

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-028

Petitioner: Barnhardt Manufacturing Co.
Rezoning Petition No.: 2026-028
Property: ±21.25-acres located at 1100 Hawthorne Lane

This 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 community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 6/9/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Tuesday, June 23, 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 Justin Swain with Barnhardt Manufacturing Co. and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Ms. Grant of Moore & Van Allen opened the meeting by explaining how the meeting would proceed. Ms. Grant then explained that the purpose of the community meeting was to obtain feedback from the community and she introduced the representative of the Petitioner.

Ms. Grant described the 21.25-acre site located along the established activity corridor along Central Avenue and surrounded by existing mix of uses which also transitions industrial to more appropriate mixed-use context. The site is zoned Manufacturing & Logistics, 2 (ML-2) and the proposed zoning is Neighborhood Center, Conditional (NC(CD)) to allow uses permitted by right and under prescribed conditions together with accessory uses allowed in the NC zoning district. Existing zoning reflects historical use but is inconsistent with the surrounding context.

The Charlotte Future 2040 Plan Place Type recommendation is Neighborhood Center (NC) for a mix of residential and commercial uses, walkability and serving the surrounding area. The proposed zoning is consistent with the recently adopted community area plans and is intended to support development of the Site in accordance with the Neighborhood Center place type, which encourages a mix of uses that serve nearby residents, promote walkability, and provide a neighborhood-serving center.

Ms. Grant detailed the permitted uses for the mixed-use development which may include multi-family stacked residential units, commercial uses such as office, retail, restaurant/bar, personal services, and fitness uses and all other uses, including uses under prescribed conditions and accessory uses (such as parking) as allowed in the NC zoning district, with the following prohibited uses: vehicle fueling facility, enclosed vehicle rental, minor vehicle repair facility, beneficial fill site, and wireless telecommunications. The

request does not include requests from deviations of the NC zoning district UDO standards; not seeking increase height or reduced buffers.

Ms. Grant review the process from policy to implementation which follows the 2040 Policy (the vision), the Unified Development Ordinance (UDO) (the tool) to the rezoning (the application). She added the policy sets the vision, the UDO builds the system, and the rezoning puts the vision into action.

Ms. Grant reviewed the tentative rezoning schedule of the Public Hearing on August 17, 2026, the Zoning Committee on September 1, 2026, and the City Council Decision on September 21, 2026. The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

Neighbors opened the Q & A session by expressing appreciation for the proposed rezoning and alignment with plans. Community members stressed the need for good design, integrated open spaces, and support for local businesses to honor the neighborhood's character.

The Petitioner was asked why they chose a conditional zoning process and the response was that the conditional zoning aims to eliminate certain uses deemed inappropriate for the locations, such as vehicle fueling facilities and wireless telecommunication, while adhering to all design and transparency standards.

Community members inquired whether Barnhardt intends to remain on the site or eventually sell the land. Mr. Swain clarified that Barnhart plans to stay on the site in the near term, reflecting their 125-year presence in Plaza Midwood, but acknowledged that future redevelopment is anticipated. There are no formal plans yet for the rezoned sites, and any development partner would likely seek to acquire all adjacent properties.

Questions arose about whether the proposed redevelopment is linked to the planned trolley line looping through the Barnhart parcel. Mr. Swain indicated that while the trolley plan was a catalyst for early conversations, there is no current active plan or funding for the transit project. Future development may consider transit alignment if it becomes viable.

Neighbors expressed interest in maintaining buffer zones and forested areas between the development and existing neighborhoods. While no specific plans exist to increase buffers beyond current zoning, environmental constraints and topography may influence future development. The importance of preserving green space as a fundamental organizing element was emphasized.

Community members asked about preserving existing buildings and historic structures on the site. Mr. Swain acknowledged that while no detailed planning has occurred, preservation and repurposing of buildings could be part of future discussions. It will be contingent upon the ultimate site developer.

Concerns about traffic, speeding, and street connectivity were raised. While a traffic impact study is not required at the rezoning stage due to unknown development levels, it will be necessary during development to identify needed improvements. The UDO also requires consideration of pedestrian and bike infrastructure. Existing street networks provide good connectivity, and new development will likely continue this pattern.

Questions focused on the timeline for Barnhart's potential relocation if redevelopment occurs. Mr. Swain explained that relocation is a multi-year process requiring site selection, incentives, hiring, and specialized building modifications. There are no formal plans to relocate currently, and the process would be gradual.

