

COMMUNITY MEETING REPORT  
**Petitioner: 2301 Distribution, LLC**  
Rezoning Petition No. 2018-130

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 21, 2018. A copy of the written notice is attached hereto as Exhibit B.

One notice was returned as undeliverable. It was addressed to Historic South End at the address listed on Exhibit A.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, December 5, 2018 at 6:00pm at Aston Properties' Office located at 610 E. Morehead Street.

**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:

Eric Gibson – Development Manager, Aston Properties  
Bryan Smith – Project Manager, Aston Properties  
Karen Partee – Vice President of Construction & Design, Aston Properties

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's representatives remained available until 6:20 and, seeing no attendees, closed the meeting.

Respectfully submitted, this 7th day of December, 2018.

cc: Karla Cahill, Charlotte-Mecklenburg Planning Department (via email: Karla.Cahill@CharlotteNC.gov)

# MAILING LIST FOR COMMUNITY MEETING NOTICE

## EXHIBIT A

Parcel ID	Owner	Mailing Address	City	State	Zip
12104111	JUNCTION 1504 LP	PO BOX 56607	ALTANTA	GA	30343
12104201	2301 DISTRIBUTION LLC	610 E MOREHEAD ST STE 100	CHARLOTTE	NC	28202
12104202	DISTRIBUTION STREET LLC	2321 DISTRIBUTION ST	CHARLOTTE	NC	28202
12104203	GEORGE A BIGGERS REVOCABLE TRUST c/o JOHN M CROSS	PO BOX 147	MARION	NC	28752
12104204	ADRIAN BRUCE & LAURA W PARKER	2401 DISTRIBUTION ST	CHARLOTTE	NC	28203
12104216	DUNAVANT DEVELOPMENT LLC	1800 CAMDEN RD STE 107-230	CHARLOTTE	NC	28203
12104218	BIN-DS2306 LLC c/o BEACON PARTNERS	500 E MOREHEAD ST STE 200	CHARLOTTE	NC	28202
12104301	2301 S TRYON ST	2301 S TRYON ST	CHARLOTTE	NC	28203
12104302	KENNETH C SIMPSON	189 OLD POST RD	MOORESVILLE	NC	28117
12104303	IEC INVESTMENTS LLC	2321 S TRYON ST	CHARLOTTE	NC	28203
12104315	2400 DISTRIBUTION STREET LLC	2401DISTRIBUTION ST STE A	CHARLOTTE	NC	28203
12104316	GRIER PHILLIPS LIMITED LLC	2326 DISTRIBUTION ST	CHARLOTTE	NC	28203
12104317	JOE B LILES	PO BOX 36184	CHARLOTTE	NC	28236
12104319	SOUTH END HOLDINGS LLC	2865 BARTRAM RD	WINSTON-SALEM	NC	27106
12104403	RRPV 2250 HAWKINS JV LLC c/o RAM REALTY ADVISORS	4801 PGA BOULEVARD	PALM BEACH GARDENS	FL	33418

  

