

COMMUNITY MEETING REPORT  
**Petitioner: Coral Reef Investment Properties, LLC**  
Rezoning Petition No. RZP-2022-179

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:**

The Petitioner mailed a written notice of the date, time, and requested interested parties RSVP to receive an invitation to a virtual 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 24, 2023. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held virtually on the Teams platform on April 4, 2023 at 6:00pm EST.

**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 identified attendees are based on RSVP responses. The Petitioner was represented at the Community Meeting by Colin Jenest (ColeJenest & Stone). There were no community/neighbor attendees.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The meeting was held virtually on the Teams platform. Colin Jenest, the petitioner's agent, opened the meeting by introducing the Petitioner's team. Mr. Jenest stated that the meeting was being recorded in order to document community questions and comments, and the Petitioner's responses. There were no attendees beyond the petitioner's team. The petitioner's agent remained in the meeting for the full hour duration and observed no late-joining attendees.

Respectfully submitted, this 10<sup>th</sup> day of April, 2023.

cc: Mayor and Members of Charlotte City Council  
Council Member Victoria Watlington  
Holly Cramer, Charlotte-Mecklenburg Planning Department  
David Pettine, Charlotte-Mecklenburg Planning Department  
Adrian Socolsky, Coral Reef Investments  
Colin Jenest, PE, Bolton & Menk d/b/a ColeJenest & Stone

# EXHIBIT A

Last	First	Address	City	State	Zip Code
NEIGHBORHOOD PROPERTIES LLC		2929 FOREST PARK DR	CHARLOTTE	NC	28209
3001 YADKIN LLC		2929 FOREST PARK DR	CHARLOTTE	NC	28209
LOVE	TYLER ORR	3007 YADKIN AVE	CHARLOTTE	NC	28205
WEBSTER	ROBERT S	6624 STEVENS MILL RD	MATTHEWS	NC	28104
SIKES	CARROLL D	3019 YADKIN AVE	CHARLOTTE	NC	28205
NALLS	CARL WILLIAM	3025 YADKIN AVE	CHARLOTTE	NC	28205
HUBER	JASON ESKWITH	3031 YADKIN AVE	CHARLOTTE	NC	28205
HILL	ANGELA S	3037 YADKIN AVE	CHARLOTTE	NC	28205
DRIGGS	CHRISTOPHER LEE	11801 RIVERHAVEN DR	CHARLOTTE	NC	28214
SYED	WAJABAT	10906 TAVERNAY PKWY	CHARLOTTE	NC	28262
LEONARD	PHYLLIS H	1800 CAMDEN ST STE 107-248	CHARLOTTE	NC	28203
GOODYEAR HOUSE NODA REAL ESTATE LLC		3032 NORTH DAVIDSON ST	CHARLOTTE	NC	28205
SEDNA INC		10906 TAVERNAY PY	CHARLOTTE	NC	28262
MDH PURPLE HOLDINGS LLC		1850 E 3RD ST STE 125	CHARLOTTE	NC	28204
WITHERSPOON	FRANCELLA ARNOLD	PO BOX 16757	CHARLOTTE	NC	28297
CORRIGAN & JOHNSTON CASTING INC		3006 N DAVIDSON ST	CHARLOTTE	NC	28205
DAWSON	DOUGLAS	3046 YADKIN AVE	CHARLOTTE	NC	28205
THOMAS	MARK R	3040 YADKIN AVE	CHARLOTTE	NC	28205
BALL	PAMELA S	3036 YADKIN AVE	CHARLOTTE	NC	28205
FISHER	TERRY	3030 YADKIN AV	CHARLOTTE	NC	28205
LAFAYETTE	DANIEL ROBERT	3024 YADKIN AVE	CHARLOTTE	NC	28205
POLAND	DAVID J	3020 YADKIN AVE	CHARLOTTE	NC	28205
PUCKETT	WILLIAM L JR	3014 YADKIN AVE	CHARLOTTE	NC	28205
WRPV XIII HIGHLAND CHARLOTTE LP		30 SOUTH WACKER DR STE 3600	CHICAGO	IL	60606
CORRADI	KIMBERLY M	480 E 33RD ST	CHARLOTTE	NC	28205
MILLER	CAROLINE CAPPS	1235 EAST BLVD SUITE 206	CHARLOTTE	NC	28203
KURZYDLOWSKI	ROBERT	472 E 33RD ST	CHARLOTTE	NC	28205
JARRETT	JASON L	468 E 33RD ST	CHARLOTTE	NC	28205
HOCK	BENJAMIN	464 E 33RD ST	CHARLOTTE	NC	28203
SHIRO	M LEWIS	500 WESTOVER DR UNIT 11085	SANFORD	NC	27330
STRONG	LEAH	456 E 33RD ST UNIT 22	CHARLOTTE	NC	28205
HIGHLAND PARK TOWNHOMES I OWNERS ASSOCIATION INC		2550 WEST TYVOLA RD STE 100	CHARLOTTE	NC	28217
CREEDON	KEVIN A	3101 YADKIN AV	CHARLOTTE	NC	28205
LANCASTER	HARRY L III	2942 HEGLER RD	CONCORD	NC	28025
MILLER FARMS OF WILKES REAL ESTATE LLC		502 FINLEY ST	N WILKESBOROR	NC	28659
HELFRICH	STEVEN W	513 E 34TH ST UNIT 103	CHARLOTTE	NC	28205
MILLER FARMS OF WILKES REAL ESTATE LLC		502 FINLEY ST	N WILKESBOROR	NC	28659
FOX	MICHELLE LORETTA	505 E 34TH ST STE 201	CHARLOTTE	NC	28205
SHADDAY	RYAN	507 E 34TH ST UNIT 202	CHARLOTTE	NC	28205
FISHKIN	ROBERT	3100 N DAVIDSON ST UNIT 203	CHARLOTTE	NC	28205
KIM	TOMMY	13014 BRICKINGHAM LN	HUNTERSVILLE	NC	28078
FALZARANO	JOHN	515 E 34TH ST UNIT 205	CHARLOTTE	NC	28205
MULAGHA	SAYIWE	3100 N DAVIDSON ST UNIT 206	CHARLOTTE	NC	28205
HALL	JAMES DOUGLAS	519 E 34TH ST	CHARLOTTE	NC	28205
ALVES	MARGARETE S	521 E 34TH ST	CHARLOTTE	NC	28205
HARIHARAN	SHOBA	523 E 34TH ST	CHARLOTTE	NC	28202
VELIZ	RUBEN MIGUEL	525 E 34TH ST UNIT 304	CHARLOTTE	NC	28205
CRAIG	ERIC	4609 COUNTRY LN	CHARLOTTE	NC	28270
VILLARROEL	CONSTANZA L GONZALEZ	8207 BLUESAGE CR	CHARLOTTE	NC	28270
& MECKLENBURG	THE YMCA OF CHARLOTTE	400 E MOREHEAD ST	CHARLOTTE	NC	28202
& MECKLENBURG	THE YMCA OF CHARLOTTE	400 E MOREHEAD ST	CHARLOTTE	NC	28202

