

COMMUNITY MEETING REPORT

Petitioner: 1030 SEIGLE, LLC

Rezoning Petition No. 2022-174

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 January 26th, 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 Tuesday, March 7th, 2023, at 7:30 pm at Salvation Army Chapel, 901 Belmont Ave, Charlotte NC 28205, following the monthly Belmont Community Association Meeting.

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 Anderson Pearson, Managing-Member for 1030 SEIGLE, LLC and Architect for the project.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Anderson Pearson, welcomed the attendees and introduced himself. Anderson Pearson indicated that the Petitioner proposes to rezone an approximately .344 site (the "Site") at 1030 Seigle Ave, Charlotte NC 28205 from a B-1 zoning district to a MUDD-O zoning district. Anderson Pearson explained 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. The meeting was held at the conclusion of the monthly Belmont Community Association meeting and was well-attended by neighbors and neighborhood leaders.

Anderson Pearson provided background information about the Petitioner's experience. He presented background research done for the project (context, excerpts from the Belmont Area Revitalization Plan, and a survey of the site). He presented the proposed RZP Site Plan and pointed out various height, density, and parking allowances the petition sought, and the commitments made by the Petitioner for neighborhood amenities (outdoor seating, bike shelter, wall art, (2) EV capable parking spaces, etc.). In addition, it was explained that parallel to the rezoning petition, the Petitioner is seeking a Brownfields Agreement through NCDEQ. He showed illustrative architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations. He explained the overarching concept is to create a building using the Belmont neighborhood itself as inspiration.

The presentation ended with a question & answer session.

QUESTION & ANSWER SESSION MINUTES:

Several attendees raised their hands to voice support for the Petitioner's efforts to redevelop this site as described.

One attendee asked what the benefit of a Brownfields Agreement to the neighborhood is.

Petitioner Responded: While not a part of the rezoning process, a Brownfields Agreement would allow the petitioner "no cause" protection while providing state mandated guidance on how to demolish and rebuild in an environmentally responsible way. This agreement would include limited allowable future uses to protect soil & ground water in perpetuity. Petitioner is currently awaiting a Brownfields project manager to be assigned.

One attendee (representing The Salvation Army, which is located across the street) stated that some MUDD uses would be undesirable to the neighborhood.

Petitioner Responded: Petitioner will meet with Belmont's Land Use Committee to discuss any undesired uses to have them listed as prohibited on the petition.

One attendee asked what the timing of the overall project would be.

Petitioner Responded: The Public Hearing is set for April 17th and the Council Vote is set for May 15th. Construction will not start until a Brownfields Agreement is in place and the petition has been approved. Construction duration is estimated at 12-18 months.

Several attendees commented on how they support the idea of a "Belmont specific" design, especially on such a prominent corner.

One attendee asked if the building would be designed for one tenant or multiple.

Petitioner Responded: The petition itself does not limit how the space will be divided, however the Petitioner is committing to all the ground floor to be commercial use.

After the question & answer session, one attendee (a local restaurant owner) commented that if restaurant/bar uses are allowed, ABC should be contacted regarding their requirements.

Petitioner Responded: Although not part of the rezoning, the Petitioner will follow up on ABC requirements.

Respectfully submitted, this 8th day of March 2023.

G Anderson Pearson, AIA
1030 SEIGLE, LLC Managing-Member

Cc: Charlotte Planning, Design & Development Department – Rezoning staff

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PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK

