

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-052

Petitioner: Providence Group Capital, LLC
Rezoning Petition No.: 2023-052
Property: ± 0.447 acres located at 506 W. Summit Avenue (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 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 8/23/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to be held virtually on Tuesday, September 5th, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

None of the individual 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.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the proposed rezoning petition were made because of the community meeting.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
JQ Freeman, Providence Group Capital, LLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
07326203	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
07326207	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
07326211	500 W SUMMIT AVE CLT LLC				500 W SUMMIT AVE		CHARLOTTE	NC	28203
07326214	FHNC 1420 SPOUTH MINT LLC				300 W SUMMIT AV STE 250		CHARLOTTE	NC	28203
07326215	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
07326231	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
07326232	ARTHUR	EDWARD EARL		C/O H & S ROOFING CO	506 W SUMMIT AVE		CHARLOTTE	NC	28203
07326233	MERRELL & MERRELL LLC				4410 MONTIBELLO DR		CHARLOTTE	NC	28226
07326234	FHNC 1430 SOUTH MINT LLC				300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
07326235	FHNC 1430 SOUTH MINT LLC				300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
07326236	SAGE REAL ESTATE INVESTMENT CO LLC				1027 COURT DR		CHARLOTTE	NC	28211
07326237	MOTUS DEVELOPMENT LLC				1430-105 S MINT ST		CHARLOTTE	NC	28203
07326238	1430 S MINT LLC				1430 S MINT ST UNIT 106		CHARLOTTE	NC	28203
07326302	LHC REAL ESTATE LLC				1400 S MINT ST		CHARLOTTE	NC	28203
11908207	S & S REALTY OF CHARLOTTE INC				1540 CLIFFWOOD PL		CHARLOTTE	NC	28203
11908218	DORYLU-MINT PLACE LLC				2934 1/2 N BEVERKY GLEN CR UNIT 265		LOS ANGELS	CA	90077
11908220	S & S REALTY OF CHARLOTTE INC				1540 CLIFFWOOD PL		CHARLOTTE	NC	28203
11908221	S & S REALTY OF CHARLOTTE INC				1540 CLIFFWOOD PL		CHARLOTTE	NC	28203
11908222	ROBINSON	BERTHA LYNN PORTER			1515 WILMORE DR		CHARLOTTE	NC	28203
11908223	KRULL	KYLE OWEN	CONSTANCE JAYNE	KRULL	1517 WILMORE DR		CHARLOTTE	NC	28203
11909803	LAPOINTE FAMILY INVESTMENTS LLC			C/O JOHN G LAPOINTE	4601 MARINER LN		DENVER	NC	28037
11909806	LAPOINTE FAMILY INVESTMENTS LLC			C/O JOHN G LAPOINTE	4601 MARINER LN		DENVER	NC	28037
11909810	CHIPPEWA CAPITAL LLC				529 W SUMMIT AVE STE 2D		CHARLOTTE	NC	28203

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203
Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202
Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202
Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202
DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203
Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203
Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203
Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203
Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203
Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203
Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203
Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203
Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203
Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208
Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203
Moores Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214
Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203
South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203
South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203
South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203
Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202
Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202
Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202
Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208
Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208
Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208
Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD., CHARLOTTE, NC, 28208
Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202
Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203
Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-052

Subject: Rezoning Petition No. 2023-052
Petitioner/Developer: Providence Group Capital
Current Land Use: Commercial
Existing Zoning: ML-2 (Manufacturing & Logistics-2)
Rezoning Requested: TOD-UC (Transit Oriented Development-Urban Center)

Date and Time of Meeting: *Tuesday, September 5, 2023, at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 8/23/2023

Moore & Van Allen is assisting Providence Group Capital (the "Petitioner") on a recently filed request to rezone an approximately ±0.447-acre site located at 506 W. Summit Avenue (the "Site"), in Charlotte, North Carolina, from ML-2 to TOD-UC. The purpose of the rezoning is to allow the redevelopment of the Site with uses as allowed by the TOD-UC zoning district. The request is consistent with the 2040 Policy Map Recommendation for Regional Activity Center.

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, September 5, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by September 4th in order to receive a secure virtual meeting link and reference Petition #2023-052.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** 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: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Terry Lansdell, Zoning Committee Member
JQ Freeman, Providence Group Capital
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

CHAR2\2867224v1

CHAR2\2874068v1

EXHIBIT B (continued)

Site location:

