

COMMUNITY MEETING REPORT
Petitioner: Carolina Development Group, NC, LLC
Rezoning Petition No. 2019-092

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 August 21, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, September 5, 2019 at 6:00PM at the project site (Equipment Design & Fabrication, Inc., 722 N. Smith Street, Charlotte, NC 28202).

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:

Matt Langston, Landworks Design Group, PA
Jon Krueger, FMK Architects, Inc.
Russ Sinacori, Sinacori Builders
Jeremy Yaekel, Owner
Brett Krueger.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Matt Langston, welcomed the attendees and introduced the Petitioner's team. Langston indicated that the Petitioner proposed to rezone an approximately 1 acre site at 712 N. Smith Street from I-1 zoning to UMUD-O zoning. Langston provided a handout explaining 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.

Langston and Jon Krueger presented the site plan and architectural concepts to attendees.

Attendees included representatives of Archer Daniels Midland (ADM) who owns the industrial facility across Smith Street from the site. They provided information about their operations, in particular about truck movements through their site and along N. Smith Street. They had questions about whether the project would close Smith Street to outbound (southbound traffic) at any time. The Petitioner indicated that the northbound lane may be closed temporarily during streetscape or utility work, but outbound/southbound traffic should remain unobstructed throughout construction.

The meeting concluded approximately 8:00PM.

CHANGES MADE AS A RESULT OF THIS MEETING:

NONE.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department
Mayor & Members of Charlotte City Council

