

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Mission Properties

Rezoning Petition No. 2022-199

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 April 19, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Thursday, May 4th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Jason McArthur and Matt Diachenko, as well as by Petitioner's agents Thomas Haapapuro with Design Resource Group, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown gave a condensed presentation because the attendees confirmed their general familiarity with the property, development process, and surrounding redevelopment projects. Mr. Brown showed aerials of the approximately 19.91-acre site location on the east side of North Tryon Street, east of Pavilion Boulevard, located in Charlotte's ETJ, near the Cabarrus county line. Development is currently underway to the west of the site and entitlements have been secured to the east of the site for new development projects.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to the R-12MF(CD) zoning district for up to 200 multi-family residential units, with natural areas preserved and stub street connections for opportunities for future road connectivity to adjacent redevelopment.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in June and City Council decision in July, at the earliest.

The attendees stated that the site plan looked good to them and they were supportive of the rezoning request.

The meeting concluded at approximately 5:45 p.m. with no additional questions or comments from the community members.

Respectfully submitted this 15th day of May 2023.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

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

2022-199	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-199	02906175	MADISON 29 OWNER LLC				6805 MORRISON BLVD STE 250		CHARLOTTE	NC	28211
2022-199	02906217	JOHNSON	JOSHUA R	COURTNEY K	JOHNSON	12709 OLDEHURST PL		CHARLOTTE	NC	28262
2022-199	02906218	SINGH	BRENDA	JEREMIAH	SINGH	12708 OLDEHURST PL		CHARLOTTE	NC	28262
2022-199	02906219	DAVIS	INDYAR			12704 OLDEHURST PL		CHARLOTTE	NC	28262
2022-199	02906220	HARRINGTON	SWIYYAH O			12700 OLDEHURST PL		CHARLOTTE	NC	28262
2022-199	02906221	VILLAGE AT WITHROW DOWNS II	HOMEOWNERS ASSOC INC			PO BOX 1278		MATTHEWS	NC	28106
2022-199	02906222	VILLAGE AT WITHROW DOWNS II	HOMEOWNERS ASSOC INC			PO BOX 1278		MATTHEWS	NC	28106
2022-199	02954105	DOMA VIDA INVESTMENTS LLC				602 E MOREHEAD ST		CHARLOTTE	NC	28202
2022-199	02954107	DOMA VIDA INVESTMENTS LLC				602 E MOREHEAD ST		CHARLOTTE	NC	28202
2022-199	05109101	MECK20APT LLC				332 MILITARY CUTOFF RD		WILMINGTON	NC	28405
2022-199	05109102	LOVE	JIMMY FRANKLIN		GINGER NICHOLSON	1808 STONEYRIDGE DR		CHARLOTTE	NC	28214
2022-199	05109103	HINER	DONNA BAILEY	TRAVIS S	HINER	6825 HUDSPETH RD		HARRISBURG	NC	28075
2022-199	05109104	MCDONALD	BAXTER EDWARD			12762 US HIGHWAY 29		CHARLOTTE	NC	28262
2022-199	05109105	TAYLOR	PEGGY DEAN LOVE			12752 US HIGHWAY 29		CHARLOTTE	NC	28262
2022-199	05109106	MECK29 APT LLC				332 MILITARY CUTOFF RD		WILMINGTON	NC	28405
2022-199	05109108	TAYLOR	PEGGY LOVE			12752 US HIGHWAY 29		CHARLOTTE	NC	28262
2022-199	05109109	TREVI PARTNERS LLC				14 MIDTOWN PARK EAST		MOBILE	AL	36606
2022-199	05109112	TREVI PARTNERS LLC				14 MIDTOWN PARK EAST		MOBILE	AL	36606
2022-199	05109113	HINER	DONNA BAILEY	TRAVIS S	HINER	6825 HUDSPETH RD		HARRISBURG	NC	28075
2022-199	05109114	ROBINSON	PATRICIA MCDONALD			518 DEER CREEK DR		MATTHEWS	NC	28105

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO

2022-199	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-199	Withrow Downs Homeowners Association	Camisha	Farris	417 Withershinn Dr		Charlotte	NC	28262
2022-199	Withrow Downs Homeowners Association	Zandra	Allen	12114 Lavershire Ct		Charlotte	NC	28262

Exhibit B

April 19, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, May 4th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Mission Properties
Petition No.: 2022-199

Dear Charlotte Neighbor:

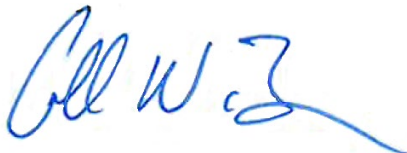
Our firm represents Mission Properties (the “Petitioner”) in its proposal to rezone an approximately 19.91-acre site located on the east side of North Tryon Street, east of Pavilion Boulevard. The Petitioner is requesting a rezoning from the R-3 zoning district to the R-12MF(CD) zoning district to accommodate its residential development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’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 Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, May 4th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property (“Mission/Tryon”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C


zoom

Participants (7)




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□

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Brittany Lins (Host, me)








collin brown








Collin Brown








jason mcarthur







thomas haapapuro





Jeffrey Alexander





john nichols




Exhibit D

REZONING #2022-199


@ 12762 N TRYON STREET

MISSION PROPERTIES

Official Community Meeting
May 4, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

