

SECOND COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-027

Petitioner: Crosland Southeast
Rezoning Petition No.: 2026-027
Property: ±39.41-acres located along Wilkinson Boulevard and Little Rock Road northeast of the Charlotte Douglas International Airport

This follow-up community meeting report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 37.2 of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the follow-up community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 5/20/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Wednesday, June 3, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the meeting is attached as **Exhibit C**. The Petitioner's representatives were Tim Sittema, Barry James and Bobby Spier with Crosland Southeast, Stuart Hair and Jennifer Thompson with City of Charlotte Aviation Department, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Bridget Grant of Moore & Van Allen opened the meeting, introduced representatives of the Petitioner, and outlined how the meeting would proceed.

Ms. Grant provided an overview of the site and location. The subject property is located at the intersection of Wilkinson Boulevard and Little Rock Road, south of I-85, north of Charlotte Douglas International Airport, west of I-77, east of I-485. The site is zoned Regional Activity Center (RAC) and the proposed zoning is General Commercial, conditional (CG(CD)) to develop the site with all uses allowed in the CG(CD) zoning district. The Charlotte Future 2040 Plan recommends the Regional Activity Center.

The aviation department acquired the subject properties and provided assurances that prohibit residential use. The development is managed by Crosland Southeast who focuses on necessary site improvements before leasing to restaurants and retail tenants. The aviation department will retain ownership and enter into lease agreements with tenants.

Economic impact analysis is pending tenant selection, making current forecasts speculative. The Silver Line light rail plans include alternative runs near the site, with plans for an automated people mover (APM) connecting to the airport terminal and rental car center, enhancing pedestrian connectivity and transit options.

Ms. Grant reviewed the anticipated rezoning schedule. Following the community meeting, the petition will proceed through the City's formal review process, with a Public Hearing currently targeted for August 17, 2026, followed by Zoning Committee consideration on September 1, 2026, and a City Council decision on September 21, 2026.

The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

Community members expressed concerns about crime, a desire for less industrial zoning and quality development. The development team shared various strategies to activate the site to reduce crime, enforce architectural standards and create a unique sense of place, supported by strong market interest from national tenants. The project is expected to be a catalyst for further development along the corridor. The development team shared that increased activity, and tenancy typically reduces crime presence. Plans include multiple businesses, potential security measures and collaboration with police to maintain safety and attract quality tenants, with no current tenant concerns about crime reported.

Neighbors expressed preference for contracting and construction with the Minority, Women and Small Business Enterprise (MWBE). The development team explained challenges due to heavy site work and large-scale horizontal construction. These pose difficult involvement by small businesses however every attempt will be made by the development team.

The site's Regional Activity Center (RAC) zoning was identified as problematic due to FAA height restrictions limiting mixed-use development, especially residential. The development team acknowledged the project focuses on commercial uses compatible with airport operations and FAA regulations.

Questions arose about ensuring the development is inviting and visually cohesive rather than resembling typical highway exits. The team emphasized architectural standards, coordinated design guidelines, and placemaking elements to create a unique sense of place. While tenant branding is respected, landscaping, materials, and special corner features will unify the district's aesthetic.

It was noted by attendees that the northwest community currently lacks dedicated community center space. The airport aspires to include meeting facilities within the district, potentially in office or hotel spaces, to support local gatherings and community events, addressing a recognized gap in the area. Overall, the meeting reflected a collaborative approach to balancing development goals with community needs and regulatory constraints.

There being no further questions, Ms. Grant closed the meeting by thanking attendees for their interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made as a result of the Community Meeting. The Petitioner's representatives continue to coordinate efforts with City Staff.

cc: Joi Mayo, Charlotte City Council District 3 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Tim Sittima, Crosland Southeast
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
05536931	CU LLC			PO BOX 1357	PINEVILLE	NC	28134-8123
05536937	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202
05536938	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
05536939	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
05536941	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
05536942	TMGOC CLT 2700 SUNBELT 3 LLC			2385 NW EXECUTIVE CENTER DR	BOCA RATON	FL	33431
05536943	CITY OF CHARLOTTE			600 EAST FOURTH ST	CHARLOTTE	NC	28202-2844
05536944	TPS CHARLOTTE LLC		C/O GREEN COURTE PARTNERS LLC	303 W MADISON ST STE 1500	CHICAGO	IL	60606
05536946	DUKE POWER CO	ATTN: TAX DEPT - PB05B		422 S CHURCH ST	CHARLOTTE	NC	28242-0001
05536950	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
05536951	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
05536953	ROLLINS LEASING CORP		C/O PENSKE TRUCK LEASING	PO BOX 563	READING	PA	19603
06128101	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
06128103	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
06128105	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202-2844
06128106	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC	28202-2816
06128108	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
06128110	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202-2844
06128111	CITY OF CHARLOTTE			600 EAST FOURTH ST	CHARLOTTE	NC	28202
06128201	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST 4TH ST	CHARLOTTE	NC	28202
06128202	AMERICAN FREIGHTWAYS CORP		c/o BURKE & ASSOC	8285 TOURNAMENT DR	MEMPHIS	TN	38125
06128203	AMERICAN FREIGHT WAYS CORP		C/O BURKE & ASSOC	8285 TOURNAMENT DR	MEMPHIS	TN	38125-4442
06128204	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202-2816
06128206	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
06128207	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST 4TH ST	CHARLOTTE	NC	28202-2816
06128208	CITY OF CHARLOTTE			5601 WILKINSON BLVD	CHARLOTTE	NC	28208-2816
06128301	SAM'S INVESTMENTS VIII LLC			PO BOX 20197	ATLANTA	GA	30325
06128302	LITTLE ROCK PARTNERSHIP LLC		C/O JAYESH R PATEL	11126 HOLLIS HILL LN	HUNTERSVILLE	NC	28078
06128303	OHFII LITTLE ROCK LL		ARYA VINAYAK HOTELS LLC	3210 FAIRHILL DR STE 100	RALEIGH	NC	27612
06129107	CHI-HI LLC			6110 FALCONBRIDGE RD STE 200	CHAPEL HILL	NC	27517
11301204	CITY OF CHARLOTTE			600 E 4TH ST	CHARLOTTE	NC	28202
11301205	CITY OF CHARLOTTE			600 EAST 4TH ST	CHARLOTTE	NC	28202
11301215	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
11517223	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202-2816

