

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Beacon Partners

Rezoning Petition No. 2023-108

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 October 19, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Monday, October 30th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had ten (11) total attendees, including the Petitioner's team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Pete Kidwell, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioners' team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and street views of the non-contiguous parcels totaling approximately 8.6 acres along Berryhill Road and Jay Street. The street view images that these properties currently have existing industrial/warehouse buildings on them. The location is near the Lower Tuck, Camp Greene, and Enderly Park areas.

Mr. Brown stated that the properties were formerly zoned to the I-1 (for Berryhill parcels) and I-2 (for Jay Street parcel) zoning districts. However, the City recently enacted a new Unified Development Ordinance (UDO) and went through a zoning translation process to convert sites to the new UDO zoning districts. The site's previous I-1/I-2 (industrial) zoning districts under the old zoning ordinance were automatically converted to the new UDO zoning districts for ML-1 and ML-2 (manufacturing and logistics). However, the 2040 Future Land Use Policy Map recognizes the area's transition to adaptive reuse and broader categories of uses and therefore recommends

the IMU (innovative mixed use) district for these properties instead of continuing the industrial/manufacturing uses. The ML zoning districts applicable under the current zoning would allow for outdoor storage, heavy manufacturing uses including elements of smokestacks and cooling towers, larger distribution warehouses that accommodate a high volume of truck traffic, and movement of heavy equipment but discourages office and does not allow residential uses. On the other hand, the IMU zoning district for innovative mixed-use projects accommodates adaptive reuse of old buildings into modern uses and encourages office and mixed use residential for a variety of lighter uses.

The Petitioner is pursuing a rezoning to the IMU zoning district, consistent with the 2040 policy map recommendation and consistent with the adaptive reuse transition in the area.

Mr. Pete Kidwell spoke on behalf of the Petitioner Beacon Properties to reiterate the goal to adaptively reuse and redevelop the properties, including potential new multi-family development, in a way that is consistent with the trend in the area and recommendation of the 2040 policy map. He reiterated the UDO translation that prevented the adaptive reuse conversion that had been done pre-UDO in the area to accommodate developments such as Not Just Coffee. He gave a brief history of Beacon Partners who is active in the Carolinas for office and industrial spaces, including projects along the Morehead and South End corridors, such as RailYard, Square at South End, and LoSo Station.

Mr. Brown concluded the meeting by stating that the rezoning request is viewed as a “downzoning” from more intensive/heavy uses to lighter uses. A public hearing on this rezoning could occur as early as November with a final council decision in December, at the earliest.

The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom: No questions or comments were received by community members related to the rezoning request.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 13th day of November 2023.