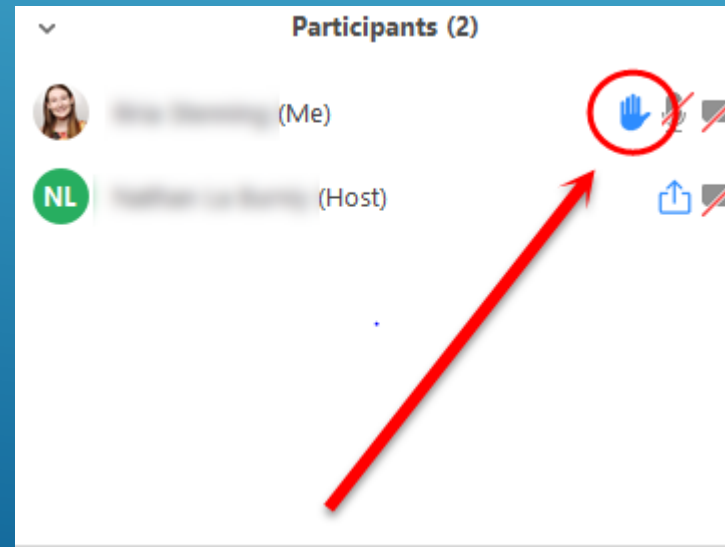
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
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AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: McDonald, Robinson, and Hiner families

