

**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 Exhibit C.

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 Exhibit D.*

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

None

Respectfully submitted, this 16<sup>th</sup> day of April 2018.

Charlotte Douglas International Airport

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

2018-025	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-025	05537112	CRAIN	RANDALL A		FREDDY V CRAIN	75 SANTA ROSE AVE		PACIFICA	CA	94044
2018-025	05538129	ELLIOTT	WINIFRED H			8605 TODD RD		CHARLOTTE	NC	28214
2018-025	05527101	HARTNESS	CASEY			7812 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2018-025	05551121	HARVEST CHURCH INC/CHARLOTTE				PO BOX 668154		CHARLOTTE	NC	28266
2018-025	05537105	QUERY	FRANCES			5937 PONDEROSA DR		RALEIGH	NC	27612
2018-025	05552103	RIDOUT	WILLIAM P III		RONALD EDWARD RIDOUT	5122 CASPER DR		CHARLOTTE	NC	28214
2018-025	05527103	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-025	05551116	TUCKASEEGEE LIMITED LIABILITY	COMPANY			7 NANTUCKET DR		PALM COAST	FL	32137
2018-025	05551114	WEST MECK OPTMIST CLUB	INC		C/O GLEN P SMALL	8627 LARCHMONT CIR		CHARLOTTE	NC	28214
2018-025	05538114	BAMBACH	EDITH H	WILLIAM J	BAMBACH	8419 TODD RD		CHARLOTTE	NC	28214

2018-025	ORGANIZA	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-025	Calton Plac	Sharon	Shreve	4412 Carles Patrick Ct		Charlotte	NC	28214
2018-025	Kensington	Liz & Paul	Payerle	2915 Kanimbla Dr		Charlotte	NC	28214
2018-025	Thomasbor	Alvin	Eccles	2118 Little Rock Rd		Charlotte	NC	28214

**Per Michael Russell, do not send**

2018-025	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-025	05536229	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537102	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537103	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537104	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537107	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537109	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537110	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537111	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2018-025	05537113	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-025	05537114	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28208
2018-025	05537115	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202



2018-025	05538207	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	05538208	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	05538209	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	05538210	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	05538211	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2018-025	05538213	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2018-025	05538214	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2018-025	05552101	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	05552102	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2018-025	05553101	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
2018-025	11301214	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	11302101	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-025	11302106	CITY OF CHARLOTTE	C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
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.

cc: 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



**Rezoning 2018-025 – Tuckaseegee Rd  
Public Meeting – March 13<sup>th</sup>, 2018**

Name	Address	ZIP	Phone	Email
Henry Sadler	7233 Tuckaseegee Rd	28214	704-756-8589 704-399-3258	
Charles Carson	1323 Kingscross Dr	28211	704-519-6499	
Dr. Charles Fisher	7700 Tuckaseegee Road	28214	704-399-7934	



# REZONING PETITION 2018-025

COMMUNITY MEETING  
MARCH 13, 2018

# WELCOME

Stuart Hair

Economic and Community Affairs Manager

[Sphair@cltairport.com](mailto: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



# 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

Name: Ralph + Ginny Suttle 704 399-3521

Comments:

Very informative meeting - look forward  
to more progress on the west side of Charlotte

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**Second Public Meeting for Rezoning Petition 2018-025**

Meeting Date: March 13, 2018

Name: Rose Hawley, 7701 Tuckaseegee

Comments:

My only concern is road closings.  
Stuart Hair explained that the new  
road would be built first, eliminating  
the need for many closures. Thank  
you for that. Most of my customers  
come off of I-485, heading directly  
up Tuckaseegee Rd. Any closures would  
be detrimental to my business.