## EXHIBIT A

Organization	First	Last	Address	Unit	City	State	ZIP
	Brionna	Spells	3327 N DAVIDSON ST	105	Charlotte	NC	28205
	Leah	Massey	406 Hilo Dr	D	Charlotte	NC	28206
	Matt	Toffey	3027 N. Myers St.		Charlotte	NC	28205
	Nicole	D Peterson	3013 Whiting Avenue		Charlotte	NC	28205
	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
	Vincent	Bidez	1120 E. 36th St.		Charlotte	NC	28205
Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
Graham Heights	Kathryn	Johnson	2762 catalina ave.		Charlotte	NC	28206
Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
NoDa	Dr. Rodriguez	Finley	2120 N.Brevard street		Charlotte	NC	28202
NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
NoDa Neighborhood and Business Association	Jacob	Horr	3401 Benard Avenue		Charlotte	NC	28206
NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
Plaza Midwood Neighbrohood Association	Lisa	Proud	2836 Georgia Ave		Charlotte	NC	28205
Plaza Shamrock Neighborhood Association	Jimmy	Royster	3735 McMillan Street		Charlotte	NC	28205
Plaza Shamrock Neighborhood Association	Stephanie	Phelps	3735 McMillan Street		Charlotte	NC	28205
Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
Villa Heights	Allison	Horinko	1109 Leigh Ave		Charlotte	NC	28205
Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

EXHIBIT B

NOTICE TO INTERESTED PARTIES  
OF Rezoning Petition RZP-2022-179 COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Coral Reef Investment Properties, LLC to rezone approximately 5.65 acres located along Charlotte Park Drive (Parcel ID 14528219 and 14528203) to allow for a multi-family residential development.

Date and Time of Meeting: Tuesday, April 4, 2023 at 6:00 PM.

Place of Meeting: Virtual Platform

Petitioner: Coral Reef Investment Properties, LLC

Petition NO.: RZP-2022-179

Bolton & Menk dba ColeJenest & Stone is assisting Coral Reef Investment Properties, LLC with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone approximately 5.65 acres along Charlotte Park Drive from the existing B-2 zoning district to the proposed MUDD zoning district. The purpose of the rezoning is to permit the development of multi-family residential per the MUDD district.

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, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, 4/4/2023 at 6pm, on a virtual platform. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have related to this Rezoning Petition.

The petitioner will be holding a virtual Community Meeting. To receive a digital invitation to the virtual Community Meeting, please RSVP to Sean Paone ([sean.paone@bolton-menk.com](mailto:sean.paone@bolton-menk.com)).

cc: Victoria Watlington (City Council Representative)

Date Mailed: 03/24/23

EXHIBIT C

Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and 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: Coral Reef Investment Properties, LLC

Rezoning petition Number 2022-179

Date 04/04/2023

Name	Address	Phone	Email

**\*Add additional sheets as needed\***

\*\*Attendees were unable to sign the Attendance Sheet as the Community Meeting was held virtually. Those listed on the Attendance Sheet above RSVP'd to the Community Meeting Notice and were sent a virtual meeting invitation.

\*\*There were no meeting attendees