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Carlton Place / Moores Park Nei	Sharon	Shreve	4412 CHARLES PATRICK CT, CHARLOTTE, NC, 28214
Kensington HOA	Anne	Miller	2915 KANIMBLA DR, CHARLOTTE, NC, 28214
Little Rock Tuckaseegee	Erinn	Rochelle	6819 TUCKASEEGEE ROAD, CHARLOTTE, NC, 28214
Northwest Community Alliance	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214
Thomasboro Neighborhood Associa	Alvin	Eccles	2118 LITTLE ROCK RD, CHARLOTTE, NC, 28214
Westerwood	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214
Windsong Trails Neighborhood As	Annie	Briggs	2421 MARY ANN DR, CHARLOTTE, NC, 28214
Paw Creek Village	Lisa	Jackson	8148 Paw Club Dr., Charlotte, NC, 28214
Pawtuckett On The Green	Doug	Burnett	9102 Spyglass Place, Charlotte, NC, 28214
Northwest Community Alliance	Sam	Smith	7008 Palatine Lane, Charlotte, NC, 28214

Exhibit B

FOLLOW-UP COMMUNITY MEETING NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-027

Subject: Rezoning Petition No. 2026-027

Petitioner/Developer: Crosland Southeast

Current Land Use: Vacant

Existing Zoning: RAC (Regional Activity Center)

Rezoning Requested: CG(CD) (General Commercial, Conditional)

Date and Time of Meeting: **Wednesday, June 3, 2026, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2026-027.*

Date of Notice: 5/20/2026

Moore & VanAllen is assisting Crosland Southeast (the “Petitioner”) on a recently filed request to rezone an approximately ±39.41-acre site located along Wilkinson Boulevard and Little Rock Road northeast of the Charlotte Douglas International Airport in Charlotte, North Carolina (the “Site”) from RAC to CG(CD). The request is to allow the site to be developed with uses allowed in the CG(CD) zoning district to support convenience-oriented commercial services catering to travelers and employees near the airport corridor.

The Petitioner will hold a follow-up **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 Wednesday, June 3, 2026, at 6:00 p.m.

Please send an email by June 2nd to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-027.

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
Tim Sittema, Crosland Southeast
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (continued)

Site Location:



2026-027: C4 Investments, LLC dba Crosland Southeast

Parcel(s):

06128201, 06128204, 06128208, 06128207, 06128206, 06128111, 06128108, 06128101, 06128106, 06128103, 06128110, 06128105, 05536950, 05536941, 05536943, 05536939, 05536938, 05536937

Current Zoning:

RAC (Regional Activity Center)

Requested Zoning:

CG(CD) (General Commercial, Conditional)

Size:

Approximately 39.41 acres

Location of Requested Rezoning



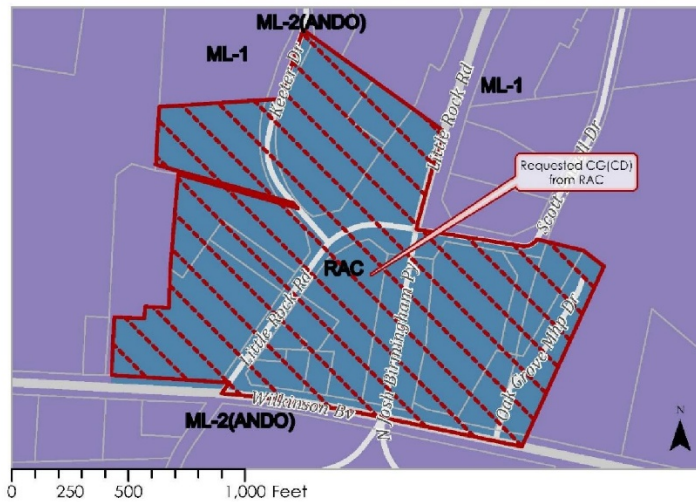
Rezoning Area

- 2026-027
- Inside City Limits
- Parcel
- Railway
- Streams
- Airport Noise Overlay

City Council District:

3-Joi Mayo

Existing Zoning & Rezoning Request



Zoning Classification

- Regional Activity Center
- Manufacturing & Logistics
- Requested CG(CD) from RAC

Map Created 4/13/2026

Exhibit C

Name	Email
Ricky Hall	
Martha Cary Eppes	meppes@charlotte.edu
Joi Mayo	joi.mayo@charlottenc.gov