



## COMMUNITY MEETING REPORT

Petitioner: Think Modern, LLC

Rezoning Petition No. 2023-173

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.

A representative of the Petitioner mailed a written notice of the Community Meeting date, time, and location to the individuals and organizations set out on the attached exhibit, Exhibits 1.1 and 1.2. An attached hereto by depositing such notice in the U.S. mail on 03/22/2024. A copy of the written notice is attached hereto as *Exhibit 2*.

The Community Meeting occurred on Monday, April 8, 2024, at 6:00 pm. The meeting was held virtually. The individuals who attended the Community Meetings were those listed on the sign-in sheet provided as Exhibit 3. Collin Brock and Gary Cummings, both from V3 Companies Southeast, represented the Petitioner.

The Petitioner's agent, Gary Cummings, welcomed the attendees and introduced the Petitioner's team. (Petitioner's agent) indicated that the Petitioner proposed to rezone an approximately 2.06-acreage site at 1304 Commercial Ave. Charlotte, NC, 28205, from the MI-1 and OFC zoning district (two parcels) to (the Innovative Mixed Use zoning district). The representative of V3 companies explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conventional site plan and respond to questions and concerns from nearby residents and property owners.

Collin Brock provided background information about the Petitioner's experience and the typical operation of its facilities. Collin then presented the site plan and pointed out various commitments made by the Petitioner to ensure that the development would fall within the Charlotte Unified Development Ordinance (UDO). At the time of the presentation, there were no architectural renderings or proposed architectural elevations. The representative walked the attendees through the 2D plan shown on screen and discussed the proposed facility's design.

### Question and Answer:

1. Does the city have any issues with the total number of proposed units represented here?

*Before the rezoning process, we met with the city planning department, where we presented our plans. These plans were shared with the department ahead of the meeting. As far as we know, no concerns regarding the illustrated density have been raised.*

2. Where are the egress and ingress to the site?

*The residence can enter the development from the furthest point of the site. An ingress/egress point will be adjacent to the existing cell phone tower. This area also allows for fire and rescue as well as refuse collection.*

3. What is the turnaround time from permitting such a development?

*This time varies and highly depends on the developer is activity after permitting.*

4. *There is a significant concern about stormwater pouring onto adjacent sites. How is the development plan to deal with the runoff from the impervious surfaces?*

*the engineering consultant described in layman terms how the stormwater ordinance works in regard to providing underground detention and how the stormwater is released at a pre-development rate”*

5. *Is there an optional sustainable method to deal with stormwater runoff, such as rain gardens?*

*No, sustainable methods to manage stormwater runoff have not been widely accepted in Charlotte for this particular type of development. However, options are always available, and we continue to explore sustainable approaches.*

6. *Do you think that the proposed site is too dense for this development?*

*Our aim with this proposal is to balance maximizing land use efficiency and ensuring a comfortable living environment for residents. We have carefully planned the layout to provide ample green spaces, pedestrian-friendly pathways, and community gathering areas. Moreover, we have incorporated design elements to mitigate the sense of density, such as landscaping features and setback requirements. Ultimately, our goal is to create a vibrant and livable community that respects the surrounding environment and enhances the quality of life for residents.*

7. Can we have a copy of the presentation for our records?

*We can email you the presentation we went over today for your reference. Please note you can forward any inquiry email ten days after the presentation.*

8. Are building prototypes or renderings available to review and understand the finished product?

*To our knowledge, the architects were still working out the details of the design. Our office would be more than happy to approach our client for these examples. I will email you once they have shared renderings or elevations with us.*