Exhibit A

938 GALESVILLE ROAD LLC
626 GRAHAM ST UNIT 311
CHARLOTTE, NC 28202

A D M MILLING CO
C/O TAX DEPT
V121140 ,SUITE 136
DECATUR, IL 62525

THEODORE ALBERGOTTIE
626 N GRAHAM ST UNIT 206
CHARLOTTE, NC 28202

ANTOINETTE PROPERTIES LLC &
CMG INVESTMENTS, LLC
PO BOX 33548
CHARLOTTE, NC 28233

JANELLE ASHLEY
715 N GRAHAM ST UNIT #202
CHARLOTTE, NC 28202

AIR LINE RWY CO ATLANTA & CHARLOTTE
402 SOU RWY BLDG
ATLANTA, GA 30303

VIRGINIA ATWELL
1005 BANCROFT CT
FORT MILL, SC 29715

SAMANTHA FERNANDEZ BALSAM
626 N GRAHAM ST UNIT 210
CHARLOTTE, NC 28202

CHRISTOPHER BRIAN BENNETT
AYA MIYAKODA
327 CHARING CROSS DR
CHARLOTTE, NC 28105

HENRY B III BENOIT
4390 LAKESHORE RD N
DENVER, NC 28037

GENET BEREKET
MESGHINA BEREKET
12405 ABBEY KNOLL CT
WOODBRIDGE, VA 22192

JOHN P BLACK
514 W 10TH ST #22
CHARLOTTE, NC 28202

KIMBERLY J BLANDING
MAURICE BLANDING
715 N GRAHAM ST UNIT 506
CHARLOTTE, NC 28202

THOMAS JUDSON BOBO
FABIOLA CHAPARRO CATRO BOBO
715 N GRAHAM ST #306
CHARLOTTE, NC 28202

MATTHEW BOGDOVITZ
NICOLAS BOGDOVITZ
715 N GRAHAM ST #502
CHARLOTTE, NC 28203

MICHAEL A BROWN
626 NORTH GRAHAM ST #414
CHARLOTTE, NC 28202

CARLA WATTS BRUCE
514 W 10TH ST
CHARLOTTE, NC 28202

COURTNEY M BURNS
626 N GRAHAM ST #209
CHARLOTTE, NC 28202

TODD A BURRELL
626 N GRAHAM ST Unit 308
CHARLOTTE, NC 28202

DARID J CANDIES
SHANON V CANDIES
715 N GRAHAM ST UNIT 203
CHARLOTTE, NC 28202

RODNEY CANIPE
626 N GRAHAM ST UNIT 207
CHARLOTTE, NC 28202

WILLIAM KYLE CARPENTER
715 N GRAHAM ST STE 401
CHARLOTTE, NC 28202

CHRISTOPHER R CARROLL
LEZLIE L CARROLL
626 N GRAHAM ST UNIT 409
CHARLOTTE, NC 28202

SUDIPTA CHAKI
NABANEETA CHAKI
68 RIDGECREST RD
GLASTONBURY, CT 06033

KAI Y CHANG
307 WENDOVER HILL CT
CHARLOTTE, NC 28211

CIRCLE K STORES, INC
1130 WEST WARNER ROAD BUILDING B
WARNER CROSSING BUSINESS PARK
TEMPE, AZ 85284

CITY OF CHARLOTTE
C/O REAL ESTATE DIVISION
600 E 4TH ST
CHARLOTTE, NC 28202

AUGUSTO C CONTE
918 LANSDOWNE RD
CHARLOTTE, NC 28270

JASON CURTIS
715 N GRAHAM ST UNIT 210
CHARLOTTE, NC 28202

KEVIN DEVIN
1614 THE PLAZA
CHARLOTTE, NC 28205

Exhibit A

BRANDON DOMBROSKI
715 N GRAHAM ST UNIT 201
CHARLOTTE, NC 28202

PHILLIP DOMSCHKE
715 N GRAHAM ST UNIT 402
CHARLOTTE, NC 28202

ANDREW DRUCKER
RUTH DRUCKER
6012 BAYFIELD PKWY STE 187
KANNAPOLIS, NC 28027

MICHAEL ALLEN DYER
JENNIFER DYER
2312 BLAIR HOUSE CT
CHARLOTTE, NC 28270

TIMOTHY M EDWARDS
626 N GRAHAM ST UNIT 205
CHARLOTTE, NC 28202

KEVIN R ENGLAND
3424 77ST APT 6U
JACKSON HEIGHTS, NY 11372

MATTHEW T FAHYS
JOSEPH FAHYS
715 N GRAHAM ST SRE 309
CHARLOTTE, NC 28202

MICHAEL S FERRIS
626 N GRAHAM ST #306
CHARLOTTE, NC 28202

BARBARA FISHER
200 WEST TREMONT AVE
CHARLOTTE, NC 28203

FRANK FORTNER
JANET FORTNER
10505 KERNS RD
HUNTERSVILLE, NC 28078

FOUR D`S REALTY CORP
151 E TATTERSALL DR
STATESVILLE, NC 28677

MADELINE H FOUST
626 N GRAHAM ST #212
CHARLOTTE, NC 28202

JEAN M FRANCOIS
PAULA FRANCOIS
32 CROSSWAY DR
DEER PARK, NY 11729

DANIEL B FRIEL
KAREN FRIEL
715 N GRAHAM ST UNIT 408
