

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-065

Petitioner: ATCO Properties & Management
Rezoning Petition No.: 2023-065
Property: ±3.89-acre site located at 1516 Statesville Road

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 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 8/09/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, August 23, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Damon Hemmerdinger with ATCO Properties & Management and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-065. She then explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±3.89 acres located at 1516 Statesville Road, north of Brookshire Freeway and east of I-77 Highway and west of Tryon Street. The site is zoned ML-2 and the requested zoning is Community Activity Center (CAC-2) consistent with the area's adopted land use policy. The purpose of the rezoning is to allow development of the site with all uses as allowed in the CAC. Ms. Grant reviewed the Charlotte 2040 Place Type Map indicating a Community Activity Center place type which makes this location appropriate for the requested zoning.

Ms. Grant reviewed the proposed rezoning schedule with a proposed public hearing on October 16, 2023, zoning committee on October 31st, 2023, and city council decision on November 20th, 2023. She explained that this can change with staff comments.

Ms. Grant then opened the meeting for questions and answers.

II. Summary of Questions/Comments and Responses:

The participant's questions centered around timing and the anticipated development.

The development team confirmed this rezoning is an effort to continue positive redevelopment in the area consistent with the adjacent Camp NorthEnd site.

There being no further questions, Ms. Grant thanked everyone for their participation.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Dante Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Damon Hemmerdinger, ATCO Properties & Management
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
TDC GREENVILLE LLC				1914 BRUNSWICK AVE STE 2A		CHARLOTTE	NC	28207
STATESVILLE RETAIL DEVELOPMENT LLC				300 WEST SUMMIT AVE STE 250		CHARLOTTE	NC	28203
C N JENKINS MEMORIAL PRESBYTERIAN CHURCH				1421 STATESVILLE AVE		CHARLOTTE	NC	28206
CAMP LANDOWNER LP			C/O ATC PROPERTIES & MANAGEMNET LLC	97-77 QUEENS BLVD 11TH FL STE 1103		REGO PARK	NY	11374
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY ABC BOARD				PO BOX 33894		CHARLOTTE	NC	28233
RED IRON PROPERTIES LLC				1645 MYERS PARK DR		CHARLOTTE	NC	28207
CLARA PROPERTIES LLC				PO BOX 32051		CHARLOTTE	NC	28232
CAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
CAMP GAMA GOAT PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	97-77 QUEENS BOULEVARD	REGO PARK	QUEENS	NY	11374
CAMP B3BAY1 PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	97-77 QUEENS BOULEVARD	REGO PARK	QUEENS	NY	11374
CAMP 201 PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	97-77 QUEENS BLVD		QUEENS	NY	11374
CAMP 201 PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	97-77 QUEENS BLVD		QUEENS	NY	11374
CAMP KINSHIP PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	99-77 QUEENS BV	REGO PARK	QUEENS	NY	11374
CAMP KINSHIP PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	99-77 QUEENS BV	REGO PARK	QUEENS	NY	11374
CAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
CAMP KINSHIP PROPERTY OWNER LP			C/O ATCO DEVELOPMENT MANAGER LLC	99-77 QUEENS BV	REGO PARK	QUEENS	NY	11374

