

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-022**

**Petitioner:** Charter Properties LLC  
**Rezoning Petition No.:** 2023-022  
**Property:** ±14.46 acres located at 12935 N. Tryon Street on the Cabarrus County border

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 6/27/2023. A copy of the written notice is attached as **Exhibit B**.

**TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was to be held virtually on Tuesday, July 11, 2023, at 6:00 PM.

**PERSONS IN ATTENDANCE AT MEETING:**

None of the individuals or organizations contacted by the Petitioner requested a link to the virtual meeting, therefore, since there were no registered attendees the scheduled virtual community meeting was not held.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
John Porter, Charter Properties, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

| OWNERLASTN                  | OWNERFIRST | COWNERFIRS | COWNERLAST       | MAILADDR1                 | MAILADDR2 | CITY       | STATE | ZIPCODE |
|-----------------------------|------------|------------|------------------|---------------------------|-----------|------------|-------|---------|
| LITTLE                      | ROBERT TED |            | NANA MALONEY LLC | 709 BUNKER GRASS LN SW    |           | CONCORD    | NC    | 28027   |
| UNORTH PROJECT OWNER LLC    |            |            | C/O CARTER USA   | 39 GEORGIA AVE SE STE 200 |           | ATLANTA    | GA    | 30312   |
| CHRISTENBURY FAMILY LLC     |            |            |                  | 673 GRANDVIEW DR NE       |           | CONCORD    | NC    | 28025   |
| SMITH FLOYD OFFICE PARK LLC |            |            |                  | PO BOX 18747              |           | CHARLOTTE  | NC    | 28218   |
| DOMA VIDA INVESTMENTS LLC   |            |            |                  | 602 E MOREHEAD ST         |           | CHARLOTTE  | NC    | 28202   |
| MECK20APT LLC               |            |            |                  | 332 MILITARY CUTOFF RD    |           | WILMINGTON | NC    | 28405   |

### Neighborhood Organizations:

| ORGANIZATION_NAME                    | FIRST_NAME | LAST_NAME | STREET_ADDRESS      | UNIT_NUM | CITY      | STATE | ZIP   |
|--------------------------------------|------------|-----------|---------------------|----------|-----------|-------|-------|
| Withrow Downs Homeowners Association | Camisha    | Farris    | 417 Withershinn Dr  |          | Charlotte | NC    | 28262 |
| Withrow Downs Homeowners Association | Zandra     | Allen     | 12114 Lavershire Ct |          | Charlotte | NC    | 28262 |

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-022**

Subject: Rezoning Petition No. 2023-022

Petitioner/Developer: Charter Properties, Inc.

Current Land Use: Vacant

Existing Zoning: R-3/N1-A

Rezoning Requested: R-8MF(CD)

**Date and Time of Meeting:** **Tuesday, July 11, 2023, at 6:00 PM**

**Virtual Meeting Registration:** *Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.\**

Date of Notice: 6/27/2023

Moore & VanAllen is assisting Charter Properties, Inc. (the "Petitioner") on a recently filed request to rezone an approximately ±14.46-acre site located at 12935 N. Tryon Street on the Cabarrus County border in Charlotte, North Carolina (the "Site") from R-3/N1-A to R-8MF(CD). The request is to allow the Site to be developed with a residential community. Access to the Site will be from N. Tryon Street.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

**Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Tuesday, July 11, 2023, at 6:00 p.m.**

*\*Please send an email by July 10<sup>th</sup> to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) in order to receive a secure virtual meeting link and reference Petition #2023-022.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
John Porter, Charter Properties, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

CHAR2\2834023v1

## Exhibit B (continued)

Site Location:

