

COMMUNITY MEETING REPORT
Petitioner: Milan Real Estate LLC
Rezoning Petition No. 2026-038

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

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

A representative of the Petitioner mailed a written notice of the date and time of the Virtual Community Meeting, and information on how to access the Virtual 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 July 16, 2026. A copy of the written notice is attached hereto as Exhibit A-2.

Between the time the written notice of the Virtual Community Meeting was mailed and the Virtual Community Meeting itself, the Petitioner's registered rezoning agent was changed to John Carmichael of Robinson, Bradshaw & Hinson, P.A.

DATE, TIME AND LOCATION OF MEETING:

The Virtual Community Meeting was held on Thursday, July 30, 2026, at 6:00 p.m. The Virtual Community Meeting was a Virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Virtual Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Virtual Community Meeting were Jay Shah of the Petitioner and John Carmichael and Aaron Houck of Robinson, Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Virtual Community Meeting, a copy of which is attached hereto as Exhibit C.

Aaron Houck welcomed the attendees to the Virtual Community Meeting. He stated that this is the official Community Meeting relating to Rezoning Petition No. 2026-038 and introduced himself and the Petitioner's representatives. He stated that a report of the meeting would be filed with the city.

Mr. Houck provided the current schedule of events for this rezoning request:

- Monday, September 21, 2026, at 5:00 p.m.—Public Hearing before Charlotte City Council and the Zoning Committee;
- Tuesday, October 6, 2026, at 5:30 p.m.—Zoning Committee Work Session; and
- Monday, October 19, 2026, at 5:00 p.m.—City Council Decision.

Mr. Houck explained that these dates mark the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Houck shared a map of the site and stated that the site contains 2.14 acres and is located on the east side of Josh Birmingham Parkway and the west side of Scott Futrell Drive, south of Interstate 85 and north of Wilkinson Boulevard.

Mr. Houck shared an aerial photograph of the site and the surrounding area, with the site outlined in green. He stated that the site is northeast of Charlotte Douglas International Airport. He shared a zoomed-in aerial photograph of the site and stated that the parcel to the south of the site contains a gas station and the parcel to the north of the site contains a hotel.

Mr. Houck shared a map of the current zoning of the site and the surrounding parcels. He stated that the site is currently zoned ML-1 (ANDO). ML-1 is a manufacturing and logistics zoning district, which is light industrial zoning district. He stated that the “ANDO” designation indicates that the site is within the Airport Noise Disclosure Overlay district, which requires residential developments to provide notice of the site’s proximity to the airport and resulting noise.

Mr. Houck stated that the Petitioner is requesting that the site be rezoned to the CG (CD) (ANDO) zoning district. He stated that CG is a General Commercial zoning district, and the CD indicates that the request is for a conditional zoning district. The ANDO district would still apply to the site.

Mr. Houck stated that the request is for a Tier 1 conditional zoning. The conditions as a part of the rezoning request would provide that the only use permitted on the site would be a hotel use and any accessory uses relating thereto. If the rezoning were approved, that condition would be binding on the current and future owners of the site.

Mr. Houck stated that the request is for a Tier 1 conditional zoning request, so there is no site plan. He stated that the development of the site would still be required to conform to the applicable requirements and restrictions for the CG (General Commercial) zoning district.

The Virtual Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments that were expressed at the meeting.

- In response to a question about the nature of a Tier 1 conditional rezoning request, Mr. Houck stated that a Tier 1 conditional zoning includes conditions restricting the development but does not include a site plan. He stated that here the condition would be that the site could only be developed to accommodate a hotel use and any accessory uses relating thereto on the site.
- In response to a question, Mr. Houck stated that any private agreements such as easements would not be affected by the rezoning and the use and development of the site would still be subject to the requirements of any valid easements.
- In response to a question about how the request might be converted to a Tier 2 conditional zoning request, Mr. Houck stated that the Petitioner could convert the request to a Tier 2 conditional zoning request in response to feedback and a Tier 2 conditional zoning request would include a site plan.
- An attendee stated that he would like to see a site plan and would like to see the rezoning request converted to a Tier 2 conditional zoning request that includes a site plan because there is a significant amount of development in the area. The attendee stated that he was familiar with the site and stated that he believes the site presents challenges for the development of a hotel on the site.
- In response to a question about the timeline for the proposed development, Mr. Jay Shah stated that he expects the project to be developed within a normal business cycle if the rezoning request is approved rather than to obtain the rezoning and put the site on the market.

