## **COMMUNITY MEETING REPORT**

#### **Petitioner:**

# 3G Investments and Developments, LLC Rezoning Petition No. 2020-071

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 <u>Exhibit A</u> attached hereto by depositing such notice in the U.S. mail on or before October 28, 2023. A copy of the written notice is attached hereto as <u>Exhibit B</u>.

### DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 8, 2023, at 5:30 pm (on Zoom) as a virtual meeting.

## PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The community meeting was attended by the individuals identified on the attached sign-in sheet, <u>Exhibit C</u>, and by Petitioner's development team: Russell Fergusson and Michael Gais.

#### **SUMMARY OF PRESENTATION/DISCUSSION:**

Russell Fergusson, Petitioner's Agent presented the basic components of the rezoning proposal, went through a presentation and invited an open discussion with the attendees. The presentation covered the general nature of the rezoning petition, the Charlotte 2040 Plan for the area, existing uses on this intersection, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

Much of the initial discussion focused on the goal of the rezoning to facilitate adaptive reuse of the building and likely use of the building as a potential eating and drinking establishment like a café or coffee shop. Petitioenr explained that this rezoning was necessary for the functional use of this existing building as its proximity to Park Rd. makes it less desirable as a residence. Petitioner's team explained the layout of the property and what mitigation factors would be committed to in the conditional rezoning. The Petitioner explained the desire to find a use that would be pedestrian focused and interface with the greenway entrance across the street. The Petitioner explained that it would be requesting that the city allow the modification of the existing structure across the streets allow retention of the retaining wall and to keep the charm of the existing structure. The petitioner explained that it would place limitations on the hours of outdoor activities and would seek to utilize vegetative buffers and structure to mitigate impact to the adjacent house. There was a conversation with the attendees about the road noise of Park Road and the noise from the bar and restaurant use across Park Road. Petitioner explained that the limits being placed on this rezoning would prevent that type of high intensity use in this location. The petitioner also explained that the building may be used as an office or continue to be partially used as a residence.

The neighbors asked questions about the desired use, the hours of operations. One attendee suggested that the use of the building for commercial uses like a café is not appropriate and that the noise and activity associated with such a use would be incompatible with the residential neighborhood. Several attendees expressed the opposite opinion and stated that they would love to have the house become a neighborhood establishment that they could easily walk to and would be available to pedestrians on the greenway. The majority of attendees expressed contentment with the proposal and indicated that they would be supportive of the preservation of the existing building for commercial uses such as a café or other eating drinking establishment within the time limitations being included in the conditions of the rezoning.

Petitioner discussed further communications going forward and offered to meet with any neighbors that still had concerns. Petitioner's agent offered to have follow-up meetings with the attendees and other interested neighbors upon request.

Respectfully submitted, this 13th day of November, 2023

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

## **Exhibit A: Notice Mailing List**

2020-071	TAXPID	OWNERLASTN	0	WNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-071	17118139	MECKLENBURG COUNTY				% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLO	OOR	CHARLOTTE	NC	28202
2020-071	17118143	SPAH LLC					5208 PARK RD		CHARLOTTE	NC	28209
2020-071	17118144					C/O A&L MULTISERVICES LLC	1271 CANTRELL MOU	NTAIN RD	BREVARD	NC	28712
2020-071		JAMESON		ORMAN W	NAOMI R	JAMESON	4727 ASPEN CT		CHARLOTTE		28216
2020-071	17124137			ARIBA			4015 CRANFORD DR U	INIT B	CHARLOTTE		28209
2020-071 2020-071		FLEISHMAN HUFFMAN		ANELLE ANN			3221 FAIRFAX DR 4019 CRANFORD DR U	INIT A	CHARLOTTE		28209 28209
2020-071	17124139			EGGY			2200 CHATHAM AVE	INIT A	CHARLOTTE		28209
2020-071	17124140			USAN B			4019 -C CRAWFORD D	DR .	CHARLOTTE		28209
2020-071	17124142			IRGINIA JONES	DANIEL E	SMITH	4027 CRANFORD DR A		CHARLOTTE		28209
2020-071	-	FLEISHMAN		1ATTHEW ADAM			3221 FAIRFAX DR		CHARLOTTE		28209
2020-071	17124144	SHIREY	SA	AMUEL R	LAURA H	SHIREY	3521 WINDSOR DR		CHARLOTTE	NC	28209
2020-071	17124145	SMITH	D.	ANIEL ETHAN	VIRGINIA JONES	SMITH	4031 CRANFORD DR U	INIT A	CHARLOTTE	NC	28209
2020-071		DOWDLE	W	ILLIAM THOMAS IV			4031 CRANFORD DR U	INIT B	CHARLOTTE		28209
2020-071	17124147		JE	AN CARLO			4031-C CRANFORD DR		CHARLOTTE		28209
2020-071		MECKLENBURG COUNTY				% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLO		CHARLOTTE		28202
2020-071 2020-071	-	MECKLENBURG COUNTY CHRISTIAN	C7	TEVEN	STACY	% REAL ESTATE /FINANCE DEPT CHRISTIAN	600 E 4TH ST 11TH FLO 3933 SELWYN AVE	JUR	CHARLOTTE		28202 28209
2020-071	17511145			ICHARD C	STACT	CHRISTIAN	3929 SELWYN AVE		CHARLOTTE		28209
2020-071	17511148			OUIS MICHAEL II	MELANIE K	BYRD	3925 SELWYN AVE		CHARLOTTE		28209
2020-071	-	3G INVESTMENT & DEVELOPMENT I		00101111011112211	INICO WILL IX	- Silis	516 HIGHWAY 16 N		DENVER	NC	28037
2020-071	17511150			LAN D	ERIKA MARSH	PITMAN	PO BOX 11171		CHARLOTTE	NC	28220
2020-071	17511152	GAIS	L	MICHAEL	KRISTEN	BYRD	3915 SELWYN AV		CHARLOTTE	NC	28209
2020-071	-	3G INVESTMENTS & DEVELOPMENT					516 NC-16		DENVER	NC	28037
2020-071	17511193		LC	OUIS MICHAEL II	MELANIE K	BYRD	3925 SELWYN AVE		CHARLOTTE		28209
2020-071	-	MECKLENBURG COUNTY				% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLO		CHARLOTTE		28202
2020-071	-	CITY OF CHARLOTTE					600 EAST FOURTH STR	REET	CHARLOTTE		28202
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2020-071	17512116			ETER	BHAVNA	GVALANI	3928 SELWYN AVE		CHARLOTTE		28209
2020-071		SIEBURG-BAKER HUNNICUTT		DANN INDA B	STANLEY P	HUNNICUTT	3924 SELWYN AVE 3920 SELWYN AVE		CHARLOTTE		28209 28209
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2020-071			Daniel	Morrison Girkins		HALL CT., CHARLOTTE, NC, 2			CHARLO		
		Hall Homeowners Associat	Tom				20209				
2020-071		Creek I Homeowners Associa	Ronald	Bourgeois		CHARLOTTE, NC, 28209			CHARLO		
2020-071		y Downs Homeowners Associ	Anna	Wilder		F RD., CHARLOTTE, NC, 282			CHARLO		
2020-071	Barcla	y Downs Homeowners Associ	Becky	McGrath	3200 GLEN TER	RRACE, CHARLOTTE, NC, 28	211		CHARLO	TTE 28	211
2020-071	Barcla	y Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIF	F RD., CHARLOTTE, NC, 282	211		CHARLO	TTE 28	211
2020-071	Barcla	y Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY	DOWNS DR, CHARLOTTE, N	NC, 28209		CHARLO	TTE 28	209
2020-071	Barcla	y Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIE	LD ROAD, CHARLOTTE, NC,	28211		CHARLO	TTE 28	211
2020-071	Cindy I	Park Homeowners Associati	Derek	Greene	4530 PARK RD,	CHARLOTTE, NC, 28209			CHARLO	TTE 28	209
2020-071		ourn & Glenkirk Neighborho	Leslie	Mueller		RN RD, CHARLOTTE, NC, 28	3210		CHARLO		
2020-071		ourn & Glenkirk Neighborho	Roger	Coates		RD, CHARLOTTE, NC, 2821			CHARLO		
2020-071		eadows Neighborhood Associ	David	Herran		N ROAD, CHARLOTTE, NC, 2					
2020-071		•	Laviu	. white	,	,	28210		CHARLO		
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5617 FAIRVIEW RD, CHARLOTTE, NC, 28209