Petitioner: Mission Properties

Jason McArthur, Matt Diachenko

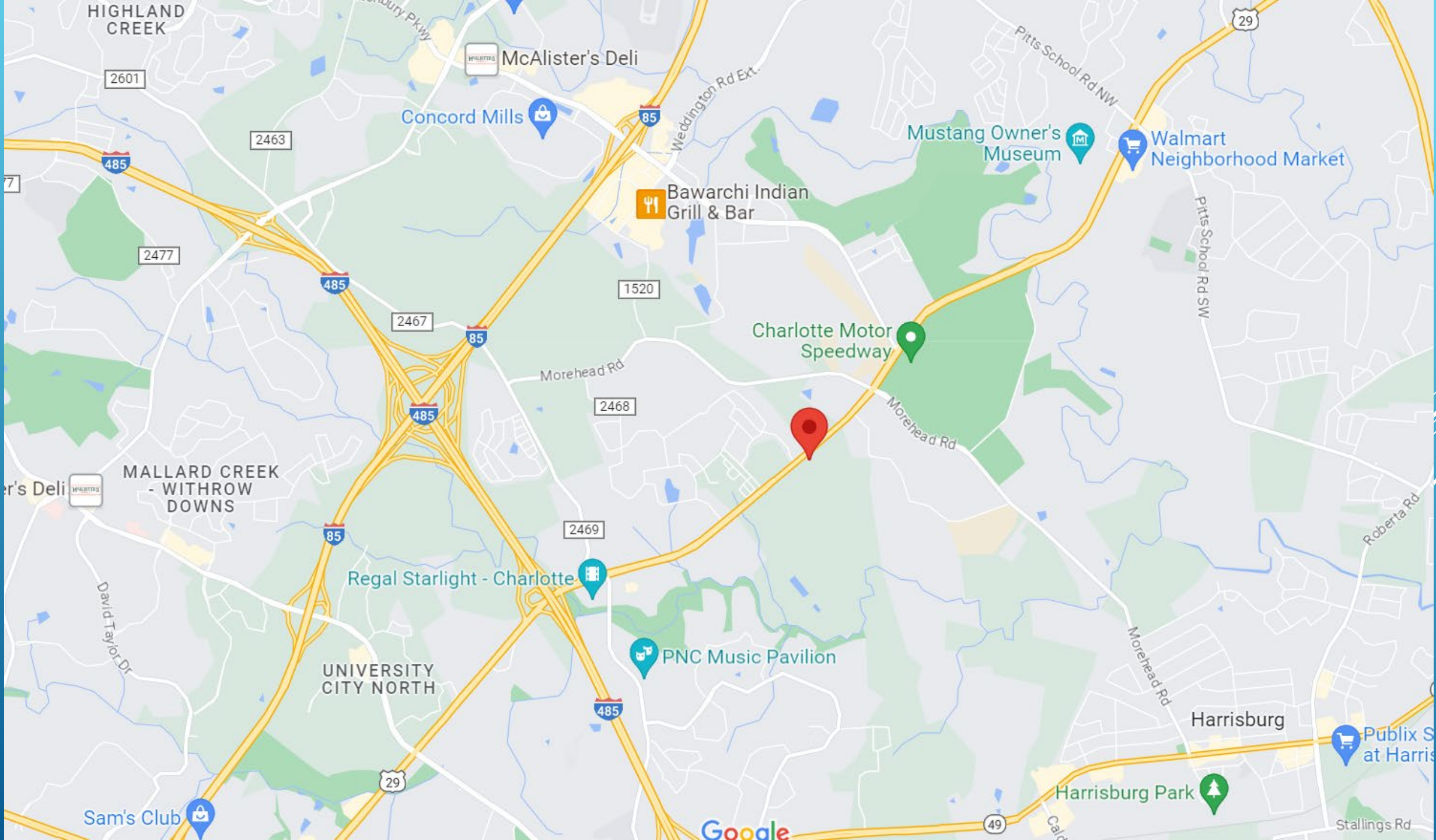


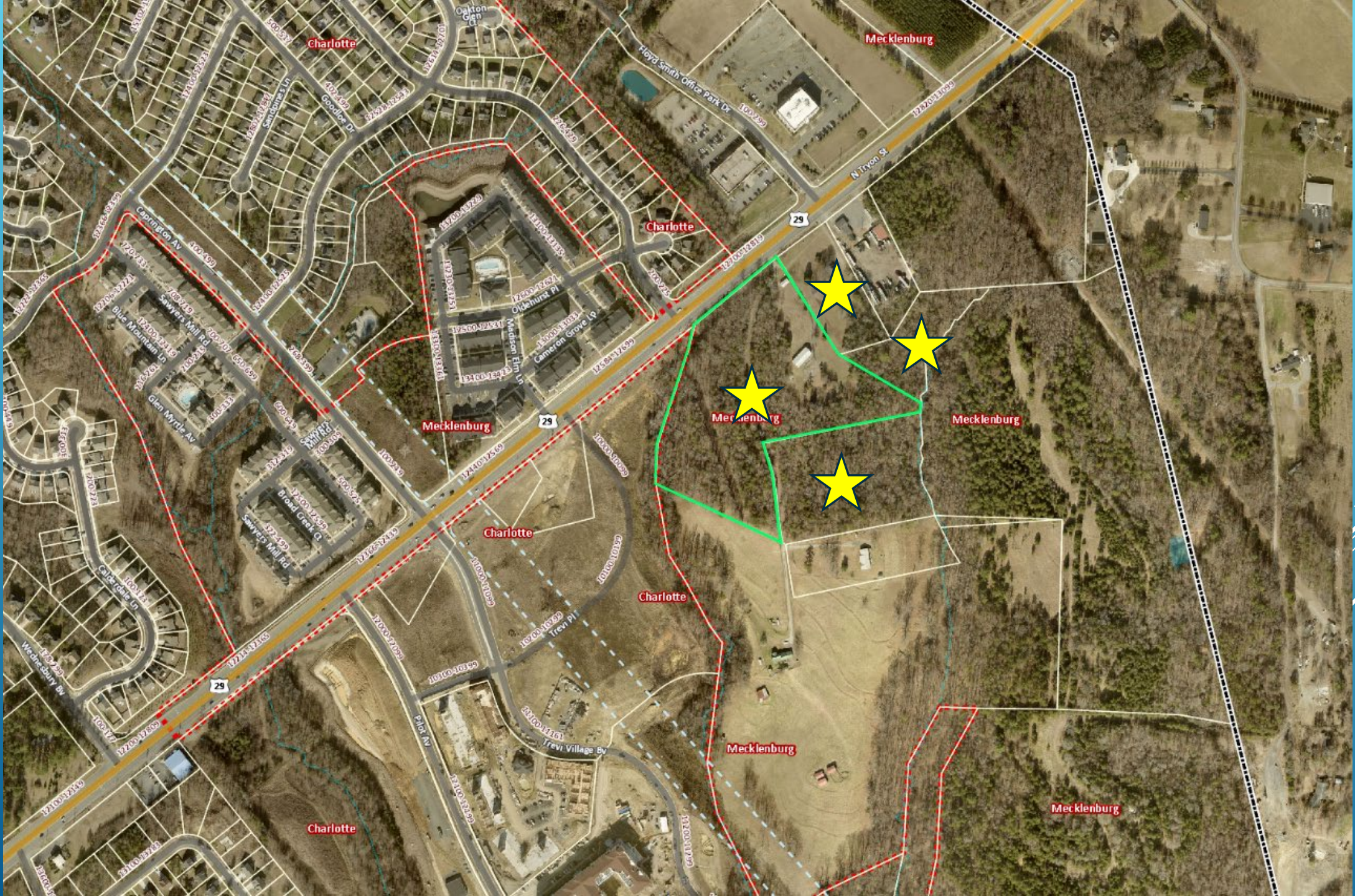
Collin Brown &
Brittany Lins

