

## NOTICE TO INTERESTED PARTIES

- COMMUNITY MEETING FOR ZONING PETITION #2020-060

**Subject:** Community Meeting - Rezoning Petition filed by SRL Central Avenue Properties LLC to rezone approximately 1.23 acres located at 2605 Central Ave., Charlotte NC 28205 (the northeast corner of Central Ave. And Morningside Ave.) to amend and change the rezoning from the current B-1 and R-5 zoning districts to MUDD-CD (Mixed Use Development District, Conditional) to allow the development of a new mixed-use commercial building.

**Date and Time of Meeting:** Tuesday, June 8, 2021 from 5:30-6:30 pm (Zoom/RSVP will receive reply with digital link to meeting login also copied below)

**Place of Meeting:** We will have the meeting on Zoom in compliance with Covid-19 provisions. Please RSVP to me via email at [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) and please include "Central Ave Community Meeting" in the subject line.

**Petitioner:** SRL Central Avenue Properties LLC

**Petition No.:** RZP-2021-060

Dear Neighbors and Community Leaders:

I am assisting SRL Central Avenue Properties LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.23 acre site with two parcels, one of which is vacant (the "Site") located at the corner of Central Ave. and Morningside Dr. (2605 Central Ave) zoning districts to a conditional MUDD-CD zoning district. The purpose of the rezoning is to permit the development of a mixed use building for commercial uses including office, retail and restaurant uses. The site includes the gas station, adjacent retail building and the residential lot behind the gas station.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding 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 via Zoom on **Tuesday, June 8, 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/2021Petitions/Pages/2021-060.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

Zoom Meeting Information

Topic: Community Meeting; Russell Fergusson's Zoom Meeting

Time: Jun 8, 2021 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92472294851?pwd=STdaZzZtK2hwRk1Yb3lyWVNpYzAxdz09>

**Meeting ID: 924 7229 4851**

**Passcode: Central**

One tap mobile

+13126266799,,92472294851#,,,,\*8960647# US (Chicago)

+19292056099,,92472294851#,,,,\*8960647# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 924 7229 4851

Passcode: 8960647

Find your local number: <https://zoom.us/u/adD3c0wRk1>

cc: Councilmember Larken Egleston /Will Linville Planning Dept.

Date Mailed: 5/27/2021