CHARLOTTE, NC 28202

GARRISON & VYNE LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

RANIN GHANNAM
HUDA AL KUTABI
160 HIGH HILLS DR
MOORESVILLE, NC 28117

GHOSH INVESTMENTS LLC
10718 LEDERER AVE
CHARLOTTE, NC 28227

AMANDA E GILBERT
626 N GRAHAM ST UNIT 310
CHARLOTTE, NC 28202

ROBERT M GONZALEZ
626 N GRAHAM ST UNIT 410
CHARLOTTE, NC 28202

IAN T GUTHRIE
ASHLY GUTHRIE
715 N GRAHAM ST UNIT 602
CHARLOTTE, NC 28202

DIANA MISETIC HALL
715 N GRAHAM ST UNIT 307
CHARLOTTE, NC 28202

CAVAN J HARRIS
CATHERINE JANE HARRIS
6015 DEAS DR
BELMONT, NC 28012

RICHARD MATTHEW HASSON
650 PACIFIC ST UNIT 4
SANTA MONICA, CA 90405

JONATHAN R HATCH
521 N GRAHAM ST, UNIT 2C
CHARLOTTE, NC 28202

KEDMIEL HENDRIX
514 W 10TH ST UNIT 403
CHARLOTTE, NC 28202

GRANT LEE HOLMES
TAYLOR MANHARD
715 N GRAHAM ST #410
CHARLOTTE, NC 28202

LEONARD HORNE
SUSAN LANTZ
626 N GRAHAM ST UNIT 312
CHARLOTTE, NC 28202

STEPHEN PATRICK HOWELL
626 N GRAHAM ST UNIT 405
CHARLOTTE, NC 28202

OLGA HRUBA
1223 3RD LOOP RD
FLORENCE, SC 29505

LUVON MESCHAIEL HUDSON
EUGENE HUDSON
715 N GRAHAM ST UNIT 308
CHARLOTTE, NC 28202

Exhibit A

WILLIAM MONTGOMERY HUTCHINS
JESSICA AMBER HUTCHINS
626 N GRAHAM STREET UNIT 315
CHARLOTTE, NC 28202

BRADFORD F ICARD
KARA ICARD
PO BOX 32563
CHARLOTTE, NC 28232

CRAIG JACKSON
514 W 10TH ST #208
CHARLOTTE, NC 28202

JAY R JOHNSTONE
626 GRAHAM ST UNIT 208
CHARLOTTE, NC 28202

KATHLEEN MARY JORDAN
715 N GRAHAM ST UNIT 503
CHARLOTTE, NC 28202

ABDULIAH O JOSE
514 W 10TH ST UNIT 205
CHARLOTTE, NC 28202

GODFREY T KAPFIDZE
626 N GRAHAM ST #305
CHARLOTTE, NC 28202

AMYN R LAKHANI
JENNY LYNN EVERETT
235 CASSON ST
ATLANTA, GA 30307

JEFFREY J LAMB
BARBARA JEAN LAMB
715 N GRAHAM ST #302
CHARLOTTE, NC 28202

JONATHAN LATON
514 W 10TH ST #304
CHARLOTTE, NC 28202

JEAN A LECORDIER
CHRISTOPHER LECORDIER
13819 POPPLETON CT
CHARLOTTE, NC 28273

JEAN A LECORDIER
CHRISTOPHER LECORDIER
514 W 10TH ST #303
CHARLOTTE, NC 28202

NATHANIEL DAVID LEWIS
715 N GRAHAM ST #510
CHARLOTTE, NC 28202

LKN HOLDINGS LLC
8119 TOWNLEY RD
HUNTERSVILLE, NC 28078

THOMAS MAGILL
626 N GRAHAM ST UNIT 314
CHARLOTTE, NC 28202

MANUEL F MALDONADO
514 W 10TH ST UNIT 407
CHARLOTTE, NC 28202

WILLIAM MALLOZZI
514 WEST 10TH ST #202
CHARLOTTE, NC 28202

KIFLE MARIAM
715 N GRAHAM ST #310
CHARLOTTE, NC 28202

STEVEN G MAST
1016 SOMERSBY LN
MATTHEWS, NC 28105

NINO MATIC
626 GRAHAM ST APT 404
CHARLOTTE, NC 28202

CHARLES GRANT MEACCI
TERRI ANNE LEFLER
626 N GRAHAM ST APT 111
CHARLOTTE, NC 28202

DAVID E MILLER
KATIE MILLER
715 N GRAHAM ST UNIT 504
CHARLOTTE, NC 28202

MOORE & MOORE PARTNERS LLC
825 N GRAHAM ST
CHARLOTTE, NC 28206

OHA PROPERTIES LLC
PO BOX 2741
MONROE, NC 28111

JEFFREY OLDENBURG
JENNIFER OLDENBURG
715 N GRAHAM ST #508
CHARLOTTE, NC 28202

STEVEN PARKS
626 N GRAHAM ST #304
CHARLOTTE, NC 28202

ARVIND S PATEL
25 JURGELSKY RD
MONROE TOWNSHIP, NJ 08831

ROMA KUMAR PATEL
107 MANOR GARDEN WY
CARY, NC 27513

FARANAZ PAYET
CHARLES PAYET
8815 CHALLIS FARM RD
CHARLOTTE, NC 28226

GARTH M PAYNE
