

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-058

Petitioner: Pappas Properties Development LLC
Rezoning Petition No.: 2026-058
Property: ±14.87 acres located at 4405 Yancey Road

This Community Meeting Report is filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 37.2 of the City of Charlotte Unified Development Ordinance.

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

On September 10, 2026, a representative of the Petitioner mailed notice of the community meeting, including its date, time, and participation details, to the individuals and organizations listed in **Exhibit A**. A copy of the notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, September 24, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

A list of meeting attendees is attached as **Exhibit C**. The Petitioner was represented by Jeff Smith of Terwilliger Pappas and Bridget Grant of 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 the Petitioner's representative, and reviewed the meeting format.

Ms. Grant explained that the approximately 14.87-acre site is located at 232 Verbena Street and Yancey Road, less than one-half mile from the Woodlawn and Scaleybark LYNX Blue Line stations. The property is currently zoned ML-2, which permits manufacturing, logistics, warehouse, and service uses. The Petitioner proposes to rezone the property to TOD-NC, a transit-oriented district that permits a mix of residential, retail, and office uses near transit. The City's long-range plan designates the area as a Community Activity Center. The proposed rezoning would allow the underutilized property to transition to a mixed-use, transit-oriented development pattern consistent with that designation and with nearby zoning.

The City's Community Area Plan for the South Inner area identifies four relevant policy priorities: access to jobs, housing, amenities, and transit-oriented development. The site is a large urban infill property with existing commercial development, substantial frontage along Yancey Road and Verbena Street, and surface parking and developed areas that present an opportunity for redevelopment under TOD-NC zoning.

Ms. Grant also reviewed the anticipated rezoning schedule. Following the community meeting, the petition will proceed through the City's formal review process. The public hearing is anticipated on November 16, 2026, followed by Zoning Committee consideration on December 1, 2026, and a City Council decision on December 21, 2026.

The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

A property owner expressed support for the project and asked when construction could begin following City Council approval. Mr. Smith stated that design and site-plan approvals would likely require approximately one additional year. Construction is anticipated to begin in late 2027 or early 2028, with development occurring in three phases.

A participant asked whether the project would present concerns related to water, sewer, or utility connections. Ms. Grant explained that these issues are generally less significant for an infill site of this type. Mr. Smith stated that no utility-capacity concerns have been identified, although roadway improvements may be required.

A participant asked about building-height limits, the anticipated mix of residential and commercial uses, sidewalks, and parking. Ms. Grant stated that development would comply with the ordinance's 75-foot height limit, subject to any applicable bonus provisions, including provisions associated with affordable housing. She noted that the final development program has not yet been determined and that sidewalks are included in new Charlotte development projects. Ms. Grant further explained that the request is for conventional zoning; therefore, future development would be governed by the Unified Development Ordinance, the Charlotte Future 2040 Comprehensive Plan, and the recently adopted Community Area Plans. Any use permitted in the TOD-NC district could be developed on the site. She also stated that recent state law had eliminated minimum parking requirements, although applicable maximum parking limits would remain. Mr. Smith explained that the development program would be informed by market conditions and stated that he was not aware of any portion of the site that could not be developed.

A participant expressed concern about additional residential density and impervious development in the neighborhood and requested meaningful green space, noting the area's population growth and limited space for residents to safely walk pets. Ms. Grant explained that the Unified Development Ordinance requires publicly accessible open space. Mr. Smith stated that the developer recognizes the importance of the site and intends to create and maintain open space as part of the project. Ms. Grant also stated that a traffic study may be completed and that the developer would be responsible for any transportation improvements required. As of the date of this report, the presentation materials have been distributed to all registered participants.

With no further questions, Ms. Grant thanked the attendees for their participation and concluded the meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made to the petition as a result of the community meeting. The Petitioner's representatives will continue coordinating with City staff as the petition proceeds through the review process.