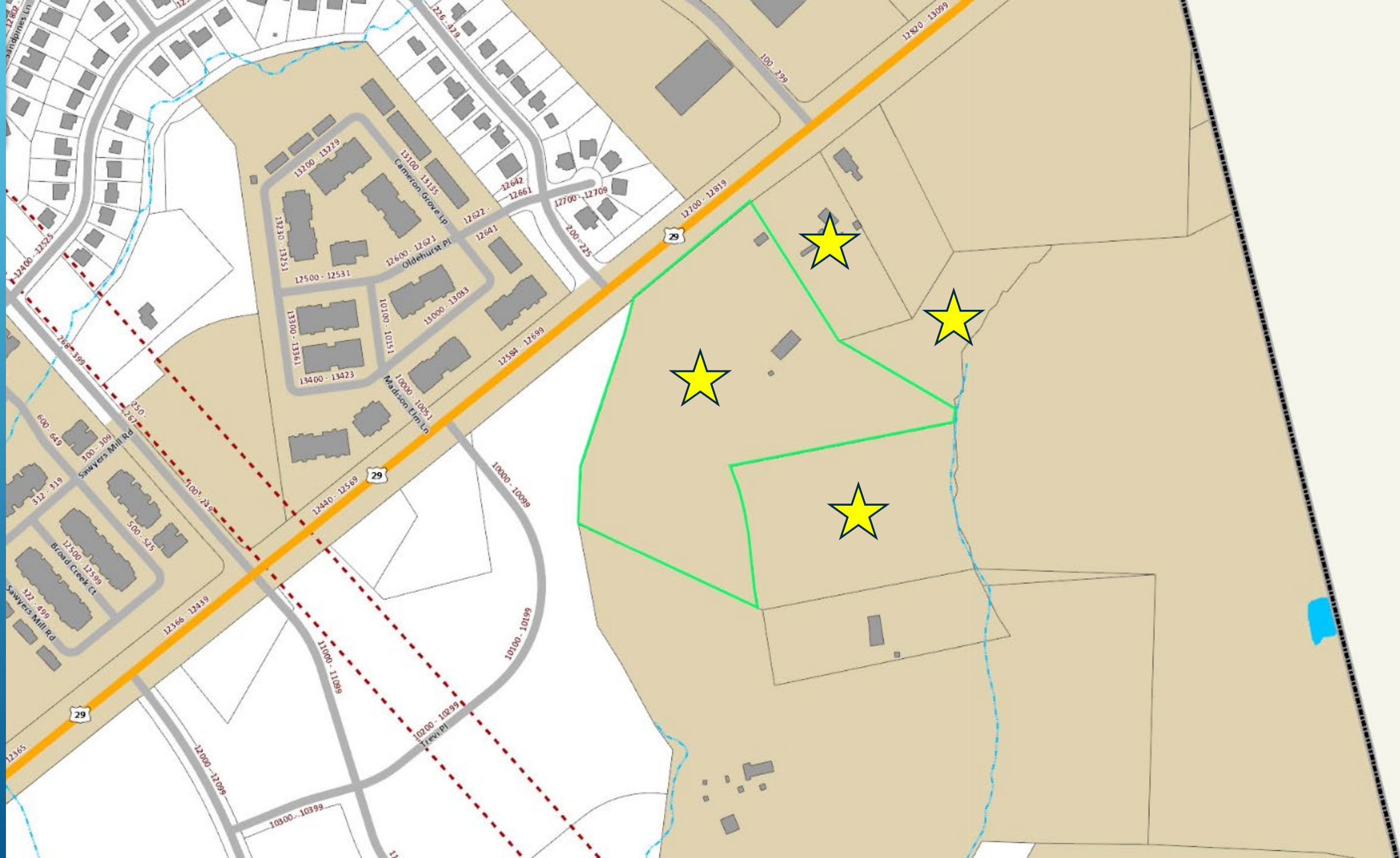


Thomas Haapapuro,
Brian Graham

PROPERTY LOCATION

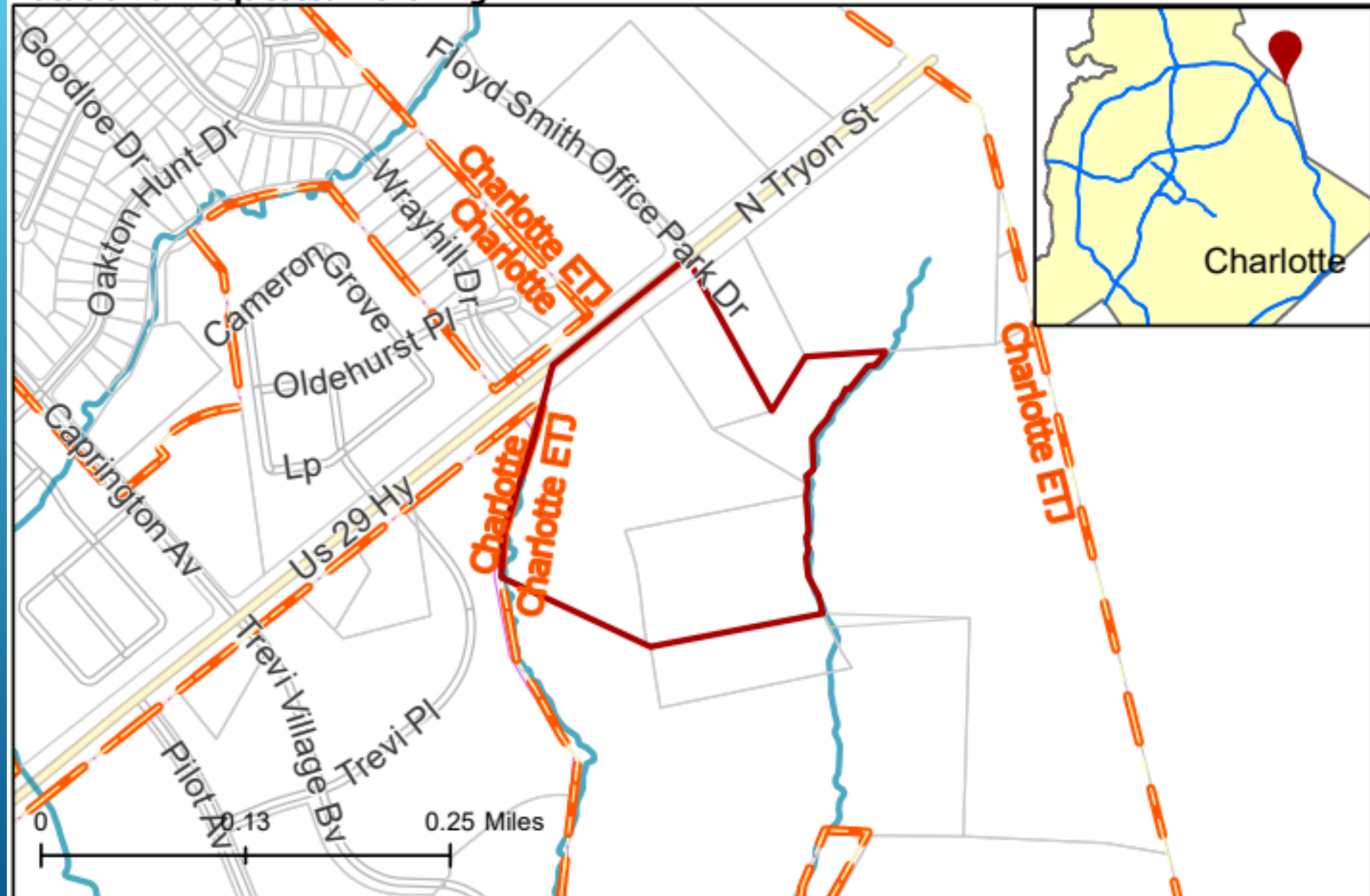






Approximately 19.91 acres

Location of Requested Rezoning



DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

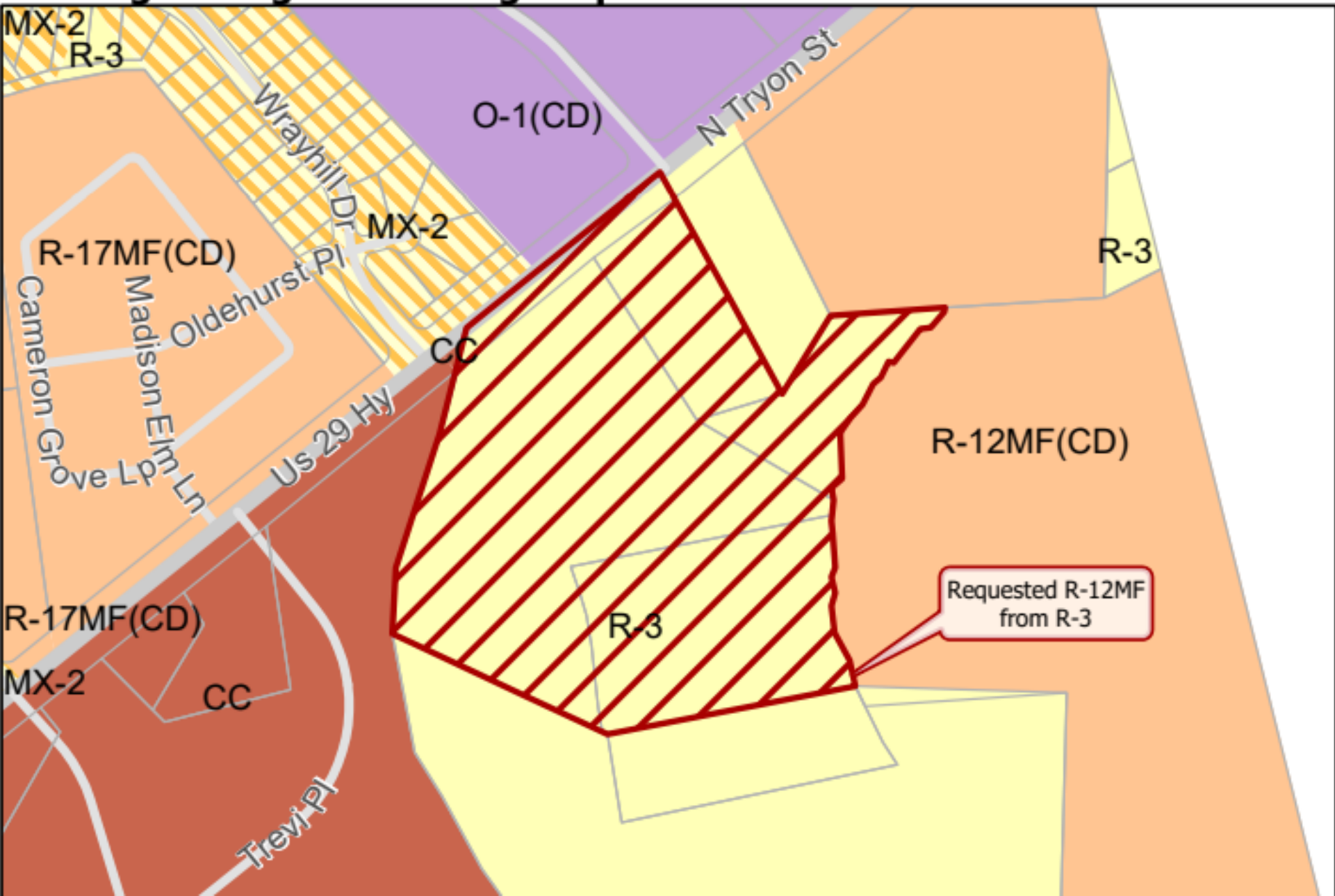
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*


* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.






