

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-078

Petitioner: SERE Ventures, LLC.
Rezoning Petition No.: 2022-078
Property: ±7.41-acre site located at 2600 West Trade Street (the “Site”)

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 11/17/2022. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, December 1, 2022, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner representatives at the required Community Meeting were Justin Coulter with SERE Ventures, LLC, and Kyle diPretoro with dP Development. Also, in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner’s Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting, welcomed the attendee, and introduced the development team.

Mr. MacVean explained the Site location is 7.41 acres at 2600 West Trade Street which has a small building for Fran Kids Boys and Girls Center with a ball field in the back. The Site is located next to industrial and single family residential. The zoning for the Site is I-2 (industrial) and the petition proposes UR-2(CD) – Urban Residential conditional district and MUDD-O. The UR-2(CD) is for the residential component on the ball field and the MUDD-Optional is to allow the existing Fran’s Kids building to remain and be used for other non-residential use as well as additional residential uses. Stewart Creek Greenway runs along the southern edge of the Site. He stated that the City’s 2040 Plan Place Type recommendation is innovative mixed use which supports residential and non-residential uses.

Mr. MacVean presented the Site sketch plan which would allow up to 116 townhome style units in the larger Development Area A. Access will come off West Trade Street. There will be streetscape improvements along W. Trade including an 8-foot sidewalk and 8-foot planting strip. There are townhomes with garages and on-site visitor parking. There are two different types of townhomes, but this feature can change as the project moves forward. Development Area B will be the existing building which can accommodate the current use or retail uses with parking. He also provided precedent images.

Mr. MacVean reviewed the rezoning schedule, and the meeting was opened for questions. There could be a January public hearing and February decision however this can change based on staff comments.

II. Summary of Questions/Comments and Responses:

Mr. MacVean answered a question about attendance, and he explained that they did meet with the West Boulevard Coalition before this meeting.

There was a question about the price range, and it was explained that the price ranges for the townhomes would be for rent for 10 years. Mr. Coulter explained that market conditions can change along with the way as it's still the early stages. The plan is to offer these as rental units with an option for purchase later. These townhomes will operate as single-family homes with garages. They are ideal for young families who aren't ready to purchase their own home or retirees who are downsizing and don't want to be in apartments.

There being no further questions, Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments as they arise.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Justin Coulter, Sere Ventures, LLC
Martin Pawlik, Sere Ventures, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

