

COMMUNITY MEETING REPORT
PETITIONER: SRL CENTRAL AVENUE
PROPERTIES LLC
REZONING PETITION NO.: 2021-060

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. The Petitioner held two community meetings.

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

Two community meetings were held and for each, 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:

1st Meeting: May 27, 2021
2nd Meeting: July 30, 2021

A copy of the written notices are attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held via Zoom Meeting on:

1st Meeting: Tuesday, June 8, 2021 from 5:30-6:30 pm
2nd Meeting: Tuesday, August 10, 2021 from 5:30-6:30 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 Brian Smith.

SUMMARY OF PRESENTATION/DISCUSSION:

1st Meeting:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself as a representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 1.23 acre site (the "Site") located at 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. 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 that the site would be expanded to include adjacent parcels facing to allow for a larger connected parking lot behind the buildings and including an exit to Central Avenue. Mr. Fergusson explained that a second meeting would be held as a follow up to the meeting and to better explain the additional lots. Mr. Fergusson explained the anticipated dates of the Public Hearing, Zoning Committee and Council votes. Petitioner's team explained the need for the rezoning, to allow for the development of a modern mixed use building. This project was discussed in as how it fits the development along Central Avenue and the MUDD zoning district requirements were explained as differing from the existing commercial building along Central Avenue that have parking lots in front and limited

pedestrian interaction. Due to the relatively 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. Many attendees were generally supportive of the plan. In particular there were positive comments on the redevelopment and better utilization of the lot, which is currently an older gas station use. Positive discussion was also had regarding the parking plan and having access to Central Avenue as well as Morningside. Petitioner's agent explained the driveway placement to align with existing commercial driveway on Morningside Dr. Community members raised questions about the location of the patio and minimization of potential noise created by the new uses. Parking was discussed including pros and cons of too little or too much parking. One attendee raised concerns that the development might increase traffic through Plaza Midwood.

The potential to save some of the existing trees to remain as a buffer between the lot and the closest single family residential was discussed. There was also discussion about the potential for neighbors to be engaged in the landscaping of a special landscaping area to help buffer the project from the residential neighbors. There was also a discussion of the exclusion of certain uses that petitioner and community agree would be inappropriate including adult entertainment and automotive repair type uses. For each of these topics petitioner explained the thought behind the site plan and discussed ways to address concerns in a revised site plan. Petitioner will follow up with the Plaza Midwood Neighborhood Association and its land use committee.

Included in attendance were approximately two petitioner representatives and approximately six area residents, some partially attending, including several residential neighbors.

2nd Meeting:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself as a representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 2.56 acre site, (the "Site"), an increase from the prior 1.23 acre plan located at 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. 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.

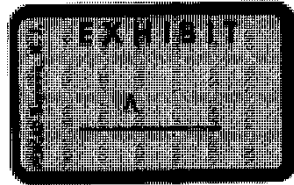
Mr. Fergusson presented the site plan and explained that the site had been expanded to include the adjacent parcels facing to allow for a larger connected parking lot behind the buildings and including an exit to Central Avenue. Mr. Fergusson explained that this second meeting was an opportunity to better explain the additional lots. Mr. Fergusson explained the anticipated dates of the Public Hearing, Zoning Committee and Council votes. Petitioner's team explained the need for the rezoning, to allow for the development of a modern mixed-use building. Tim Finein spoke to the architectural aspects of the project. Due to the relatively 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. The Principal owner of the Petitioner, Stefan Latorre spoke regarding the plans generally and addressed concerns over the type of tenant and enforcement of lease provisions to make sure tenants are compliant with the lease and not causing issues with neighbors. He spoke to his long time presence on the block with his law offices and desire to continue his presence in the future. Many attendees had attended the first meeting and/or an informal meeting on site held between the community meetings for neighbors on Morningside Dr. Again everyone was generally supportive of the plan. The same general topics as the

first meeting were briefly discussed. Community members raised questions about the gas station and the possibility that the development would involve environmental remediation, although petitioners were not able to confirm this at this stage. There was also discussion about the potential for neighbors to be engaged in the landscaping of a special landscaping area to help buffer the project from the residential neighbors. Petitioner will follow up with the Plaza Midwood Neighborhood Association and its land use committee.