2022-174	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-174	08108412	MCADEN STREET LLC				2410 DUNAVANT STREET		CHARLOTTE	NC	28203
2022-174	08108413	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2022-174	08108501	LEGACY CONSTRUCTION UNLIMITED INC				5907 GRAEBURNE FORD DR		CHARLOTTE	NC	28269
2022-174	08108502	LEGACY CONSTRUCTION UNLIMITED INC				5907 GRABURNS FOR DRIVE		CHARLOTTE	NC	28269
2022-174	08108503	CHELONA GROUP LLC				2114 AMBOY CT		CHARLOTTE	NC	28205
2022-174	08108504	CHELONA GROUP LLC				2114 AMBOY CT		CHARLOTTE	NC	28205
2022-174	08108505	JAMISON	BILLIE JOHNSON	MAURICE	JAMISON	3018 COURTLAND DR		GASTONIA	NC	28056
2022-174	08108506	HELMS	WENDELL BRIAN			PO BOX 2604		BEAUFORT	SC	29901
2022-174	08108507	ALVERSON	BETTY ANN GRAVATT	TRUST	BETTY ANN GRAVATT ALVERSON	5100 SHARON RD 2904 SOUTH		CHARLOTTE	NC	28210
2022-174	08108508	ALVERSON	BETTY ANN GRAVATT	TRUST	BETTY ANN GRAVATT ALVERSON	5100 SHARON RD 2904 SOUTH		CHARLOTTE	NC	28210
2022-174	08108509	KASPERSON	JUSTIN B	KELSEY N	ALLEN	842 BELMONT AVE		CHARLOTTE	NC	28205
2022-174	08109908	TRUONG	CAM THI		C/O CHRISTY DANG	7952 BUCKFIELD PL		CHARLOTTE	NC	28277
2022-174	08109909	OPTIMIST HOMES LLC				845 BELMONT AVE		CHARLOTTE	NC	28205
2022-174	08109910	BOULET	ERIN	SCOTT	BOULET	849 BELMONT AVE		CHARLOTTE	NC	28205
2022-174	08109911	HUNT	ELLORENZO	ESTELLA	HELTON	853 BELMONT AVE		CHARLOTTE	NC	28205
2022-174	08109912	CDP SELWYN HOLDINGS LLC				PO BOX 5665		CHARLOTTE	NC	28299
2022-174	08109913	1115 SEIGLE LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2022-174	08109914	1115 SEIGLE LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2022-174	08109915	BOONE	THOMAS ELI	DANELLE KINZENBAW	BOONE	816 E 15TH ST		CHARLOTTE	NC	28205
2022-174	08109921	1115 SEIGLE LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2022-174	08112401	HOUSING AUTHORITY OF CHARLOTTE	NC			1301 SOUTH BLVD		CHARLOTTE	NC	28203
2022-174	08112402	MELTON PROPERTIES OF NORTH CAROLINA LLC				8209 VICTORIA LAKE DR		WAXHAW	NC	28173
2022-174	08112404	BROOKHAVEN PROPERTY SOLUTIONS				12914 FALLCROSS CT		HUNTERSVILLE	NC	28078
2022-174	08112405	YOUNG	KENNETH L	MELISSA D	YOUNG	107 N HARRILL ST		CHARLOTTE	NC	28205
2022-174	08112406	MYERS	JENNIFER L			1009 N HARRILL ST		CHARLOTTE	NC	28205
2022-174	08112407	GUARDIAN, LLC				PO BOX 5162		CHARLOTTE	NC	28299
2022-174	08112408	AMON SR	JOHN EDWARD	SUSAN BLAKE	LOHR	1017 HARRILL ST		CHARLOTTE	NC	28205
2022-174	08112409	LYNCH	MARK	MORGAN E	HOFFMAN	1021 HARRILL ST		CHARLOTTE	NC	28205
2022-174	08112410	919 BELMONT LLC			C/O JOHN LAMBERT	1843 THOMAS AVE		CHARLOTTE	NC	28205
2022-174	08112411	MCMANUS	KIMBERLY RENEE			908 BELMONT AVE		CHARLOTTE	NC	28205
2022-174	08112412	1030 SEIGLE LLC				2820 SELWYN AV STE 130 UNIT 719		CHARLOTTE	NC	28209
2022-174	08112413	HOUSING AUTHORITY			OF THE CITY OF CHARLOTTE NC	1301 S BLVD		CHARLOTTE	NC	28203
2022-174	08112416	CITY OF CHARLOTTE HOUSING AUTHORITY				1301 SOUTH BV		CHARLOTTE	NC	28236
2022-174	08112417	JONES	TAYLOR	PERRIN	JONES	913 VAN EVERY ST		CHARLOTTE	NC	28205
2022-174	08112511	ICARUS HOLDINGS 3 LLC				PO BOX 5118		CHARLOTTE	NC	28299
2022-174	08112512	BLUE STAR REALTY LLC				3811 ABINGDON RD		CHARLOTTE	NC	28211
2022-174	08112513	DAVIS	FERD L III			1020 HARRILL ST		CHARLOTTE	NC	28205
2022-174	08112514	HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400		DULUTH	GA	30096
2022-174	08112515	FRAZIER	PHYLLIS			1012 HARRILL ST		CHARLOTTE	NC	28206
2022-174	08112801	813 BELMONT LLC				8022 PROVIDENCE RD STE 500-171		CHARLOTTE	NC	28277
2022-174	08112902	919 BELMONT LLC			C/O JOHN LAMBERT	1843 THOMAS AVE		CHARLOTTE	NC	28205
2022-174	08112903	KEE	DORIS ANN			1115 HARRILL ST		CHARLOTTE	NC	28205
2022-174	08112907	SALVATION ARMY THE				PO BOX 31128		CHARLOTTE	NC	28231

