

COMMUNITY MEETING REPORT

Petitioner: THOMAS ELROD

Rezoning Petition No. 2022-130

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on December 28, 2022. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, January 11, 2023 at 6:30 PM at the Offices of High Performance Real Estate Advisors located at 3430 Toringdon Way, Suite 200 in Charlotte.

PERSONS IN ATTENDANCE AT MEETING:

The only attendees at the Community Meeting were the Petitioner's representatives. The Petitioner's representatives at the Community Meeting were Thomas Elrod, the Petitioner, Sara Shirley of American Engineering, Swikar Ghadia of Cluck Design and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Community Meeting other than the Petitioner's representatives, there was not a discussion of the rezoning request at the Community Meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13th day of February, 2023

THOMAS ELROD, Petitioner

cc: Mr. John Kinley, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2022-130	TAXPID	OWNERLAST	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-130	20924103	CAP	REAL EST,			PO BOX 472045		CHARLOTTE	NC	28247
2022-130	20924110		6420 CARMEL ROAD LLC			10905 WILD DOVE LN		CHARLOTTE	NC	28277
2022-130	20924117		AAROHAN LLC			7006 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-130	20924118		JEWBAN VENTURES LLC			10111 ALVARADO WAY		CHARLOTTE	NC	28277
2022-130	20924119		C&M INVESTMENTS-CHARLOTTE LLC			PO BOX 471026		CHARLOTTE	NC	28247
2022-130	20924120	KLUTZ JR	HUGH L	SUSAN BLAIR-KLUTZ		5809 CHERRY HOLLOW LN		MATTHEWS	NC	28104
2022-130	20924121	PUTNAM	EDWIN Y	PATRICIA B PUTNAM		6404 CARMEL RD STE 203		CHARLOTTE	NC	28247
2022-130	20924122	CHOI	SUNG IL			3518 ARBORHILL RD		CHARLOTTE	NC	28270
2022-130	20924123		FLOYD & CROWLEY REAL ESTATE LLC			6400 CARMEL RD STE 104		CHARLOTTE	NC	28226
2022-130	20924125		FLOYD & CROWLEY REAL ESTATE LLC			6400 CARMEL RD STE 103		CHARLOTTE	NC	28226
2022-130	20924126	OWENS	CLAYTON S	IRENE ELIZABETH EDWARDS		2409 CUTHBERTSON RD		WAXHAW	NC	28173
2022-130	20924127	OWENS	CLAYTON S	IRENE ELIZABETH EDWARDS		1409 CUTHBERTSON RD		WAXHAW	NC	28173
2022-130	20924128	OWENS	CLAYTON S	IRENE ELIZABETH EDWARDS		2409 CUTHBERTSON RD		WAXHAW	NC	28173
2022-130	20924129		FRUIT HILL PROPERTIES LLC			6406 CARMEL RD STE 308		CHARLOTTE	NC	28226
2022-130	20924130		FRUIT HILL PROPERTIES LLC			6406 CARMEL RD UNIT 306		CHARLOTTE	NC	28206
2022-130	20924131		VIKING CAPITAL FUND I LLC			6406 CARMEL RD		CHARLOTTE	NC	28226
2022-130	20924132		TSKG HOLDINGS LLC			6406 CARMEL RD UNIT 301		CHARLOTTE	NC	28226
2022-130	20924133		ROBINSON EXECUTIVE TRAVEL SERVICES INC			6406 CARMEL RD STE 300		CHARLOTTE	NC	28226
2022-130	20924134		TSKG HOLDINGS LLC			6406 CARMEL ROAD STE 301		CHARLOTTE	NC	28226
2022-130	20924135	CONNOR	JUDSON M	CAROLYN B CONNOR		6408 CARMEL RD UNIT 400		CHARLOTTE	NC	28226
2022-130	20924136	CONNOR	JUDSON M	CAROLYN B CONNOR		6416 CARMEL RD		CHARLOTTE	NC	28226