Included in attendance were approximately four petitioner representatives and approximately five residents, some partially attending, including several residential neighbors.

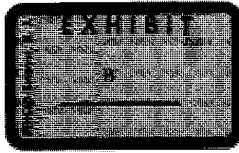
Respectfully submitted, this 16th day of August, 2021.

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



2021-060	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-060	09508105	MRAZ	PAUL J JR	MARGARET H	MRAZ	1628 CLUB RD		CHARLOTTE	NC	28205
2021-060	09508106	ROGERS	MARGARET DULIN			1624 CLUB RD		CHARLOTTE	NC	28205
2021-060	09508107	MILLER	DANIEL NEIL	CHRISTINA DAWN	MILLER	1620 CLUB RD		CHARLOTTE	NC	28205
2021-060	09508108	AVANT	PAULINE			914 CLIFTON ST		CHARLOTTE	NC	28217
2021-060	09508109	STONE	JOANNE M DOUGHERTY	RANDY E	STONE	212 W MATTHEWS ST UNIT 101		MATTHEWS	NC	28105
2021-060	09508110	PRISCO	GEORGE			2501 CENTRAL AVE		CHARLOTTE	NC	28212
2021-060	09508111	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2021-060	09508112	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2021-060	09508113	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2021-060	09508114	YOUNG	WILLIAM OLIVER	SARA ABIGAIL	LITTRELL	1621 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09508115	MAJERUS	RICHARD MARC	BROOKE	VERTIN	1625 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09508116	OWANESIAN	CHRISTOPHER A	LINDSAY F	OWANESIAN	1629 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09508117	CHOTKOWSKI	MATTHEW A	KEIRSTEN W	CHOTKOWSKI	1633 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09508118	SEMAN	CRAIG M			4901 PLUM NEARLY LN		CHARLOTTE	NC	28211
2021-060	09508119	LOWRANCE LEGACEY LLC				PO BOX 620072		CHARLOTTE	NC	28262
2021-060	09508122	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2021-060	09509214	WILLSON	JENNIFER M			1644 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09509215	JONES	WENDAL SMITH			1642 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09509216	BENDER	JAMES A	SHANNON N	GILBERT	1636 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09509217	MANCI	WILLIAM	STEVEN	WALL	1632 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09509218	KELLEY	WANDA SWIFT			1624 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	09509219	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
2021-060	09509220	SRL CENTRAL AVENUE PROPERTIES LLC				2629 CENTRAL AVENUE		CHARLOTTE	NC	28205
2021-060	09509221	SRL CENTRAL AVENUE PROPERTIES LLC				2629 CENTRAL AVENUE		CHARLOTTE	NC	28205
2021-060	09509222	SRL CENTRAL AVENUE PROPERTIES LLC				2629 CENTRAL AVENUE		CHARLOTTE	NC	28205
2021-060	09509223	RIZK	ANTOINE N	ELIE N	RIZK	1200 MATTHEWS PLANTATION DR		MATTHEWS	NC	28105
2021-060	09509224	SRL HOLDINGS LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2021-060	09509226	SRL HOLDINGS LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2021-060	09509227	SRL HOLDINGS LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2021-060	09509228	VERA REALTY LLC				PO BOX 5327		CHARLOTTE	NC	28299
2021-060	09509229	VERA REALTY LLC				PO BOX 5327		CHARLOTTE	NC	28299
2021-060	09509231	SRL HOLDING LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2021-060	09509232	EARLE	AMANDA CATHLEEN			1623 LOGIE AVE		CHARLOTTE	NC	28205
2021-060	09509233	SOUTHEAST BUSINESS CONSULTANTS INC				1900 TOWNSEND AVE		CHARLOTTE	NC	28205
2021-060	09509234	BRINSON JR	RONALD L			1631 LOGIE AV		CHARLOTTE	NC	28205
2021-060	09509235	ELLIOT	REYNOLDS MICHAEL	REBECCA	DAVENPORT	1635 LOGIE AVE		CHARLOTTE	NC	28205
2021-060	09509236	BRICKENDYER INVESTMENTS LLC				11220 ELM LN STE 200		CHARLOTTE	NC	28277
2021-060	09509237	SETZER	JACOB E			1705 LOGIE AVE		CHARLOTTE	NC	28205
2021-060	09509238	RICE	MARY C			1709 LOGIE AVE		CHARLOTTE	NC	28205
2021-060	09509239	FANELTY	GREGORY T		AMY C TROY	1713 LOGIE AVE		CHARLOTTE	NC	28205
2021-060	09509253	SENK	ADAM			2606 ROLAND ST		CHARLOTTE	NC	28205
2021-060	09509254	PETERSEN	COLIN E			2616 ROLAND ST		CHARLOTTE	NC	28205
2021-060	09509255	ACERNI	ALEXANDRIA LEIGH			2620 ROLAND ST		CHARLOTTE	NC	28205
2021-060	09509256	MCGRATH	SARAH E			2610 ROLAND ST		CHARLOTTE	NC	28205
2021-060	09509257	MANGUM	TAMARA K	TODD M SR	MANGUM	1628 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	12902301	CCC OF CHARLOTTE LLC				18914 HALYARD POINTE LANE		CORNELIUS	NC	28031
2021-060	12902302	CCC OF CHARLOTTE LLC				18914 HALYARD POINTE LANE		CORNELIUS	NC	28031
2021-060	12902325	DAVIS	JONATHAN NEIL			1515 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	12902326	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
2021-060	12902328	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
2021-060	12904128	LARAWAY	PATRICK SPAULDING	KELLY HAMILTON	LARAWAY	2445 STONEY RUN DR		OAKBORO	NC	28129
2021-060	12904129	TURNER	MARTHA FLORENCE			1512 IVEY DR		CHARLOTTE	NC	28205
2021-060	12904130	SHAFFER	APRILLE L	WENDI LYNN	WILLIAMS	1518 IVEY DR		CHARLOTTE	NC	28205
2021-060	12904201	VALENTINO LLC % JAMES F YOUNG				2600-F CENTRAL AVE		CHARLOTTE	NC	28205
2021-060	12904202	BRINKMANN	HERBERT C	JESSICA R	BRINKMANN	1508 MORNINGSIDE DR		CHARLOTTE	NC	28205
2021-060	12904223	NELSON	ALLEN R	AMY L	NELSON	1509 IVEY DR		CHARLOTTE	NC	28205
2021-060	12904224	FENNELL	JEANNIE M	TRUSTEE UNDER	JEANNIE M FENNELL	1513 IVEY DR		CHARLOTTE	NC	28205
2021-060	12904225	HOSEIN	VANESSA			1517 IVEY DR		CHARLOTTE	NC	28205
2021-060	12904226	HOANG	PHAN M	NIKKI T	TRAN	9616 HOOD RD		CHARLOTTE	NC	28215
2021-060	12904227	VALENTINO LLC				2600 CENTRAL AVE		CHARLOTTE	NC	28205
2021-060	12904228	VALENTINO LLC % JAMES F YOUNG				2600 F CENTRAL AVE		CHARLOTTE	NC	28205