A resident expressed concern that zoning alone does not guarantee quality design and encourages early and ongoing communication of community priorities. The value of open spaces and local businesses was highlighted as key to maintaining neighborhood character.

A community member raised the significance of a historic magnolia tree on the property, estimated to be as old as the company itself. The desire to preserve this tree during redevelopment was expressed as a meaningful gesture to the site's history.

The meeting concluded with plans to share the presentation and a summarized Q&A report with attendees. Upcoming meetings, including one on July 15th, will provide further opportunities for neighborhood collaboration. The neighborhood committee plans to review the list of prohibited uses and connectivity requirements to ensure community interests are addressed.

There being no further questions, Ms. Grant closed the meeting by thanking the attendees for their interest in the project with follow-up to concerns after further research.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to resolve issues with the City of Charlotte Planning, Design and Development Department and the community.

cc: Danté Anderson, Charlotte City Council District 1 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Justin Swain, Barnhardt Manufacturing Co.
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
08111101	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202-2816
08111113	QUEEN CITY HOTEL INVESTORS LLC				157 E FRANKLIN ST STE 8	CHAPEL HILL	NC	27514
08111207	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202-2816
08115335	HAWTHORNE MILLS LOFTS LLC				1101 HAWTHORNE LN	CHARLOTTE	NC	28205
08115336	THE DORIS CORP				1120 EAST BLVD	CHARLOTTE	NC	28203
08115337	CHARLOTTE MECKLENBURG LODGE	#9 OF THE FRAT ORDER OF P			1201 HAWTHORNE LN	CHARLOTTE	NC	28205
08115338	MARTELLOE LLC				3008 COMMONWEALTH AVE	CHARLOTTE	NC	28205-6946
08115339	HML3 LLC				115 SHOCKOE SLIP	RICHMOND	VA	23219
08115341	HML3 LLC				115 SHOCKOE SLIP	RICHMOND	VA	23219
08115343	SHYTL	DOREEN M	TRUST	HUGH T SHYTL 2024 IRREVOCABLE	115 SHOCKOE SLIP	RICHMOND	VA	23219-4121
08116207	NEW HOPE MISSIONARY	BAPTIST CHURCH (TRUSTEES)			1303 HAWTHORNE LN	CHARLOTTE	NC	28205-2921
08116209	HAWTHORNE MILL PARTNERS LLC				6101 PRESTON LN	CHARLOTTE	NC	28270
08117501	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR	CLOVER	SC	29710
08117502	ROSAS	GIULIANO			1126 CLEMENT AVE	CHARLOTTE	NC	28205-3402
08117505	MIDWOOD LLC				338 S SHARON AMITY RD,STE 51	CHARLOTTE	NC	28211
08117506	CPGIRC MIDWOOD LLC				2710 WYCLIFF RD STE G20	RALEIGH	NC	27607
08117519	LIPPINCOTT	BENJAMIN E			1414 HAMORTON PL	CHARLOTTE	NC	28205
08117520	LIPPINCOTT	BENJAMIN			1414 HAMORTON PL	CHARLOTTE	NC	28205
08118105	OVERTON ROW HOLDINGS LLC			OVERTON ROW HOLDINGS II LLC	4500 BISCAYNE BLVD	MIAMI	FL	33137
08118113	MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600	BOSTON	MA	02210
08118115	MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600	BOSTON	MA	02210
08118119	BARNHARDT MANUFACTURING CO (BY MERGER)				PO BOX 34276	CHARLOTTE	NC	28234
08118141	PEARL PROPERTIES LLC				108 E YORK ST STE 345	SAVANNAH	GA	31401
