

COMMUNITY MEETING REPORT
Petitioner: Dikilson Almonte Abreu
Rezoning Petition No. 2022-178

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 March 1, 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 March 10, 2023 at 5:00 PM at a secure virtual meeting link. Pursuant to the written notice mailed on March 1, 2023, the virtual meeting link was provided upon request.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was not attended by any individuals other than the Petitioner, Dikilson Almonte Abreu, his wife, Viviana Almonte Abreu, and Nick Tosco of Poyner Spruill LLP, who is the attorney on behalf of Petitioner. Only one nearby property owner, Michelle Rambert, requested the virtual meeting link via email on March 8, 2023, but she was not in attendance. The lack of attendees is likely due to the fact that of the thirteen nearby property owners who were provided notice pursuant to the mailing list sent to Petitioner, only four of them were individuals other than the Petitioner. The remaining property owners were either Mecklenburg County, Duke Power Company, or another organization.

SUMMARY OF PRESENTATION/DISCUSSION:

Nick Tosco, on behalf of Petitioner, started the virtual meeting at 5:01 PM. At that time, only Nick Tosco, Dikilson Almonte Abreu, and Vivian Almonte Abreu were present. By 5:28 PM, no other individuals had arrived to attend the Community Meeting. As described above, the lack of attendees is likely due to the small amount of nearby property owners that are individuals other than the Petitioner.

Respectfully submitted, this 13th day of March, 2023.

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

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

2022-178	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-178	03501302	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-178	03501305	BROOKSHIRE MINI STORAGE LLC				4600 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2022-178	03501306	PARADISE DEVELOPMENT, LLC				800 RADIO RD		CHARLOTTE	NC	28216
2022-178	03501307	THE GRIFFIN LEGACY GROUP LLC				18502 PENINSULA COVE LN		CORNELIUS	NC	28031
2022-178	03502101	LIFE STORAGE LP				6467 MAIN ST		WILLIAMSVILLE	NY	14221
2022-178	03502102	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2022-178	03502108	DOMINGUEZ	JESUS EDMAR QUINTERO	JUANA A GARCIA	BAUTISTA	5709 OLD PLANK RD		CHARLOTTE	NC	28216
2022-178	03502118	GETTY LEASING INC				292 MADISON AV 9TH FLOOR		NEW YORK	NY	10017
2022-178	03502125	BARRON	NOE			204 MARGARET TURNER RD		CHARLOTTE	NC	28216
2022-178	03502126	RAMBERT	DEANNA MICHELLE C			158 MARGARET TURNER RD		CHARLOTTE	NC	28216
2022-178	03502127	BATES	CAROL			154 MARGARET TURNER RD		CHARLOTTE	NC	28216
2022-178	03502128	OAKDALE CROSSING RESIDENTS'	ASSOCIATION INC			2119 HOPEDALE AVE		CHARLOTTE	NC	28207
2022-178	03502155	ABREU	DIKILSON ALMONTE	VIVIANA	ALMONTE	5808 SANDERS FARM LN		CHARLOTTE	NC	28216



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2022-178	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-178	Camden Ballantyne	Michael	Bridges	838 rook road		Charlotte	NC	28216
2022-178	E.A.S Preservation and More LLC	Edwardo	Stanley	5806 Old Plank Rd.		Charlotte	NC	28216
2022-178	Oakdale - Brookshire	Matthew	Jenkins	5831 Ringneck Road		Charlotte	NC	28218
2022-178	Oakdale - Brookshire	Valerie	Jennings	307 McGinn Grove Drive		Charlotte	NC	28216
2022-178	Oakdale Grove neighborhood	Laura	Johnson	6023 Patricia Ryan Drive		Charlotte	NC	28216
2022-178	Windy Ridge Neighborhood Association	Wigena	Tirado	4625 Palm Breeze Ln		Charlotte	NC	28215

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2022-178

Subject: Rezoning Petition No. 2022-178
Petitioner/Developer: Dikilson Almonte Abreu
Current Land Use: Vacant
Existing Zoning: I-1 (Light Industrial)
Rezoning Requested: I-2 (CD) (General Industrial, Conditional)

Date and Time of Meeting: March 10, 2023 at 5:00 PM

Virtual Meeting Registration: Please send an email to Taylor Tracy at ttracy@poynerspruill.com to receive a secure meeting link.

Date of Notice: 3/01/2023

We are assisting Dikilson Almonte Abreu (the "Petitioner") on a recently filed request to rezone an approximately 1.39-acre site located near the corner of Brookshire Blvd (Hwy 16) and Oakdale Rd. in Charlotte, North Carolina, which is more particular identified as Parcel ID 03502155 (the "Site"), from I-1 and I-2(CD). The request is to allow the development of the Site for automotive sales, repair, parking, storage, and warehousing, including for tractor-trucks and accompanying trailers. Access to the Site will continue to be from Brookshire Blvd.

In an effort to allow as many individuals as possible to participate in this process, 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 March 10, 2023, at 5:00 p.m. Please send an email to Taylor Tracy at ttracy@poynerspruill.com by 5:00pm on March 9th to receive a secure virtual meeting link and reference Petition #2022-178.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email ntosco@poynerspruill.com or call **704-342-5275** to make alternative arrangements to receive the presentation information. The materials will be shared upon request after the virtual meeting.

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

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Michael Russell, Charlotte Planning, Design and Development Department
Dikilson Almonte Abreu, Owner and Petitioner
Nick Tosco, Poyner Spruill, LLP
Andrea Liberatore, Poyner Spruill, LLP