9. Is this development for sale or rental? All units will be for sale.

10. What will the cost be for each unit? At this time, we are not privileged to have that information.

11. Is this development affordable housing? No, they are not.

**Exhibit 1.1**

first_name	last_name	physical_address	apartment_unit_or_suite
Brenda	Slade	1001 WILANN DR, CHARLOTTE, NC, 28215	
William	White	4925 CLINTWOOD DR., CHARLOTTE, NC, 28213	
Katasha	Lloyd	4627 EAVES LANE, CHARLOTTE, NC, 28215	
Mamie	Rodgers	4705 EAVES LN, CHARLOTTE, NC, 28215	
Adam	Raskoskie	2200 SHAMROCK DR, CHARLOTTE, NC, 28205	
Chris	Connor	3510 COUNTRY CLUB DR, CHARLOTTE, NC, 28205	
Chris	Drye	3510 COUNTRY CLUB DR, CHARLOTTE, NC, 28205	
Jared	Yerg	3346 AIRLIE STREET, CHARLOTTE, NC, 28205	
Mark	Landon	3340 AIRLIE STREET, CHARLOTTE, NC, 28205	
Diane	Garris	2208 FINCHLEY DR, CHARLOTTE, NC, 28215	
Ruth	Johnson	5001 BANFSHIRE RD, CHARLOTTE, NC, 28215	
Myron	Brown	4829 BANFSHIRE RD, CHARLOTTE, NC, 28215	
Vickie	Hayden	4058 REDWOOD AVE, CHARLOTTE, NC, 28205	
Will	White	4925 CLINTWOOD DR., CHARLOTTE, NC, 28213	
Vincent	Bidez	1120 E. 36TH ST., CHARLOTTE, NC, 28205	
Gavin	Toth	3701 N DAVIDSON ST, CHARLOTTE, NC, 28211	
Chad	Maupin	1109 EAST 35TH ST, CHARLOTTE, NC, 28205	
Agatha	Bisbikis	4600 NORTH TRYON STREET, CHARLOTTE, NC, 28213	
Garrett	LaDue	3325 MAYWOOD DR, CHARLOTTE, NC, 28205	
Susan	Walker	1819 BECKWITH PLACE, CHARLOTTE, NC, 28205	
April	Benson	1845 ACADEMY ST, CHARLOTTE, NC, 28205	
Jimmy	Royster	3735 MCMILLAN STREET, CHARLOTTE, NC, 28205	
Stephanie	Phelps	3735 MCMILLAN STREET, CHARLOTTE, NC, 28205	
Mable	Hall	5216 ADAMS DR., CHARLOTTE, NC, 28215	

**Exhibit 1.2**

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
HRC INVESTMENTS LLC				4916 HAWK SHADOW LN	CHARLOTTE	NC	28277
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371	CHARLOTTE	NC	28299
SANDERS	TERESA M			16416 SUTTERS RUN LN	HUNTERSVILLE	NC	28078
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SANDERS III	JAMES L	TERESA M	SANDERS	1309/1311 COMMERCIAL AVE	CHARLOTTE	NC	28215
MILLER	JACK F	MELINDA L	MILLER	5244 THE PLAZA	CHARLOTTE	NC	28215
SANDERS	JAMES L	TERESA M	SANDERS	16416 SUTTER RUN LN	HUNTERSVILLE	NC	28078
FLORES	JOSE NAPOLEON	MARIA E	FLORES	8452 ANGWIN PL	CHARLOTTE	NC	28262
REEVES	CURTIS C JR	PENNY SEEGER	PEARSON	824 EASTWAY DR	CHARLOTTE	NC	28205
BUI	HANH			6532 FARMINGDALE DR	CHARLOTTE	NC	28212
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371	CHARLOTTE	NC	28299
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371	CHARLOTTE	NC	28299
STARNES RESIDENTIAL PROPERTIES LLC				P O BOX 5371	CHARLOTTE	NC	28299
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371	CHARLOTTE	NC	28299
R&W REALTY HOLDINGS, LLC				1220 COMMERCIAL AVE	CHARLOTTE	NC	28205
FORTNER	LEON P	MARY E	FORTNER	5908 LEAWOOD RUN CT	CHARLOTTE	NC	28269
MILLER	BETTY WILSON			2162 CANTERBURY DR	BURLINGTON	NC	27215
MILLER	BETTY WILSON			2162 CANTERBURY DR	BURLINGTON	NC	27215
920 EASTWAY LLC				3111 CRAMER POND DR	CHARLOTTE	NC	28205
UNITED HOUSE OF PRAYER FOR ALL	PEOPLE/CHCH ON THE ROCK {		ATTN BISHOP C M BAILEY	1665 N PORTAL DR NW	WASHINGTON	DC	20012
WATERS	K MARTIN JR		AILENE S HARRIS PROPERTIES	10100 PARK CEDAR DR STE 190	CHARLOTTE	NC	28210
R R 1507 LLC				2053 GREENWAY DR	CHARLOTTE	NC	28204
PAPBIS ENTERPRISES LLC				2042 ROCKY HOLLOW DR	MARVIN	NC	28173
SAFALTA GROUP LLC				1117 E MOREHEAD ST UNIT 300	CHARLOTTE	NC	28204
CLEMENTI AT THE PARK ROAD LLC				PO BOX 471904	CHARLOTTE	NC	28247
NGUYEN	TUNG			8545 GETALONG RD	CHARLOTTE	NC	28213
VALDEZ	ALEJANDRO REYES	MARIA SAMERITA	TIBURCIO	857 EASTWAY DR	CHARLOTTE	NC	28205
MR TOWING AND SERVICES INC				8922 HAPPINESS RD	HARRISBURG	NC	28075
FAITH SOLDIERS WORD MINISTRIES INC				857 EASTWAY DR	CHARLOTTE	NC	28205
FAITH SOLDIERS WORD MINISTRIES INC				957 EASTWAY DR	CHARLOTTE	NC	28205