- An attendee stated that he is a part of another rezoning request that includes similar uses in the same general area. The attendee stated that he welcomes further conversations about collaboration so that everyone can be good neighbors.
- In response to a question, Mr. Shah stated that the Petitioner does not have an intended site plan. He stated that the Petitioner wanted to first get through the rezoning process.

There were no further questions or comments.

Mr. Houck stated that the attendees could contact him if he had additional questions or comments.

Mr. Houck thanked the attendees for attending the meeting, and the meeting adjourned.

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

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Virtual Community Meeting.

Respectfully submitted this 12th day of August 2026.

Milan Real Estate LLC, Petitioner

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Exhibit A-1

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT
US WITH ANY QUESTIONS. THANK YOU!

2026-038	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-038	05536942	TMGOC CLT 2700 SUNBELT 3 LLC				2385 NW EXECUTIVE CENTER DR		BOCA RATON	FL	33431	2700 LITTLE ROCK RD CHARLOTTE NC	28214
2026-038	05536950	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202-2816	LITTLE ROCK RD CHARLOTTE NC	28214
2026-038	06128201	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST 4TH ST		CHARLOTTE	NC	28202	5824 WILKINSON BV CHARLOTTE NC	28208
2026-038	06128202	AMERICAN FREIGHTWAYS CORP			c/o BURKE & ASSOC	8285 TOURNAMENT DR		MEMPHIS	TN	38125	4349 SCOTT FUTRELL DR CHARLOTTE NC	28208
2026-038	06128204	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202-2816	SCOTT FUTRELL DR CHARLOTTE NC	28208
2026-038	06128206	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202	WILKINSON BV CHARLOTTE NC	28208
2026-038	06128208	CITY OF CHARLOTTE				5601 WILKINSON BLVD		CHARLOTTE	NC	28208-2816	5900 WILKINSON BV CHARLOTTE NC	28208
2026-038	06128301	SAM'S INVESTMENTS VIII LLC				PO BOX 20197		ATLANTA	GA	30325	2825 LITTLE ROCK RD CHARLOTTE NC	28208
2026-038	06128302	SHAH	RAKEN D	JAYMIN R	SHAH	4205 CABARRUS CT E		GREENSBORO	NC	27407-7351	LITTLE ROCK RD CHARLOTTE NC	28208
2026-038	06128303	OHFII LITTLE ROCK LL			ARYA VINAYAK HOTELS LLC	3210 FAIRHILL DR STE 100		RALEIGH	NC	27612	2731 LITTLE ROCK RD CHARLOTTE NC	28208
2026-038	06129107	CHI-HI LLC				6110 FALCONBRIDGE RD STE 200		CHAPEL HILL	NC	27517	2707 LITTLE ROCK RD CHARLOTTE NC	28208
2026-038	06129109	CHI-ES LLC				3800 POMFRET LN		CHARLOTTE	NC	28211	4240 SCOTT FUTRELL DR CHARLOTTE NC	28208

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2026-038	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-038	Carlton Place / Moores Park Nei	Sharon	Shreve	4412 CHARLES PATRICK CT, CHARLOTTE, NC, 28214	4412 CHARLES PATRICK CT		CHARLOTTE NC		28214
2026-038	Kensington HOA	Anne	Miller	2915 KANIMBLA DR, CHARLOTTE, NC, 28214	2915 KANIMBLA DR		CHARLOTTE NC		28214
2026-038	Little Rock Tuckaseegee	Erinn	Rochelle	6819 TUCKASEEGEE ROAD, CHARLOTTE, NC, 28214	6819 TUCKASEEGEE ROAD		CHARLOTTE NC		28214
2026-038	Northwest Community Alliance	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214	2508 PARK LANE		CHARLOTTE NC		28214
2026-038	Thomasboro Neighborhood Associa	Alvin	Eccles	2118 LITTLE ROCK RD, CHARLOTTE, NC, 28214	2118 LITTLE ROCK RD		CHARLOTTE NC		28214
2026-038	Westerwood	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214	2508 PARK LANE		CHARLOTTE NC		28214
2026-038	Windsong Trails Neighborhood As	Annie	Briggs	2421 MARY ANN DR, CHARLOTTE, NC, 28214	2421 MARY ANN DR		CHARLOTTE NC		28214