2022-130	20924137		FLOYD & CROWLEY REAL ESTATE LLC			6400 CARMEL RD STE 104		CHARLOTTE	NC	28226
2022-130	20924138		FLOYD & CROWLEY REAL ESTATE LLC			6400 CARMEL RD STE 103		CHARLOTTE	NC	28226
2022-130	20924139		COHEN DAYCARE LLC			1658 OMNI BLVD		MOUNT PLEASANT	SC	29466
2022-130	20924140		HOSPICE & PALLIATIVE CARE CHARLOTTE			7845 LITTLE AVE		CHARLOTTE	NC	28226
2022-130	20924146		MSC CARMEL LLC			725 PARK CENTER DR		MATTHEWS	NC	28105
2022-130	20924201		AF4 QUAIL PLAZA LLC	C/O ADLER REAL ESTATE PARTNER LLC	ATTN MATT SHAPIRO	800 BRICKELL AVE STE 701		MIAMI	FL	33131
2022-130	20924202		RAPTOR REALTY INVESTMENTS 6 LLC			101 S TRYON ST 27th FLOOR STE 31		CHARLOTTE	NC	28280
2022-130	21120103		6331 CARMEL ROAD LLC			4416 PARVIEW DRIVE NORTH		CHARLOTTE	NC	28226
2022-130	21120104		NLCA AK CARMEL LLC	C/O AK LEASEHOLD I LLC		800 BRICKELL AVENUE SUITE 701		MIAMI	FL	33131
2022-130	21120105		HORIZON I LLC			308 IVERSON WAY		CHARLOTTE	NC	28203
2022-130	21120109		6331 CARMEL ROAD LLC			4416 PARVIEW DRIVE NORTH		CHARLOTTE	NC	28226
2022-130	21120113		OLSON INVESTMENTS LLC			11121 CARMEL COMMONS BLVD STE 360		CHARLOTTE	NC	28226
2022-130	21120114		KOLA PROPERTIES LLC			11121 CARMEL COMMONS BLVD STE 360		CHARLOTTE	NC	28226
2022-130	21120115		HITCH HIKERS GUIDE TO COLLEGE INC			400 GLADELYNN WAY		WAXHAW	NC	28173
2022-130	21120116		INFINITY PROPERTY PARTNERS LLC			2137 FOXCROFT WOODS LN		CHARLOTTE	NC	28211
2022-130	21120117		FIVE GUYS LLC			6401 CARMEL RD SUITE 105		CHARLOTTE	NC	28226
2022-130	21120118		INFINITY PROPERTY PARTNERS LLC			2137 FOXCROFT WOODS LN		CHARLOTTE	NC	28211
2022-130	21120119		KILLIAN HOLDINGS LLC			3426 TORINGDON WY SUITE 104A		CHARLOTTE	NC	28277
2022-130	21120120		RED BARN VENTURES LLC			6401 CARMEL RD STE 108		CHARLOTTE	NC	28226
2022-130	21120121		KILLIAN HOLDINGS LLC			3426 TORINGDON WY SUITE 104A		CHARLOTTE	NC	28277
2022-130	21120122	BROCK	JAMES DONALD			6401 CARMEL RD STE 110		CHARLOTTE	NC	28226
2022-130	21120123		KOLA PROPERTIES LLC			11121 CARMEL COMMONS BV STE 360		CHARLOTTE	NC	28226
2022-130	21120124		KOLA PROPERTIES LLC			6401 CARMEL RD 202		CHARLOTTE	NC	28226
2022-130	21120125		CARMEL OFFICE LLC			3509 BROADFIELD RD		CHARLOTTE	NC	28226
2022-130	21120126		FIVE GUYS LLC			6401 CARMEL RD STE 204		CHARLOTTE	NC	28226
2022-130	21120127		CARL BRICK HOLDINGS LLC			3204 LEAMINGTON LN		CHARLOTTE	NC	28226
2022-130	21120128		FIVE GUYS LLC			6401 CARMEL RD STE 204		CHARLOTTE	NC	28226
2022-130	21120129		KILLIAN HOLDINGS LLC			3426 TORINGDON WY SUITE 104A		CHARLOTTE	NC	28277
2022-130	21120130		MHL GOODMAN PROPERTIES,LLC			6401 CARMEL RD STE 208		CHARLOTTE	NC	28226
2022-130	21120131	KIRK	WALLACE D			5206 E CALLE VISTA DE COLORES		TUCSON	AZ	85711
2022-130	21120132		CLAAAN LLC			5118 OAK GROVE PL		WAXHAW	NC	28173
2022-130	21120140		NLCA AK CARMEL LLC	C/O AK LEASEHOLD I LLC		800 BRICKELL AVENUE SUITE 701		MIAMI	FL	33131
2022-130	21120143		NLCA AK CARMEL LLC	C/O AK LEASEHOLD I LLC		800 BRICKELL AVENUE SUITE 701		MIAMI	FL	33131