EXHIBIT A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
SERPA	KEITH	3325 WOODBINE LN	CHARLOTTE	NC	28210
PEE	SPENCER JR	2641 ROSLYN AV	CHARLOTTE	NC	28208
PIPIE	RENATO	2645 ROSLYN AVE	CHARLOTTE	NC	28208
CLT HOME SOLUTIONS II LLC		2301 W MOREHEAD ST STE A	CHARLOTTE	NC	28208
MECKLENBURG BAR FOUNDATION		2850 ZEBULON AVE	CHARLOTTE	NC	28208
GREENWAY BUSSINESS CENTER OWNERS ASSOC INC		2730 ROZZELLES FERRY RD STE A	CHARLOTTE	NC	28208
FIELDING HOMES LLC		227 W TRADE ST STE 1610	CHARLOTTE	NC	28202
FIELDING HOMES LLC		227 W TRADE ST STE 400	CHARLOTTE	NC	28202
ROZZELLES FERRY PARTNERS 1 LLC		601 S CEDAR ST STE 200	CHARLOTTE	NC	28202
INDUSTRIAL CONTAINER SERVICES-NC LLC		375 NORTHRIDGE RD STE 600	ATLANTA	GA	30350
WITHERSPOON	FRAN	PO BOX 690891	CHARLOTTE	NC	28227
MECKLENBURG COUNTY		2145 SUTTLE AVE	CHARLOTTE	NC	28208
GRAHAM	HENRY	4149 RIVERBANK DR	ORANGEBURG	SC	29118
MECKLENBURG COUNTY		700 NORTH TRYON ST	CHARLOTTE	NC	28202
MECKLENBURG COUNTY		600 EAST FOURTH ST	CHARLOTTE	NC	28202
MECKLENBURG COUNTY		700 N TRYON ST	CHARLOTTE	NC	28202
HARRIS	WILLIAM U	10444 FOXDALE CT	CHARLOTTE	NC	28277
HEINEN	MARK	740 SELDON DR	CHARLOTTE	NC	28216
WALL	CYNTHIA K	3412 STONEHAVEN DR	CHARLOTTE	NC	28215
JONES	VERA W	732 SELDON DR	CHARLOTTE	NC	28208
STEPHENS	LILLIAN G	728 SELDON DR	CHARLOTTE	NC	28216
COVARRUBIAS	HUMBERTO	724 SELDON DR	CHARLOTTE	NC	28216
LIDE	MARION	725 SELDON DR	CHARLOTTE	NC	28216
FERGUSON	CHARLES E	1512 BREEZEWOOD DR	CHARLOTTE	NC	28262
HALL	MILDRED A	801 SELDON DR	CHARLOTTE	NC	28266
SPEK PROPERTIES LLC		175 SENLAC HILLS DR	CHAGRIN FALLS	OH	44022
PLAN B2 CAPITAL LLC		4817 HARDISON RD	CHARLOTTE	NC	28226
TIMMINS	THOMAS	416 N POPLAR ST	CHARLOTTE	NC	28202
CITY VIEW PROPERTIES INC		400 CLANTON RD STE B	CHARLOTTE	NC	28217
KELLY	RYAN PATRICK	10088 WESTBROOK DR	CHARLOTTE	NC	28202
MCCLARY	ELOISE	827 SELDON DR	CHARLOTTE	NC	28216
ORTIZ HOLDINGS LLC		325 WESLEY HEIGHTS WAY	CHARLOTTE	NC	28208
ERWIN	ROBERT LEE	839 SELDON DR	CHARLOTTE	NC	28216
JANT	WILLIE MAE	843 SELDON DR	CHARLOTTE	NC	28216
R T GODLEY INVESTMENTS III LLC		PO BOX 12658	CHARLOTTE	NC	28220

EXHIBIT A (continued)

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP
Beatties Ford Road Area	Kinena	Dent-Smith	1900 Grier Avenue	Charlotte	NC	28216
Beatties Ford Road Vocational Trade Center	Frances	Hall	1406 Beatties Ford Road	Charlotte	NC	28216
Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St	Charlotte	NC	28216
Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St	Charlotte	NC	28216
Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd	Charlotte	NC	28208
Biddleville-Smallwood Community Organization	Lucas	Blanchard	2121 Roslyn Avenue	Charlotte	NC	28208
Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd	Charlotte	NC	28208
Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St	Charlotte	NC	28216
Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd	Charlotte	NC	28216
Code for Charlotte	Jill	Bjers	322 Katonah Ave	Charlotte	NC	28208
Eleanore Heights	Lois	Moore	2901 Coronet Way	Charlotte	NC	28208