Exhibit A-2

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2026-038

Subject: Rezoning Petition No. 2026-038

Petitioner/Developer: Milan Real Estate LLC

Current Land Use: Vacant

Existing Zoning: ML-1 ANDO (Manufacturing & Logistics – 1, Airport Noise Disclosure Overlay)

Rezoning Requested: CG(CD) ANDO (General Commercial, Conditional, Airport Noise Disclosure Overlay)

Date and Time of Meeting: **Thursday, July 30, 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# 2026-038.*

Date of Notice: 7/16/2026

Moore & VanAllen is assisting Milan Real Estate LLC (the “Petitioner”) on a recently filed request to rezone an approximately ±2.14-acre site located at 2739 Little Rock Road in Charlotte, North Carolina (the “Site”) from ML-1 ANDO to CG(CD) ANDO. The requested zoning would allow development of the Site with a hotel and accessory uses as permitted in the CG(CD) ANDO zoning district.

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, July 30, 2026, at 6:00 p.m.

Please send an email by July 29th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-038.

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
Jay Shah, Milan Real Estate LLC
John Floyd, Moore & Van Allen, PLLC

Site Location:



2026-038: Milan Real Estate LLC

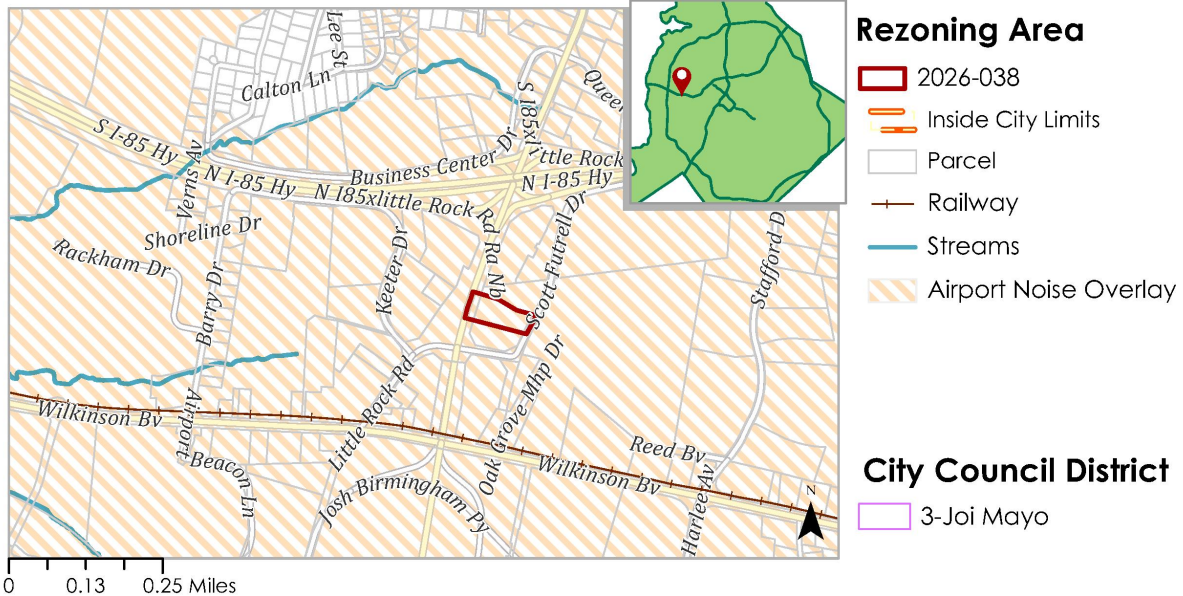
Parcel(s):
06128302

Current Zoning:
ML-1 ANDO (Manufacturing and Logistics-1, Airport Noise Disclosure Overlay)

