

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 Exhibit A 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 Exhibit B.

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, Exhibit C, 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. Petitioner 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 streetscape to 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	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-071	17118139	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-071	17118143	SPAH LLC				5208 PARK RD		CHARLOTTE	NC	28209
2020-071	17118144	JGL I LLC			C/O A&L MULTISERVICES LLC	1271 CANTRELL MOUNTAIN RD		BREVARD	NC	28712
2020-071	17124136	JAMESON	NORMAN W	NAOMI R	JAMESON	4727 ASPEN CT		CHARLOTTE	NC	28216
2020-071	17124137	SEHAT	FARIBA			4015 CRANFORD DR UNIT B		CHARLOTTE	NC	28209
2020-071	17124138	FLEISHMAN	MATTHEW A			3221 FAIRFAX DR		CHARLOTTE	NC	28209
2020-071	17124139	HUFFMAN	JANELLE ANN			4019 CRANFORD DR UNIT A		CHARLOTTE	NC	28209
2020-071	17124140	CHAN	PEGGY			2200 CHATHAM AVE		CHARLOTTE	NC	28205
2020-071	17124141	JONES	SUSAN B			4019-C CRAWFORD DR		CHARLOTTE	NC	28209
2020-071	17124142	SMITH	VIRGINIA JONES	DANIEL E	SMITH	4027 CRANFORD DR APT A		CHARLOTTE	NC	28209
2020-071	17124143	FLEISHMAN	MATTHEW ADAM			3221 FAIRFAX DR		CHARLOTTE	NC	28209
2020-071	17124144	SHIREY	SAMUEL R	LAURA H	SHIREY	3521 WINDSOR DR		CHARLOTTE	NC	28209
2020-071	17124145	SMITH	DANIEL ETHAN	VIRGINIA JONES	SMITH	4031 CRANFORD DR UNIT A		CHARLOTTE	NC	28209
2020-071	17124146	DOWDLE	WILLIAM THOMAS IV			4031 CRANFORD DR UNIT B		CHARLOTTE	NC	28209
2020-071	17124147	ACUNA	JEAN CARLO			4031-C CRANFORD DR		CHARLOTTE	NC	28209
2020-071	17124152	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-071	17511142	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-071	17511145	CHRISTIAN	STEVEN	STACY	CHRISTIAN	3933 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17511146	KLUEVER	RICHARD C			3929 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17511148	GAIS	LOUIS MICHAEL II	MELANIE K	BYRD	3925 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17511149	3G INVESTMENT & DEVELOPMENT LLC				516 HIGHWAY 16 N		DENVER	NC	28037
2020-071	17511150	THREATT	ALAN 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	17511188	3G INVESTMENTS & DEVELOPMENTS LLC				516 NC-16		DENVER	NC	28037
2020-071	17511193	GAIS	LOUIS MICHAEL II	MELANIE K	BYRD	3925 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17511233	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-071	17512113	CITY OF CHARLOTTE				600 EAST FOURTH STREET		CHARLOTTE	NC	28202
2020-071	17512114	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2020-071	17512116	ZEILER	PETER	BHAVNA	GVALANI	3928 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17512117	SIEBURG-BAKER	JOANN			3924 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17512118	HUNNICUTT	LINDA B	STANLEY P	HUNNICUTT	3920 SELWYN AVE		CHARLOTTE	NC	28209
2020-071	17512183	MECKLENBURG COUNTY				600 EAST FOURTH ST 11TH		CHARLOTTE	NC	28202
		Bokhari	CM Tariq			600 E. 4th St		CHARLOTTE	NC	28202

2020-071	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2020-071	Asbury Hall Homeowners Associat	Daniel	Morrison	1834 ASBURY HALL CT, CHARLOTTE, NC, 28209-5538		CHARLOTTE	28209-5538
2020-071	Asbury Hall Homeowners Associat	Tom	Girkins	1828 ASBURY HALL CT., CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Back Creek I Homeowners Associa	Ronald	Bourgeois	4530 PARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Barclay Downs Homeowners Associ	Anna	Wilder	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE	28211
2020-071	Barclay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2020-071	Barclay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE	28211
2020-071	Barclay Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2020-071	Cindy Park Homeowners Associati	Derek	Greene	4530 PARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Closeburn & Glenkirk Neighborho	Leslie	Mueller	5523 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Closeburn & Glenkirk Neighborho	Roger	Coates	5616 GLENKIRK RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Henderson Circle	Christian	Ciciarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Hillsboro Acres Neighborhood Wa	Thelma	Mungo	4530 PARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Huntington Forest Homeowners As	Shelly	Jackson	4523 PARK RD, CHARLOTTE, NC, 28237		CHARLOTTE	28237
2020-071	Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Lower Briar Creek Homeowners As	JoEllen	Bray	3118 MICHAEL BAKER PL, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2020-071	Madison Glen Homeowners Associa	Warren	Williams	1249 EAST WOODLAWN RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Madison Park	Drew	Emsellem	5839 WEDGEWOOD DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Madison Park	Joseph	Mertes	5128 VALLEY STREAM RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Madison Park	Olivia	Crowley	3254 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Madison Park Neighborhood Assoc	Douglas	Welton	5601 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Madison Park Neighborhood Assoc	Emily	Bartlett	1121 SENECA PLACE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Madison Park Neighborhood Assoc	Eric	Stenstrom	5809 MURRAYHILL RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Madison Park Neighborhood Assoc	Kay	Tawney	4532 WENTWORTH PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Madison Park Neighborhood Assoc	Ruth	Tansill	5514 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Madison Park Neighborhood Assoc	Spencer	Brown	4454 HALSTEAD DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Montclair Neighborhood Associa	Nancy	Mosier	5919 BOXWOOD LN, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Montford Neighborhood	Elizabeth	Goodwin	4943 PARK RD #134, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	NE Madison Park	Margaret	Sexton	4512 WENTWORTH PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Page's Pond	Nancy	Mullins	5400 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Park Plaza I	Cassandra	Lowery	4523 PARK ROAD, CHARLOTTE, NC, 28237		CHARLOTTE	28237
2020-071	Park Quail Neighborhood COAIti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Picardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Selwyn Grove Homeowners Associa	Gregory	Underwood	5231 LILA WOOD CIRCLE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Selwyn Neighborhood Association	David	Bunn	3118 FAIRFAX DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Selwyn Village Homeowners Assoc	Irwin	Bostian	532 WAKEFIELD DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2020-071	Southpark Commons	Kim	Byrd	3256 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2020-071	Wrencrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209

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 and 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 rwf@russellwfergusson.com 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 Tucker	3745 Selwyn	Btucker910@gmail.com, Ctuckjam@gmail.com
Douglas Welton	Not provided	douglas_welton@einsteinsleg acy.com
Mark Thigpen	Not provided	Not provided