2021-060	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-060	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2021-060	Belmont	Ted	Castano	3505 Central Ave		Charlotte	NC	28205
2021-060	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2021-060	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2021-060	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2021-060	Commonwealth	Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2021-060	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2021-060	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		charlotte	NC	28205
2021-060	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2021-060	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2021-060	Commonwealth Park Neighborhood Association	Ben	Kinney	3112 Commonwealth Av		Charlotte	NC	28205
2021-060	Commonwealth Park Neighborhood Association	Debra	Gilbert	1360 Carolyn Dr		Charlotte	NC	28205
2021-060	Commonwealth Park Neighborhood Association	Katharine	Ormont	3127 Barnhill Dr		Charlotte	NC	28205
2021-060	Country Walk Homeowners Association	Constance	Smith	1240 Woodland Dr		Charlotte	NC	28205
2021-060	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2021-060	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2021-060	Merry Oaks	Nancy	Pierce	1637 Flynnwood Dr		Charlotte	NC	28205
2021-060	Merry Oaks	Raymond	Youngblood	2221 Arnold Drive		Charlotte	NC	28205
2021-060	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2021-060	MONA	Sharon	Farrelly	3230 Draper Ave		Charlotte	NC	28205
2021-060	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2021-060	Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2021-060	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2021-060	Plaza Midwood	Zyquandra	Bradley	1403 Eastcrest Drive	T2	Charlotte	NC	28205
2021-060	Plaza Midwood Land Use Group	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
2021-060	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2021-060	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2021-060	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2021-060	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2021-060	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
2021-060	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2021-060	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2021-060	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2021-060	Plaza Midwood Neighbrohood Association	Lisa	Proud	2836 Georgia Ave		Charlotte	NC	28205
2021-060	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205



