

COMMUNITY MEETING REPORT  
PETITIONER: SPECIALTY PROPERTIES, LLC  
REZONING PETITION NO.: 2020-157

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 24, 2020. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:** The Community Meeting was held via Zoom Meeting on Wednesday, December 9, 2020 at 5:30 pm.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):** The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Russell Fergusson, Tim Finein and Brent Stewart.

**SUMMARY OF PRESENTATION/DISCUSSION:**

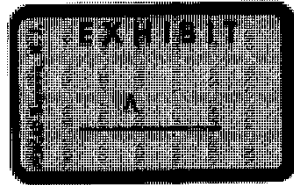
The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself, Tim Finein the project architect, and Brent Stewart, representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.766 acre site (the "Site") located at 2427 Tuckaseegee Rd. from the B-1 and R-5 zoning district to the Neighborhood Services zoning district. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Fergusson presented the site plan and explained the possibility of minor changes as city street improvement project may impact the street and sidewalk. Mr. Fergusson explained the anticipated dates of the Public Hearing, Zoning Committee and Council votes. Petitioner's architect presented and explained the design and architectural goals of the project showing some design examples that are being used as reference for the design of the anticipated office building. Due to the small attendance the presentation evolved into a discussion format with question and answers for the attendees. Matters regarding the area's general development and the impact of this petition were discussed. All in attendance were generally supportive of the plan. In particular there were positive comments on the parking plans. Positive discussion was also had regarding the appropriateness of the plan for the location and the hope that it would help to have a positive influence on the future development of this block.

Included in attendance were three residents (including two area neighborhood association presidents). Several in attendance mentioned positive conversations with other area residents that did not attend the meeting, pointing out that the attendance would have been much larger if the neighborhood objected.

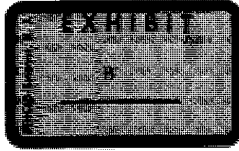
Respectfully submitted, this 14<sup>th</sup> day December, 2020.

List of Property Owners  
Provided by the Charlotte-  
Mecklenburg Planning  
Department and Based  
on Current Tax Records



2020-157	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-157		Jon	Littlepage	1400 Effingham Rd		Charlotte	NC	28208
2020-157		Joycelyn	Swain	2821 Columbus cir		Charlotte	NC	28208
2020-157		Kayla	Earley	2504 Greenland Ave.		Charlotte	NC	28208
2020-157	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2020-157	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2020-157	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2020-157	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2020-157	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2020-157	Biddleville Smallwood Community Organization (BSCO)	Lucas	Blanchard	2121 Roslyn Avenue		Charlotte	NC	28208
2020-157	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2020-157	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2020-157	Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2020-157	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2020-157	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2020-157	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2020-157	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 Camp Greene St		Charlotte	NC	28208
2020-157	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2020-157	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2020-157	Historic Camp Greene Neighborhood Association	Thomas	Harris	2216 Monument St		Charlotte	NC	28208
2020-157	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2020-157	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2020-157	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2020-157	Parkview Neighborhood Asso.	Don	Johnson	3100 Avalon Ave		Charlotte	NC	28208
2020-157	Parkview Neighborhood Association	Daniel	Pentecost	3009 Morson St		Charlotte	NC	28208
2020-157	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2020-157	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2020-157	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr		Charlotte	NC	28208
2020-157	Seversville Community Organization	Amar	Johnson	409 COXE AVE		CHARLOTTE	NC	28208
2020-157	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2020-157	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2020-157	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2020-157	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2020-157	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2020-157	Wellesford	Darlene	Jones	2415 Columbus Cr		Charlotte	NC	28208
2020-157	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Cr		Charlotte	NC	28208
2020-157	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2020-157	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Cr		Charlotte	NC	28208
2020-157	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr		Charlotte	NC	28208
2020-157	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2020-157	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2020-157	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Alberta D.	Falls	2546 Marlowe Av		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Cr		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Av		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St		Charlotte	NC	28208
2020-157	Westerly Hills Neighborhood Association	Walter	Johnson	2438 Marlowe Av		Charlotte	NC	28208
2020-157	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