Exhibit 2

Notice to Interested Parties of a  
Rezoning Petition Virtual Community Meeting

Subject: Rezoning Petition 2023-173  
Petitioner/Developer: Think Modern, LLC  
Current Land Use: Vacant  
Existing Zoning: OFC, and ML-1  
Rezoning Requested: Conventional – IMU.  
Parcel Numbers: 09301525, 09301526

**Virtual Presentation will be online: April 8, 2024 at 6:00 pm**

**Access to Virtual Zoom Presentation: Email [gcummings@v3co.com](mailto:gcummings@v3co.com)  
(please note 'Rezoning Petition 2023-0173' in subject line)**

Summary of Request

Think Modern, LLC (the "Petitioner") of a Conventional Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 2.06 acre site (the "Site") located on 1304 Commercial Ave, Charlotte, NC (Parcel IDs 09301525, 09301526). The proposed rezoning is from OFC and ml-1 to IMU.

Representatives of the Petitioner will conduct a virtual presentation on this Rezoning Petition for the purpose of explaining this rezoning proposal and to answer any questions. Charlotte Planning Department 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 site.

The meeting will be held virtually online at 6:00 PM on April 8th, and will be accessible from any computer or smart phone. Please email [cbrock@v3co.com](mailto:cbrock@v3co.com) for a link to the meeting.

All interested residents who expect they will be unable to access the website presentation or would like to request hard copies are asked to email [cbrock@v3co.com](mailto:cbrock@v3co.com) or call 704-231-1911. Please put '**Rezoning Petition 2023-173**' in the subject line to make alternative arrangements for receiving a hard copy of the presentation information.

Residents are welcome to ask questions from April 8<sup>th</sup> through April 18<sup>th</sup>, 2024 by way of email.

Respectfully,

Think Modern, LLC

Cc: [Holly.Cramer@charlottenc.gov](mailto:Holly.Cramer@charlottenc.gov), [Joe.Mangum@charlottenc.gov](mailto:Joe.Mangum@charlottenc.gov)

Date Mailed: March 25, 2024

Site Location

PID: 09301525





PID: 09301526



**Exhibit 3**

**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: ABC Development

Rezoning petition Number 2023-173

Date: 04.08.24

Name	Address	Phone	Email
Mary	Fortner	-	Maryfortner5@gmail.com
Bill	Fortner	-	
Phillip	Fortner	-	
Jim Sander	16416 SUTTER RUN LN Huntersville, NC 28078	-	Jimsand15@gmail.com