ADDED:

- ✓ KENDRA MACON, CURRENT PRESIDENT OF BELMONT COMMUNITY ASSOC. (HAND DELIVERED)
- DANTÉ ANDERSON, DIST. 1 REP, 400 E. 4TH ST.

MAILED 2/7/23

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2022-174

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2022-174	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-174	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2022-174	Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2022-174	Belmont	Mark	Lynch	1021 Harrit Street		Charlotte	NC	28205
2022-174	Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2022-174	Belmont Community Association	Adrienne	Martinez	916 Allen Street		Charlotte	NC	28205
2022-174	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2022-174	Belmont Community Association	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2022-174	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2022-174	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2022-174	Belmont Community Association	iesha	patel	813 east 18th street		charlotte	North Carolina	28205
2022-174	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2022-174	Belmont Community Association	Kristen	Wilson	1201 Pegram Street		Charlotte	NC	28205
2022-174	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2022-174	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2022-174	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2022-174	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2022-174	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2022-174	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2022-174	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2022-174	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2022-174	Commonwealth	Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2022-174	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2022-174	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2022-174	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2022-174	First Ward	Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2022-174	First Ward Community Fund	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2022-174	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2022-174	First Ward Neighbors, Inc.	Laura	Peres	620 N. Alexander St.		Charlotte	NC	28202
2022-174	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2022-174	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2022-174	Noda	Dr. Rodriguez	Finley	2120 N. Brevard street		Charlotte	North Carolina	28202
2022-174	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2022-174	North Tryon	Jesse	Boyd	1210 N. Tryon St.		Charlotte	NC	28277
2022-174	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2022-174	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2022-174	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2022-174	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2022-174	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2022-174	Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
2022-174	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2022-174	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2022-174	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2022-174	Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2022-174	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2022-174	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2022-174	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2022-174	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2022-174	Roof Above	Liz	Clasen-Kelly	945 N. College St.		Charlotte	NC	28216
2022-174	Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
2022-174	Villa Heights Community Organization	Heather	Altieri	1704 Grace Street		Charlotte	NC	28205
2022-174	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2022-174	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

MAILED 2/7/23

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Exhibit B

NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by 1030 SEIGLE, LLC to rezone approximately .344 acres located at 1030 Seigle Avenue, Charlotte NC 28205 (the southwest corner of the intersection of Seigle Ave & Belmont Ave) to allow development of a new mixed-use building.

Date & Time of Meeting: Tuesday, March 7th, 2023 at 6:00 pm.

Place of Meeting: Salvation Army Chapel, 901 Belmont Ave, Charlotte NC 28205

Petitioner: 1030 SEIGLE, LLC

Petition No.: RZP-2022-174

I am representing 1030 SEIGLE, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately .344-acre site (the "Site") located at 1030 Seigle Ave, Charlotte NC 28205 from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the development of the parcel into a new mixed-use building, consisting of a commercial space at ground level, with either a second commercial space or residences above, as shown on the submitted site plan, as seen here:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2022-Petitions/2022-174/Pages/default.aspx>

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 adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, I give you notice that a representative of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, March 7th, 2023 at 6:00 pm. The Petitioner's representative looks forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please contact:
Anderson Pearson, Managing-Member for 1030 SEIGLE LLC, 704-333-5530.

