

COMMUNITY MEETING REPORT

Petitioner: JHYN-ij, LLC and JHYN-i, LLC (Nicole Frambach)

Rezoning Petition No. 2023-083

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 2, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday November 16, 2023 at 6:00pm at West Blvd Library – Community Room A - 2157 West Blvd, Charlotte, NC 28208.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet attached hereto as Exhibit C):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Nicole Frambach

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Nicole Frambach set up the room and had the zoning map prepared to discuss existing boundaries and nearby zoning districts. There were no attendees to the meeting. Petitioner's agent waited in the room with the lights on, door open and presentation prepared until the designated end time of 7:00pm when the meeting location would be closing as well.

Respectfully submitted, this 17 day of November, 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Exhibit A

LATOSHA WHITE 2724 MAYFAIR AVE CHARLOTTE, NC 28208	ROBERT P MCGARTY 919 BERRYHILL RD STE 102 CHARLOTTE, NC 28208	DIPERRI PROPERTIES LLC 176 MINE LAKE RALEIGH, NC 27615
MECKLENBURG COUNTY 600 E 4TH ST 11TH FLOOR CHARLOTTE, NC 28202	MARK A HARDEN 1080 ROLLING PARK LN FORT MILL, SC 29715	GEORGE SCOTT HENDERSON 1145 NONCHALANT DR SIMI VALLEY, CA 93065
ROSALYN HUEY 2801 WEDGEFIELD DR CHARLOTTE, NC 28208	MARTHA ANN MORRISON 2852 KENHILL DR CHARLOTTE, NC 28208	BETTERPLACE 454 ANDERSON RD STE 213 ROCK HILL, SC 29730
CHINIWALLA HOLDINGS LLC 5971 ROLLING RIDGE DR KANNAPOLIS, NC 28081	CHRISTOPHER N CABANISS 5130 MONROE RD CHARLOTTE, NC 28205	TRAVIS SNYDER 10533 FAIRWAY RIDGE DR CHARLOTTE, NC 28277
BRANDON DILLAHUNT 11507 TAVERNAY PKWY CHARLOTTE, NC 28262	PATTIE GALLMAN 2813 KENHILL DR CHARLOTTE, NC 28208	MAMIE MAE TORRENCE 2819 KENHILL DR CHARLOTTE, NC 28208
REBECCA R SIMPSON 2825 KENHILL DR CHARLOTTE, NC 28208	JOHNNIE R KEARNS 2831 KENHILL DR CHARLOTTE, NC 28208	ERNEST A ROMEO 2837 KENHILL DR CHARLOTTE, NC 28208
DAVID LIVINGSTON CARTER 4022 FOXFORD PL CHARLOTTE, NC 28215	HOME SOLUTIONS OF THE CAROLINAS 2820 SELWYN AVE STE 733 CHARLOTTE, NC 28209	BRENDA MAXINE STOWE 2901 DANLOW PL CHARLOTTE, NC 28208
PEGGY V GABRIEL 2907 DANLOW PL CHARLOTTE, NC 28208	TRANQUILO CAPITAL LLC PO BOX 3154 MATTHEWS, NC 28106	ANTHONY TERRELL FINCH 3938 BOUTON DR LAKEWOOD, CA 90712

RUBY LEE GLENN 2728 MAYFAIR AVE CHARLOTTE, NC 28208	CORA LITTLE 2818 MAYFAIR AVE CHARLOTTE, NC 28208	DORIS EVELYN TAYLOR 2737 MAYFAIR AVE CHARLOTTE, NC 28208
ROBIN D JONES 2741 MAYFAIR AV CHARLOTTE, NC 28208	MARIA WATTS 3518 COTILLION AVE CHARLOTTE, NC 28210	ANGELA B CULP 2749 MAYFAIR AVE CHARLOTTE, NC 28208
ANDREW HARVILLE 2753 MAYFAIR AVE CHARLOTTE, NC 28208	J A CUTHBERTSON 3940 NIVENS RD CHARLOTTE, NC 28269	GOPAN REGHUNATH PILLAI 2723 CRADDOCK AVE CHARLOTTE, NC 28208
ANG LUD LLC 26022 ALIZIA CANYON DR UNIT E CALABASAS, CA 91302	BEVERLY R GROOM 2731 CRADDOCK AVE CHARLOTTE, NC 28208	STEPHANIE JOHNSON 2801 MAYFAIR AV CHARLOTTE, NC 28208
ELLAR W E WILLIAMS 2809 MAYFAIR AVE CHARLOTTE, NC 28208	JAMISHA T RUSSELL 2817 MAYFAIR AV CHARLOTTE, NC 28208	THEODIS BARRETT 2821 MAYFAIR AVE CHARLOTTE, NC 28208
ABDIKAFAR MOHAMED 2812 OLS STEELE CREEK RD CHARLOTTE, NC 28208	ABDIKADIR ARAB 2800 OLD STEELE CREEK RD CHARLOTTE, NC 28222	YULEIDIS RODRIGUEZ 2805 MAYFAIR AVE CHARLOTTE, NC 28208
BEVERLY CLARK 2813 MAYFAIR AV CHARLOTTE, NC 28208	VICTORIA WATLINGTON 600 E. FOURTH ST. CHARLOTTE, NC 28202	JHYN-I LLC 3325 ANSON ST CHARLOTTE, NC 28209
ANTHONY BOB FINCH 2808 MAYFAIR AVE APT 1 CHARLOTTE, NC 28208	JHYN-II LLC 3325 ANSON ST CHARLOTTE, NC 28209	TPM PROPERTIES LP 3816 MORELAND FARMS ROAD CHARLOTTE, NC 28211
LI FANG 1951 GRESHAM DR ALAMEDA, CA 94501	DIPERRI PROPERTIES LLC 2736 MAYFAIR AVE CHARLOTTE, NC 28208	

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by ABC Development, LLC to rezone approximately 0.577 acres located at 2754 Mayfair Ave. and 2750/2744 Mayfair Ave to allow development of four townhome units.

Date and Time of Meeting: Thursday, November 16, 2023, at 6:00pm - 7:00 pm.

Place of Meeting: West Blvd Library – Community Room A - 2157 West Blvd, Charlotte, NC 28208

Petitioner: JHYN-I, LLC and JHYN-II, LLC (Nicole Frambach)

Petition No.: RZP-2023-083

We have filed a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.577-acre site (the "Site") located at 2754 Mayfair Ave. and 2750/2744 Mayfair Ave from the combination of N2-B and N1-C zoning districts to N2-B zoning district. The purpose of the rezoning is to permit the development of four townhome units.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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, as the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, November 16, 2023, at 6:00pm - 7:00 pm. at West Blvd Library – Community Room A - 2157 West Blvd, Charlotte, NC 28208.

The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call (Nicole Frambach 252-717-2612).

cc: Victoria Watlington

Date Mailed: November 2, 2023

