

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-103

Petitioner: RangeWater Development, LLC
Rezoning Petition No.: 2023-103
Property: ±12.75-acre site located at 200 Atando Avenue

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 10/25/2023. 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, November 8, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Palmer McArthur and Gary LeClair with RangeWater Development, Dennis Walls with Land Design, and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-103. He then explained how the meeting would proceed and reviewed the agenda.

Mr. MacVean explained the project includes 12.75 acres of a 16.7-acre parcel on the north side of Atando Avenue, and with a small frontage on Robinson Circle just north of Tryon St and adjacent to Mecklenburg County ABC property. A portion of the Site is currently used as a trailer repair and storage facility.

The property is zoned ML-2 (manufacturing and logistics) and N2-B. The request is to rezone only the portion that is zoned ML-2 to TOD-NC. He explained the adoption of the UDO in June and the I-2 zoned that converted to ML-2. He also shared the image of the Derita Branch floodway and the split zoning. The Site is located within ½ mile walk to the Blue Lynx Line station at East 36th Street. He shared the land use map for the 2040 plan place type which is consistent with manufacturing and logistics. The area is transitioning from non-transit supportive uses to transit supportive uses. He explained that the city has requested potential use of an Innovative Mixed-Use (IMU) zoning district. It allows light manufacturing and industrial uses as well as retail commercial office and residential uses like TOD. However, Innovative

Mixed-Use allows adaptive reuse of older industrial buildings even though there is not such a building on the property now.

Mr. MacVean reviewed the proposed rezoning schedule with a proposed public hearing on December 18th, 2023, zoning committee on January 2, 2024, and city council decision on Tuesday, January 16th, 2024. He explained that this can change with staff comments.

Mr. MacVean then opened the meeting for questions and answers.

II. Summary of Questions/Comments and Responses:

A participant explained his adjacent business and how it might affect the RangeWater property once it's rezoned. He doesn't want there to be any issues with his use which can create unpleasant odors from time to time. The petitioner indicated that they would make sure the site plan has parking and landscaping closer to his property. The participant also explained that there is a use on Johnson Rd. that can often create unpleasant odors which sometimes they have been blamed for. He wanted the petitioner to be aware of this use as well.

