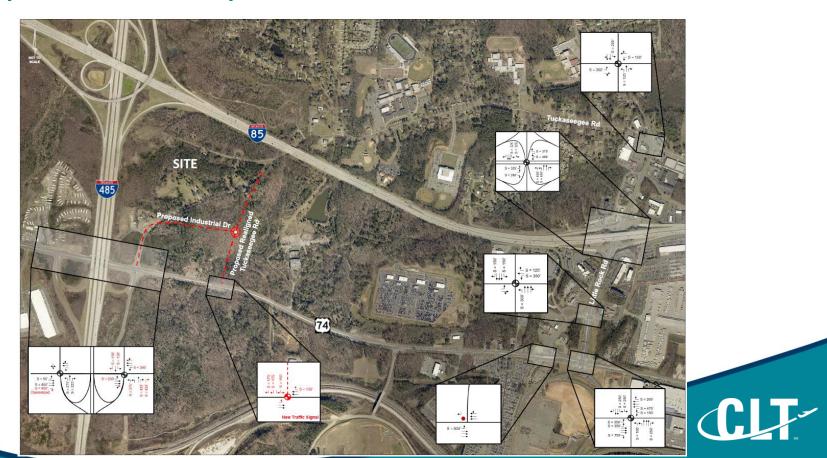
- Land was previously residential
- Over 20 years, Aviation has acquired parcels as part of Noise Mitigation program which allowed for purchase of homes significantly impacted by aircraft noise
- Land acquisition program for this area concluding
- Rezoning to I-2 (CD) fulfills FAA requirement for compatible land use
- Anticipate future development in this area



Site Plan



Transportation Impacts



Petition Timeline

Community Meeting: 3/13/18

Community Report Deadline: 4/16/18

Public Hearing: 5/21/18

City Council Meeting (Decision Requested): 6/18/18





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Second Public Meeting for Rezoning Petition 2018-025 Meeting Date: March 13, 2018 704399-3521 Hery informative meeting - look forward nore progress on the West & de of Chatotte Name: Ju Comments: no

Second Public Meeting for Rezoning Petition 2018-025

Meeting Date: March 13, 2018 awley, 7701 Tuckaseegee ose Name: Comments: osings. concern is road on the new wart Hair explained th be built first, climinating wow 19 road he need for many closures. Then you for that. Most of my customers me off of I-485, heading directly up Tuctaseegee Rd. Any closures while be detrimental to my business.