

COMMUNITY MEETING REPORT
Petitioner: Conformity Corporation
Rezoning Petition No. 2023-096

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 September 28, 2023. City Council Member Malcolm Graham was also mailed a notice. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME, AND LOCATION OF MEETING:

The Community Meeting was held on Saturday, October 7, 2023, at 6:00 p.m. via Zoom.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet).

The Petitioner received two RSVPs for the Community Meeting. One of the respondents is the current President of the Historic Camp Greene Neighborhood Association. Both interested parties were provided a Zoom link for attendance via email. There were no attendees for the Community Meeting. The Petitioner was represented at the Community Meeting by Monte Ritchey and Laura Clark. The meeting was held “open” for late attendees until 6:20 p.m.

SUMMARY OF PRESENTATION/DISCUSSION:

Conformity Corp. (the “Petitioner”) has filed a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.00-acre site (the “Site”) located at 2962 Greenland Avenue, Charlotte, NC 28208 from the OFC/N1-B zoning district to N2-C zoning district. The purpose of the rezoning is to permit the development of those by right uses allowed under NC-2. Slides outlining policy matters and an indicative plan were prepared for the presentation and are attached to the Community Meeting Report submittal.

Respectfully submitted, this 9th day of October 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning Staff.

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2023-096	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-096	Ashley Park	Victoria	Corwin	2310 BELFAST DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Berewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Cotswold	Katie	Ousseini	3607 CARLYLE DR, CHARLOTTE, NC, 28308		CHARLOTTE	28308
2023-096	Farmington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	FOCHUS	Steve	Parker	3919 AMERIGO STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 CAMP GREENE ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Historic Camp Greene Neighborho	Cynthia	Harrison	2229 WEYLAND AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Historic Camp Greene Neighborho	Thomas	Harris	2216 MONUMENT ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Marsh Estates	Kayla	Earley	2504 GREENLAND AVE., CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Regal Heights Homeowners Associ	EugeneAngela	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Regal Heights/Historic Camp Gre	LaWana	Mayfield	1513 NOEL PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Revolution Park Neighborhood As	Brett	Tempest	2728 BEECH NUT ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Revolution Park Neighborhood As	John	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Revolution Park Neighborhood As	Sharon	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	The Mount Charlotte	Marcus	Northam	1520 ALLEGHANY STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Wellesford	Darlene	Jones	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Wessex Square Homeowners Associ	Jeff	Horton	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	West Boulevard	Veronie	Gamble	1946 WEST BOULEVARD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills	Mary	McKay	3940 BRISTOL DR., CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills	Tangela	Faulk	2524 WESTERLY HILLS DRIVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Community Crime	Ashley	Wier	3938 CARLYLE DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Community Crime	Pamela	Walters	2408 PRUITT STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Community Crime	Roger	Walters	2408 PRUITT STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Aii	white	3410 MEREDITH AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Cherez	McClellan	2627 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Doma	Herring	2610 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Gloria	Bess	3863 WHITEHALL DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Robert	Blythe	2318 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westerly Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-096	Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD., CHARLOTTE, NC, 28208		CHARLOTTE	28208