08118142	STOREY	NICOLE			125 O HENRY AVE	DAVIDSON	NC	28036
08118166	BARNHARDT MANUFACTURING CO				PO BOX 34276	CHARLOTTE	NC	28234
08118167	HAWTHORNE GROUP LLC				PO BOX 34276	CHARLOTTE	NC	28234
08118167E	HAWTHORNE GROUP LLC				1200 HAWTHORNE LN	CHARLOTTE	NC	28204
08118168	BARNES	G THOMAS III			1501 PECAN AVE	CHARLOTTE	NC	28205-3453
08118169	PEARL PROPERTIES LLC				108 E YORK ST STE 345	SAVANNAH	GA	31401
08118170	BARNHARDT MANUFACTURING CO				PO BOX 34276	CHARLOTTE	NC	28234
08118184	MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600	BOSTON	MA	02210
08118217	TROUT	AUSTIN WELLS			1539 PECAN AVE	CHARLOTTE	NC	28205
08118218	PATTERSON	MARGARET J			1541 PECAN AVE	CHARLOTTE	NC	28205
08118219	POPE	ERIN MICHELLE			1543 PECAN AVE	CHARLOTTE	NC	28205
08118220	ORRELL	JAROD S			1545 PEACON AV UNIT 17	CHARLOTTE	NC	28205
08118221	GIANNASIO	MARCELLA			1547 PECAN AV	CHARLOTTE	NC	28205
08118222	VISCONTI	JONATHAN M			1553 PECAN AVE	CHARLOTTE	NC	28205
08118223	THOMPSON	COURTNEY REGAN			1555 PECAN AV	CHARLOTTE	NC	28205
08118224	FRICKS GROUP INVESTMENTS LLC				1557 PECAN AVE	CHARLOTTE	NC	28205
08118225	GUGLIEMI	DUSTIN			1559 PECAN AVE	CHARLOTTE	NC	28205
08118226	BARWICK	JASON E	ANNE CLINARD	BARWICK	1561 PECAN AV	CHARLOTTE	NC	28205
08118227	KENSINGTON COURT OWNERS ASSOC				1920 CLEVELAND AV	CHARLOTTE	NC	28203
08118301	MENEZES	KATHERINE SYDNEY			1204 CLEMENT AV	CHARLOTTE	NC	28205
08118302	CF SQUARED LLC				2820 COUNTRY CLUB LN	CHARLOTTE	NC	28205
08118303	ZIEGLER	JOHNNY RAY	DONNA GADDY	ZIEGLER	20037 DOVEKIE LN	FORT MILL	SC	29707
08118304	KLEIN	RYAN			1411 HAMORTON PL	CHARLOTTE	NC	28205
08118305	STERLING	ANDREW P			1415 HAMORTON PL	CHARLOTTE	NC	28205
08118306	WOZNIAK	ROBERT DAVID	ELLEN APNESETH WATSON	WOZNIAK	1425 HAMORTON PL	CHARLOTTE	NC	28205
08118308	MCJUNKINS	JERRY	ANN M	MCJUNKINS	1405 PECAN AVE	CHARLOTTE	NC	28205-3413
08118309	WOLFE	RONALD C			1409 PECAN AVE	CHARLOTTE	NC	28205-3413
08118310	FRIGG HOLDINGS LLC				7257 PINEVILLE MATTHEWS RD	CHARLOTTE	NC	28205
08118311	MEYER	CHARLES F	KAREN M	HILL	1417 PECAN AVE	CHARLOTTE	NC	28205
08118312	ZARBATANY	PAUL J			1421 PECAN AVE	CHARLOTTE	NC	28205
08118314	RAYLUR INC				PO BOX 1076	CORNELIUS	NC	28031-1115
08118315	URBANO PROPERTIES LLC				7507 CREEK GLEN DR	HOUSTON	TX	77095
08118318	BARNHARDT MANUFACTURING CO				PO BOX 34276	CHARLOTTE	NC	28234
08118329	JAMES	BRENT PATRICK			1216 CLEMENT AVE	CHARLOTTE	NC	28205
08118330	CIRA	MICHAEL AMY			1212 CLEMENT AVE	CHARLOTTE	NC	28205-3404
08118332	MERRILL	LAUREN			1208 CLEMENT AVE	CHARLOTTE	NC	28205
08118334	WILLIAMS	ROBERT C III			1425 PECAN AV UNIT 1	CHARLOTTE	NC	28205
08118335	HAYES	CHARLES R	CAROLYN C	HAYES	3800 SHAMROCK DR	CHARLOTTE	NC	28215
08118336	HANCOCK	DAWSON R	CYNTHIA R	HANCOCK	1425 PECAN AVE UNIT 3	CHARLOTTE	NC	28205
08118337	SCHICK	BARBARA			1425 PECAN AVE UNIT 4	CHARLOTTE	NC	28205
08118338	BARNO	PATRICIA D	MICHAEL J	BARNO	1429 PECAN AVE APT 1	CHARLOTTE	NC	28205-2461
08118339	BEANE	MARIAN EVELYN	TRUST	MARIAN EVELYN BEANE REVOCABLE	1429 PECAN AVE STE 2	CHARLOTTE	NC	28205
08118340	BUTTON	ANDREW JEROME II	JAIME ELIZABETH	POLLARD-SMITH	1429 PECAN AVE APT 3	CHARLOTTE	NC	28205-2461
08118341	ATCHISON	THERESA M			1429 PECAN AV UNIT 4	CHARLOTTE	NC	28205

