

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: 2130 North Tryon Street LLC
Rezoning Petition No. 2022-044

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 August 22, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Tuesday, September 6th at 7:00 p.m. via the Zoom platform. Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation. No hard copies of the presentation were requested in advance of the meeting.

MEETING PARTICIPATION AND SUMMARY:

The Virtual Community Meeting did not have any attendees from the community or any RSVP requests prior to the meeting.

Representatives of the Petitioner's team closed the meeting at 7:15pm. No correspondence was received by community members after the meeting, as of the date of this report submittal.

Respectfully submitted this 12th day of September 2022.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2022-044	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-044	07909107	SUMMIT AVENUE NORTHEND LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2022-044	07909108	SUMMIT AVENUE NORTHEND LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2022-044	07909109	SUMMIT AVENUE NORTHEND LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2022-044	07909110	SUMMIT AVENUE NORTHEND LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2022-044	07909301	SUMMIT AVENUE NORTHEND LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2022-044	07909304	SUMMIT AVENUE NORTHEND LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2022-044	07910906	NTS PROPERTIES LLC				11 CALEDON CT SUITE A		GREENVILLE	SC	29615
2022-044	07910907	BETTY SHEPHERD WHITE LLC				4288 SALISBURY CONCORD RD		KANNAPOLIS	NC	28083
2022-044	07910909	BETTY SHEPHERD WHITE LLC				4288 SALISBURY CONCORD RD		KANNAPOLIS	NC	28083
2022-044	08301103	NORFOLK SOUTHERN RAILWAY CO	% TAX DEPT			110 FRANKLIN RD SE		ROANOKE	VA	24042
2022-044	08301105	NORFOLK SOUTHERN RAILWAY CO	% TAX DEPT			3 COMMERCIAL PL		ROANOKE	VA	23510
2022-044	08301106	NORFOLK SOUTHERN RAILWAY CO	% TAX DEPT			110 FRANKLIN RD SE		ROANOKE	VA	24042
2022-044	08301110	FW OZ TRYON 2 LLC				1337 FERNCLIFF RD		CHARLOTTE	NC	28211
2022-044	08301111	2130 NORTH TRYON STREET LLC				4769 WOODLARK LN		CHARLOTTE	NC	82811
2022-044	08301113	HEATH LAND COMPANY LLC				2755 ROLLING HILLS DR		MONROE	NC	28110
2022-044	08301114	HEATH LAND COMPANY LLC				2755 ROLLING HILLS DR		MONROE	NC	28110
2022-044	08301115	ROYAL PROPERTIES OF NC INC				8531 GETALONG RD		CHARLOTTE	NC	28213

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2022-044	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-044	Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2022-044	Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2022-044	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2022-044	Belmont Community Association	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2022-044	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2022-044	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2022-044	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2022-044	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2022-044	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2022-044	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2022-044	Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
2022-044	Druid Hills	Alan	Oliva Chapela	1019 LOMOND AVE		Charlotte	NC	28206
2022-044	Druid Hills Neighborhood Association	Darryl R.	Gaston	2313 Edison St				
2022-044	Edison Street Block Association	Darryl R.	Gaston	2313 Edison St				
2022-044	Ellington Park Homeowners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
2022-044	Graham Heights	Kathryn	Johnson	2762 catalina ave.		Charlotte	North Carolina	28206
2022-044	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2022-044	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2022-044	Greenville	Todd	Gill	1514 Polk Street		Charlotte	NC	28206
2022-044	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2022-044	Lockwood	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2022-044	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2022-044	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2022-044	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2022-044	Noda	Dr. Rodriguez	Finley	2120 N.Brevard street		Charlotte	North Carolina	28202
2022-044	NoDa	Matt	Toffey	3027 N. Myers St.		Charlotte	NC	28205
2022-044	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2022-044	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2022-044	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2022-044	North Tryon	Jesse	Boyd	1210 N. Tryon St.		Charlotte	NC	28277
2022-044	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2022-044	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2022-044	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2022-044	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2022-044	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2022-044	Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
2022-044	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2022-044	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2022-044	Roof Above	Liz	Clasen-Kelly	945 N. College St.		Charlotte	NC	28216
2022-044	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2022-044	Villa Heights	Allison	Horinko	1109 Leigh Ave		Charlotte	NC	28205
2022-044	Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
2022-044	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2022-044	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2022-044	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

Exhibit B

August 22, 2022

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, September 6th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: 2130 North Tryon Street LLC
Petition No.: 2022-044

Dear Charlotte Neighbor:

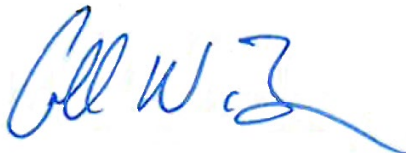
Our firm represents 2130 North Tryon Street, LLC (the “Petitioner”) in its proposal to rezone approximately 3.67 acres located on the east side of North Tryon Street, west of Matheson Avenue and north of North Brevard Street. The Petitioner is requesting a rezoning from the I-2 (industrial) zoning district to the MUDD(CD) (mixed use development – conditional) zoning district to accommodate its development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, September 6th at 7:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“2130 N Tryon”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown