

COMMUNITY MEETING REPORT
PETITIONER: SRL CENTRAL AVENUE
PROPERTIES LLC
REZONING PETITION NO: 2022-224

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 or before May 8, 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 May 18, 2023 from 6:00 pm until 7:00pm as a virtual meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The community meeting was attended by the individuals identified on the attached sign-in sheet, Exhibit C, and by Petitioner's agent, Russell Fergusson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself as a representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 1.23 acre site (the "Site") located at located at 2605 Central Ave., Charlotte NC 28205 (the northeast corner of Central Ave. And Morningside Ave.) to amend and change the rezoning from the current MUDD-O to MUDD-O (Mixed Use Development District Optional Site Plan Amendment) to allow the development of a new mixed-use commercial building. The agent 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.

Mr. Fergusson presented the site plan and explained that the site is being rezoned primarily to revise the allowed uses so that the development can include multi-family residential uses. Mr. Fergusson offered to have follow-up to the meetings for those that were interested, in particular for the residential neighbors on Morningside Dr. Mr. Fergusson explained the anticipated dates of the Public Hearing, Zoning Committee and Council votes. Petitioner's team explained the need for the rezoning, to allow for the inclusion of residential because of a change in the petitioner's need for office space (the prior intended primary use). This project was discussed in as how it fits the development along Central Avenue. The presentation evolved into a discussion format with question and answers for the attendees. Matters regarding the area's general development and the impact of this petition were discussed. Several attendees expressed concern over the traffic and parking for the project. There was discussion of the current on-street parking and the safety issues around the existing traffic signal at the corner.

Several attendees were generally supportive of the plan, while others expressed concern about the residential uses being more impactful than the currently entitled commercial uses. There was a discussion of traffic patterns and the range in the number of potential units and the range of potential commercial space. Petitioner's agent explained the driveway placement to align with existing commercial driveway on Morningside Dr. Parking was discussed including pros and cons of too little or too much parking. Petitioner demonstrated the cross-access to the existing commercial office parking lots which will allow connection to another vehicle entrance and exit as well as significant parking spaces.

Petitioner indicated that it will follow up with the Plaza Midwood Neighborhood Association and its land use committee and that the neighbors would be welcome to attend that meeting in the coming weeks for further discussion.

Included in attendance were petitioner representatives and approximately nine area residents, some partially attending, including several residential neighbors.

Respectfully submitted, this 5th day of June, 2023.