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Advent Coworking	Kevin	Girunas	1925 CHATHAM AVE., CHARLOTTE, NC, 28205
Belmont Community Association	Adrienne	Martinez	916 ALLEN STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Curtis	Bridges	724 E 17TH ST, CHARLOTTE, NC, 28205
Belmont Community Association	Diane	Adams	1615 PEGRAM ST, CHARLOTTE, NC, 28205
Belmont Community Association	Edward	Glodowski	1233 PEGRAM ST, CHARLOTTE, NC, 28205
Belmont Community Association	ilesha	patel	813 EAST 18TH STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Kristen	Paulet	1201 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Kristen	Wilson	1201 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Taylor	Jones	913 VAN EVERY ST, CHARLOTTE, NC, 28205
Belmont Community Association	Teresa	Reid	1020 BELMONT AVENUE, CHARLOTTE, NC, 28205
Belmont Community Association	Vicki	Jones	1237 ALLEN ST, CHARLOTTE, NC, 28205
Belmont Community Development C	Carlene	Greene	700 PARKWOOD AVE. STE 204, CHARLOTTE, NC, 28205
Belmont Neighborhood Associatio	Lindsay	Olson	1116 E 15TH ST, CHARLOTTE, NC, 28205
Belmont Neighborhood Associatio	Stephen	Valder	1621 ALLEN ST, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Anna	Glodowski	1209 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Bess	Hurdle	1015 E. 16TH STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Mark	Lynch	1021 HARRILL STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Tara	Peele	1640 PARSON STREET, CHARLOTTE, NC, 28205
Berkeley Homeowners Association	Allan	Morgan	1600 PARSON ST, CHARLOTTE, NC, 28205
Berkeley Homeowners Association	Bob	Mohr	805 E 17TH ST, CHARLOTTE, NC, 28205
Briar Creek-Commonwealth	Larry	Nabatoff	1208 THE PLAZA, CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Jonathan	Story	2414 BAY ST., CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Rick	Winiker	2101 SHENANDOAH AVE, CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Rick	Winiker	2121 CHESTERFIELD AV, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Allen	Nelson	1509 IVEY DR, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	jeannie	fennell	1513 IVEY DR, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Joseph	Sweeney	2416 COMMONWEALTH AVE, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Shane	Johnson	1308 MORNINGSIDE DR, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Will	Darden	1314 Saint Julien Street
Crestdale Community Organizatio	Harvey	Boyd	1318 SAINT JULIEN ST, CHARLOTTE, NC, 28205
Easton Park Townhome Associatio	Michael	Rankin	3320 SMITH POINT COURT, CHARLOTTE, NC, 28226
Elizabeth	David	Wolfe	316 CAMERON AVENUE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Beth	Haenni	2133 GREENWAY AV, CHARLOTTE, NC, 28204
Elizabeth Community Association	Claire	Short	2300 GREENWAY AVE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Jim	Belvin	624 LAMAR AVE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Monte	Ritchey	525 CLEMENT AV, CHARLOTTE, NC, 28204
Elizabeth Community Association	Sarah	Crowder	2050 GREENWAY AVENUE, CHARLOTTE, NC, 28204
First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202
First Ward Neighbors, Inc	Edward	Kerstein	1135 NORTH MYERS STREET, CHARLOTTE, NC, 28206
First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202
First Ward Neighbors, Inc	Will	Haden	633 N. ALEXANDER ST., CHARLOTTE, NC, 28202
International House	Johnelle	Causwell	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Midwood Central POA	Tom	Warshauer	1530 TIPPAH PARK COURT, CHARLOTTE, NC, 28205
None	Mary	Brown	1211 PARKWOOD AVE, CHARLOTTE, NC, 28205
Olde Concord Association	Ken	Hagood	1226 N CALDWELL ST, CHARLOTTE, NC, 28206
Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206
Opt 12 Condominium Owners Assoc	Ben	Vandgrift	1214 N CALDWELL ST, CHARLOTTE, NC, 28206
Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206
Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206
Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206
Picardy Homeowners Association	Gina	Collias	1717 KENSINGTON DR, CHARLOTTE, NC, 28205
Plaza Central Partners Neighbor	John	Nichols	1200 CENTRAL AV, CHARLOTTE, NC, 28204
Plaza Midwood Land Use Group	Jessica	Moreno	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Land Use Group	Maggie	Bean	1713 TRUMAN ROAD, CHARLOTTE, NC, 28205
Plaza Midwood Land Use Group	Phillip	Gussman	2008 WINTER STREET, CHARLOTTE, NC, 28205
Plaza Midwood Landuse Review	Hamilton	Cort	2020 WINTER ST, CHARLOTTE, NC, 28205
Plaza Midwood Merchants Associa	Clifton	Castelloe	2630 COUNTRY CLUB LN, CHARLOTTE, NC, 28205
Plaza Midwood Merchants Associa	Lesa	Kastanas	1512 CENTRAL AVE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Adam	Doerr	1926 TRUMAN ROAD, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Adam	Richman	1914 DUNHILL DR, CHARLOTTE, NC, 28204
Plaza Midwood Neighborhood Asso	Hamilton	Cort	2000 WINTER ST., CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Joey	Guy	2215 WINTER ST, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karen	VanSickler	1525 THOMAS AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karl	Celis	1817 HAMORTON PLACE, CHARLOTTE, NC, 28205
Plaza Midwood Shows Up	Jenna	Thompson	2012 HAMORTON PL, CHARLOTTE, NC, 28205
Villa Heights Community Organiz	Chantelle	Morales	2105 YADKIN AVE, CHARLOTTE, NC, 28205
Villa Heights Community Organiz	Max	Carroll	1813 PARSON STREET, CHARLOTTE, NC, 28205
Villa Heights Land Community Or	Elise	Berman	2112 YADKIN AVE, CHARLOTTE, NC, 28205

