

COMMUNITY MEETING REPORT
Petitioner: TRIBEK PROPERTIES
Rezoning Petition No. 2023-015

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 and time of the Community Meeting, and information on how to access the Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on October 12, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, October 25, 2023 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The only attendees at the Community Meeting were the Petitioner's representatives. The Petitioner's representatives at the Community Meeting were Scott Bortz of Tribek Properties, Sean Paone of Bolton & Menk, and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Community Meeting other than the Petitioner's representatives, there was not a discussion of the rezoning request at the Community Meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 6th day of November, 2023

TRIBEK PROPERTIES, Petitioner

cc: Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2023-015	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2023-015	06705801		THE MECKLENBURG CHAPTER OF THE DAUGHTERS OF THE AMERICAN REVOLUTION			1309 HAMILTON CROSS ROAD	MARSHVILLE	NC	28103
2023-015	06706104		GRAYBAR ELECTRIC CO INC			2480 WILKINSON BV	CHARLOTTE	NC	28208
2023-015	06706207		GRAYBAR ELECTRIC CO INC JDW INVESTMENTS LLC	C/O A LEHNHOFF		PO BOX 7231	ST LOUIS	MO	63177
2023-015	06706312		MARSH MORTGAGE CO			PO BOX 35329	CHARLOTTE	NC	28235
2023-015	06706313		MARSH MORTGAGE CO			PO BOX 35329	CHARLOTTE	NC	28235
2023-015	06706314		KHAN PROPERTIES MANAGEMENT INC			2624 WILKINSON BLVD	CHARLOTTE	NC	28208
2023-015	06706315	KAPERONIS	NICK S	VASILIKI	KAPERONIS	4201 MURRAYHILL RD	CHARLOTTE	NC	28209
2023-015	06706316		UDELL LLC			7724 COOPER LN	CHARLOTTE	NC	28217
2023-015	06706317	ABERCROMBIE	WANDA M	WANDA M ABERCROMBIE REVOCABLE TRUST		16122 BLACKBERRY HILLS DR	MIDLAND	NC	28107
2023-015	11701101		THE HORNE COMPANY PARTNERS LLC			1700 PARKER DR	CHARLOTTE	NC	28208
2023-015	11701105		HEARTREEN HOLDINGS LLC			PO BOX 240881	CHARLOTTE	NC	28224
2023-015	11701106	WU	GUOWEI	PINGPING	TAO	1725 LELA AVE	CHARLOTTE	NC	28208
2023-015	11701107		HOME SFR BORROWER IV LLC	C/O ALTISOURCE ASSET MANAGEMENT CORPORATION		3505 KOGER BLVD STE 400	DULUTH	GA	30096
2023-015	11701108		GRIFFITH E C CO			1944 BRUNSWICK AVE	CHARLOTTE	NC	28207
2023-015	11701109		SBBH WILKINSON LLC			101 S KINGS DR STE 200	CHARLOTTE	NC	28204
2023-015	11701110		SBBH WILKINSON LLC			101 SOUTH KINGS DR STE 200	CHARLOTTE	NC	28204
2023-015	11701111		WILKINSON RESTORATION LLC			2000 W MOREHEAD ST STE C	CHARLOTTE	NC	28208
2023-015	11701112		WILKINSON RESTORATION LLC			2000 W MOREHEAD ST STE C	CHARLOTTE	NC	28208
2023-015	11701119		HEARTREEN HOLDINGS LLC			PO BOX 240881	CHARLOTTE	NC	28224
2023-015	11701121	BEDWAN	HISHAM	FATIN RAMADAN	BEDWAN	2639 WILKINSON BV	CHARLOTTE	NC	28208
2023-015	11901201		RIDENHOUR PROPERTIES LLC			2461 WILKINSON BV	CHARLOTTE	NC	28208
2023-015	11901202		HARGROVE PROPERTY LLC			1234 WYNDYCROFT PL	CHARLOTTE	NC	28209
2023-015	11901203		CPK PROPERTIES LLC	ATTN: GERALD B CLONARIS		1346 WEYMOUTH LN	CHARLOTTE	NC	28270
2023-015	11901204		CPK PROPERTIES LLC	ATTN: GERALD B CLONARIS		1346 WEYMOUTH LN	CHARLOTTE	NC	28270
2023-015	11901214		RIDENHOUR VENTURES LLC			2461 WILKINSON BLVD	CHARLOTTE	NC	28208
2023-015	11901217		HOGAN BOY LLC			2459 WILKINSON BV UNIT 100	CHARLOTTE	NC	28208
2023-015	11901218		FIRST CHOICE RETAIL LLC			3304 SIX FORKS RD	RALEIGH	NC	27609
2023-015	11901219		THE DYESTUFF SPACE, LLC			2459 WILKINSON BLVD, UNIT 120	CHARLOTTE	NC	28208
2023-015	11901220		DRG PROPERTIES LLC			2459 WILKINSON BLVD UNIT 200	CHARLOTTE	NC	28208
2023-015	11901221		DRG PROPERTIES LLC			2459 WILKINSON BLVD UNIT 200	CHARLOTTE	NC	28208
2023-015	11901222		K D DYESTUFF LLC			2459 WILKINSON BV UNIT 210	CHARLOTTE	NC	28208
2023-015	11901223		SECURE VENTURES GROUP LLC			2459 WILKINSON BV STE 220	CHARLOTTE	NC	28208
2023-015	11901224		SECURE VENTURES GROUP LLC			2459 WILKINSON BLVD UNIT 220	CHARLOTTE	NC	28208
2023-015	11901225		SECURE VENTURES GROUP LLC			2459 WILKINSON BV STE 220	CHARLOTTE	NC	28208