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2023-096	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-096	06101101	SPIVEY PROPERTIES LLC				6132 BROOKSHIRE BLVD STE G		CHARLOTTE	NC	28216
2023-096	06101134	WALMART REAL ESTATE BUSINESS TRUST				702 SW 8TH ST		BENTONVILLE	AR	72716
2023-096	06101137	FIFTH THIRD BANK				MD 10ATAI FOUNTAIN SQUARE PLAZA MD		CINCINNATI	OH	45263
2023-096	06101138	CHARLOTTE METRO CREDIT UNION				718 CENTRAL AVE		CHARLOTTE	NC	28204
2023-096	06706502	BROADIE	DAVID L			2611 LUMINA AVE		CHARLOTTE	NC	28208
2023-096	06706503	BLUE HOUSE INVESTMENTS LLC				20001 SHEARER RD		DAVIDSON	NC	28036
2023-096	06706504	DEVORE	WILLIAM N II			PO BOX 77433		CHARLOTTE	NC	28271
2023-096	06706505	C & S RENTAL PROPERTIES LLC				8420 GARNERS FERRY RD		HOPKINS	SC	29061
2023-096	06706506	ASHLEY ROAD LLC				2214 HOGAN CT		CHARLOTTE	NC	28270
2023-096	06706521	GINKGO WEYLAND LLC				200 S COLLEGE ST STE 200		CHARLOTTE	NC	28202
2023-096	06706522	CONFORMITY AT ASHLEY LLC				1001 ELIZABETH AVE STE 1C		CHARLOTTE	NC	28204
2023-096	06706810	TROUTMAN	KORRI			2212 WEYLAND AVE		CHARLOTTE	NC	28208
2023-096	06706811	TYSON JRH PROPERTIES LLC				3009 GRIFFITH ST		CHARLOTTE	NC	28203
2023-096	06706812	TYSON JRH PROPERTIES LLC				3009 GRIFFITH ST		CHARLOTTE	NC	28203
2023-096	06706813	WEYMAR HOLDINGS LLC				200 S COLLEGE ST STE 200		CHARLOTTE	NC	28202
2023-096	06706814	GINKGO WEYLAND LLC				200 S COLLEGE ST STE 200		CHARLOTTE	NC	28202
2023-096	06706815	SPIVEY PROPERTIES LLC			E P NISBET CO	6132 BROOKSHIRE BLVD STE G		CHARLOTTE	NC	28216
2023-096	06706817	SPIVEY PROPERTIES LLC			E P NISBET CO	14936 BROWN MILL RD STE 1		HUNTERSVILLE	NC	28078
2023-096	06709301	SMITH	DALE			2639 ASHLEY RD		CHARLOTTE	NC	28208
2023-096	06709302	BG-NC PROPERTIES LLC				PO BOX 78651		CHARLOTTE	NC	28271
2023-096	06709303	STARRETT	JUDITH ANNE			20011 CHAPEL POINT LN		CORNELIUS	NC	28031
2023-096	06709304	PAYNE	JAYNE MARIE			121 MAGNOLIA LN		MT HOLLY	NC	28120
2023-096	06709346	FULLER	RICARDO FOYST			2633 ASHLEY RD		CHARLOTTE	NC	28208

EXHIBIT B

September 27, 2023

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF OFFICIAL REZONING COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Conformity Corporation to rezone approximately 1.0 acres located at 2962 Greenland Avenue to allow the development of those by right uses allowed under N2-C.

Date: Saturday, October 7, 2023, at 6:00 p.m.

Location: Virtual Meeting, RSVP for link (details provided below)

Petitioner: Conformity Corp.

Petition No: 2023-096

We are assisting Conformity Corp. (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.00 acre site (the “Site”) located at 2962 Greenland Avenue, Charlotte, NC 28208 from the OFC/N1-B zoning district to N2-C zoning district. The purpose of the rezoning is to permit the development of to allow the development of those by right uses allowed under NC-2.

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, on behalf of the Petitioner, we give you notice that the representatives of the Petitioner will hold a virtual Community Meeting regarding this Rezoning Petition on Saturday, October 7, 2023, at 6:00 p.m. We invite you to attend the virtual Official Community Meeting via Zoom. If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to lclark@confomitycorp.com, and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“2962 Greenland Ave”) in your email so we can send you the proper link.

In the meantime, should you have any questions or comments about this matter, please call Monte Ritchey at 704-334-5516.

cc: Malcolm Graham
Date mailed: 9/28/2023



CONFORMITY
CORPORATION

REZONING APPLICATION

2023-96

INTERSECTION OF ASHLEY RD. AND GREENLAND AVENUE

OFFICE (OFC) TO MULTIFAMILY (N2-C)



CONFORMITY CORPORATION

- Development
- Asset Management
- Consulting

Deploying our capital with Partners in select assets throughout the Southeast























Brooklyn Village

- 1,243 residential units including at least 114 affordable homes priced in a variety of affordability levels (30%, 60% and 80% AMI), triple the minimum amount originally set by the County
- 712,400 SF of office space
- 252,000 SF of retail and restaurant space
- 3,700 SF of cultural space
- 280 hotel rooms in one or two buildings
- 2.5 acres of open space including a 21st-century public park
- Myers Passage, a unifying and grounding pathway that brings together Brooklyn Village's North and South phases over what once was Myers Street in Brooklyn. Myers Passage will also connect to First Ward, transit, and much more, including to the Second Ward High School Gymnasium.
- New pedestrian-friendly tree-lined streets

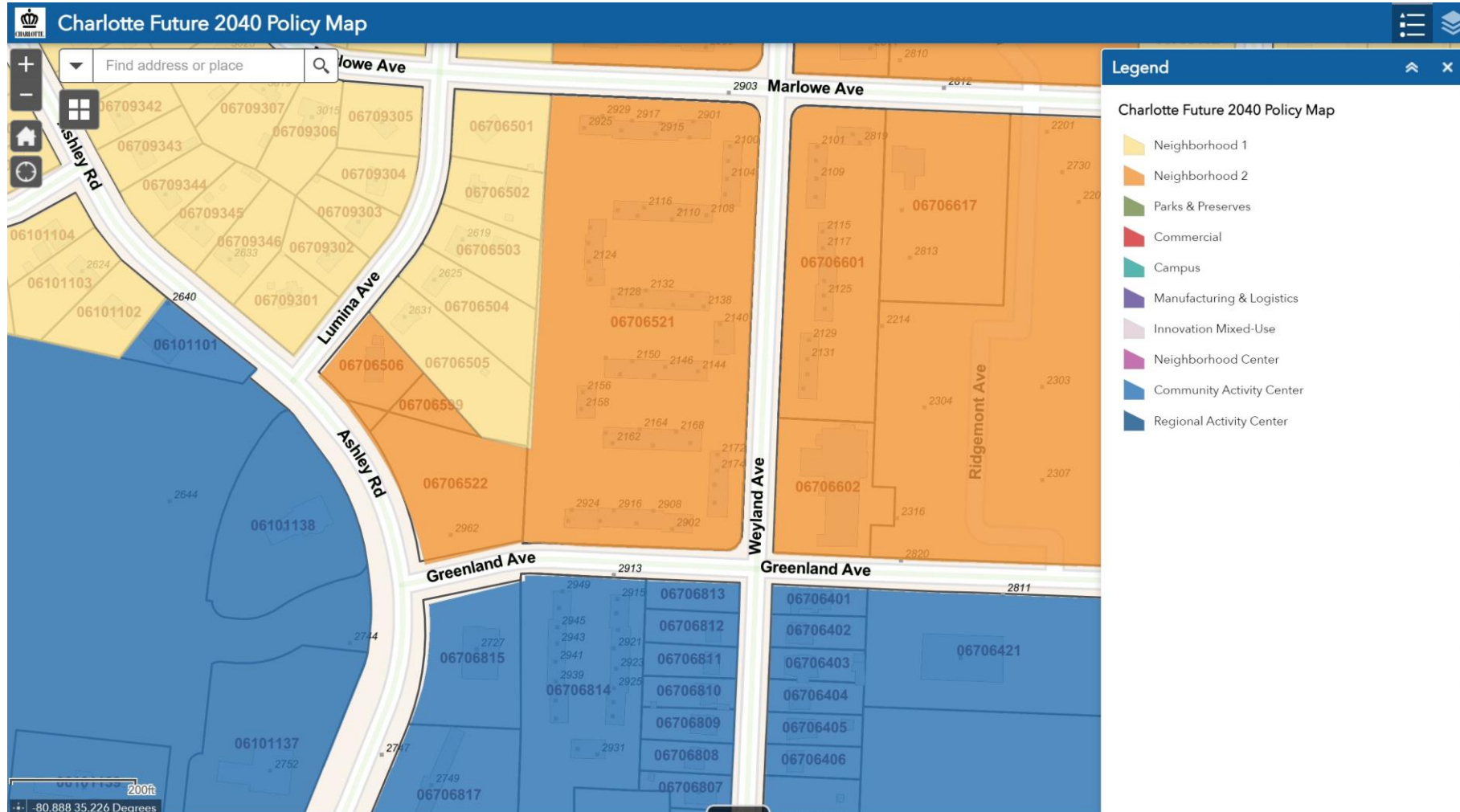
Brooklyn Village



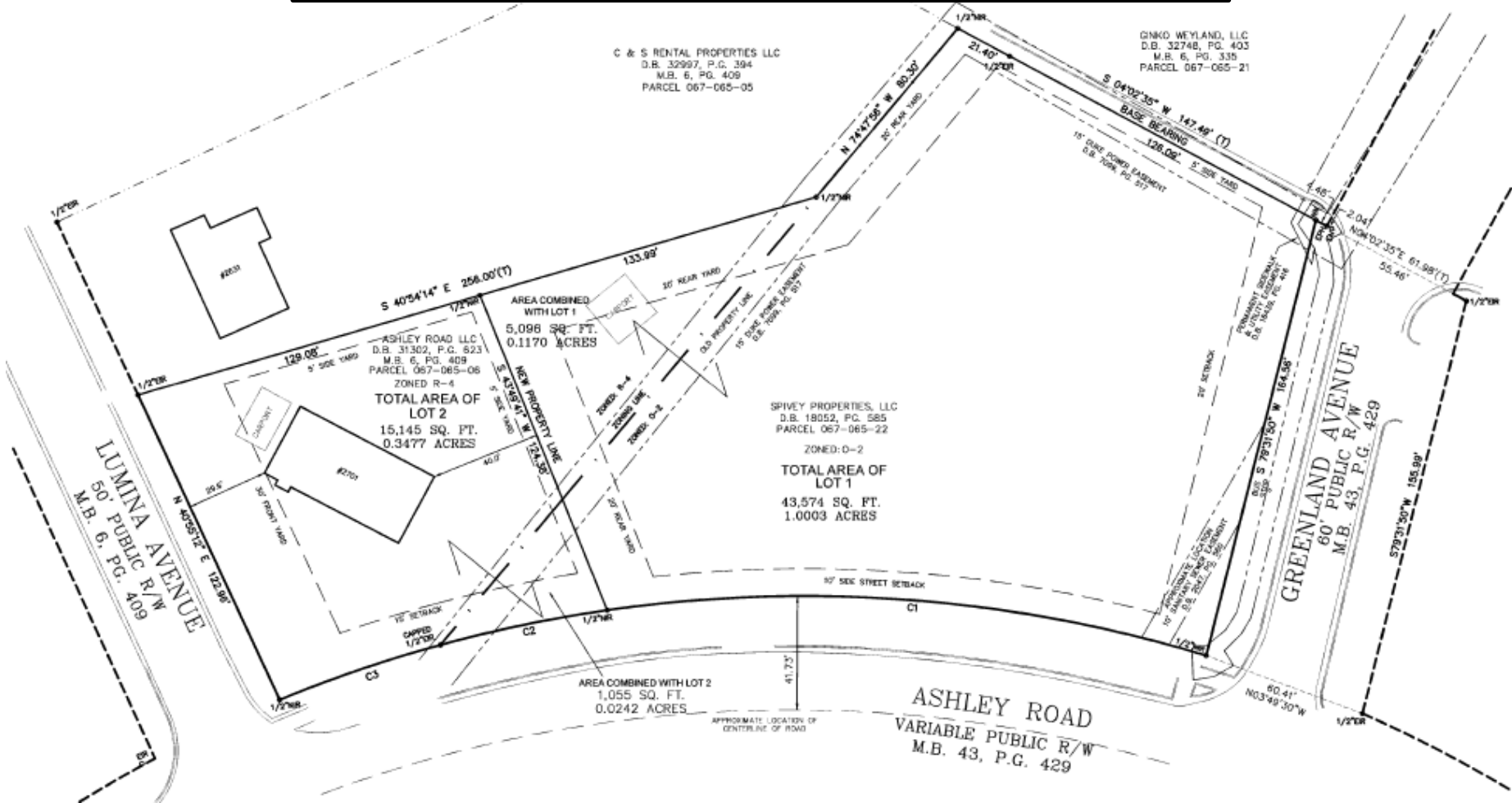
The Nature of the Rezoning Request

Conformity Corp is seeking to rezone the subject property from OFC (formerly O-2 before the UDO changes) to N2-C which staff has agreed is consistent with the future policy maps.

