

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION #2026-058**

Subject: Rezoning Petition No. 2026-058

Petitioner/Developer: Pappas Properties Development LLC

Current Land Use: Industrial

Existing Zoning: ML-2 (Manufacturing & Logistics – 2)

Rezoning Requested: TOD – NC (Transit Oriented District – Neighborhood Center)

**Date and Time of Meeting:** **Thursday, September 24, 2026, at 6:00 PM**

**Virtual Meeting Registration:** *Please send an email to:*  
[CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com)  
*to receive a secure meeting link and reference petition# 2026-058.*

Date of Notice: 9/10/2026

Moore & VanAllen is assisting Pappas Properties Development LLC (the “Petitioner”) on a recently filed request to rezone an approximately ±14.87-acre site located at 4405 Yancey Road in Charlotte, North Carolina (the “Site”) from ML-2 to TOD-NC. The requested zoning would allow all uses permitted by-right and under prescribed conditions in the TOD zoning district and is consistent with the adopted land use plan.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

**Accordingly, we extend an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, September 24, 2026, at 6:00 p.m.**

***Please send an email by September 23<sup>rd</sup> to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure virtual meeting link and reference Petition #2026-058.***

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Joi Mayo, Charlotte City Council District 3 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Jeff Smith, Terwilliger Pappas  
Bridget Grant, Moore & Van Allen, PLLC

## Site Location:



### 2026-058: Pappas Properties Development LLC

#### Parcel(s):

14903322, 14903323, 14903321, 14903319, 14903316, 14903315, 14903314, 14903111, 14903101, 14903108

#### Current Zoning:

ML-2 (Manufacturing and Logistics-2)

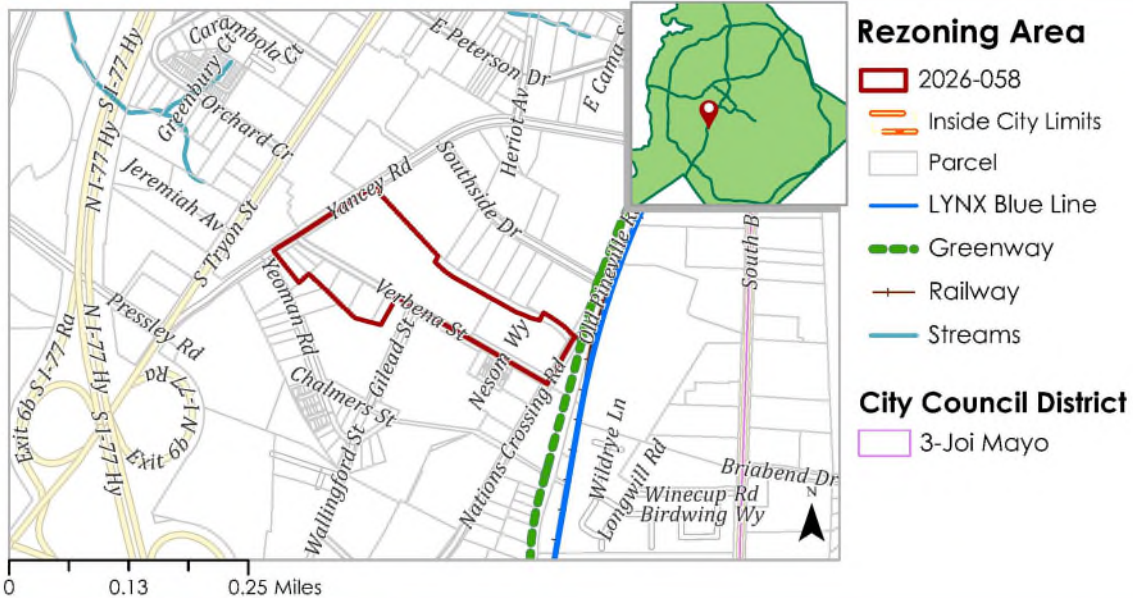
#### Requested Zoning:

TOD-NC (Transit Oriented District-Neighborhood Center)

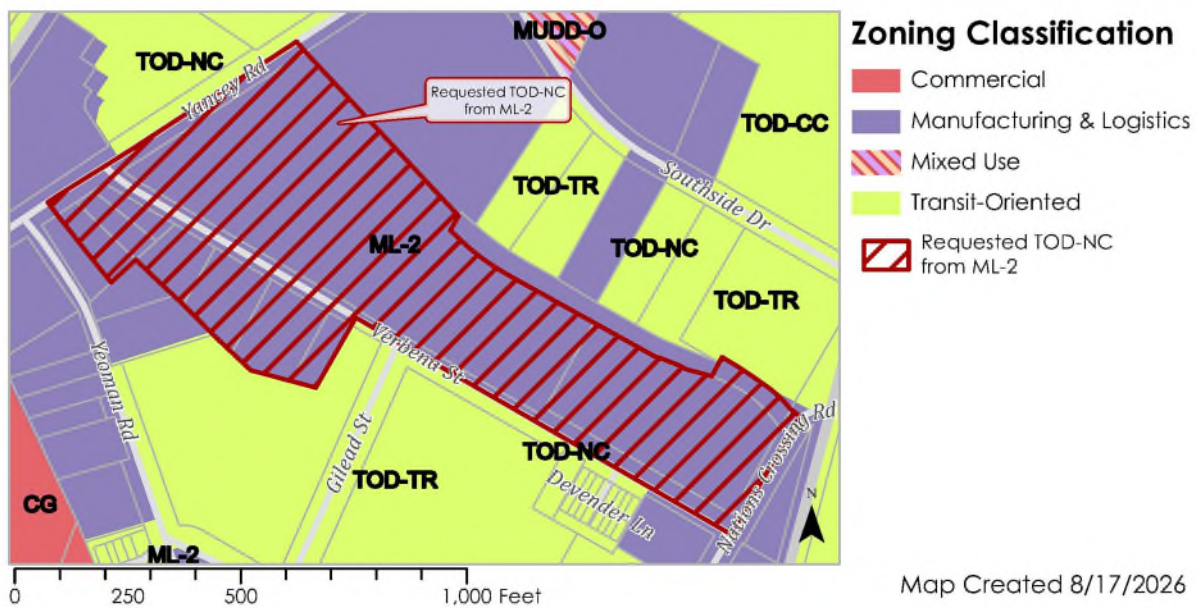
#### Size:

Approximately 14.87 acres

#### Location of Requested Rezoning



#### Existing Zoning & Rezoning Request



Map Created 8/17/2026