514 W 10TH ST UNIT 404
CHARLOTTE, NC 28202

Exhibit A

SPENCER J PERKINS
514 W 10 ST UNIT 402
CHARLOTTE, NC 28202

CYRUS N PETERSON
715 N GRAHAM ST UNIT 207
CHARLOTTE, NC 28202

KEVIN M POLLARD
JEANETTE POLLARD
715 N GRAHAM ST UNIT 501
CHARLOTTE, NC 28202

PONOARE LLC
7609 WESTMONT WAY
MARVIN, NC 28173

ELIZABETH JEAN POSTON
626 N GRAHAM ST UNIT 407
CHARLOTTE, NC 28202

MELISSA ASHLEY RICKER
715 N GRAHAM ST UNIT 604
CHARLOTTE, NC 28202

JON PAUL ROBERTS
715 N GRAHAM ST
CHARLOTTE, NC 28202

LASHAREE O ROGERS
715 N GRAHAM ST UNIT 404
CHARLOTTE, NC 28202

JUAN CARLOS SANCHEZ
626 N GRAHAM ST UNIT 203
CHARLOTTE, NC 28202

SEABOARD STREET CONDOMINIUMS LLC
19401 OLD JETTON RD SUITE 101
CORNELIUS, NC 28031

AMIR NICHOLAS SHAYEGHI
KELLY SHAYEGHI
3101 GONEAWAY RD
CHARLOTTE, NC 28210

ASHLY MAE SHEILD
626 N GRAHAM ST UNIT 309
CHARLOTTE, NC 28202

ST MARKS INCORPORATED
200 CLANTON RD
CHARLOTTE, NC 28217

KEVIN STRINGARI
2301 W. MOREHEAD STREET, SUITE C
CHARLOTTE, NC 28208

CHRISTOPHER STUART
78 GLENDALE AVE SE
CONCORD, NC 28025

ALEXANDER P TANCK
626 N GRAHAM ST UNIT 408
CHARLOTTE, NC 28202

LAURA THRASH
626 N GRAHAM ST STE 211
CHARLOTTE, NC 28202

CHRISTOPHER KYLE TIETSORT
514 W 10TH ST UNIT 301
CHARLOTTE, NC 28202

JOHN-THOMAS W TREMAGLIO
626 N GRAHAM ST #403
CHARLOTTE, NC 28202

STEVEN G TSUMAS
626 NORTH GRAHAM ST UNIT 307
CHARLOTTE, NC 28202

ANTONIO OSCAR SANCHEZ VAZQUEZ
3103 AVE ISLA VERDE
COND CONDESA DEL MAR APT 401
CAROLINA, PR 00979

SRIGANGADAR VELLI
LAKSHMI ANNAMREDDY
1079 MOON CRESCENT DR
FORT MILL, SC 29715

VITRIFI LLC / C/O LORI SANDERON
221 ROYAL DR
STANTON, MI 48888

VP & VM LLC
11517 SHIMMERING LAKE DR
CHARLOTTE, NC 28214

WEST NINTH,LLC
315 W 9TH STREET
CHARLOTTE, NC 28202

KEVIN LAWTON WHEELER
CORY ANN LOGAN
2002 FLORAL AVE
CHARLOTTE, NC 28203

SARA S WHITNEY
KATHY MULLIGAN
183 AGNEW RD
MOORESVILLE, NC 28117

KRISTIN WILSON
EELCO DE JONG
626 N GRAHAM ST STE 412
CHARLOTTE, NC 28202

KEITH WILSON
BRANDON KELLY
5376 RACEGATE RUN
COLUMBIA, MD 21045

NYLA WRIGHT
7965 INVERNESS WAY
DULUTH, GA 28202

Exhibit A

DONALD JOSHUA YOUNG
715 N GRAHAM ST #403
CHARLOTTE, NC 28202

TIMOTHY ZEPP
715 N GRAHAM ST UNIT 303
CHARLOTTE, NC 28202

Exhibit A

Sameer Alzouby
1210 N. Tryon St.
Charlotte, NC 28277

Alice Kibler
329 Plymouth Ave.
Charlotte, NC 28206

Edward Kerstein
756 N Davidson St
Charlotte, NC 28202

Eboni Lewis
Arts & Science Council- Culture Blocks
227 W. Trade Street
250
Charlotte, NC 28202

Kyle Bridges
Charlotte CCP's- Uptown Neighborhoods
200 South Tryon
Charlotte, NC 28202

Sandra Norman
Charlotte Crown Realtist Association
601 E. 5th Street
Ste 330A
Charlotte, NC 28202

Karen Sullivan
Charlotte Observer
600 S Tryon St
Charlotte, NC 28202

Leslie Blaser
City of Charlotte/ HNS Communications
600 E. Trade Street
Charlotte, NC 28202

Laura McClettie
Clarkson Place Town House Association
303 S. Clarkson St
Charlotte, NC 28202

Ronnie Devine
Enderly Park Neighborhood Association
700 North Tryon St
Charlotte, NC 28202

Bob Szymkiewicz
First Ward Neighbors, Inc
702 E 9th St
Charlotte, NC 28202

Will Haden
First Ward Neighbors, Inc
633 N. Alexander St.
Charlotte, NC 28202

Cassie Brown
First Ward, Southend
709 E. 8th Street
Charlotte, NC 28202

Terri Cain
Fourth Ward
127 N. Tryon St. #14
Charlotte, NC 28202

Sharon Young
Genesis Park
1912 Rush Wind Drive
Charlotte, NC 28206

Thomas L. Sadler
Greenville Resident & Homeowners Assoc.
1416 Whisnant Street
Charlotte, NC 28206

Lucille Smith
Greenville Urban Area
1217 Fontana Av
Charlotte, NC 28206

Christopher Dennis
Lockwood Neighborhood Association
445 Keswick Av
Charlotte, NC 28206

Winston Robinson
Lockwood Neighborhood Association
508 Sylvania Ave.
Charlotte, NC 28206

James Turner
McCrorey Heights-Oaklawn Assoc.
1633 Madison Avenue
Charlotte, NC 28216

Natalie Beard
McCrorey Heights Neighborhood Assoc.
1615 Washington Av
Charlotte, NC 28216

Melissa Gaston
North End Community Coalition
1833 Stroud Park Ct
Charlotte, NC 28206

Ken Hagood
Olde Concord Association
1226 N Caldwell St
Charlotte, NC 28206

Patricia Heard
Olde Georgetowne Homeowners Assoc.
412 E 17th
Charlotte, NC 28206

Ben Vandgrift
Opt 12 Condominium Owners Association
1214 N Caldwell St
Charlotte, NC 28206

James Atkinson
Optimist Park Community
405 E 19th St
Charlotte, NC 28206

Pauline Simuel
Optimist Park Community
412 E 18th Stret
Charlotte, NC 28206

Valerie Stepp
Optimist Park Community
512 E 18th St
Charlotte, NC 28206

Melissa Gaston
The Park At Oaklawn Homeowners Assoc.
1833 Stroud Park Ct
Charlotte, NC 28206

Melissa Lowe
The Park At Oaklawn Homeowners Assoc.
1833 Stroud Park Ct
Charlotte, NC 28206

Exhibit A

Alexandra Colello
Third Ward Neighborhood Association
316 S. Clarkson St
Charlotte, NC 28202

David Freeman
Third Ward Neighborhood Association
906 West 5th Street # 2105
Charlotte, NC 28202

John Schwaller
Third Ward Neighborhood Association
245 Victoria Ave
Charlotte, NC 28202

Mike Sposato
Third Ward Neighborhood Association
807 Clarkson Mill Ct.
Charlotte, NC 28202

Thomas Blue
Third Ward Neighborhood Association
214 N Irwin St
Charlotte, NC 28202

Virginia S. Woolard
Committee To Restore & Preserve 3rd Ward
1001 West 1st Street
Charlotte, NC 28202

Brenda McMoore
Third Ward/Seversville Neighborhood Asso.
1001-4 Greenleaf Av
Charlotte, NC 28202

Stephen Nett
Wesley Heights Neighborhood Association
133 S Summit Ave
Charlotte, NC 28208



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING/ OPEN HOUSE

Subject: Community Meeting/ Open House - Rezoning Petition No. 2019-092 filed by Carolina Development Group, NC, LLC to request the rezoning of an approximately 0.98 acre site located at 722 N. Smith Street.

Date and Time of Meeting: Thursday, September 5, 2019, at 6:00-8:00PM

Place of Meeting: Equipment Design & Fabrication, Inc. (the property being rezoned)
722 N. Smith Street
Charlotte, North Carolina 28202

We are assisting Carolina Development Group NC, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.98 acre site located on the southeast side of North Smith Street (722 N. Smith Street) from the I-1 zoning district to the UMUD-Optional zoning district. The purpose of this rezoning request is to accommodate the development of a mixed-use multifamily/commercial building, containing structured parking, up to 320 units and up to 5,000sf of commercial office space.

The Petitioner will hold a Community Meeting/Open House 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 Planning, Design & Development Department'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/Open House regarding this Rezoning Petition on Thursday, September 5, 2019, from 6:00-8:00 p.m. at the site being rezoned – Equipment Design & Fabrication, Inc., located at 722 N. Smith Street in Charlotte.

This will be a **drop-in type meeting**, where representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Matt Langston at 704-841-1604 x 701.

Landworks Design Group, PA

cc: Dr. Justin Harlow, Charlotte City Council District 2 (via email)
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 21, 2019