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

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERF	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
14903101	PIEDMONT NATURAL	GAS CO INC			PO. BOX 33068		CHARLOTTE	NC	28233
14903102	STEWART LINEAGE CORPORATION				6228 PUMPERNICKEL LN		MONROE	NC	28110
14903104	DC PROPERTY LLC				1234 WYNDCROFTE PL	ATTN: ELIZABETH	CHARLOTTE	NC	28209
14903105	201 SOUTHSIDE LLC				201 SOUTHSIDE DR		CHARLOTTE	NC	28217
14903106	BIN-SS215 LLC			C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250		CHARLOTTE	NC	28209
14903107	227 SOUTHSIDE OWNER LLC				411 WEST PUTNAM AVE		GREENWICH	CT	06830
14903108	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
14903109	COMMERCIAL DEVELOPMENT HOLDINGS LLC				PO BOX 36816		CHARLOTTE	NC	28236
14903110	BIN-SS215 LLC			C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250		CHARLOTTE	NC	28209
14903111	PIEDMONT NATURAL GAS CO INC				PO BOX 37996		CHARLOTTE	NC	28237
14903201	MADISON YANCEY OWNER LLC			C/O MADISON CAPITAL GROUP HOLDINGS LLC	4210 YANCEY RD		CHARLOTTE	NC	28217
14903211	MADISON SOUTH END OWNER LLC			C/O MADISON CAPITAL GROUP HOLDINGS LLC	4210 YANCEY RD		CHARLOTTE	NC	28217
14903227	TA LOSO APARTMENTS LLC			C/O TA REALTY LLC	ONE FEDERAL ST 17TH FLOOR		BOSTON	MA	02110
14903228	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
14903301	ELAN LOSO OWNER LLC				465 MEETING ST STE 500	ATTN BEN LIEE	CHARLESTON	SC	29403
14903314	PIEDMONT NATURAL GAS CO INC				PO BOX 37996		CHARLOTTE	NC	28237
14903315	PIEDMONT NATURAL GAS CO INC				PO BOX 37996		CHARLOTTE	NC	28237
14903316	PIEDMONT NATURAL GAS CO INC				PO BOX 37996		CHARLOTTE	NC	28237
14903319	PIEDMONT NATURAL GAS				PO. BOX 33068		CHARLOTTE	NC	28233
14903321	PIEDMONT NATURAL GAS CO	INC			PO BOX 33068		CHARLOTTE	NC	28233-3068
14903322	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
14903323	PIEDMONT NATURAL GAS COMPANY				PO BOX 33068		CHARLOTTE	NC	28233
14903324	REBPAT LEASING				PO BOX 240525		CHARLOTTE	NC	28224-0525
14903325	REBPAT LEASING				PO BOX 240525		CHARLOTTE	NC	28224
14903326	REBPAT LEASING				PO BOX 240525		CHARLOTTE	NC	28224-0525
14903406	ZEPSA PROPERTIES LLC				1501 WESTINGHOUSE BLVD		CHARLOTTE	NC	28273
14903407	CRITTENDON K S INC				417 S SHARON AMITY RD STE C		CHARLOTTE	NC	28211-2883
14903411	ZHANG	ZHI GUANG			4500 PINE VALLEY RD		CHARLOTTE	NC	28210-3248
14903412	LMC VERBENA HOLDINGS LLC				433 E LAS COLINAS BLVD STE 450		IRVING	TX	75039
14903417	CULLEN	MOLLY ELIZABETH			109 VERBENA ST		CHARLOTTE	NC	28217
14903418	FIEST	TERRANCE BLAKE	ANDREA	AHMED	111 VERBENA ST		CHARLOTTE	NC	28217
14903419	BBRE LLC				5727 BARDSEY CT		STALLINGS	NC	28104-0645
14903420	CRAMER	ROBERT			115 VERBENA ST		CHARLOTTE	NC	28217
14903421	TRAWICK	SCOTT			119 VERBENA ST		CHARLOTTE	NC	28217
14903422	PATEL	RUPEN UDAYAN			121 VERBENA ST		CHARLOTTE	NC	28217-1821
14903423	ZHANG	ZHI	APRIL	HONGSATHIRATH	123 VERBENA ST		CHARLOTTE	NC	28217
14903424	FURONES	PAULA GARCIA	JEREMY	WHITLEY	423 DEVENDER LN		CHARLOTTE	NC	28217
14903425	HACKWORTH	JACOB			421 DEVENDER LN		CHARLOTTE	NC	28217-0573
14903426	RUDY	ROBERT M	TRUST	ROBERT M RUDY REVOCABLE	2404 TATTERSALL DR		CHARLOTTE	NC	28210-6772
14903427	MACBETH	SCOTT			417 DEVENDER LN		CHARLOTTE	NC	28217-0573
14903428	ANDERSON	ZACHARY	ADRIEN	DEPACE	411 DEVENDER LN		CHARLOTTE	NC	28217
14903429	LUTZ	JOHN THOMAS			100 PIER 4 BLVD UNIT 1203		BOSTON	MA	02210-1954
14903430	LUTZ	JOHN THOMAS			100 PIER 4 BLVD UNIT 1203		BOSTON	MA	02210-1954
14903431	GONDHA	KISHAN	NISHA	GONDHA	405 DEVENDER LN		CHARLOTTE	NC	28217
14903432	COPPER BUILDERS LLC				1900 WESTMOREHEAD ST STE 100		CHARLOTTE	NC	28208
14903432	SEI MECKLENBURG LLC			C/O SELIG ENTERPRISES INC	1100 SPRING ST NW STE 550		ATLANTA	GA	30309-2857
14903437	SEI MECKLENBURG LLC			C/O SELIG ENTERPRISES INC	1100 SPRING ST NW STE 550		ATLANTA	GA	30309-2857
14904338	ELAN LOSO OWNER LLC				465 MEETING ST STE 500	ATTN BEN LIEE	CHARLESTON	SC	29403
14904339	RUBINA	YANNIRE ELIZABETH CHAVEZ			6839 SQUIRRELS FOOT DR		CHARLOTTE	NC	28217
14904340	RUBINA	YANNIRE ELIZABETH CHAVEZ			6839 SQUIRRELS FOOT DR		CHARLOTTE	NC	28217
14904341	RUBINA	YANNIRE ELIZABETH CHAVEZ			6839 SQUIRRELS FOOT DR		CHARLOTTE	NC	28217
14904342	PIEDMONT NATURAL GAS COMPANY INC				4720 PIEDMONT ROW DR		CHARLOTTE	NC	28210
14906202	COMMERCIAL DEVELOPMENT HOLDINGS LLC				PO BOX 36816		CHARLOTTE	NC	28236
14907101	OLD PINEVILLE HOLDINGS LLC			ATTN EVAN MILLER	1235 EAST BLVD STE E131		CHARLOTTE	NC	28203
14907102	AGW PROPERTIES LLC				4460 OLD PINEVILLE RD		CHARLOTTE	NC	28217
14907318	2301 S TRYON LLC				4515 OLD PINEVILLE RD		CHARLOTTE	NC	28217