Cc: City Council Representative for District 1, Dante Anderson

Date Mailed: February 7th, 2023

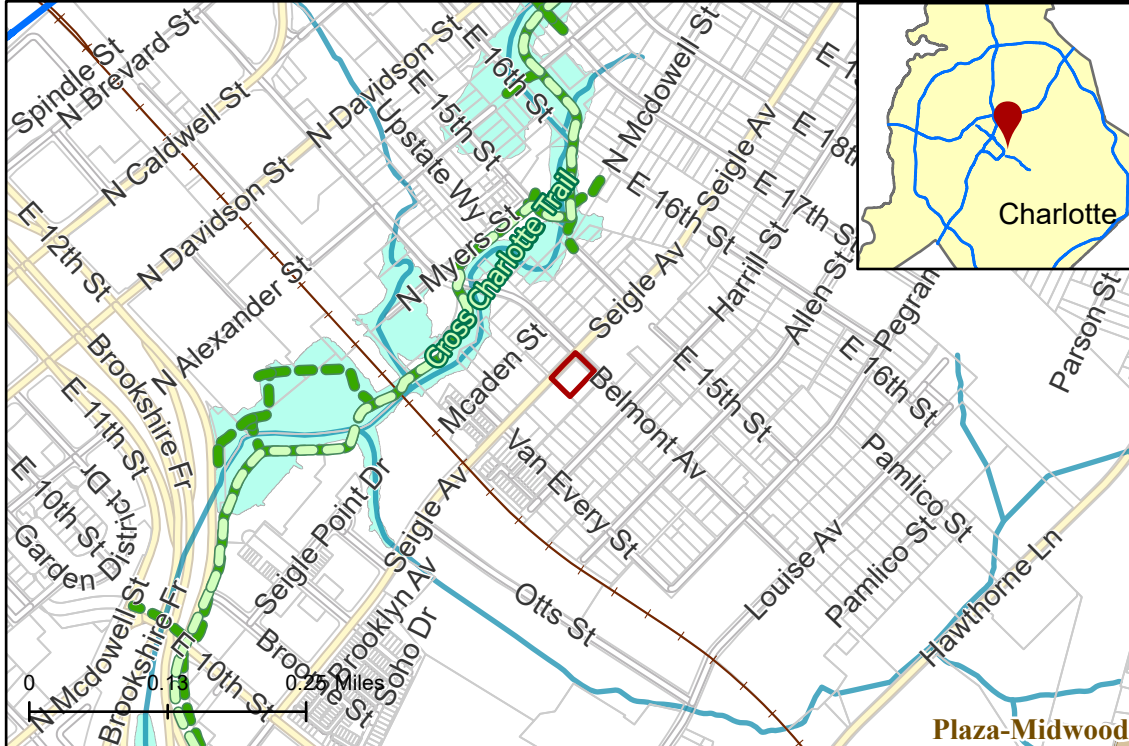
2022-174: Anderson Pearson

Current Zoning B-1 (Neighborhood Business)

Requested Zoning MUDD-O (Mixed Use Development District, Optional)