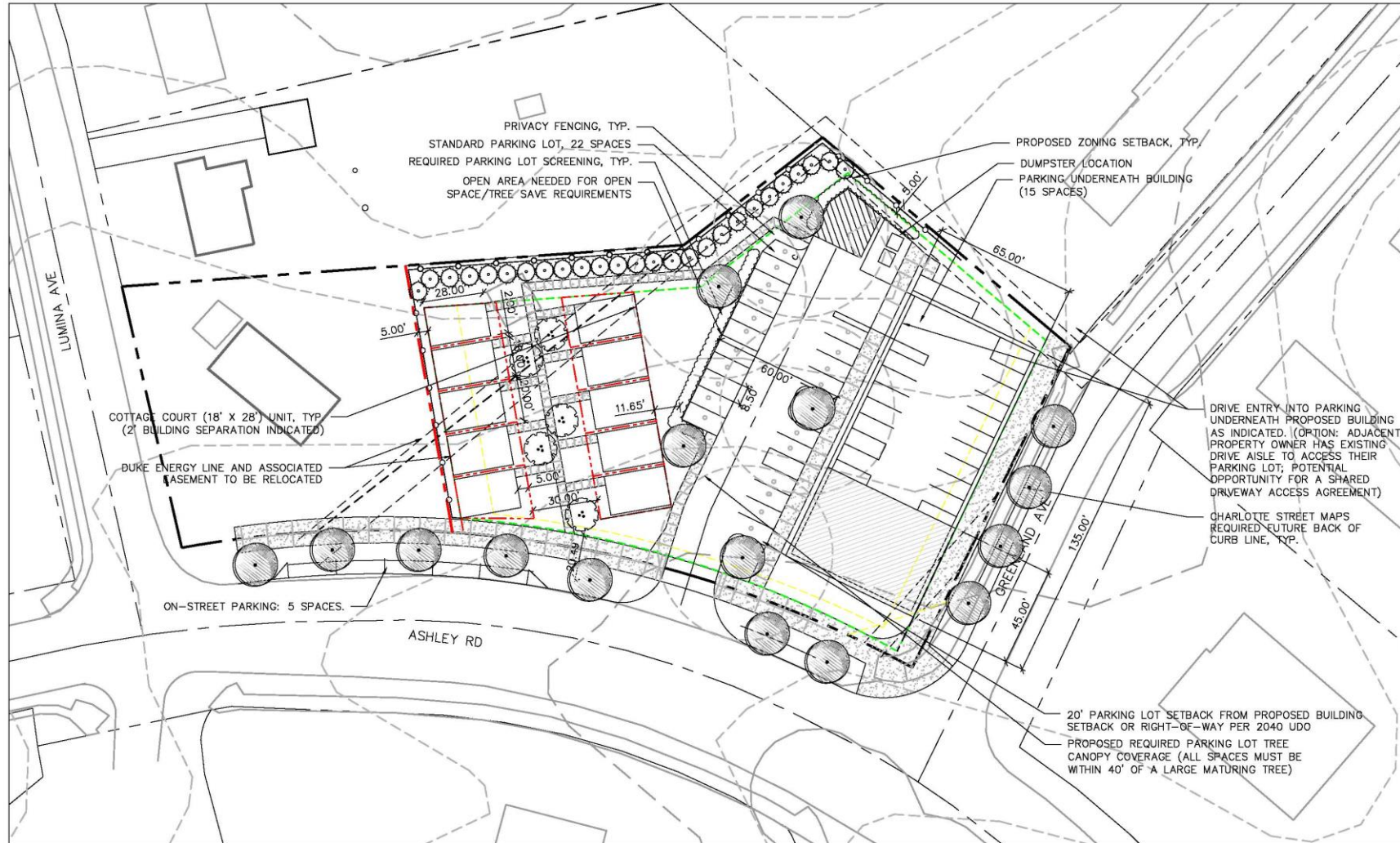
City Moves to UDO Unified Development Ordinance



Subject Property is Approximately 1 acre
2962 Greenland Avenue



An Indicative Plan of Apartments and Small Homes (Cottage Court)



Next Steps

- Today's call is the mandatory community meeting
- Any Developer revisions to the plan are due by the October 16th
- Comments related to revisions back by 10/31
- Public Hearing is 11/20
- Any further revisions are due to by 11/22, after public hearing, but ahead of Rezoning Committee mtg
- Rezoning Meeting Committee meeting 12/5
- Council Decision December 18th
- Contact Conformity Corp at (704) 334-5516 or Monte Ritchey directly at (980) 722-0922