Requested Zoning:
CG(CD)ANDO (Commercial General, Conditional, Airport Noise Disclosure Overlay)

Size:
Approximately 2.14 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

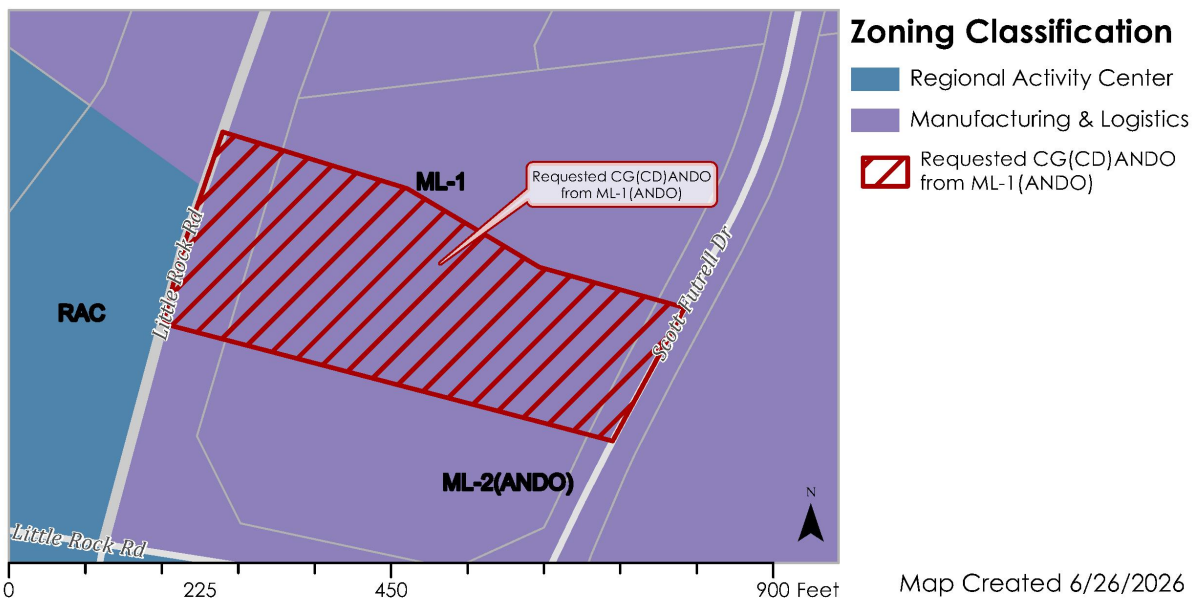


Exhibit B

Attendee Report

Report generated time 8/12/2026 11:40

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registrants	# Cancelled registrants	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration		
Virtual Community Meeting — Rezoning Petition No. 2026-038	957 4087 5376	7/30/2026 17:40	46	2	0	2	6	2	Yes		
Host Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name				
Yes	Aaron Houck	ahouck@rbh.com	7/30/2026 17:40	7/30/2026 18:26	46	No	United States				
Panelist Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name				
Yes	John Carmichael	jcarmichael@rbh.com	7/30/2026 17:43	7/30/2026 17:43	1	No	United States				
Yes	John Carmichael	jcarmichael@rbh.com	7/30/2026 17:43	7/30/2026 18:26	43	No	United States				
Yes	Jay Shah	jay@shah-corp.com	7/30/2026 17:53	7/30/2026 18:26	34	Yes	United States				
Attendee Details											
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session	Is Guest	Country/Region Name
Yes	Stuart Hair	Stuart	Hair	sphair@cltairport.c	7/28/2026 14:28	approved	7/30/2026 18:00	7/30/2026 18:13	14	Yes	United States
Yes	Neil Kapadia	Neil	Kapadia	nkapadia@rkinvest	7/30/2026 17:51	approved	7/30/2026 18:00	7/30/2026 18:13	14	Yes	United States

Exhibit C

ROBINSON
BRADSHAW

Rezoning Petition No. 2026-038

Milan Real Estate LLC, Petitioner

Community Meeting
July 30, 2026

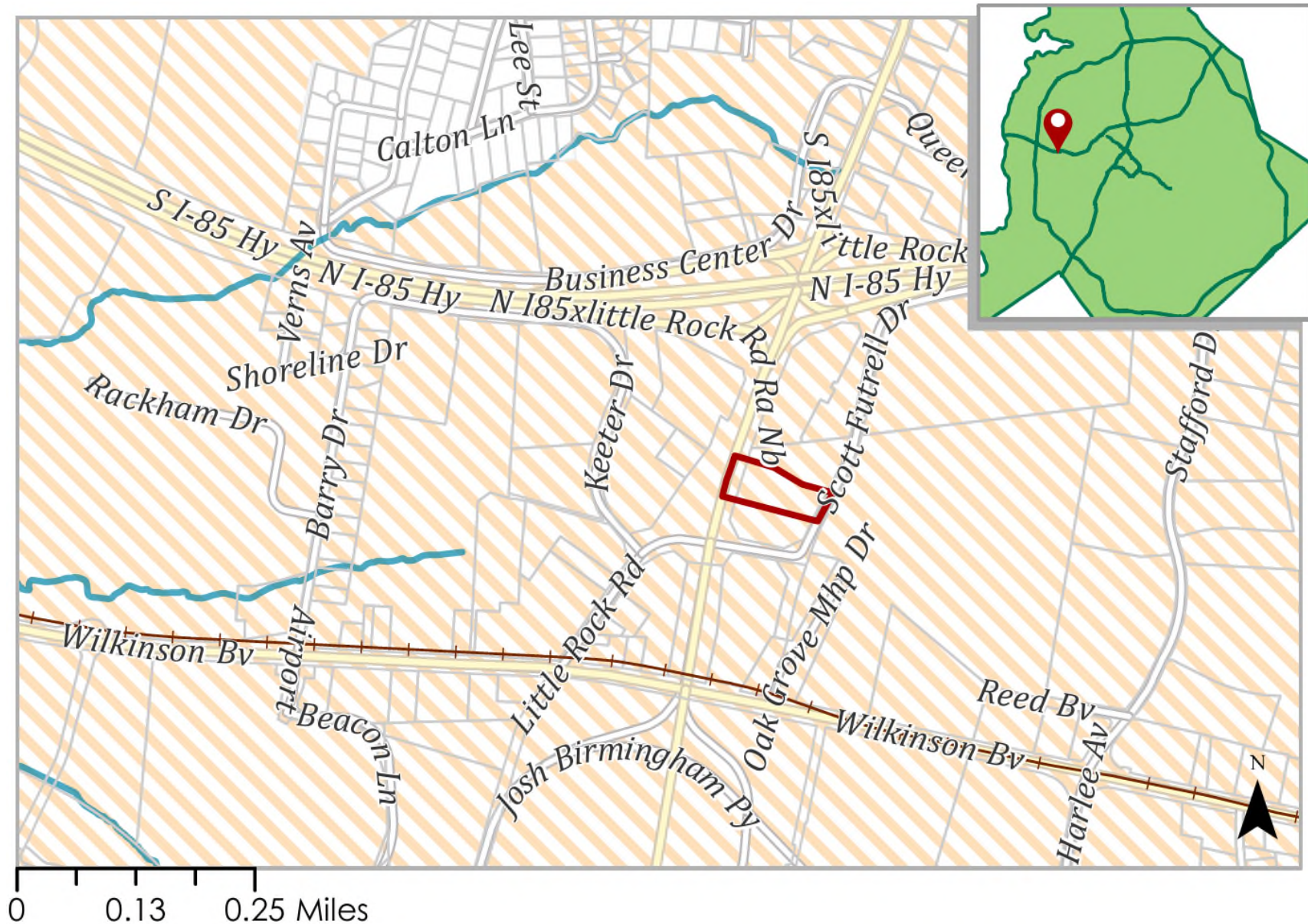
Team

- Jay Shah, Milan Real Estate LLC
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

Current Rezoning Schedule

- Public Hearing: Monday, September 21, 2026, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, October 6, 2026, at 5:30 p.m.
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, October 19, 2026, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center