Approximately 0.344 acres

Location of Requested Rezoning



Rezoning Map



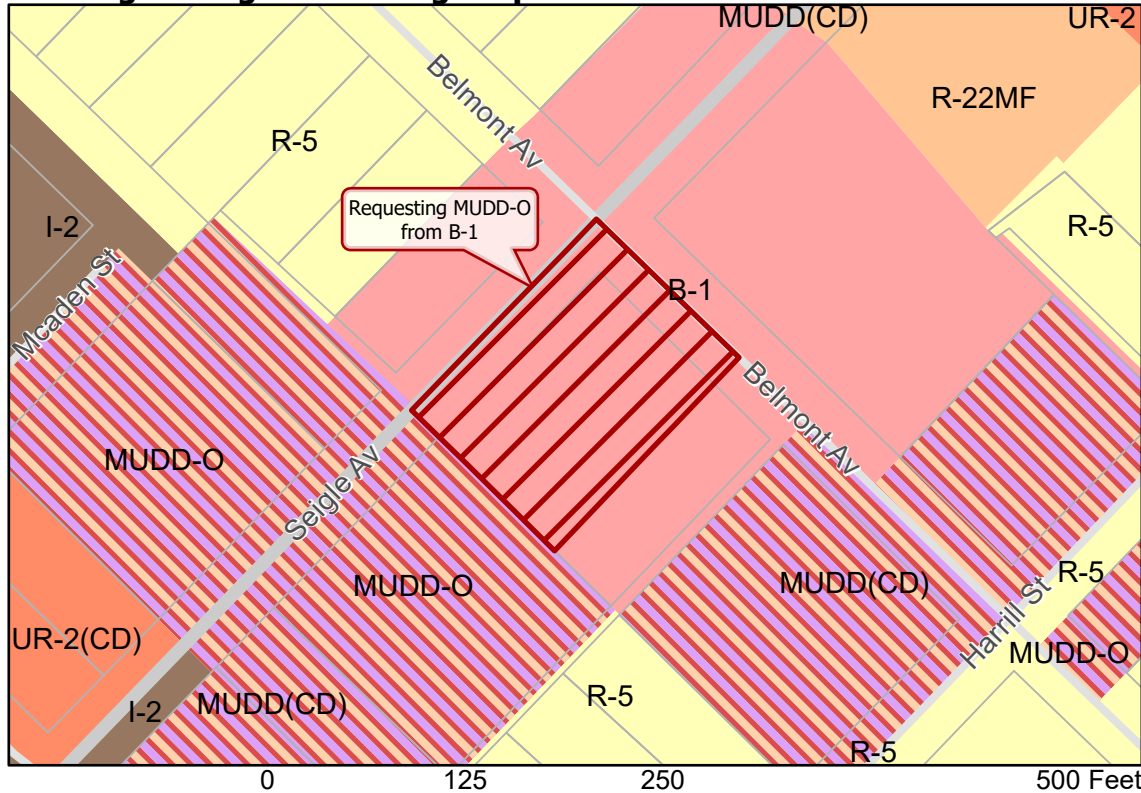
- 2022-174
- Outside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requesting MUDD-O from B-1

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- General Industrial
- Mixed Use



Map Created 1/31/2023

EXHIBIT "C"

Exhibit C

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: 1030 SEIGLE, LLC

Rezoning Petition #: 2022-174

Date: February 7, 2023
MARCH

NAME	ADDRESS	PHONE	EMAIL
Steven J Butchins	901 Belmont Ave	704-995-9638	Steven.Butchins@uss.salvationarmy.org
Jennifer Heest	714 E. 18th St.		quality-of-life@belmontcharlotte.org
IVESHA PATEL	813 E. 18th STREET	704.493.1413	LANDUSE@BELMONTCHARLOTTE.ORG
MARIAM ABDUL HAMID	1020 HARRILL ST		
TREY DAVIS	1020 HARRILL ST		
Rebecca Carvalho	1704 Allen St		RLC-82@YAHOO.CO.UK
SUZANNE DIALONZO	1704 ALLEN ST.		SDALONZO@GMAIL.COM
William Anderson	Seigle Ave		Community Communityengagement@belmontcharlotte.org
ANDY MCMAHON	1120 E 15th St	704-906-1614	AMCMANLINE@gmail
Kelsey Wallace	1116 E 15th St	(704) 785-0117	kelsey.wallace27@gmail.com
Holly O'Connell	908 Harrill St.		hollyt75@yahoo.com
JOE O'CONNELL	908 HARRILL ST		joeoconnell75@gmail.com
Taylor Jones	913 Van Every St.	843-442-7477	TFJONES1@GMAIL.COM
Lindsay Warr	1118 Belmont Ave.	812-212-0670	loc_16@hotmail.com
COB Seigle Holdings LLC	857 Belmont Ave	704 315 5578	crawf@cob-construction.com
Kenneth Green	1116 HARRILL ST	704-315-0682	Kgreen.Kg12@gmail.com

EXHIBIT "C"

Community Meeting Attendance Sheet

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Petitioner: 1030 SEIGLE, LLC

Rezoning Petition #: 2022-174

Date: ~~February~~ 7, 2023
MARCH

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