CHARLOTTE 28209

2020-071

Wrencrest Homeowners Associatio

Maddy

# Exhibit B

# **Copy of Notice**

## **NOTICE TO INTERESTED PARTIES**

## **COMMUNITY MEETING FOR REZONING PETITION 2020-071**

**Subject:** Community Meeting - Rezoning Petition filed by 3G Investments and Developments, LLC to rezone approximately 0.79 acres located at 3941 Selwyn Ave. (on the southern corner of Park Rd an Selwyn Ave.) to allow for the renovation and use of the existing building for commercial or retail.

**Date and Time of Meeting:** Wednesday November 8 at 5:30 pm (on Zoom)

**Place of Meeting**: We will have the meeting on Zoom. Please RSVP to <a href="mailto:rwf@russellwfergusson.com">rwf@russellwfergusson.com</a> and include "RZP 2020-071 Community Meeting" in the subject line and You will receive a return email with the link to meeting and login instructions).

Petitioner: 3G Investments and Developments, LLC

Petition No.: RZP-2020-071

Dear Neighbors and Community Leaders:

I am assisting 3G Investments and Developments, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.79-acre site (the "Site") located on the corner of Selwyn Ave. and Park Rd. from the R-3 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the adaptive reuse of the existing structure as a commercial or retail use.

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 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.

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 Wednesday, November 8, at 5:30-6:30 pm on Zoom. Please RSVP for login information as set forth above. 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. If you cannot attend the meeting at this time, contact me and I will schedule a time to meet with you at a more convenient time.

Russell W. Fergusson: rwf@russellwfergusson.com: (704) 234-7488

cc: Hon. Councilmember Tariq Bokhari Date Mailed: on or before 10/28

## **Exhibit C**

# COMMUNITY MEETING SIGN-IN SHEET (virtual)

PETITIONER: Red Cedar Capital Partners LLC REZONING PETITION NO.: 2020-071 Wednesday April 19, 2023

This information is used by the Planning Department to distribute material regarding this petition. Contact information given from the participants on the Zoom (virtual) meeting.

Name	Address	Mail / Email
		Address
Stacey Milam	3320 selwyn ave	Not provided
Bhavna Gvalani	3928 Selwyn Ave	bgvalan09@gmail.com
Justin Geren,	3706 Selwyn Avenue.	Judgeren@yahoo.com
Tom Girkins	1828 Asbury Hall Ct.	tgirkins@mindspring.com
Josie Morris,	josiebmorris@gmail.com	3701 selwyn
Lauren Farlow	3305 Selwyn Avenue	Lfarlowproperties@gmail.com
Sam Nicholson	3460 Selwyn Ave	discgolfsam@gmail.Com
Chris, Bree & Larsen	3745 Selwyn	Btucker910@gmail.com,
Tucker		Ctuckjam@gmail.com
Douglas Welton	Not provided	douglas_welton@einsteinsleg acy.com
Mark Thigpen	Not provided	Not provided