

COMMUNITY MEETING REPORT
PETITION NUMBER 2023-004
Lucky Dog-Thrift Road

Date of original contact: May 30, 2023

Persons and Organizations contacted with date and explanation of how contacted:

City supplied list was used to contact interested parties via first class US mail. Each name on the City provided lists was sent a letter with approximately 66 letters mailed. Both the mailing list and invitation letter are included.

June 7, 2023

6:00 p.m.

Date, time and location of meeting: Virtual meeting

Persons in attendance at meeting: No one logged on to the meeting.

Teresa Hawkins, Kelly Byrnes, Randy Waugh, and Walter Fields attended the meeting on behalf of the Petitioner.

May 30, 2023

Dear Neighbors:

We invite you to attend a virtual neighborhood meeting to receive a presentation on a rezoning petition for approximately .972 acres located on the Northeast corner of the intersection of Thrift Road and Jay Street. This is the site of the Lucky Dog Bark and Brew. This property has been rezoned for industrial use for many years but the area is transitioning to more urban uses. After consultation with the Planning Staff, the application seeks the rezoning of the site to a conditional Mixed Use Development District (MUDD) with an Optional classification. This is the predominant classification for much of the new development and redevelopment in the immediate area. For more information on this petition, please go to the link below:

<https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Rezoning/2023/004>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this virtual meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The virtual meeting will be held on Wednesday, June 7th starting at 6:00 p.m. We would expect that the meeting would take about an hour but will continue, if needed, beyond 7:00 p.m. The log in information is provided below.

Lucky Dog Rezoning Meeting

Jun 7, 2023, 6:00 – 7:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/387172429>

You can also dial in using your phone.

Access Code: 387-172-429

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

2023-004

Berewick
Joycelyn Swain
2821 Columbus cir
Charlotte NC 28208

2023-004

Biddleville-Smallwood Community
Organization
Charles Jones, ESQ
2014 W Trade St
Charlotte NC 28216

2023-004

Biddleville-Smallwood Community
Organization
Justin Harlow
2300 Rozzelles Ferry Rd
Charlotte NC 28208

2023-004

Biddleville-Smallwood Community
Organization
Lucas Blanchard
2121 Roslyn Avenue
Charlotte NC 28208

2023-004

Biddleville-Smallwood Community
Organization
Paul VanGundy
2308 Rozzelles Ferry Rd
Charlotte NC 28208

2023-004

Biddleville Residents & Friends
Gerald Greenberg
2018 West Trade St
Charlotte NC 28216

2023-004

Camp Greene Neighborhood Association
Jeet Pawar
2305 Remount Rd
Charlotte NC 28208

2023-004

Code for Charlotte
Jill Bjers
322 Katonah Ave
Charlotte NC 28208

2023-004

Enderly Park
Jon Littlepage
1400 Effingham Rd
Charlotte NC 28208

2023-004

Enderly Park Neighborhood Association
Don Johnson
3100 Avalon Ave
Charlotte NC 28208

2023-004

Enderly Park Neighborhood Association
Pam E. Roberson
3128 Kirkland Av
Charlotte NC 28208

2023-004

Enderly Park Neighborhood Association 2.0
DON JOHNSON
3100 AVALON AVE
Charlotte NC 28208

2023-004

Farmington
Thomas John Polys
1511 Effingham Rd
Charlotte NC 28208

2023-004

Grass & Ground Cuttin Grass
Leon Hollaway
2044 Camp Greene St
Charlotte NC 28208

2023-004

Greater Enderly Park Neighborhood Assoc
Annie Anderson
1305 Camp Greene Street
Charlotte NC 28208

2023-004

Greater Enderly Park Neighborhood Assoc
Shamaiye K. Haynes
2908 Tuckaseegee Road
Charlotte NC 28208

2023-004

Greater West Coalition
J'Tanya Adams
309 Lima Av
Charlotte NC 28208

2023-004

Historic Camp Greene Neighborhood
Association
Marc Dickman
2307 Wilkinson Blvd
Charlotte NC 28208

2023-004

Historic Camp Greene Neighborhood
Association
Thomas Harris
2216 Monument St
Charlotte NC 28208

2023-004

Historic West End Partners
J'Tanya Adams
309 Lima Av
Charlotte NC 28208

2023-004

Marsh Estates
Kayla Earley
2504 Greenland Ave.
Charlotte NC 28208

2023-004

Parkview Community Foundation, Inc
Gwendolyn Johnson
1105 Pryor St
Charlotte NC 28208

2023-004

Parkview Community Neighborhood Watch
Gwendolyn Brown- Johnson
1100 Pryor St
Charlotte NC 28208

2023-004

Parkview Neighborhood Association
Daniel Pentecost
3009 Morson St
Charlotte NC 28208

2023-004

Parkview Neighborhood Association
Dorothy Crowder
2931 Morson St
Charlotte NC 28208

2023-004

Parkview Neighborhood Association
Sarah Griffith
1000 Vanizir St
Charlotte NC 28208