cc: Joe Mangum, Charlotte-Mecklenburg Planning Department

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 QUESTIONS. THANK

2023-108	TAXID	OWNER/BLAST	OWNER/BLAST	OWNER/BLAST	OWNER/BLAST	MAIL/ADD1	MAIL/ADD2	CITY	STATE	ZIP/COE
2023-108	0670358	MOVEMENT RESOURCES				8024 CALVIN HALL RD		INDIANLAND	NC	29707
2023-108	0670359	FREEDOM DRIVE INVESTORS LLC				2400 S BLVD STE 200		CHARLOTTE	NC	28203
2023-108	0670360	ESSE QUAM VIDERI LLC				5800 OLD PINEVILLE RD STE 201		CHARLOTTE	NC	28203
2023-108	0670365	SPIRIT MASTER FUNDING LLC				4600 GALENA PKWY STE 300		ATLANTA	GA	30339
2023-108	0704101	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-108	0704102	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-108	0704103	CITY OF CHARLOTTE				4201 CONGRESS ST STE 105		CHARLOTTE	NC	28202
2023-108	0704104	AG-184J 929 JAY STREET OWNER LLC				PO BOX A-3878		CHARLOTTE	NC	28209
2023-108	0704114	BR WESLEY VILLAGE LLC				1440 STYRON ST STE 104		CHARLOTTE	IL	60690
2023-108	0704217	WILKIE	ZICHARY			1772 WESLEY GREEN WAY		CHARLOTTE	NC	28208
2023-108	0704218	BROWN	JOSHUA ADAM			1729 WESLEY GREEN WAY		CHARLOTTE	NC	28208
2023-108	0704219	MACE	DASHIELL			1731 WESLEY GREEN WAY		CHARLOTTE	NC	28208
2023-108	0704220	VANN	TRENT			1013 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704225	CHRISTOF	JOSEPH A			1011 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704226	FERRI	NICHOLAS			313 RIDGECREST RD		CHARLOTTE	NC	28208
2023-108	0704227	LAWSON	ANTHONY MARK			1007 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704228	STRECONSKY	JEFFREY			4627 ADDISON DR		CHARLOTTE	NC	28211
2023-108	0704230	HEBDAL	ERIC C			1025 WESLEY TERRACE AV		CHARLOTTE	NC	28208
2023-108	0704230	BUCK	AMANDA			1027 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704231	WOOD	BRITTANY			1029 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704232	BIRCH	ELIZABETH ANN			1031 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704233	ELIOTT	JACQUE SCOTT			1035 WESLEY TERRACE AV		CHARLOTTE	NC	28208
2023-108	0704234	CUSTER	STEVEN			11309 CHARLOTTE VIEW DR		CHARLOTTE	NC	28208
2023-108	0704235	VARBULESKI	DAVID CHARLES			1124 LAVINIA AV		CHARLOTTE	NC	28208
2023-108	0704237	TRUST	EDWARD A			222 LAVINIA AV		CHARLOTTE	NC	28208
2023-108	0704238	NGUYEN	EDWARD A			1114 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704239	ECKELS	BRITTANY DEBORAH			1112 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704240	TOMLINSON	TONY			1108 WESLEY TERRACE AVE		CHARLOTTE	NC	28208
2023-108	0704241	BO	KRISTINA MARIE			2930 W 28TH AVE		DENVER	CO	80211
2023-108	0704242	ALCON	ROSS ANDREW			227 SOUTHSIDE DR		CHARLOTTE	NC	28278
2023-108	0704243	MITCHELL	AIL ANTHONY			1440 SOUTHTRYON ST		CHARLOTTE	NC	28203
2023-108	0704244	KLINE	MICHAEL			1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-108	0704245	CARR	MATTHEW J			2335 THRIFT RD		CHARLOTTE	NC	28208
2023-108	0704246	WESLEY TOWNS LLC	JULIAN DEAN			240 ROUTE 10		WHPPLAW	NJ	07981
2023-108	0704248	SPRINGER TOWNS OWNERS ASSOCIATION	CHRISTINE LUDTH			2500 RINGWOOD ST		CHARLOTTE	NC	28216
2023-108	0705101	SUMMIT AVENUE REEBERRY LLC	ROBERT LUME			415 BEATTIES FOND RD		CHARLOTTE	NC	28216
2023-108	0705114	AC 2317 THRIFT ROAD LP	LESLIE MICHELLE			2408 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0705117	SUBURBAN PROPANE LP	KATHY G			105 NE 6TH ST		OAK ISLAND	NC	28465
2023-108	0706111	GARRARD	BRAD			3123 BERRY CREEK RD		CHARLOTTE	NC	28214
2023-108	0706112	SPENCE	HAROLD III			2401 TUCKASEGEE RD		CHARLOTTE	NC	28266
2023-108	0706113	HARRIS	MARK S			2415 TUCKASEGEE RD		CHARLOTTE	NC	28208
2023-108	0706113	STONE	ANGELA			2415 TUCKASEGEE RD		CHARLOTTE	NC	28208
2023-108	0706114	WILLIAMS	LINDA			7212 GOVERNORS S ROW		CHARLOTTE	NC	28277
2023-108	0706115	VIN-EVA PROPERTIES	ANGELA			2108 AVISLEY TOWN BLVD UNIT A		CHARLOTTE	NC	28273
2023-108	0706116	BEHRY	DAVID			2508 ELON ST		CHARLOTTE	NC	28208
2023-108	0706122	BEHRY	PAUL JR			2401 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0706207	ZIMMERMAN	MEGAN			2401 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0706209	SPRING RUN PROPERTIES LLC	CONNALLY			PO BOX 668529		CHARLOTTE	NC	28226
2023-108	0706208	MERSA INVESTMENTS LLC				2427 TUCKASEGEE RD		CHARLOTTE	NC	28208
2023-108	0706209	ROMANO				2413 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0706210	MCCAIN				2501 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0706211	MCCAIN				2505 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0706212	DOONEY				2509 RINGWOOD ST		CHARLOTTE	NC	28208
2023-108	0706213	NGUYEN	ERIK			500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-108	0706214	SAUNDERS	SAUNDERS			1440 HARDING PL APT 499		CHARLOTTE	NC	28204
2023-108	0706215	LEWIS				1440 HARDING PL APT 499		CHARLOTTE	NC	28204
2023-108	0706216	BOONE	WILLIAM L			2509 ELON ST		CHARLOTTE	NC	28208
2023-108	0706217	DRUM	JOYCE DEAN			PO BOX 3154		MATTHEWS	NC	28106
2023-108	0706301	BN-BR1304 LLC	BRITTANY			PO BOX 3154		CHARLOTTE	NC	28208
2023-108	0706302	WEST BLVD INVESTMENTS LLC				1401 CAMP GREENE ST		CHARLOTTE	NC	28208
2023-108	0706304	NOVA CAPITAL INVESTMENTS LLC	TIMMY Y			PO BOX 1238		CHARLOTTE	NC	28203
2023-108	0706305	WEST BLVD INVESTMENTS LLC				833 EAST BLVD		CHARLOTTE	NC	28235
2023-108	0706306	EMARVE				1440 SOUTHTRYON ST		CHARLOTTE	NC	28203
2023-108	0706307	WEBB CUSTOM HOMES LLC				PO BOX 19149		CHARLOTTE	NC	28219
2023-108	0706308	IFEA PROPERTY HOLDINGS LLC				4110 QUAIL VIEW RD		CHARLOTTE	NC	28226
2023-108	0706309	MARSH MORTGAGE CO				10100 OVERHILL RD		CHARLOTTE	NC	28211
2023-108	0706313	SUMMIT AVENUE REEBERRY LLC				1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-108	0706314	MANCH REAL PROPERTY LLC				1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-108	0706316	BERNHILL INVESTMENT COMPANY LLC				PO BOX 4980 DEPT 701		SCOTTSDALE	AZ	85261
2023-108	0706320	FREEDOM STORAGE CENTER LLC				1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-108	0706322	AC 925 TUCKASEGEE OWNER LP				4201 CONGRESS ST STE 105		CHARLOTTE	NC	28209
2023-108	0706323	AC 1001 TUCKASEGEE OWNER LP				500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-108	0706324	GENERAL	ELECTRIC CO					CHARLOTTE	NC	28202
2023-108	0706327	AG-184J 1026 JAY STREET OWNER LLC						CHARLOTTE	NC	28202
2023-108	0706328	AG-184J 1018 JAY STREET OWNER LLC						CHARLOTTE	NC	28202
2023-108	0706329	BN-15900 LLC						CHARLOTTE	NC	28202

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 QUESTIONS.

2023-108	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-108	Ashley Park	Victoria	Covin	2310 BELFAST DR		CHARLOTTE NC	28208
2023-108	Berwick	Joycelyn	Swain	2821 COLUMBUS CIR		CHARLOTTE NC	28208
2023-108	Biddleville-Snailwood Community	Charles	Jones	2014 W TRADE ST		CHARLOTTE NC	28216
2023-108	Biddleville-Snailwood Community	James	Turner	327 CAMPUS ST		CHARLOTTE NC	28216
2023-108	Biddleville-Snailwood Community	Justin	Blanchard	2300 ROZZELLES FERRY RD		CHARLOTTE NC	28208
2023-108	Biddleville-Snailwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE		Charlotte NC	28208
2023-108	Biddleville-Snailwood Community	Paul	VanGundy	2308 ROZZELLES FERRY RD		CHARLOTTE NC	28208
2023-108	Biddleville Residents & Friends	Gerard	Greenberg	2018 WEST TRADE ST		CHARLOTTE NC	28216
2023-108	Bradfield Farms Homeowners Asso	Douglas	Morris	310 MILL RD CHARLOTTE		CHARLOTTE NC	28216
2023-108	choice_1541	DON	JOHNSON	3100 AVALON AVE		CHARLOTTE NC	28208
2023-108	Code for Charlotte	Jill	Biers	322 KATONAH AVE		CHARLOTTE NC	28208
2023-108	Eleanor Heights	Eleanore	Moore	2901 CORONET WAY		CHARLOTTE NC	28208
2023-108	Elderly Park	Lois	Littlepage	1400 EFFINGHAM RD		CHARLOTTE NC	28208
2023-108	Elderly Park Neighborhood Assoc	Jon	Johnson	3100 AVALON AVE		CHARLOTTE NC	28208
2023-108	Elderly Park Neighborhood Assoc	Don	Roberson	3128 KIRKLAND AVE		CHARLOTTE NC	28208
2023-108	Fairfax Farms Homeowners Assoc	Pam	White	2901 CORONET WY		CHARLOTTE NC	28208
2023-108	Farmington	Johnny	Polye	1511 EFFINGHAM RD		CHARLOTTE NC	28208
2023-108	Grass & Ground Cuthin Grass	Thomas	Holloway	2044 CAMP GREENE ST		CHARLOTTE NC	28208
2023-108	Greater Elderly Park Neighborho	Leon	Anderson	1305 CAMP GREENE STREET		CHARLOTTE NC	28208
2023-108	Greater Elderly Park Neighborho	Amnie	Haynes	2908 Tuckaseegee Rd, Charlotte		Charlotte NC	28208
2023-108	Greater West Coalition	Shamaye	Adams	309 LMA AVE		CHARLOTTE NC	28208
2023-108	Historic Camp Greene Neighborho	JTanya	Harrison	2229 WEVLAND AVENUE		CHARLOTTE NC	28208
2023-108	Historic Camp Greene Neighborho	Cynthia	Dickman	2307 WILKINSON BLVD		CHARLOTTE NC	28208
2023-108	Historic Camp Greene Neighborho	Marc	Harris	2216 MONUMENT ST		CHARLOTTE NC	28208
2023-108	Historic Camp Greene Neighborho	Thomas	Harris	2504 GREENLAND AVE.		CHARLOTTE NC	28208
2023-108	Marsh Estates	Kayla	Earley	1105 PRYOR ST		CHARLOTTE NC	28208
2023-108	Parkview Community Foundation.	Gwendolyn	Brown-Johnson	1100 PRYOR ST		CHARLOTTE NC	28208
2023-108	Parkview Community Neighborhood	Gwendolyn	Brown-Johnson	1100 PRYOR ST		CHARLOTTE NC	28208
2023-108	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST		CHARLOTTE NC	28208
2023-108	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST		CHARLOTTE NC	28208
2023-108	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR ST		CHARLOTTE NC	28208
2023-108	Regal Heights Homeowners Assod	EngeneAngela	Perkins	3129 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Regal Heights/Historic Camp Gre	Mayfina	Mayfield	1513 NOEL PL		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	Amari	Johnson	409 COXE AVENUE		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	Catherine	Jardnes	214 AUTEN STREET		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	Janice	Shirley	509 STATE STREET		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	Tanis	Gomask	101 S SMALLWOOD PL		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	Brian	Gomask	101 S BRUNS AVENUE		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	Alexandra	Colelio	316 S CLARKSON ST		CHARLOTTE NC	28208
2023-108	Seversville Community Organizat	John	Schwaller	245 VICTORIA AVE		CHARLOTTE NC	28202
2023-108	Seversville Community Organizat	Virginia	Woodard	1001 WEST 1ST STREET		CHARLOTTE NC	28202
2023-108	Third Ward The Committee To Re	Brenda	Makhoore	1001 GREENLEAF AVENUE		Charlotte NC	28202
2023-108	Third Ward/Seversville Neighbor	Willie	Jefferson	417 GRAND RD	4	CHARLOTTE NC	28208
2023-108	Villages Of Leacroft (Fume)	Darlene	Jones	2415 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wellington Homeowners Associati	Glenn	Galley	2700 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Heights	Glenn	Galley	2700 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Heights Neighborhood Ass	Colette	Forrest	209 S SUMMIT AVE		CHARLOTTE NC	28208
2023-108	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE		CHARLOTTE NC	28208
2023-108	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD		CHARLOTTE NC	28208
2023-108	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE		CHARLOTTE NC	28208
2023-108	Wessex Square Homeowners Assod	Jeff	Horton	2415 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AVE		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Cherez	McClellan	2627 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Donna	Herring	2610 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR8		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Robert	Byrte	2318 MARLOWE AVE		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST		CHARLOTTE NC	28208
2023-108	Wesley Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AVE		CHARLOTTE NC	28208