EXISTING ZONING

Existing Zoning & Rezoning Request



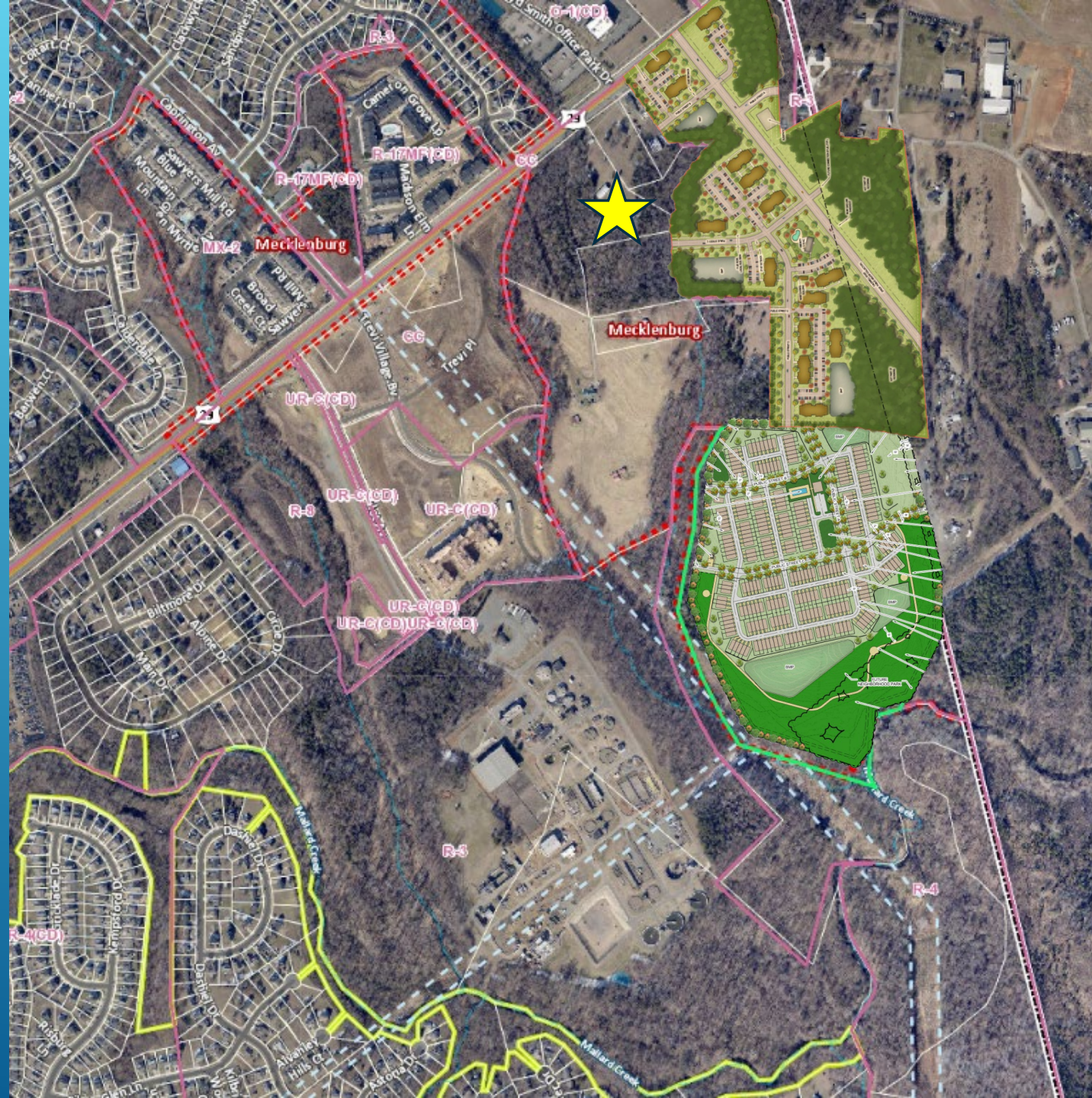
 Requested R-12MF from R-3

Zoning Classification

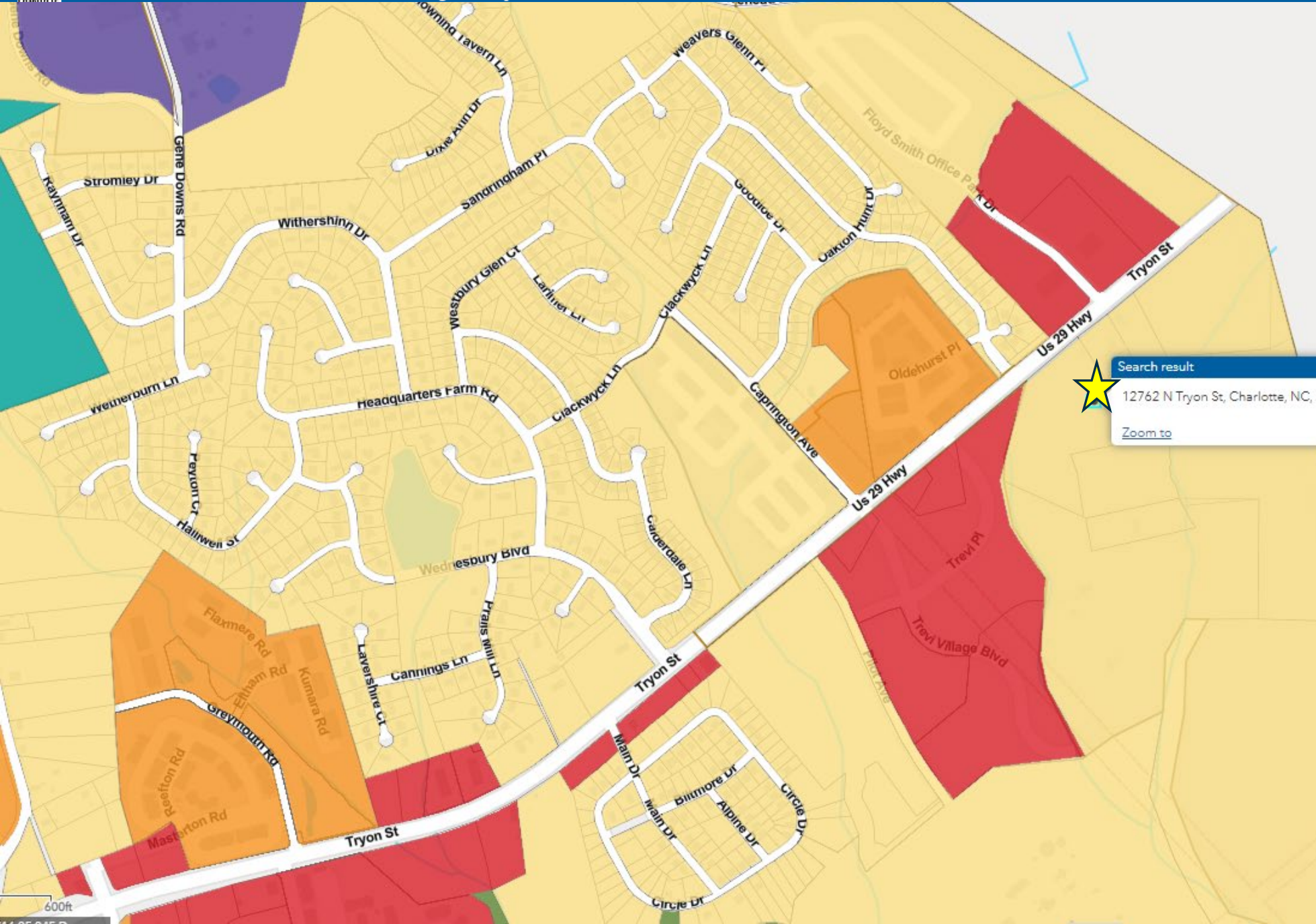
-  Single Family
-  Multi-Family
-  Mixed Residential
-  Office
-  Commercial Center

Requested R-12MF from R-3





2040 POLICY MAP RECOMMENDATION



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

REZONING REQUEST

COMMERCIAL/RETAIL
BUILDING ENVELOPE
(3 BUILDINGS MAX)

APPROVED REZONING
PLAN 2010-047
SHOWN FOR
REFERENCE ONLY

FD-35 (Rev. 5-22-64)
THIS PAGE IS UNCLASSIFIED
DATE 08-14-2001 BY 60322 UCBAW

PROPERTY
LINE (TYP.)
50' CLASS C SUB
WITH OPTION
REDUCE BY 200 Y
A FENCE OR W

Taylor
ENTHUSIAST

MENTAL TRAIN
AND RECYCLING
AREA LOCATION

OFF-STREET
PARKING

/

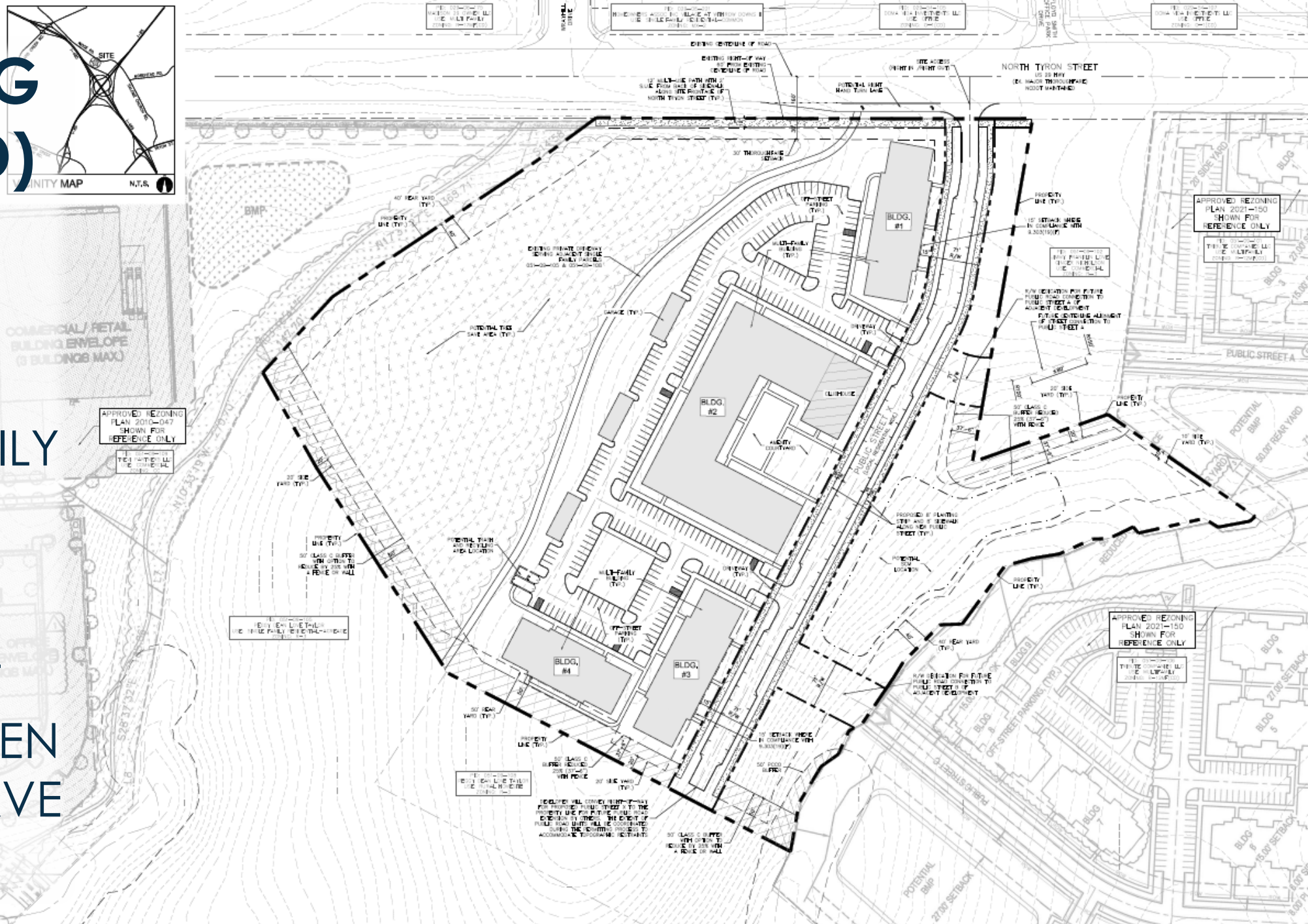
10

X

APPROVED
PLAN
SH