2022-130	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-130	Cameron Wood Homeowners Association	Sherry	Williams	3425 Loch Stone Ct		Charlotte	NC	28210
2022-130	Carmel Chace Condominiums Homeowners Association	Gayle	Creasman	6547 Point Comfort Lane		Charlotte	NC	28226
2022-130	Carmel Chace Condominiums Homeowners Association	Helena	Rea	4253 Carmel Forest Dr		Charlotte	NC	28226
2022-130	Carmel Road Neighborhoods	Lucille	Jordan	7206 Hackberry Lane		Charlotte	NC	28226
2022-130	Carmel Village II Homeowners Association	Patricia	Johanson	11011 Running Ridge Rd		Charlotte	NC	28226
2022-130	Carmel Village II Homeowners Association	Sandy	Harber	11070 Cedar View Rd		Charlotte	NC	28226
2022-130	Carolinas Medical Center - University	Joe	Labovitz	6260 Carmel Station Av		Charlotte	NC	28226
2022-130	Carson's Pond Homeowners Association	Stephen	Smith	11210 Carmel Chace Dr		Charlotte	NC	28226
2022-130	Da Suga Foundation	Deanna	Rice	6709 Fishers Farm Ln E1		Charlotte	NC	28277
2022-130	NC Realtors Association/KellerWilliams Realty	Lucy	Jordan	7206 Hackberry Lane		Charlotte	NC	28226
2022-130	Shadowlake Neighborhood Association	Susan	Heusinger	6021 Carpenter Dr		Charlotte	NC	28226
2022-130	Sturnbridge Homeowners Association	Daniel	Wendover	4739 Meadowridge Drive		Charlotte	NC	28226
2022-130	Sturnbridge Homeowners Association	Jinnie	Brown	5633 Ivygate Lane		Charlotte	NC	28226
2022-130	Treva Woods HOA	Earnest	Saylor Jr	7901 Charter Oak Lane		Charlotte	NC	28226
2022-130	Walnut Creek	David	Elmore	11323 Harrowfield Rd		Charlotte	NC	28226

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2022-130** filed by Thomas Elrod to request the rezoning of an approximately 1.041 acre site located on the northwest corner of the intersection of Carmel Road and Little Avenue (6420 Carmel Road)

Date and Time of Meeting: Wednesday, January 11, 2023 at 6:30 p.m.

Place of Meeting: Offices of High Performance Real Estate Advisors
3430 Toringdon Way, Suite 200
Charlotte, NC 28277

We are assisting Thomas Elrod (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 1.041 acre site located on the northwest corner of the intersection of Carmel Road and Little Avenue (6420 Carmel Road) from the B-1 (CD) zoning district to the O-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of an office building on the site that would contain a maximum of 12,600 square feet of gross floor area.

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 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 the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 11, 2023 at 6:30 p.m. at the offices of High Performance Real Estate Advisors located at 3430 Toringdon Way, Suite 200 in Charlotte. The Petitioner looks 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 John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Tariq Bokhari, Charlotte City Council District 6 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: December 28, 2022