2020-157	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-157	06501111	LUCKEY	PERRY M	ERNESTINE M	LUCKEY	1232 CAMP GREENE ST		CHARLOTTE	NC	28208
2020-157	06501112	THE OLD WELL GROUP LLC				2349 PLASTICS DRIVE, SUITE 100		GASTONIA	NC	28054
2020-157	06501113	SCM PROPERTIES LLC		ROBERT R	HIRSCH	PO BOX 220981		CHARLOTTE	NC	28229
2020-157	06501114	LYNCH	MARTIN D			108 GOODLOE DR		FREDERICKSBURG	VA	22401
2020-157	06501115	WEBB CUSTOM HOMES LLC				PO BOX 12336		CHARLOTTE	NC	28220
2020-157	06501116	MCCLENDON	MICHAEL LEWIS			2400 HEYWOOD AVE		CHARLOTTE	NC	28208
2020-157	06501117	BANIVIJA LLC				915 ARROWHEAD DR		ROCK HILL	SC	29730
2020-157	07106101	STERLING CONSTRUCTION & DEVELOPMENT LLC				1539 STERLING RD		CHARLOTTE	NC	28209
2020-157	07106102	SRMZ 2 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-157	07106103	WEBB CUSTOM HOMES LLC				P O BOX 12336		CHARLOTTE	NC	28220
2020-157	07106104	BG-NC PROPERTIES LLC				PO BOX 78651		CHARLOTTE	NC	28271
2020-157	07106105	NANCE	CARL C			1231 CAMP GREENE ST		CHARLOTTE	NC	28208
2020-157	07106106	TRAVELL	STEVEN W			7317 COLONY RD		CHARLOTTE	NC	28226
2020-157	07106107	JAQUETT	RICHARD ROBERT			241 COXE AVE		CHARLOTTE	NC	28208
2020-157	07106108	DONEY	MICHAEL J			PO BOX 668529		CHARLOTTE	NC	28226
2020-157	07106109	DONEY	MICHAEL J			PO BOX 668529		CHARLOTTE	NC	28226
2020-157	07106110	HODGES	DANIEL	ALLISON	HODGES	2500 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07106111	SPENCE	CHRISTOPHER LUKE	BRAD	MELANG	415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2020-157	07106112	DONEY	MICHAEL J			PO BOX 668529		CHARLOTTE	NC	28226
2020-157	07106113	STONE	KATHY G	MARK S	GULLEDGE	305 WOMBLE ST		OAK ISLAND	NC	28465
2020-157	07106114	WILLIAMS	DARRYL	LINDA R	WILLIAMS	3123 BERRYCREEK RD		CHARLOTTE	NC	28214
2020-157	07106115	IVIN-EVA PROPERTIES				2401 TUCKASEEGEE RD		CHARLOTTE	NC	28266
2020-157	07106116	BERRY	DAVID	ANGELA	BERRY	2415 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2020-157	07106117	SPECIALTY PROPERTIES LLC				1242 EBENEZER RD		ROCK HILL	SC	29732
2020-157	07106118	STERLING CONSTRUCTION & DEVELOPMENT LLC				1539 STERLING RD		CHARLOTTE	NC	28209
2020-157	07106119	STERLING CONSTRUCTION & DEVELOPMENT LLC				1539 STERLING RD		CHARLOTTE	NC	28209
2020-157	07106120	STERLING CONSTRUCTION & DEVELOPMENT LLC				1539 STERLING RD		CHARLOTTE	NC	28209
2020-157	07106121	JAMISON	MICHELLE L			2515 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2020-157	07106122	BERRY	DAVID	ANGELA	BERRY	2415 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2020-157	07106201	POLK	PHYLLIS ANN GRIER			1301 CAMP GREENE ST		CHARLOTTE	NC	28208
2020-157	07106202	ANDERSON	ANNIE PEARL			1305 CAMP GREEN ST		CHARLOTTE	NC	28208
2020-157	07106203	GRAND AM 4 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-157	07106211	MCCAIN	DEANNA R			2401 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07106212	DONEY	MICHAEL J			PO BOX 668529		CHARLOTTE	NC	28226
2020-157	07106213	NGUYEN	KHOAI C			2427 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2020-157	07106214	WYLIE	LISA P			2413 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07106215	LEWIS	LEROY PHILBRICK			2501 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07106216	BOONE	WILLIAM L			2505 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07106217	DRUM	JOYCE DEAN			2509 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07106218	DAVIS	NAOMI L			2517 RINGWOOD ST		CHARLOTTE	NC	28208
2020-157	07108113	SUMMIT AVENUE THRIFT ROAD HOLDINGS LLC				1440 SOUTH TRYON ST STE 104		CHARLOTTE	NC	28203
2020-157	07108204	GENERAL	ELECTRIC CO			PO BOX 4900 DEPT 201		SCOTTSDALE	AZ	85261
2020-157	07109313	BIGGERSTAFF	JOHN W JR	CONNIE K	BIGGERSTAFF	1105 AMBASSADOR ST		CHARLOTTE	NC	28205
2020-157	07109314	SUMMIT AVENUE THRIFT ROAD HOLDINGS ,LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2020-157	07109315	O'SULLIVAN	STEVEN B			214 MILL CREEK RD		OTEGO	NY	13825
2020-157	07109316	CRABB	JAMES			2418 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2020-157	07109317	CAMP GREENE PROPERTIES LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2020-157	07109318	CAMP GREENE PROPERTIES LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2020-157	07109319	RRB INVESTMENT GROUP				10926 QUALITY DR STE 39075		CHARLOTTE	NC	28278
2020-157	07109414	MCCENDON	MICHAEL LEWIS			2400 HEYWOOD AVE		CHARLOTTE	NC	28208
2020-157	07109415	MCCLENDON	MICHAEL LEWIS			2400 HEYWOOD AVE		CHARLOTTE	NC	28208
2020-157	07109416	KROLL	BRADFORD ALLEN			10228 GATOR BAY CT		NAPLES	FL	34120
2020-157	07109417	CAMP GREENE PROPERTIES LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2020-157	07109418	227 E 27TH ST IEX LLC			C/O CULPEPPER & CULPEPPER	PO BOX 166	ATTN TOMMY HURTT	MERIDIAN	MS	39302
2020-157	07109419	CAMP GREENE PROPERTIES LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2020-157	07109420	SNYDER	JUSTIN ZACHARY			1104 AMBASSADOR ST		CHARLOTTE	NC	28208
2020-157	07109424	SADKA HOLDINGS LLC			C/O CULPEPPER & CULPEPPER	PO BOX 166	ATTN TOMMY HURTT	MERIDIAN	MS	39302