16

SIGNIFICANT
RESERVED OPEN
SPACE/TREE SAVE







N TRYON ST

EXISTING PRIVATE
DRIVEWAY

CLUB

SCM



REZONING TIMELINE

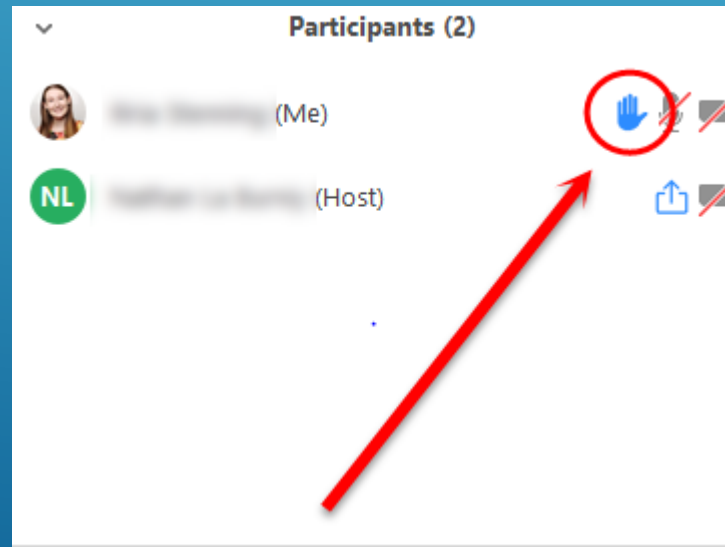
- Rezoning Application: March Cycle
 - Official Community Meeting: Today, May 4th
 - Revised Plan Submittal: May 15th
 - Earliest Possible Public Hearing: June 20th
 - Zoning Committee: July 5th
 - Earliest Possible Decision: July 17th
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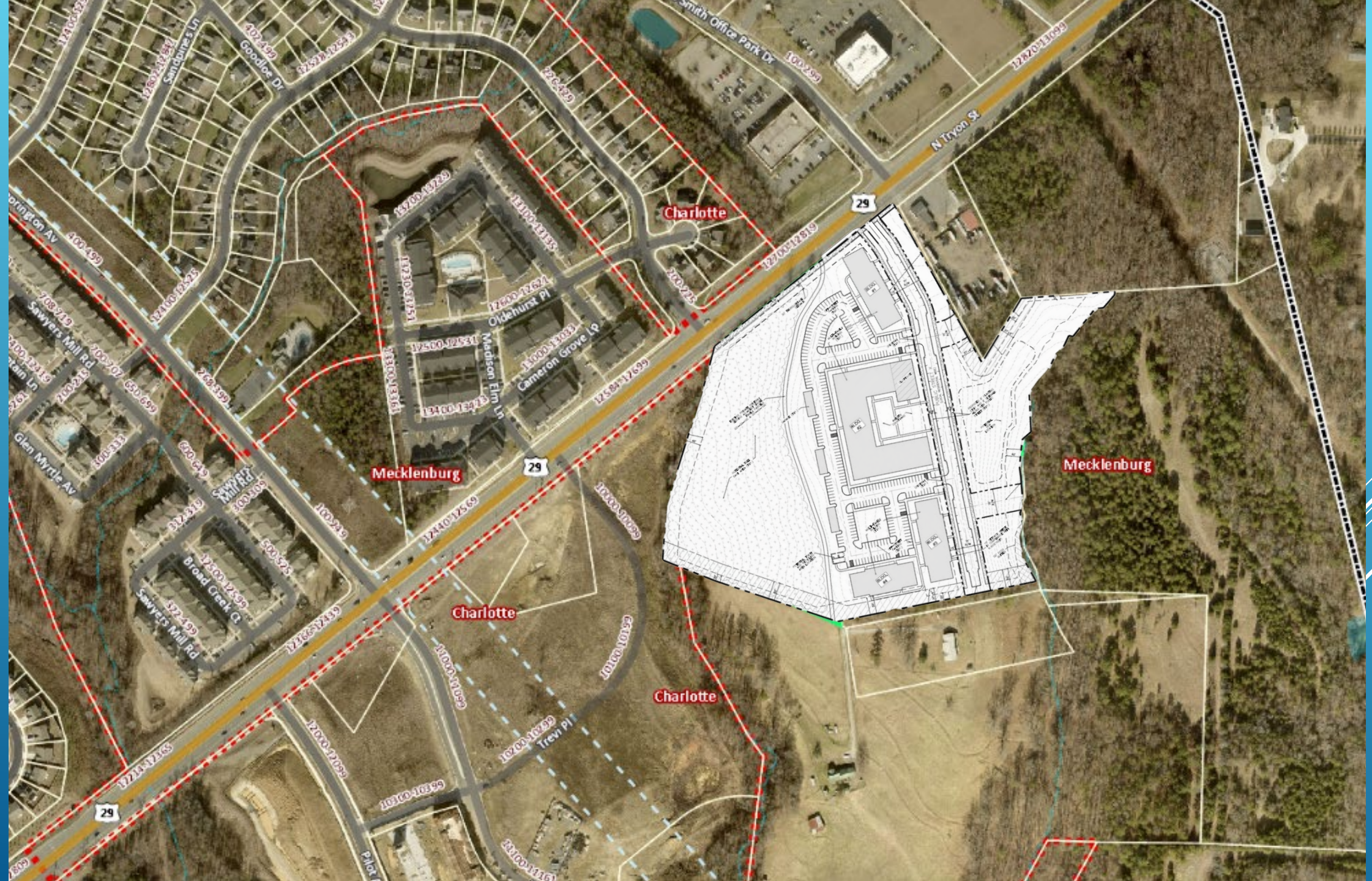
QUESTIONS?

Type your
questions



Or ask out loud





THANK YOU!