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	city	zip_code
_Greenville Community Neighborh	Pamela	Latta	1627 HAMILTON STREET, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Amity Gardens Neighborhood Asso	Donna	Thomas	5362 BUENA VISTA AVENUE, CHARLOTTE, NC, 28205	CHARLOTTE	28205
Brightwalk Homeowners Associati	Adrienne	Martinez	3918 WILLOW GREEN PLACE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Brightwalk Homeowners Associati	Laura	Sloan	2410 WOODWARD AVENUE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Brightwalk Homeowners Associati	Sharon	Montgomery	1608 WOODWARD AVENUE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Dillehay Courts	Lucille	Puckett	2621 N PINE ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Druid Hills	Alan	OlivaChapela	1019 LOMOND AVE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Ellington Park Homeowners Assoc	James	Collins	2404 EDISON ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Enderly Park Neighborhood Assoc	Ronnie	Devine	700 NORTH TRYON ST, CHARLOTTE, NC, 28202	CHARLOTTE	28202
Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202	CHARLOTTE	28202
Fourth Ward	Mark	Talbot	500 N. POPLAR ST, CHARLOTTE, NC, 28202	CHARLOTTE	28202
Friends of Fourth Ward Neighbor	Sarah	Kennard	402 W. 8TH ST., CHARLOTTE, NC, 28202	CHARLOTTE	28202
Genesis Park Neighborhood Assoc	Sharon	Young	1912 RUSH WIND DRIVE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Graham Heights Neighborhood Ass	Jeff	Pharr	419 NORRIS AVE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Greenville Neighborhood	Allison	Allen	606 N.C. MUSIC FACTORY BLVD, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Greenville Neighborhood	Todd	Gill	1514 POLK STREET, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Greenville Resident & Homeowner	Thomas	Sadler	1416 WHISNANT STREET, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Greenville Urban Area	Lucille	Smith	1217 FONTANA AV, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Lockwood	Alice	Kibler	329 PLYMOUTH AVE., CHARLOTTE, NC, 28206	CHARLOTTE	28206
Lockwood Neighborhood Associati	Christopher	Dennis	445 KESWICK AV, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Lockwood Neighborhood Associati	India	Houston	233 SYLVANIA AVE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Lockwood Neighborhood Associati	Winston	Robinson	508 SYLVANIA AVE., CHARLOTTE, NC, 28206	CHARLOTTE	28206
McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 MADISON AVENUE, CHARLOTTE, NC, 28216	CHARLOTTE	28216
McCrorey Heights-Oaklawn Assoc.	Nichelle	Bonaparte	1815 PATTON AVENUE, CHARLOTTE, NC, 28216	CHARLOTTE	28216
McCrorey Heights-Oaklawn Assoc.	Renee	Rubens	1822 PATTON AVE, CHARLOTTE, NC, 28216	CHARLOTTE	28216
McCrorey Heights Neighborhood A	Natalie	Beard	1615 WASHINGTON AV, CHARLOTTE, NC, 28216	CHARLOTTE	28216
McCrorey Heights Neighborhood A	Sean	Langley	1621 OAKLAWN AVENUE, CHARLOTTE, NC, 28216	CHARLOTTE	28216
Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202	CHARLOTTE	28202
North Druid Hills Community Ass	Willie	Tabor	1435 NORRIS AVENUE, CHARLOTTE, NC, 28206	CHARLOTTE	28206
North End Community Coalition	Melissa	Gaston	1833 STROUD PARK CT, CHARLOTTE, NC, 28206	CHARLOTTE	28206
North Tryon	Jesse	Boyd	1210 N. TRYON ST., CHARLOTTE, NC, 28277	CHARLOTTE	28277
Oaklawn Park community improvem	Anna	Hood	1327 ORVIS STREET, CHARLOTTE, NC, 28216	CHARLOTTE	28216
Oaklawn Park community improvem	Kendra	Allison	1326 DEAN ST, CHARLOTTE, NC, 28216	CHARLOTTE	28216
Oaklawn Park community improvem	Tiffany	Hughes	1513 RUSSELL AVE, CHARLOTTE, NC, 28216	CHARLOTTE	28216
Oaklawn Park community improvem	William	HughesJr	1513 RUSSELL AVE, CHARLOTTE, NC, 28216	CHARLOTTE	28216
Oaklawn Park community improvem	William	Worsley	1713 MILES CT, CHARLOTTE, NC, 28216	CHARLOTTE	28216
Olde Concord Association	Ken	Hagood	1226 N CALDWELL ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Opt 12 Condominium Owners Assoc	Ben	Vandgrift	1214 N CALDWELL ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Roof Above	Liz	Clasen-Kelly	945 N. COLLEGE ST., CHARLOTTE, NC, 28216	CHARLOTTE	28216
The Park At Oaklawn Homeowners	Melissa	Gaston	1833 STROUD PARK CT, CHARLOTTE, NC, 28206	CHARLOTTE	28206
Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202	CHARLOTTE	28202
Third Ward Neighborhood Associa	Thomas	Blue	214 N IRWIN ST, CHARLOTTE, NC, 28202	CHARLOTTE	28202

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-065

Subject: Rezoning Petition No. 2023-065
Petitioner/Developer: ATCO Properties & Management
Current Land Use: Commercial
Existing Zoning: ML-2
Rezoning Requested: CAC-2

Date and Time of Meeting: *Wednesday, August 23, 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: 8/9/2023

Moore & Van Allen is assisting ATCO Properties & Management (the “Petitioner”) on a recently filed request to rezone an approximately ±3.89-acre site located at 1516 Statesville Road (the “Site”) from ML-2 to CAC-2. The purpose of the rezoning is to allow development of the site per the CAC-2 zoning district.