2023-015	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-015	Ashley Park	Victoria	Corwin	2310 Belfast Dr		Charlotte	NC	28208
2023-015	Barringer Woods Association	Martha	McCorkle	1548 Wickham Ln		Charlotte	NC	28208
2023-015	Barringer Woods Community	Michael	Pompey	2101 Norwich Pl		Charlotte	NC	28208
2023-015	Barringer Woods Community	Michael	Pompey	2101 Norwich Pl		Charlotte	NC	28208
2023-015	Barringer Woods Community	Patty	Shomaker	1525 Walton Road		Charlotte	NC	28208
2023-015	Bent Creek Homeowners Association	Andrew	Lake	1508 Chelveston Dr		Charlotte	NC	28208
2023-015	Berewick	Joycelyn	Swain	2821 Columbus Circle		Charlotte	NC	28208
2023-015	Camp Greene Neighborhood Association	Jeet	Pawar	2305 Remount Rd		Charlotte	NC	28208
2023-015	Cotswold	Katie	Ousseini	3607 Carlyle Dr		Charlotte	NC	28308
2023-015	Farmington	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2023-015	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 Camp Greene St		Charlotte	NC	28208
2023-015	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2023-015	Historic Camp Greene Neighborhood Association	Cynthia	Harrison	2229 Weyland Avenue		Charlotte	NC	28208
2023-015	Historic Camp Greene Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2023-015	Historic Camp Greene Neighborhood Association	Thomas	Harris	2216 Monument St		Charlotte	NC	28208
2023-015	Marsh Estates	Kayla	Earley	2504 Greenland Avenue		Charlotte	NC	28208
2023-015	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Circle		Charlotte	NC	28208
2023-015	Regal Heights/Historic Camp Greene	LaWana	Mayfield	1513 Noel Pl		Charlotte	NC	28208
2023-015	Revolution Park	Brandon	Holmes	2729 Mayflower Road		Charlotte	NC	28208
2023-015	Revolution Park Neighborhood Association	Brett	Tempest	2728 Beech Nut Road		Charlotte	NC	28208
2023-015	Revolution Park Neighborhood Association	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
2023-015	Wellesford	Darlene	Jones	2415 Columbus Circle		Charlotte	NC	28208
2023-015	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Circle		Charlotte	NC	28208
2023-015	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Circle		Charlotte	NC	28208
2023-015	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Circle		Charlotte	NC	28208
2023-015	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Circle		Charlotte	NC	28208
2023-015	West Boulevard	Veronie	Gamble	1946 West Boulevard		Charlotte	NC	28208
2023-015	Westerly Hills	Tangela	Faulk	2524 Westerly Hills Drive		Charlotte	NC	28208
2023-015	Westerly Hills Community Crime Watch	Pamela	Walters	2408 Pruitt Street		Charlotte	NC	28208
2023-015	Westerly Hills Community Crime Watch	Roger	Walters	2408 Pruitt Street		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Alberta D.	Falls	2546 Marlowe Ave		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Ali	White	3410 Meredith Ave		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Circle		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Circle		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Circle		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Circle		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Circle		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Circle		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Ave		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St		Charlotte	NC	28208
2023-015	Westerly Hills Neighborhood Association	Walter	Johnson	2438 Marlowe Ave		Charlotte	NC	28208
2023-015	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd		Charlotte	NC	28208
2023-015	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr		Charlotte	NC	28203
2023-015	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203

2023-015	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr	Charlotte NC	28203
2023-015	Wilmore Resident / NextDoor Lead	Jack	Williams	1778 Dunkirk Dr	Charlotte NC	28203

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting - **Rezoning Petition No. 2023-015** filed by Tribek Properties to request the rezoning of an approximately 4.545 acre site located on the southwest corner of the intersection of Wilkinson Boulevard and Remount Road (see enclosed map)

Date and Time of Meeting: Wednesday, October 25, 2023 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Tribek Properties (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 4.545 acre site located on the southwest corner of the intersection of Wilkinson Boulevard and Remount Road (see enclosed map) from the ML-2 zoning district to the TOD-NC (CD) zoning district. The purpose of this rezoning request is to accommodate uses allowed in the TOD-NC zoning district on the site, including multi-family dwelling units.