2022-224	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-224	09508105	MRAZ	PAUL J JR	MARGARET H	MRAZ	1628 CLUB RD		CHARLOTTE	NC	28205
2022-224	09508106	ROGERS	MARGARET DULIN			1624 CLUB RD		CHARLOTTE	NC	28205
2022-224	09508107	MILLER	DANIEL NEIL	CHRISTINA DAWN	MILLER	1620 CLUB RD		CHARLOTTE	NC	28205
2022-224	09508108	AVANT	PAULINE			914 CLIFTON ST		CHARLOTTE	NC	28217
2022-224	09508109	STONE	JOANNE M DOUGHERTY	RANDY E	STONE	212 W MATTHEWS ST UNIT 101		MATTHEWS	NC	28105
2022-224	09508110	PRISCO	GEORGE			2501 CENTRAL AVE		CHARLOTTE	NC	28212
2022-224	09508111	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2022-224	09508112	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2022-224	09508113	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2022-224	09508114	YOUNG	WILLIAM OLIVER	SARA ABIGAIL	LITRELL	1621 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09508115	PORDES	STEPHEN	RUTH	PORDES	1625 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09508116	OWANESIAN	CHRISTOPHER A	LINDSAY F	OWANESIAN	1629 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09508117	CHOTKOWSKI	MATTHEW A	KEIRSTEN W	CHOTKOWSKI	1633 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09508118	SEMAN	CRAIG M			4901 PLUM NEARLY LN		CHARLOTTE	NC	28211
2022-224	09508119	LOWRANCE LEGACEY LLC				PO BOX 620072		CHARLOTTE	NC	28262
2022-224	09508122	AABC MORNINGSIDE LLC				500 E MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2022-224	09509214	WILLSON	JENNIFER M			1644 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09509215	JONES	WENDAL SMITH			1642 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09509216	BENDER	JAMES A	SHANNON N	GILBERT	1636 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09509217	WALL	STEVEN	WILLIAM	MANCI	1632 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09509218	KELLEY	WANDA SWIFT			1624 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	09509219	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
2022-224	09509220	SRL CENTRAL AVENUE PROPERTIES LLC				2629 CENTRAL AVENUE		CHARLOTTE	NC	28205
2022-224	09509221	SRL CENTRAL AVENUE PROPERTIES LLC				2629 CENTRAL AVENUE		CHARLOTTE	NC	28205
2022-224	09509222	SRL CENTRAL AVENUE PROPERTIES LLC				2629 CENTRAL AVENUE		CHARLOTTE	NC	28205
2022-224	09509223	RZK	ANTOINE N	ELIE N	RIZK	1200 MATTHEWS PLANTATION DR		MATTHEWS	NC	28105
2022-224	09509224	SRL HOLDINGS LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2022-224	09509226	SRL HOLDINGS LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2022-224	09509227	SRL HOLDINGS LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2022-224	09509228	PCL HOLDINGS LLC				6717 ALLNESS GLEN LN		CHARLOTTE	NC	28269
2022-224	09509229	VERA REALTY LLC				PO BOX 5327		CHARLOTTE	NC	28299
2022-224	09509231	SRL HOLDING LLC				2629 CENTRAL AVE		CHARLOTTE	NC	28205
2022-224	09509232	EARLE	AMANDA CATHLEEN			1623 LOGIE AVE		CHARLOTTE	NC	28205
2022-224	09509233	SPILLMAN	DUSTIN	EMILIE KATHERINE	SPILLMAN	1627 LOGIE AVE		CHARLOTTE	NC	28205
2022-224	09509234	BRINSON JR	RONALD L			1631 LOGIE AV		CHARLOTTE	NC	28205
2022-224	09509235	ELLIOT	REYNOLDS MICHAEL	REBECCA	DAVENPORT	1635 LOGIE AVE		CHARLOTTE	NC	28205
2022-224	09509236	BRICKENDYER INVESTMENTS LLC				11220 ELM LN STE 200		CHARLOTTE	NC	28277
2022-224	09509237	SETZER	JACOB E			1705 LOGIE AVE		CHARLOTTE	NC	28205
2022-224	09509238	RICE	MARY C			1709 LOGIE AVE		CHARLOTTE	NC	28205
2022-224	09509239	FANELTY	GREGORY T		AMY C TROY	1713 LOGIE AVE		CHARLOTTE	NC	28205
2022-224	09509253	SENK	ADAM			2606 ROLAND ST		CHARLOTTE	NC	28205
2022-224	09509254	PETERSEN	COLIN E			2616 ROLAND ST		CHARLOTTE	NC	28205
2022-224	09509255	ACERNI	ALEXANDRIA LEIGH			2620 ROLAND ST		CHARLOTTE	NC	28205
2022-224	09509256	MCGRATH	SARAH E			2610 ROLAND ST		CHARLOTTE	NC	28205
2022-224	09509257	O'MALLEY	PATRICK	TAYLOR	O'MALLEY	1628 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	12902301	CCC OF CHARLOTTE LLC				18914 HALYARD POINTE LANE		CORNELIUS	NC	28031
2022-224	12902302	CCC OF CHARLOTTE LLC				18914 HALYARD POINTE LANE		CORNELIUS	NC	28031
2022-224	12902325	JURON	JOHN VINCENT	SAMANTHA	WOOD	1515 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	12902326	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
2022-224	12902328	SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
2022-224	12904128	LARAWAY	PATRICK SPAULDING	KELLY HAMILTON	LARAWAY	2445 STONEY RUN DR		OAKBORO	NC	28129
2022-224	12904129	TURNER	MARTHA FLORENCE			1512 IVEY DR		CHARLOTTE	NC	28205
2022-224	12904130	SHAFFER	APRILLE L	WENDI LYNN	WILLIAMS	1518 IVEY DR		CHARLOTTE	NC	28205
2022-224	12904201	VALENTINO LLC % JAMES F YOUNG				2600-F CENTRAL AVE		CHARLOTTE	NC	28205
2022-224	12904202	BOONE	JONATHAN DAVID			1508 MORNINGSIDE DR		CHARLOTTE	NC	28205
2022-224	12904223	NELSON	ALLEN R	AMY L	NELSON	1509 IVEY DR		CHARLOTTE	NC	28205
2022-224	12904224	FENNELL	JEANNIE M	TRUSTEE UNDER	JEANNIE M FENNELL	1513 IVEY DR		CHARLOTTE	NC	28205
2022-224	12904225	HOSEIN	VANESSA			1517 IVEY DR		CHARLOTTE	NC	28205
2022-224	12904226	BIEN	LEE			9608 HOOD RD		CHARLOTTE	NC	28215
2022-224	12904227	VALENTINO LLC				2600 CENTRAL AVE		CHARLOTTE	NC	28205
2022-224	12904228	VALENTINO LLC % JAMES F YOUNG				2600 F CENTRAL AVE		CHARLOTTE	NC	28205