Contact Name	Community Organization	Mailing Address	City	State	Zip
LaWana Mayfield	Charlotte City Council, District 3	600 East 4th Street	Charlotte	NC	28202
Nicole Frambach	1983	3325 Anson St	Charlotte	NC	28209
Willie M. Burton	Bethlehem Center's OST	2704 Baltimore Avenue	Charlotte	NC	28203
Debra L. Franklin	Bike Routes 4 Fitness Inc	1750 Camden Road, Apt 610	Charlotte	NC	28203
Debbie Williams	Brookhill Community Association	2516 S Tryon St	Charlotte	NC	28203
Jim & Donna Lorenzen	Candlewood Homeowners Association	2516 S Tryon St	Charlotte	NC	28203
Franklin Keathley	Dilworth	2144 Park Road	Charlotte	NC	28203
Cynthia L Schwartz	Dilworth Community Development Association	409 Rensselaer Av	Charlotte	NC	28203
John Gresham	Dilworth Community Development Association	717 E Kingston Av	Charlotte	NC	28203
Scott Pavol	Dilworth Community Development Association	1920 Park Road	Charlotte	NC	28203
Will Mover	Ephesus Church	1510 S Mint St	Charlotte	NC	28203
Megan Gude	Historic South End	1507 Camden Road	Charlotte	NC	28203
Nina Lipton	Olmsted Park Homes HOA	415 Meacham St	Charlotte	NC	28203
Ann King	Sedgefield Neighborhood Association	420 Marsh Rd	Charlotte	NC	28209
Janelle Travis	Sedgefield Neighborhood Association	635 Poindexter Dr	Charlotte	NC	28209
Jeanne Woosley	Sedgefield Neighborhood Association	326 Marsh Rd	Charlotte	NC	28209
Liz Porter	Sedgefield Neighborhood Association	946 Sedgefield Rd	Charlotte	NC	28209
Bryan Geers	South End Neighborhood Association	115 E Park Ave 424	Charlotte	NC	28203
Jennifer McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC	28203
Rasheda L. McMullin	South Tryon Community Coalition	2516 S Tryon St	Charlotte	NC	28203
Tiffany Harney	Sunset At Linda Vista	2421 Marshall Pl	Charlotte	NC	28203
Marcel Dawspm	Sunset Hills Neighborhood Association	525 Atherton St	Charlotte	NC	28203
Shannon McKnight	Westover Hills Neighborhood Association	1208 Fordham Rd.	Charlotte	NC	28208
Angela Marshall	Wilmore Neighborhood Association	1630 S Mint St	Charlotte	NC	28203
Brian Walker	Wilmore Neighborhood Association	501 West Bv	Charlotte	NC	28202
John English	Wilmore Neighborhood Association	1630 S Mint St	Charlotte	NC	28203
Julie Knutson	Wilmore Neighborhood Association	1604 Merriman Ave	Charlotte	NC	28203
Justin Lane	Wilmore Neighborhood Association	1550 Wilmore Dr	Charlotte	NC	28203
Louise Shackford	Wilmore Neighborhood Association	1908 Wood Dale Tr	Charlotte	NC	28203
Marilyn Corn	Wilmore Neighborhood Association	218 W Park Ave	Charlotte	NC	28203
Martha Epps	Wilmore Neighborhood Association	501 West Bv	Charlotte	NC	28203
Michael Walsh	Wilmore Neighborhood Association	2017 Wood Dale Terrace	Charlotte	NC	28203
Nathan Gray	Wilmore Neighborhood Association	1557 Wilmore Dr	Charlotte	NC	28203



## **EXHIBIT B**

### **NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**SUBJECT:** Community Meeting -- Rezoning Petition 2018-130 filed by 2301 Distribution, LLC to rezone approximately 0.97 acres located at 2301 Distribution Street to allow the redevelopment of the site.

**MEETING DATE:** Tuesday, December 4, 2018  
**MEETING TIME:** 6:00pm

**MEETING LOCATION:** Aston Properties' Office  
610 E. Morehead Street, Charlotte, NC

**PETITIONER:** 2301 Distribution, LLC  
**PETITION NO.:** 2018-130

We are assisting 2301 Distribution, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.97 acre site (the "Site") located at 2301 Distribution Street from the I-2 zoning district to TOD-MO zoning district. The purpose of the rezoning is to permit the redevelopment of site.

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 for the purpose of discussing this rezoning 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 Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 4, 2018 at 6:00pm in Aston Properties' Office located at 610 E. Morehead Street. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Eric Gibson at 704-319-4944.

cc: Councilmember LaWana Mayfield

Date Mailed: Wednesday, November 21, 2018

**Aston Properties, Inc.**  
610 E. Morehead Street, Suite 100  
Charlotte, NC 28202  
704.366.7337  
704.365.3215 Fax

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