Site – 2.14 Acres



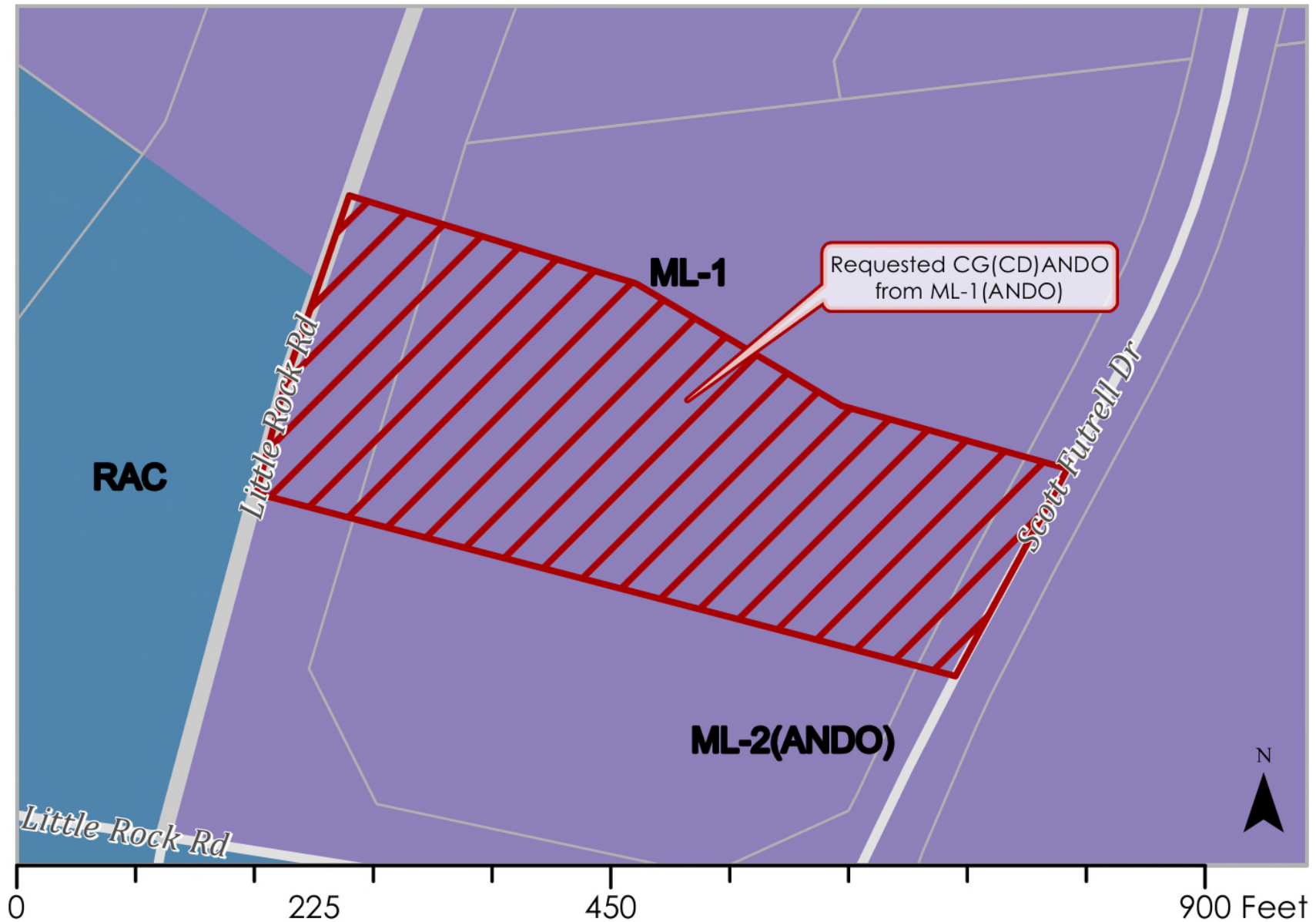
Site – 2.14 Acres



Site – 2.14 Acres



Zoning of the Site and Surrounding Parcels



Rezoning Request (Tier 1 Conditional)

Requesting that the site be rezoned from the **ML-1 (ANDO)** zoning district to the **CG (CD) (ANDO)** zoning district to accommodate a hotel use and any accessory uses relating thereto on the site



Questions