2023-004

Regal Heights Homeowners Association
Eugene & Angela Perkins
3129 Columbus Cr
Charlotte NC 28208

2023-004

Regal Heights/Historic Camp Greene
LaWana Mayfield
1513 Noel Pl
Charlotte NC 28208

2023-004

Seversville Community Organization
Amar Johnson
409 Coxe Avenue
Charlotte NC 28208

2023-004

Seversville Community Organization
Catherine Jardines
214 Auten Street
Charlotte NC 28208

2023-004

Seversville Community Organization
J'Tanya Adams
309 Lima Av
Charlotte NC 28208

2023-004

Seversville Community Organization
Janice Shirley
509 State Street
Charlotte NC 28208

2023-004

Seversville Community Organ
Jennifer Wilson
404,Woodvale place
Charlotte North Carolina 2820

2023-004

Severville
Tanis Stewart
167 S Bruns Avenue
Charlotte NC 28208

2023-004

Third Ward, The Committee To Restore And
Preserve
Virginia S. Woolard
1001 West 1st Street
Charlotte NC 28202

2023-004

Third Ward/Seversville Neighb
Association
Brenda McMoore
1001-4 Greenleaf Av
Charlotte NC 28202

2023-004

Villages Of Leacroft (Fume)
Willie Jefferson
417 Grandin Rd
Charlotte NC 28208

2023-004

Wellesford
Darlene Jones
2415 Columbus Cr
Charlotte NC 28208

2023-004

Wellington Homeowners Assoc
Glenn Gulley
2700 Columbus Cr
Charlotte NC 28208

2023-004

Wesley Heights
Colette Forrest
209 S Summit Ave
Charlotte NC 28208

2023-004

Wesley Heights Neighborhood Association
David Luddy
1524 Duckworth Ave
Charlotte NC 28208

2023-004

Wesley Heights Neighborhood
Kris Kellogg
2813 Columbus Cr
Charlotte NC 28208

2023-004

Wesley Heights Neighborhood Association
Nevada Graham
2727 Columbus Cr
Charlotte NC 28208

2023-004

Wesley Heights Neighborhood Association
Shannon Hughes
716 Grandin Road
Charlotte NC 28208

2023-004

Wesley Heights Neighborhood
Stephen Nett
133 S Summit Ave
Charlotte NC 28208

2023-004

Wessex Square Homeowners Association
Jeff Horton
2415 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Alberta D. Falls
2546 Marlowe Av
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood A
Ben Chambers
2720 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Cherez McClellan
2627 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Doma Herring
2610 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood A
Dwight Campbell
3141 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Herbert Bellamy
2446 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Linda S. Collins
3021 Columbus Cr
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood A
Robert Blythe
2318 Marlowe Av
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Stephanie Edwards
2354 Morton St
Charlotte NC 28208

2023-004

Westerly Hills Neighborhood Association
Walter Johnson
2438 Marlowe Av
Charlotte NC 28208

2023-004 07104104 AG-T&U 929 JAY STREET OWNER LLC % ANGELO GORDON AND CO LP % ANGELO GORDON AND CO LP 4201 CONGRESS ST STE 105 CHARLOTTE NC 28209	2023-004 07104105 LUCKY DOG CHARLOTTE PROPERTY LLC 15928 HENRY LN HUNTERSVILLE NC 28078	2023-004 07104108, 0710 SUMMIT AVENUE THRIFT RO HOLDINGS LLC 1440 SOUTH TRYON ST STE CHARLOTTE NC 28203
2023-004 07105114 AC 2317 THRIFT ROAD LP C/O ABACUS CAPITAL USA LLC C/O ABACUS CAPITAL USA LLC 1200 E MOREHEAD ST STE 280 CHARLOTTE NC 28204	2023-004 07105117 SUBURBAN PROPANE LP 240 ROUTE 10 WHIPPANY NJ 07981	2023-004 07105118 AWTBORDER LLC 2200 BORDER DR CHARLOTTE NC 28208
2023-004 07105122 SUMMIT AVENUE THRIFT ROAD LLC 1440 S TRYON ST UNIT 104 CHARLOTTE NC 28203	2023-004 07108204 ELECTRIC CO GENERAL PO BOX 4900 DEPT 201 SCOTTSDALE AZ 85261	2023-004 07108206, 0710 SUMMIT AVENUE JAY STREE 1440 S TRYON ST STE 104 CHARLOTTE NC 28203
2023-004 07108207 AG-T&U 1026 JAY STREET OWNER LLC C/O THIRD & URBAN LLC C/O THIRD & URBAN LLC 1831 PEACHTREE RD STE A ATLANTA GA 30309	2023-004 07108208 AG-T&U 1018 JAY STREET OWNER LLC C/O ANGELO GORDON & CO LP C/O ANGELO GORDON & CO LP 4201 CONGRESS ST STE 105 CHARLOTTE NC 28209	