There being no further questions, Mr. MacVean 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: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Gary LeClair, RangeWater Development, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
ATANDO-CLT QOZB LLC				7600 BROADWAY STE 300		SAN ANTONIO	TX	78209
ATANDO-CLT QOZB LLC				7600 BROADWAY STE 300		SAN ANTONIO	TX	78209
ATANDO-CLT QOZB LLC				7600 BROADWAY STE 300		SAN ANTONIO	TX	78209
GMT PROPERTY GROUP LLC				340 KIDDER ST		WILKES BARRE	PA	18702
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WKC LLC				1524 S COMMERCIAL ST		NEENAH	WI	54956
OAKS PROPERTIES LLC				2323 DIGGS RD		WADESBORO	NC	28170
ROMERO	EVIS DEL CARMEN			4714 TENNILLE CT		CHARLOTTE	NC	28212
BEETLEJUICE LLC				1916 WILD HOLLY LN		CHARLOTTE	NC	28226
YOUREE	ANN HARPER			1789 TYNE BV		NASHVILLE	TN	37215
WILLIAMS	LARRY SCOTT	TRUST	LARRY SCOTT WILLIAMS LIVING	7405 LINDA LAKE DR		CHARLOTTE	NC	28215
124 ATANDO LLC				124 ATANDO AV		CHARLOTTE	NC	28206
FW OZ TRYON 3 LLC				4237 RALEIGH ST STE 6		CHARLOTTE	NC	28213
HEFRA RENOVATION CORP		ERIKA BARRERA	BALDERAS	6700 N TRYON ST		CHARLOTTE	NC	28213
CA BODY SHOP LLC				3238 ROBINSON CIR		CHARLOTTE	NC	28206
MECKLENBURG COUNTY ABC BOARD				3333 N TRYON ST		CHARLOTTE	NC	28206
CHARLOTTE HOLDINGS 208 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
AUTOMOTIVE GROUP LLC				4700 E INDEPENDENCE BV		CHARLOTTE	NC	28212
STARNES COMMERCIAL PROPERTIES LLC				9630 REEDY LN		HARRISBURG	NC	28075
AVC HOLDING LLC				502 QUEENS ST UNIT 1		BOONE	NC	28607
DUKE VINYL WINDOWS LLC				304 WEST 32ND ST		CHARLOTTE	NC	28206
WELCH	CATHY M			3311 FREW RD		CHARLOTTE	NC	28206
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WELCH	JIM			16554 KIMBOLTON DR		HUNTERSVILLE	NC	28078
DKMA LLC				3251 ROBINSON CIR		CHARLOTTE	NC	28206
STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Dillehay Courts	Lucille	Puckett	2621 N PINE ST, CHARLOTTE, NC, 28206
Graham Heights Neighborhood Ass	Jeff	Pharr	419 NORRIS AVE, CHARLOTTE, NC, 28206
Graham Heights Neighborhood Ass	Kathryn	Johnson	2762 CATALINA AVE., CHARLOTTE, NC, 28206
Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206
Highland Mill Montessori Parent	Tatjana	Eres	3201 CLEMSON AVENUE, CHARLOTTE, NC, 28205
Noda	Brionna	Spells	3327 N DAVIDSON ST, CHARLOTTE, NC, 28205
Noda	Matt	Toffey	3027 N. MYERS ST., CHARLOTTE, NC, 28205
Noda	Nicole	DPeterson	3013 WHITING AVENUE, CHARLOTTE, NC, 28205
Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202
NoDa Neighborhood and Business	Gavin	Toth	3701 N DAVIDSON ST, CHARLOTTE, NC, 28211
NoDa Neighborhood and Business	Lauren	Schalburg	816 E 37TH STREET, CHARLOTTE, NC, 28205
NoDa Neighborhood Association	Hollis	Nixon	3409 RITCH AV, CHARLOTTE, NC, 28206
NoDa Vision	Jon	Branham	2604 PINCKNEY AV, CHARLOTTE, NC, 28277
Northend Partners Neighborhood	Carol	Burke	3815 N TRYON ST., CHARLOTTE, NC, 28206
OMITT Trade School	Zeke	Burns	101 WEST SUGAR CREEK ROAD, CHARLOTTE, NC, 28213
Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206
Piper Glen Master Association	Robert	Zoo	3036 N Myers St, Charlotte, NC, 28205, USA
Robinson Community Association	Clara	Konzelmann	3400 RITCH AV, CHARLOTTE, NC, 28206
Sugaw Creek	Leah	Massey	406 HILO DR, CHARLOTTE, NC, 28206
Teens on the move Ltd.	Alvin	Bond	4400 ROLLING HILL DR, CHARLOTTE, NC, 28213
University Park Improvement Ass	Hattie	Watkins	845 WOODSIDE AV, CHARLOTTE, NC, 28205
Villa Heights	Allison	Horinko	1109 LEIGH AVE, CHARLOTTE, NC, 28205

Exhibit B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2023-103**

Subject: Rezoning Petition No. 2023-103
Petitioner/Developer: RangeWater Development, LLC
Current Land Use: Industrial
Existing Zoning: ML-2 (Manufacturing & Logistics-2)
Rezoning Requested: TOD-NC (Transit Oriented Development-Neighborhood Center)

Date and Time of Meeting: *Wednesday, November 8, 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: 10/25/2023

Moore & Van Allen is assisting RangeWater Development, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±12.75-acre site located at 200 Atando Avenue (the "Site"), in Charlotte, North Carolina, from ML-2 to TOD-NC. The purpose of the rezoning is to allow the redevelopment of the Site with uses as allowed by the TOD-NC 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, November 8, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by November 7th in order to receive a secure virtual meeting link and reference Petition #2023-103.

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: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Gary LeClair, RangeWater Development, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit B (Cont.)

Site location:

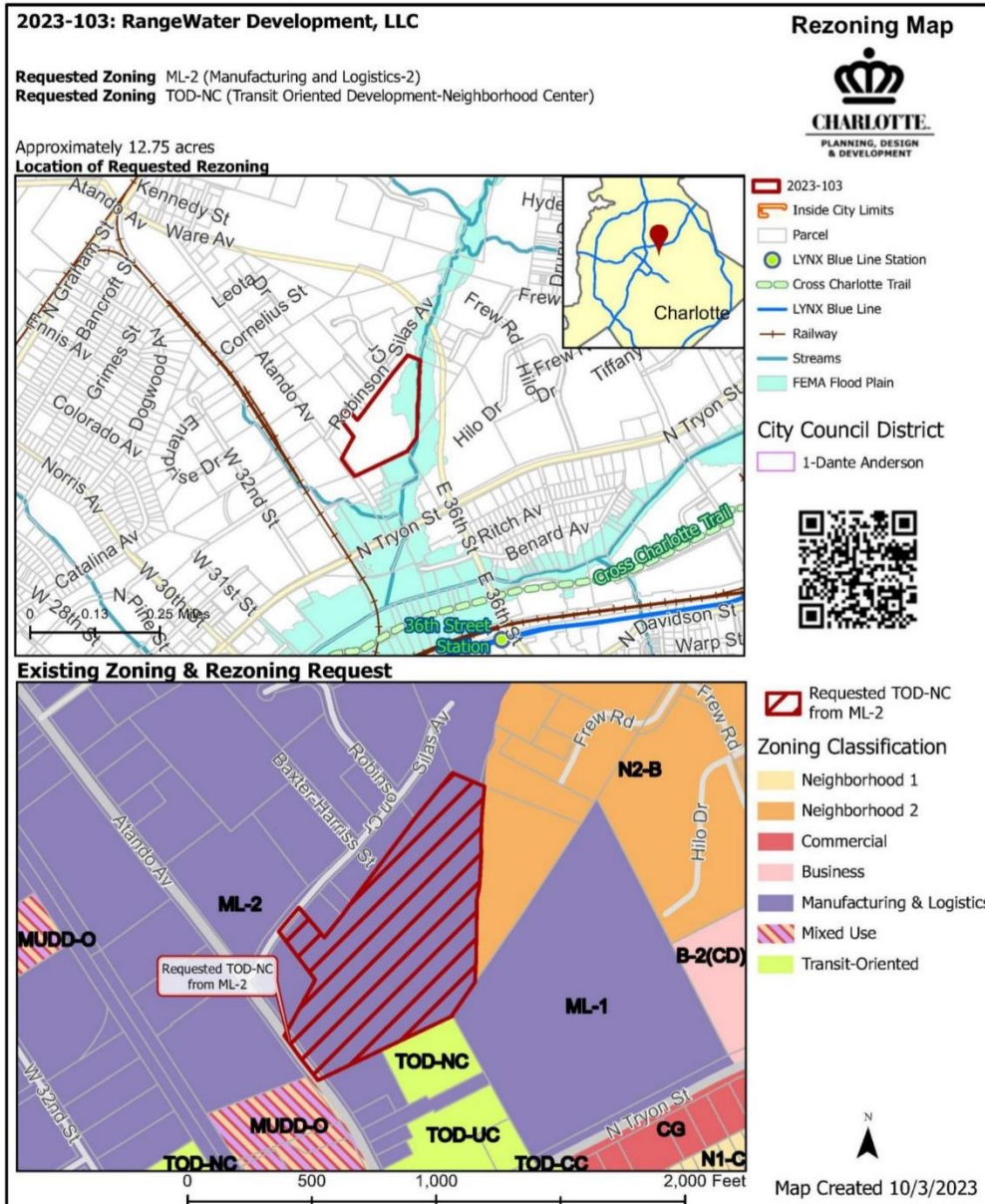


Exhibit C

Name	Email	Note
Michael J. Tully	mike.tully@meckabc.com	CFO of ABC Board/704-731-5903/cell 704.400.3390
Cathy & Laben Welch	labenwelch@gmail.com	3311 Frew Rd. 28206/property NE of site.
Dayton Oaks	oaks@liquidwastes.com	4025 Allwood Dr, 28217