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 Wednesday, August 23, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by August 22nd in order to receive a secure virtual meeting link and reference Petition #2023-065.

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 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: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Damon Hemmerdinger, ATCO Properties & Management
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (Cont.)

Site location:

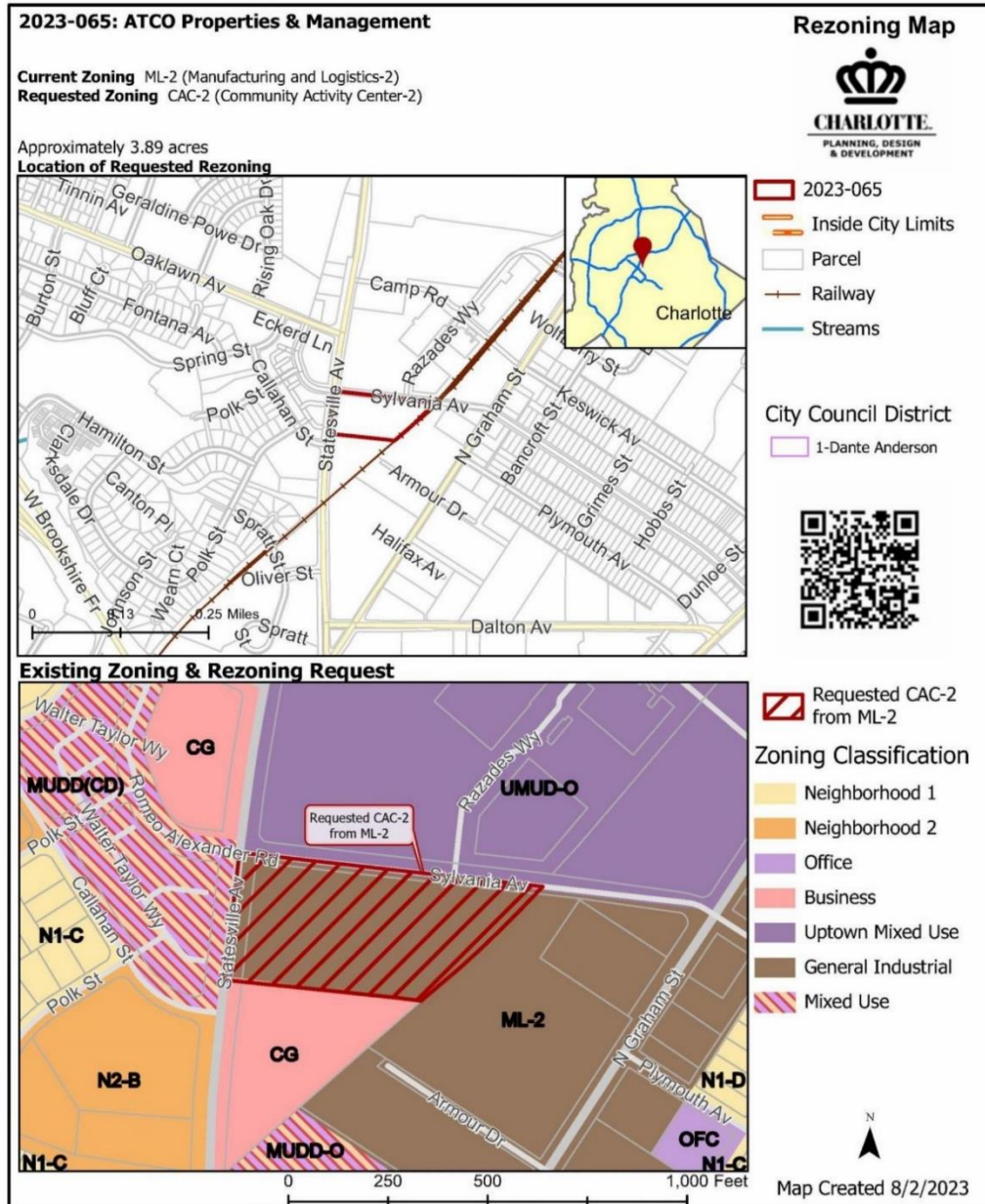


Exhibit C

NAME	EMAIL	NOTES
Melissa Gaston	melissa@mgaston.com	North End Community Coalition
Byron Burns	byron@redironpartners.com	Red Iron Partners, LLC