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-028

Subject: Rezoning Petition No. 2026-028

Petitioner/Developer: Barnhardt Manufacturing Co.

Current Land Use: Manufacturing

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

Rezoning Requested: NC(CD) (Neighborhood Center, Conditional) Tier 1

Date and Time of Meeting: **Tuesday, June 23, 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# 2026-028.*

Date of Notice: 6/9/2026

Moore & VanAllen is assisting Barnhardt Manufacturing Co. (the “Petitioner”) on a recently filed request to rezone an approximately ±21.25-acre site located at 1100 Hawthorne Lane in Charlotte, North Carolina (the “Site”) from ML-2 to NC(CD). The request is to allow uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the NC zoning district, as applicable, not otherwise limited herein. The proposed rezoning is consistent with the recently adopted community area plans and is intended to support development of the Site in accordance with the Neighborhood Center Place Type, which encourages a mix of uses that serve nearby residents, promote walkability, and provide a neighborhood-serving center.

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 Tuesday, June 23, 2026, at 6:00 p.m.

Please send an email by June 22nd to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-028.

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

cc: Danté Anderson, Charlotte City Council District 1 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Justin Swain, Barnhardt Manufacturing Co.
Bridget Grant, Moore & Van Allen, PLLC

15095933v1

Exhibit B (continued)

Site Location:



2026-028: Barnhardt Manufacturing Co.

Parcel(s):

08118119, 08118167E, 08118166

Current Zoning:

ML-2 (Manufacturing and Logistics-2)

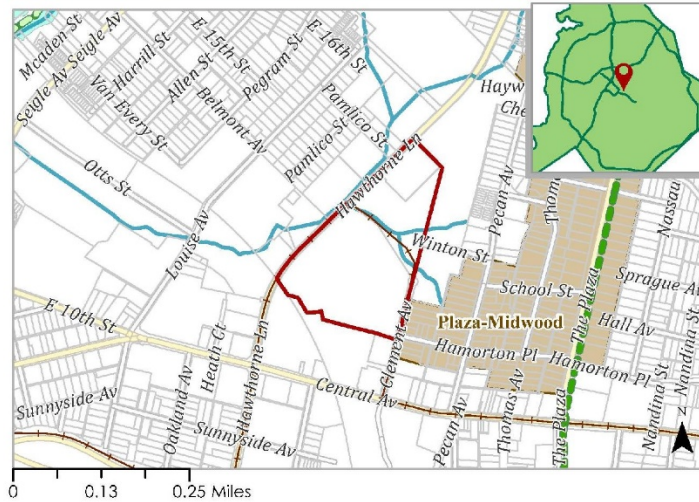
Requested Zoning:

NC(CD) (Neighborhood Center, Conditional)

Size:

Approximately 21.25 acres

Location of Requested Rezoning



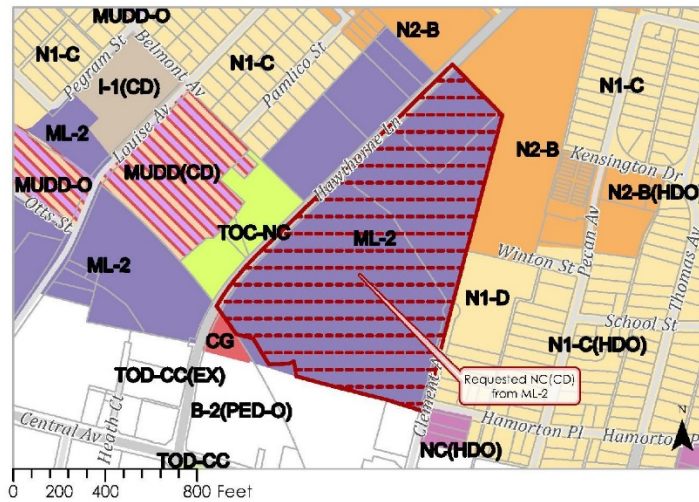
Rezoning Area

- 2026-028
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts

City Council District

- 1-Danté Anderson

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Commercial
- Manufacturing & Logistics
- Light Industrial
- Mixed Use
- Neighborhood Center
- Transit-Oriented
- Requested NC(CD) from ML-2

Map Created 6/5/2026

Exhibit C

Name	Email
Phillip Gussman	phil@gussmanconsulting.com
Valerie Preston	nola2clt@gmail.com
Myrna Hodges & Marilyn Morenz	mandm1925@gmail.com
Aya Miyakoda	aya_miya21@hotmail.com
Brian Bennett	cbbennet@hotmail.com
Marian Beane	marian.beane@gmail.com
Jon Beall	jon@redpart.com
Jaime Pollard-Smith	jaimepollardsmith@gmail.com
Kevin Robbins	krobbins69@gmail.com
Braden Buerk	bradenbuerk@gmail.com
Stephen Stansbery	Stephen.Stansbery@kimley-horn.com
Drew Button	dbutton13@icloud.com
Emily Zarbatany	emilyzarbatany@gmail.com
Theresa Nardi	t.nardi@att.net
Douglas Welton	douglas_welton@einsteinslegacy.com
Tami von Isakovics	tvonisakovics@gmail.com
Paul Fretz	pauldfretz@gmail.com
Michael Giannuzzi	michael.giannuzzi@gmail.com
Greg Godley	gjgodley@legacycre.com
John Kelly Scherer	cltavlcnxn@gmail.com
Melissa L. Schropp	mlschropp@gmail.com
Mike Hage	president@belmontcharlotte.org
copy to Board	bcaboard@belmontcharlotte.org
Cynthia Hancock	chancock100@gmail.com
Victoria Mathias	victoria.s.mathias@gmail.com
Debi Mathias	sparkcat820@gmail.com
Nathan Farber	farbernathan@icloud.com
Jonathan Hamrick	hamrick.jonathan@gmail.com
Laura Matney	llmatney553@gmail.com
Katie Zender	zenderkatie@gmail.com
Mike Sullivan	mike@sullivancre.com
Rusty Dixon	rdixon4@carolina.rr.com
Bill Price	bprice5@mac.com
Carrington Price	carrington@themanorhouse.us
Vicki Jones	vickilin1965@yahoo.com
Tom Levin	tom.k.levin@gmail.com
Jeff Desvignes	jeffreydesvignes@gmail.com
Haley Haldeman/Haley Azer	haleynicole7797@icloud.com
Heath Osburn	heathosburn@icloud.com
Louise Hindal Acer	louise@louiseacer.com
Elizabeth Brown	elizabeth.brown@prestigecorp.com

Exhibit C (Cont.)

Name	Email
Shannon Lynch	smlynch1122@gmail.com
Chris Barth	barth@arcadearch.com
Patricia Howie	patriciahowie@icloud.com
Hamilton Cort	hbcort@yahoo.com
Belmont Community Association/Ilesha Patel	landuse@belmontcharlotte.org
James Austin	jimmyturneraustin@gmail.com
Alex Colee	alexcolee@gmail.com
Curtis Tutt	cmtutt@aol.com
Paul Zarbatany	Paul@danforthcg.com
Dan Putman	dan.putman@gmail.com
Mary Wagner	mewagner2003@yahoo.com
Amy Takacs	amy@creative-outlet.com
Marcella Giannasio	holycityrental@gmail.com