2022-224	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-224		Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2022-224		Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2022-224	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2022-224	Belmont	Ted	Castano	3505 Central Ave		Charlotte	NC	28205
2022-224	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2022-224	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2022-224	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2022-224	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2022-224	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		charlotte	NC	28205
2022-224	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2022-224	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2022-224	Commonwealth Park Neighborhood Association	Ben	Kinney	3112 Commonwealth Av		Charlotte	NC	28205
2022-224	Commonwealth Park Neighborhood Association	Debra	Gilbert	1360 Carolyn Dr		Charlotte	NC	28205
2022-224	Commonwealth Park Neighborhood Association	Katharine	Ormont	3127 Barnhill Dr		Charlotte	NC	28205
2022-224	Country Walk Homeowners Association	Constance	Smith	1240 Woodland Dr		Charlotte	NC	28205
2022-224	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2022-224	International House	Jhonnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2022-224	Merry Oaks	Nancy	Pierce	1637 Flynnwood Dr		Charlotte	NC	28205
2022-224	Merry Oaks	Raymond	Youngblood	2221 Arnold Drive		Charlotte	NC	28205
2022-224	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2022-224	MONA	Sharon	Farrelly	3230 Draper Ave		Charlotte	NC	28205
2022-224	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2022-224	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2022-224	Plaza Midwood	Zyquandra	Bradley	1403 Eastcrest Drive	T2	Charlotte	NC	28205
2022-224	Plaza Midwood Land Use Group	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
2022-224	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2022-224	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2022-224	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2022-224	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2022-224	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
2022-224	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2022-224	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2022-224	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2022-224	Plaza Midwood Neighbrohood Association	Lisa	Proud	2836 Georgia Ave		Charlotte	NC	28205
2022-224	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205

**EXHIBIT B:
NOTICE TO INTERESTED PARTIES**

NOTICE TO INTERESTED PARTIES
COMMUNITY MEETING FOR ZONING PETITION #2022-224

Subject: Community Meeting - Rezoning Petition filed by SRL Central Avenue Properties LLC to rezone approximately 1.23 acres located at 2605 Central Ave., Charlotte NC 28205 (the northeast corner of Central Ave. And Morningside Ave.) to amend and change the rezoning from the current MUDD-O zoning districts to MUDD-O SPA (Mixed Use Development District Optional Site Plan Amendment) to allow the development of a new mixed-use commercial building with mixed uses including retail and residential.

Date and Time of Meeting: Thursday, May 18, 2023 from 6:00-7:00 pm (Zoom/RSVP will receive reply with digital link to meeting login also copied below)

Place of Meeting: We will have the meeting on Zoom in compliance with Covid-19 provisions. Please RSVP to me via email at rwf@russellwfergusson.com and please include "Central Ave Community Meeting" in the subject line.

Petitioner: SRL Central Avenue Properties LLC

Petition No.: RZP-2022-224

Dear Neighbors and Community Leaders:

I am assisting SRL Central Avenue Properties LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.23 acre site with two parcels, one of which is vacant (the "Site") located at the corner of Central Ave. and Morningside Dr. (2605 Central Ave) zoning districts to modify the existing conditional MUDD-O zoning district with a Site Plan Amendment. The purpose of the rezoning is to permit the addition of residential uses as allowable in the already approved mixed-use building with commercial uses including office, retail and restaurant uses. The site includes the gas station, adjacent retail building and the residential lot behind the gas station.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding 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 is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition via Zoom on **Thursday May 18, 6:00- 7:00 pm.** We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can be accessed online on the Charlotte City Planning Website under "2022 Petitions."

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,
P.O. Box 5645, Charlotte, NC 28299
Email: rwf@russellwfergusson.com
Phone: (704) 234-7488

cc: Councilmember Dante Anderson

Date Mailed: On or before 5/8/2023

**EXHIBIT C:
COMMUNITY MEETING ATTENDANCE
REZONING PETITION NO.: 2022-224**

Name	Address	Mail / Email Address
Chris Owenesian	1629 MORNINGSIDE DR CHARLOTTE NC 28205	Lowanesian@Gmail.Com
Craig M Seman	1637 Morningside Dr., Charlotte NC 28205	planetcadillac@gmail.com
Allen Nelson	1509 IVEY DR., CHARLOTTE NC 28205	Allen.R.Nelson@Gmail.Com
Matt Chotkowski	1633 Morningside Dr.	mattchotkowski@yahoo.com
Phillip Gussman	2008 Winter St., 28205	phil@gussmanconsulting.com
ADAM SENK	2606 ROLAND ST CHARLOTTE NC 28205	Adam.senk@gmail.com
Stephen and Ruth Pordes	1625 Morningside Drive..	stephenruthpordes@gmail.com
Jennifer Willson	1644 Morningside Drive	jenniferwillson@yahoo.com