The Petitioner will hold a virtual 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 Planning, Design & Development Department'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 site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, October 25, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via email)

Date Mailed: October 12, 2023

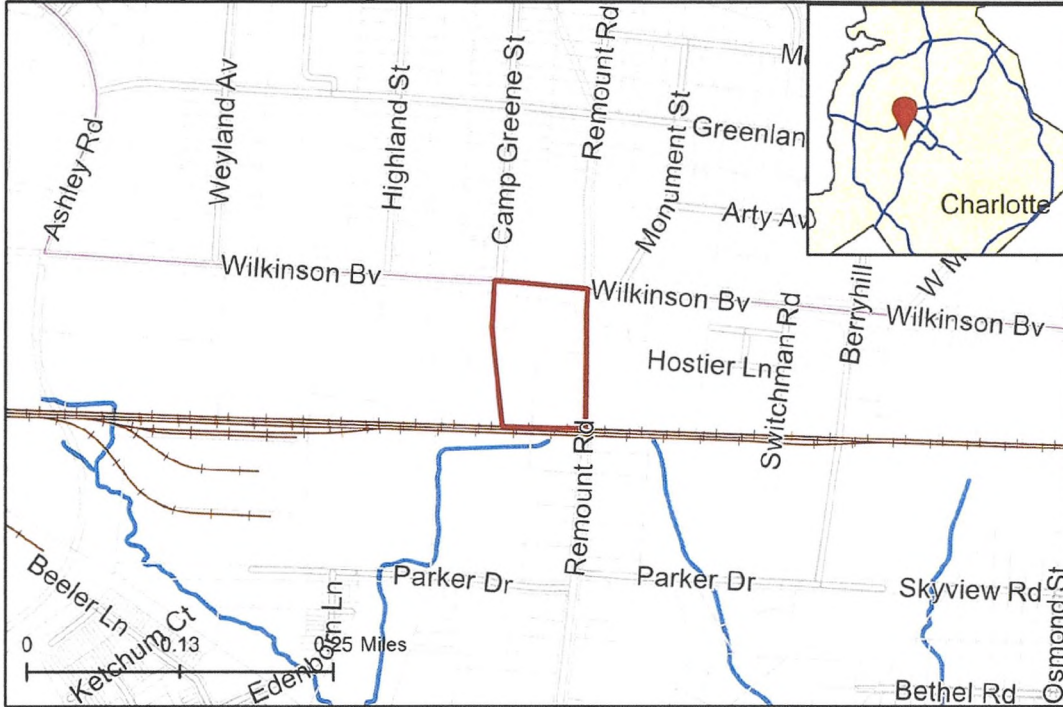
2023-015: Tribek Properties

Current Zoning ML-2 (Manufacturing and Logistics)

Requested Zoning TOD-CC (Transit Oriented Development-Community Center)

Approximately 1.62 acres

Location of Requested Rezoning



Rezoning Map



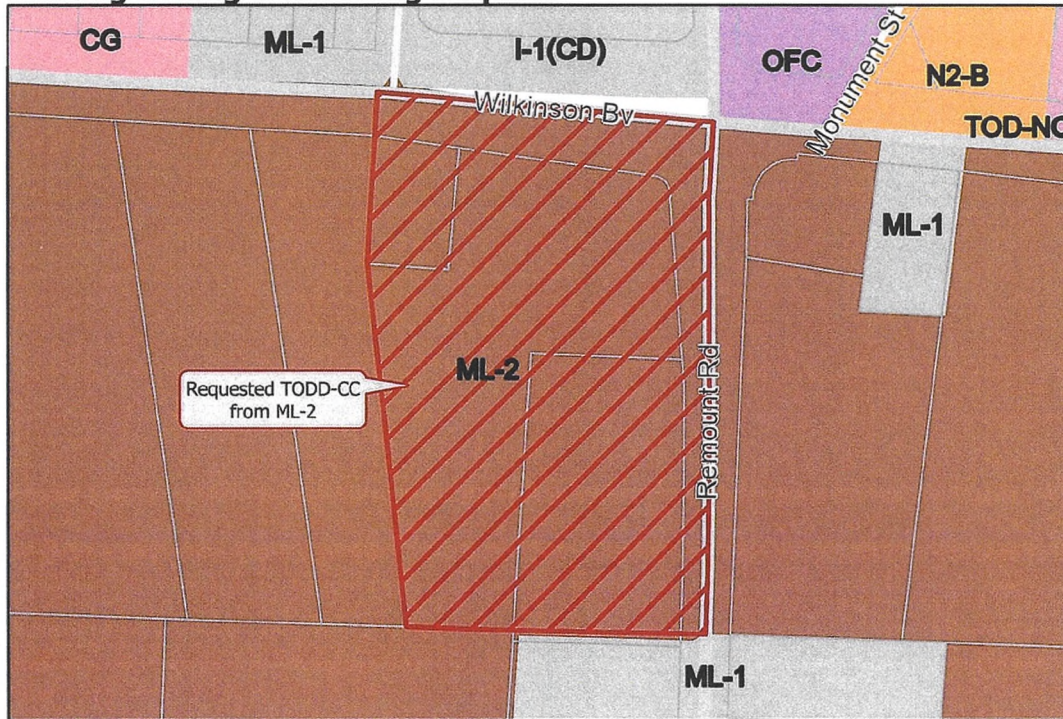
- 2023-015
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested TOD-CC from ML-2

Zoning Classification

- Neighborhood 2
- Office
- Business
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 7/26/2023