**NOTICE TO INTERESTED PARTIES**

**COMMUNITY MEETING FOR REZONING PETITION #2020-157**

**Subject:** Community Meeting - Rezoning Petition filed by Specialty Properties LLC to rezone approximately .766 acres located at 2427 Tuckaseegee Rd. to change the rezoning from the current B-1 and R-5 District to Neighborhood Services District to allow for a mixed use building including office and potentially retail uses.

**Date and Time of Meeting:** December 9, 2020 at 5:30-6:30 pm (Zoom/RSVP required)  
**Place of Meeting:** In order to comply with the current restrictions for social distancing, we will have the meeting on Zoom. If you desire to attend please RSVP to me via email at [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) and please include “**Tuckaseegee Community Meeting**” in the subject line. I will email you the meeting sign-in information with links to access the meeting.

**Petitioner:** Specialty Properties LLC

**Petition No.:** RZP-2020-157

Dear Neighbors and Community Leaders:

I am assisting Specialty Properties LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately .766 acre site (the "Site") located at 2427 Tuckaseegee Rd. from the B-1 and R-5 zoning districts to the Neighborhood Services zoning district. The purpose of the rezoning is to permit the development of a building for offices and potentially a retail use.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (December 9, 5:30-6:30 pm). We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can be accessed online on the Charlotte City Planning Website under “2020 Petitions” or:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-157.aspx>

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,  
P.O. Box 5645, Charlotte, NC 28299  
Email: [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com)  
Phone: (704) 234-7488

cc: Hon. Councilmember Victoria Watlington

Date Mailed: 11/24/2020