NOTICE TO INTERESTED PARTIES

- **COMMUNITY MEETING FOR ZONING PETITION #2021-060**

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 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
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

NOTICE TO INTERESTED PARTIES

COMMUNITY MEETING FOR ZONING PETITION #2021-060

Subject: Second Community Meeting - Rezoning Petition filed by SRL Central Avenue Properties LLC to rezone approximately 2.56 acres located at 2605 Central Ave., Charlotte NC 28205 (the northeast corner of Central Ave. And Morningside Ave.) an including some lots fronting Central Ave., to amend and change the rezoning from the current B-1, B-2 and R-5 zoning districts to MUDD-CD (Mixed Use Development District, Conditional) to allow the development of a new mixed-use commercial building. Tax parcels included: Parcels # 09509222 09509221, 09509220, 09509224, 09509226, and 09509227.

Date and Time of Meeting: Tuesday, August 10, 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 to 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 2.56 acre site with six parcels (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, the residential lot behind the gas station (1618 Morningside), and the Latorre Law Firm office buildings (2629 and 2701 Central Ave.). The law firm buildings have been included to accommodate a unified parking plan with Central Ave. access to facilitate better parking and traffic flow for all of the parcels. The law firm building shall remain.

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, August 10, 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 “2021 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 via email with your questions and comments. 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
Phone: (704) 234-7488

Zoom Meeting Information

Russell Fergusson is inviting you to a scheduled Zoom meeting.

Topic: Russell Fergusson's Zoom Meeting
Time: Aug 10, 2021 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95111420859?pwd=emlzVWw4OFVOR0Y3SU45MWswWmxhdz09>

Meeting ID: 951 1142 0859

Passcode: Central

One tap mobile

+13017158592,,95111420859#,,,,*4015232# US (Washington DC)

+13126266799,,95111420859#,,,,*4015232# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 951 1142 0859

Passcode: 4015232

Find your local number: <https://zoom.us/u/abG2mV6BN>

COMMUNITY MEETING ATTENDANCE
REZONING PETITION NO.: 2021-060

Data Entry via Petitioner Agent, Russell Fergusson, via email and RSVP's to Community Meeting using Zoom

2021-060 1st Community Meeting Attendance List: June 8, 2021:

Jennifer Willson,
1644 Morningside Drive,
Jenniferwillson@Yahoo.Com

Rich Majerus
Majerusr@Queens.Edu
1625 MORNINGSIDE DR
CHARLOTTE NC 28205

ADAM SENK
2606 ROLAND ST
CHARLOTTE NC 28205

Lindsay Owanesian, 1629 MORNINGSIDE DR
CHARLOTTE NC 28205, **Lowanesian@Gmail.Com,**

Allen Nelson, 1509 IVEY DR
CHARLOTTE NC 28205
Allen.R.Nelson@Gmail.Com

2021-060 2nd Community Meeting Attendance List; August 10, 2021:

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