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP
Enderly Park Neighborhood Association	Don	Johnson	3100 Avalon Ave	Charlotte	NC	28208
Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av	Charlotte	NC	28208
Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy	Charlotte	NC	28208
Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd	Charlotte	NC	28208
Greater West Coalition	JTanya	Adams	309 Lima Av	Charlotte	NC	28208
Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Avenue	Charlotte	NC	28216
Historic West End Partners	JTanya	Adams	309 Lima Av	Charlotte	NC	28208
Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd	Charlotte	NC	28216
Lakewood	Leondra	Garrett	415 Jones Street	Charlotte	NC	28208
Lakewood Community Development Corportation	Scott	Terry	211 Lakewood Av	Charlotte	NC	28208
Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street	Charlotte	NC	28208
Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street	Charlotte	NC	28208
Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave	Charlotte	NC	28208
Lakewood Neighborhood Alliance	Jessica	Foster	400 Jones St	Charlotte	NC	28208
Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave	Charlotte	NC	28208
Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St	Charlotte	NC	28208
Lincoln Heights	Alece	Alexander	1909 Saint Luke St	Charlotte	NC	28216
Lincoln Heights	Daphne	Moore	2005 Saint Mark Street	Charlotte	NC	28216
Lincoln Heights Neighborhood Association	Michelle	Sutton	2008 St Mark St	Charlotte	NC	28216
Lincoln Heights Neighborhood Association	Thelma	Byers-Bailey	1816 Beatties Ford Rd	Charlotte	NC	28216
Lookout Point Owners Association	Bruce A.	Andersen	1816 Beatties Ford Rd	Charlotte	NC	28216
McCrorey Heights	Nichelle	Bonaparte	1815 Patton Avenue	Charlotte	NC	28216
McCrorey Heights	Renee	Rubens	1822 Patton Ave	Charlotte	NC	28216
McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue	Charlotte	NC	28216
Newell Neighborhood Association	Nancy	Newton	2324 LaSalle St	Charlotte	NC	28216
Northwest Service Center	Eleanor	Washington	3401 Kentucky Av	Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	Aaron	Sanders	1414 Orvis St	Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	Anna	Hood	1327 Orvis Street	Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	William	Worsley	1713 Miles Ct	Charlotte	NC	28216
Optimist Park Community	Tarik	Abdel-Hameed	1431 Orvis St	Charlotte	NC	28216
Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St	Charlotte	NC	28208
Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St	Charlotte	NC	28208
Parkview Neighborhood Association	Daniel	Pentecost	3009 Morson St	Charlotte	NC	28208
Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St	Charlotte	NC	28208
Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St	Charlotte	NC	28208
Seversville Community Organization	Amar	Johnson	409 Coxe Avenue	Charlotte	NC	28208
Seversville Community Organization	Catherine	Jardines	214 Auten Street	Charlotte	NC	28208
Seversville Community Organization	JTanya	Adams	309 Lima Av	Charlotte	NC	28208
Seversville Community Organization	Janice	Shirley	509 State Street	Charlotte	NC	28208
Severville	Tanis	Stewart	167 S Bruns Avenue	Charlotte	NC	28208
South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl	Charlotte	NC	28208
Tanners Creek Homeowners Association	Denny	Seitz	1800 Taylor Av	Charlotte	NC	28216
Taylor-Lasalle Crime Watch Committee	Jerry	Black	1626 Taylor Av	Charlotte	NC	28216
Troon At Ballentyne Homeowners Association	Bob	Ward	2128 Senior Dr	Charlotte	NC	28216
Tuckaseegee Road West	Virginia D.	Townsend	2011 Quentin St	Charlotte	NC	28216
University Park Neighborhood Association	Carolyn	Fuller	2700 Lasalle Street	Charlotte	NC	28216
Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave	Charlotte	NC	28208

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2022-078 SERE VENTURES, LLC

Subject: Rezoning Petition No. 2022-078
Petitioner/Developer: Sere Ventures, LLC
Current Land Use: Child Care Center/Recreation Center & Ballfield
Existing Zoning: I-2
Rezoning Requested: UR-2(CD) & MUDD(CD)

Date and Time of Meeting: *Thursday, December 1, 2022, at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 11/17/2022

Moore & VanAllen is assisting Sere Ventures, LLC (the "Petitioner") on a recently filed request to rezone an approximately 7.41-acre site located at 2600 West Trade Street in Charlotte, North Carolina (the "Site") from I-2 to UR-2(CD) and MUDD(CD). The request is to allow the Site to be developed as a residential townhome community and a mixed-use space of up to 12,000 square feet. The allowed non-residential uses may utilize the existing building located on the Site. The proposed townhomes will provide a 30-foot tree save area along the northern property line; additional tree save areas will be established along Stewart Creek. Access to the Site will be from West Trade Street.

