

November 17, 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: Wednesday, December 6th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Duncan-Parnell
Petition No.: 2023-127

Dear Charlotte Neighbor:

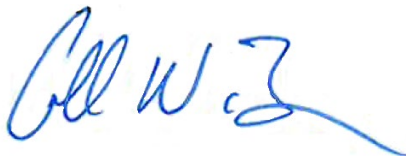
Our firm represents Duncan-Parnell (the "Petitioner") in their proposal to rezone approximately one (1) acre located at the southwest intersection of McDowell Street and Baxter Street, more particularly described as Tax Parcel 12517301. The Petitioner is requesting a rezoning from the NC zoning district to the UE zoning district to accommodate future 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 rezoning 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 **Wednesday, December 6th at 7:00 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 location ("McDowell") and/or the petitioner ("Duncan Parnell") 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,



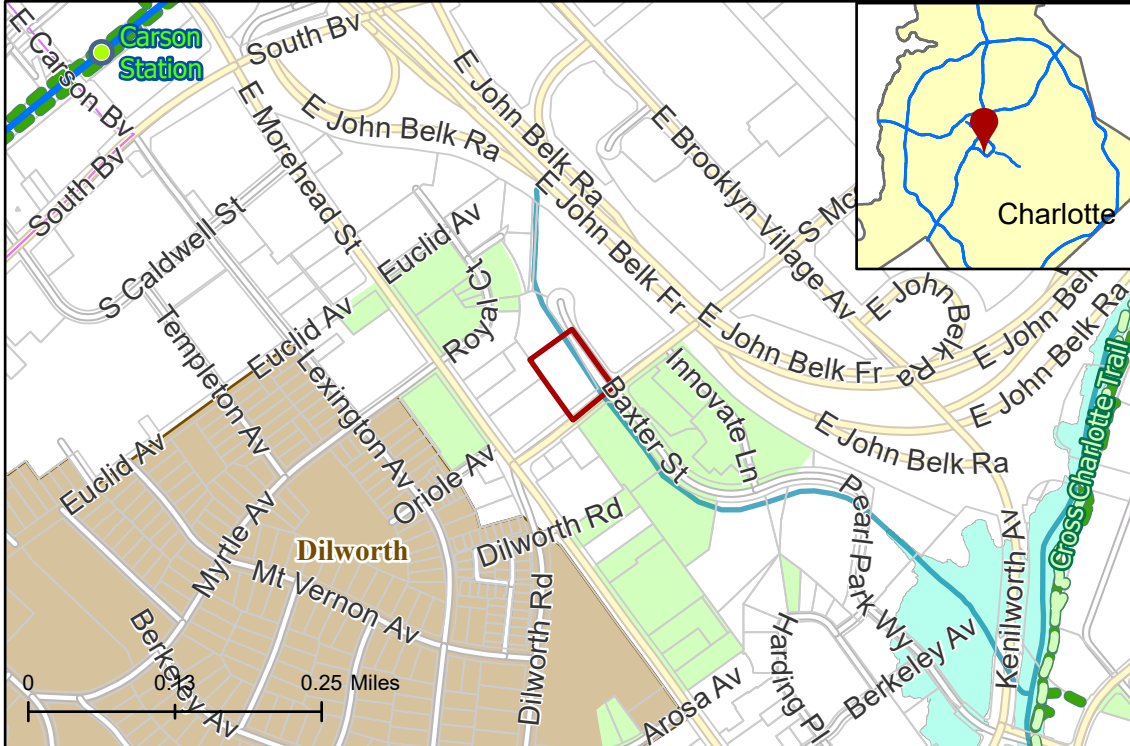
Collin W. Brown

2023-127: Laura Priestner

Current Zoning NC (Neighborhood Center)
Requested Zoning UE (Uptown Edge)

Approximately 1.29 acres

Location of Requested Rezoning



Rezoning Map



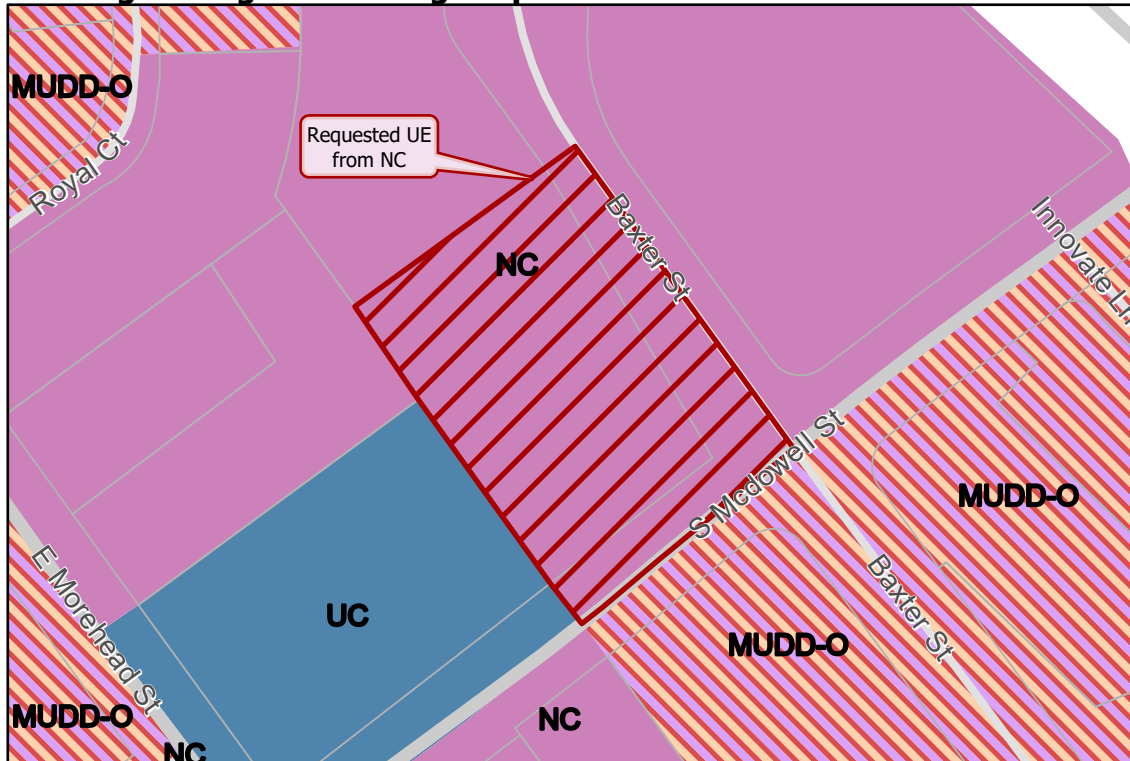
- 2023-127
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested UE from NC

Zoning Classification

- Regional Activity Center
- Mixed Use
- Neighborhood Center



Map Created 11/6/2023