<more>

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Barringer Woods Community	Patty	Shomaker	1525 WALTON ROAD, CHARLOTTE, NC, 28208
Brightwalk Homeowners Associati	Kim	Graham	4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217
Charlotte Mecklenburg Housing P	Deborah	Clark	4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 28217
Clanton Park - Roseland	Wayne	Crowe	925 HOMEWOOD PLACE, CHARLOTTE, NC, 28217
Clanton Park Community Neighbor	Charese	Baker	925 HOMEWOOD PLACE, CHARLOTTE, NC,
Clanton Park Community Neighbor	Cynthia	Ward	912 HOMEWOOD PL., CHARLOTTE, NC, 28217
Collingwood Neighborhood Associ	Kathy	Murray	3909 Haverhill Dr, Charlotte, NC, 28209, USA
Collingwood Neighborhood Associ	Tim	Bookout	4443 APPLGATE RD, CHARLOTTE, NC, 28209
Collins Park	Susan	Posego	819 MANHASSET ROAD, CHARLOTTE, NC, 28209
Colonial Village Neighborhood A	Alison	Hall	3624 TRENT ST, CHARLOTTE, NC, 28209
Colonial Village Neighborhood A	Carl	Swift	825 HARTFORD AV, CHARLOTTE, NC, 28209
Colonial Village Neighborhood A	Lisa	Yarrow	408 WEBSTER PL, CHARLOTTE, NC, 28209
Colonial Village Neighborhood A	Michelle	Taylor	3732 CONWAY AVE., CHARLOTTE, NC, 28209
Colonial Village Neighborhood A	Peter	Yarborough	501 WEBSTER PLACE, CHARLOTTE, NC, 28209
Coulwood Hills Community Counci	Louis	Scarnechia	1416 HARTFORD AV, CHARLOTTE, NC, 28209
Freeland Park	Anita	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217
Freeland Park	Anita	Zarey	3800 Dewitt Lane, Charlotte, NC, 28217, USA
Freeland Park	David	Holit	3827 ELLENWOOD PL, CHARLOTTE, NC, 28217
Madison Park	Billy	Helmke	718 E WOODLAWN ROAD, CHARLOTTE, NC, 28209
MeckMIN	LeDayne	Polaski	3618 ANNLIN AVENUE, CHARLOTTE, NC, 28209
Oberbeck Farm Neighborhood Asso	Kathleen	Baron	2720 HEIDLEBURG LN, CHARLOTTE, NC, 28210
other	David	McGibbon	229 Freeland Ln
Other	Nicole	Frambach	3325 ANSON ST, CHARLOTTE, NC, 28209
Other	Pamela	Mullen	4501 CHARLOTTE PARK DRIVE SUITE 110, CHARLOTTE, NC, 29217
Sedgefield Neighborhood Associa	Dan	Kapfhammer	318 Dover Ave, Charlotte, NC, 28209, USA
Sedgefield Neighborhood Associa	Katie	Zender	3221 MAYFIELD AV, CHARLOTTE, NC, 28209
South Village HOA	Korinne	Kobes	3736 SKY HAVEN DRIVE, CHARLOTTE, NC, 28209
Villa Heights Community Organiz	Heather	Altieri	1704 GRACE STREET, CHARLOTTE, NC, 28205
West Boulevard Neighborhood Coa	Shenequa	Thomas	3715 BLANDWOOD DR, CHARLOTTE, NC, 28217