In an effort to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, December 1st, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by November 30th to receive a secure virtual meeting link and reference Petition #2022-078.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email Keith MacVean at keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Justin Coulter, Gordon Road Capital/Sere Ventures, LLC
Martin Pawlik, Gordon Road Capital/Sere Ventures, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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EXHIBIT B (continued)

Site location:

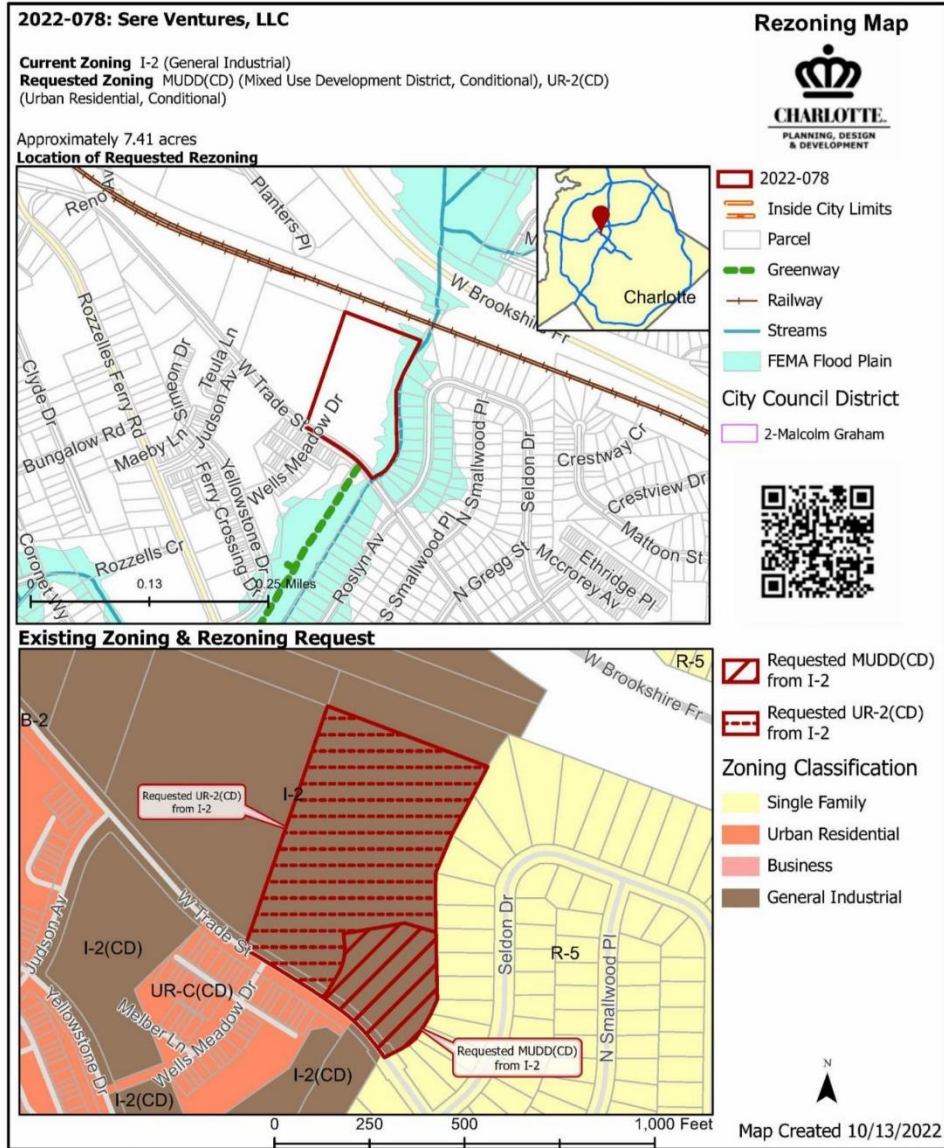


EXHIBIT C

Name	Email
Pat King	Peking500@gmail.com