Exhibit B

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
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 23rd to 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

Exhibit B (continued)

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)

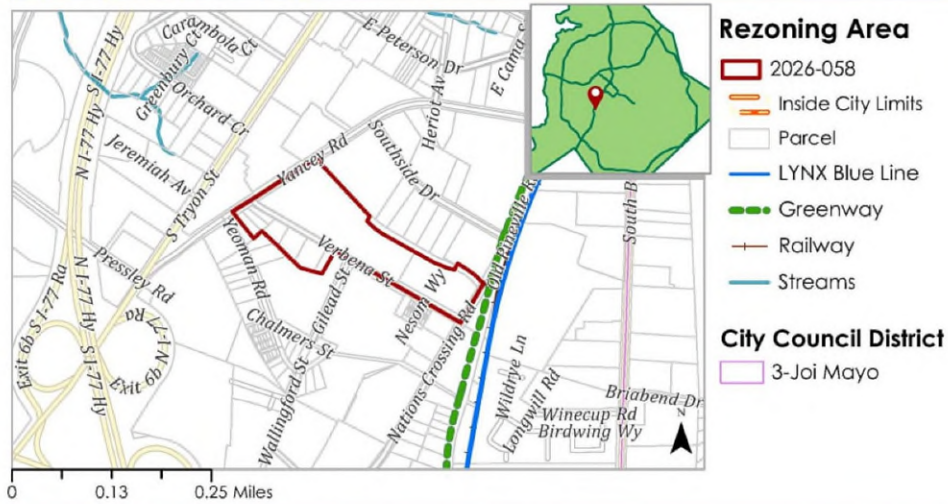
Requested Zoning:

TOD-NC (Transit Oriented District-Neighborhood Center)

Size:

Approximately 14.87 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

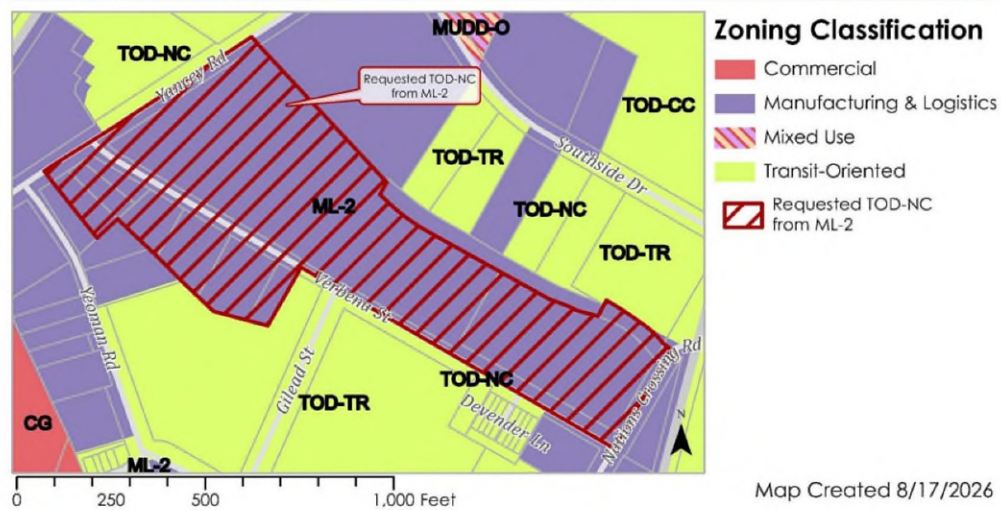


Exhibit C

Name	Email
Steven G Baile	Sbaile@seligenterprises.com
Greg Lewis	glewis@seligenterprises.com
Patrick Girard	pgirard@seligenterprises.com
Hunter Lainhart	hlainhart@seligenterprises.com
Katie Zender	zenderkatie@gmail.com
Scott Trawick	scotttrawick@eaton.com
April Hongsathirath	hongsathirathk.april@gmail.com
Robert Cramer	Robert.Cramer@intapp.com
Kishan Gondha	kpgondha3@gmail.com
Ruffin Scarborough	ruffin@sfholdingsco.com
Joi Mayo	joi.mayo@charlottenc.gov
Rickey Hall	rhall6257@gmail.com
Elliott	elliott@westblvdnc.org
Eugene Bradley	Eugene.Bradley@charlottenc.gov
Freeland Park	freelandparkgrp@gmail.com