Exhibit B

October 19, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Monday, October 30th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Beacon Partners
Petition No.: 2023-108

Dear Charlotte Neighbor:

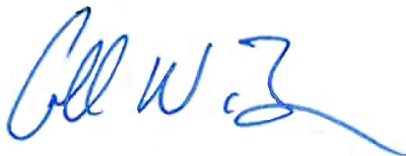
Our firm represents Beacon Partners (the “Petitioner”) in its proposal to rezone approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street and a noncontiguous parcel on the north side of Jay Street. The Petitioner is requesting a rezoning from the ML-1 and ML-2 (manufacturing and logistics) zoning districts to the IMU (innovative mixed use) zoning district to accommodate its redevelopment plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, October 30th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa.Arnold@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Beacon”) or property (“Berryhill”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa.Arnold@alexanderricks.com or call 980-334-2003 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C

Find a participant

































-  Brittany Lins (Host, me)   
-  collin brown 
-  Collin Brown  
-  17049367652 
-  Betsy & Brian Dross  
-  Betsy Dross  
-  Brittany Tomlinson  
-  Erik Saunders  
-  Pete Kidwell - Beacon Partners  
-  Susan Floyd  
-  Todd Hess  

Exhibit D

Rezoning #2023-108 @ Berryhill Rd & Jay St

Beacon Partners

Official Community Meeting

October 30, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Rezoning Proposal**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

TEAM INTRODUCTIONS

**Property Owner
& Petitioner:**

Entities related to Beacon Partners



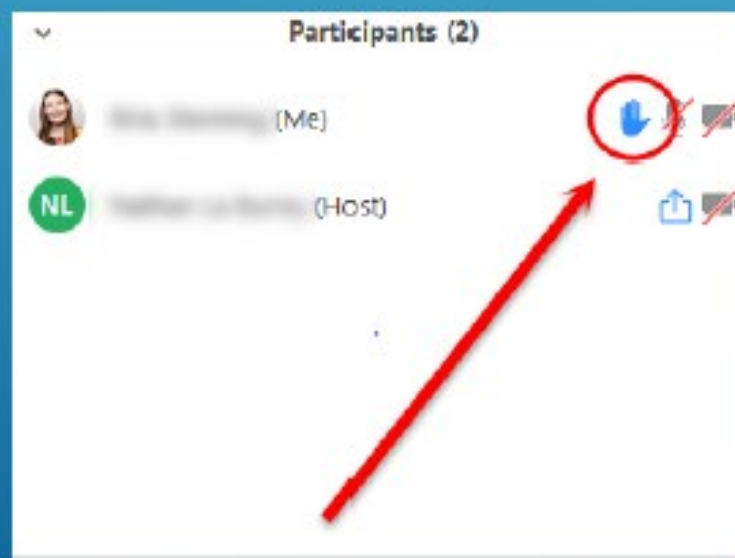
Alexander
Ricks
PLLC

AT THE END: QUESTIONS & DISCUSSION

Type your questions

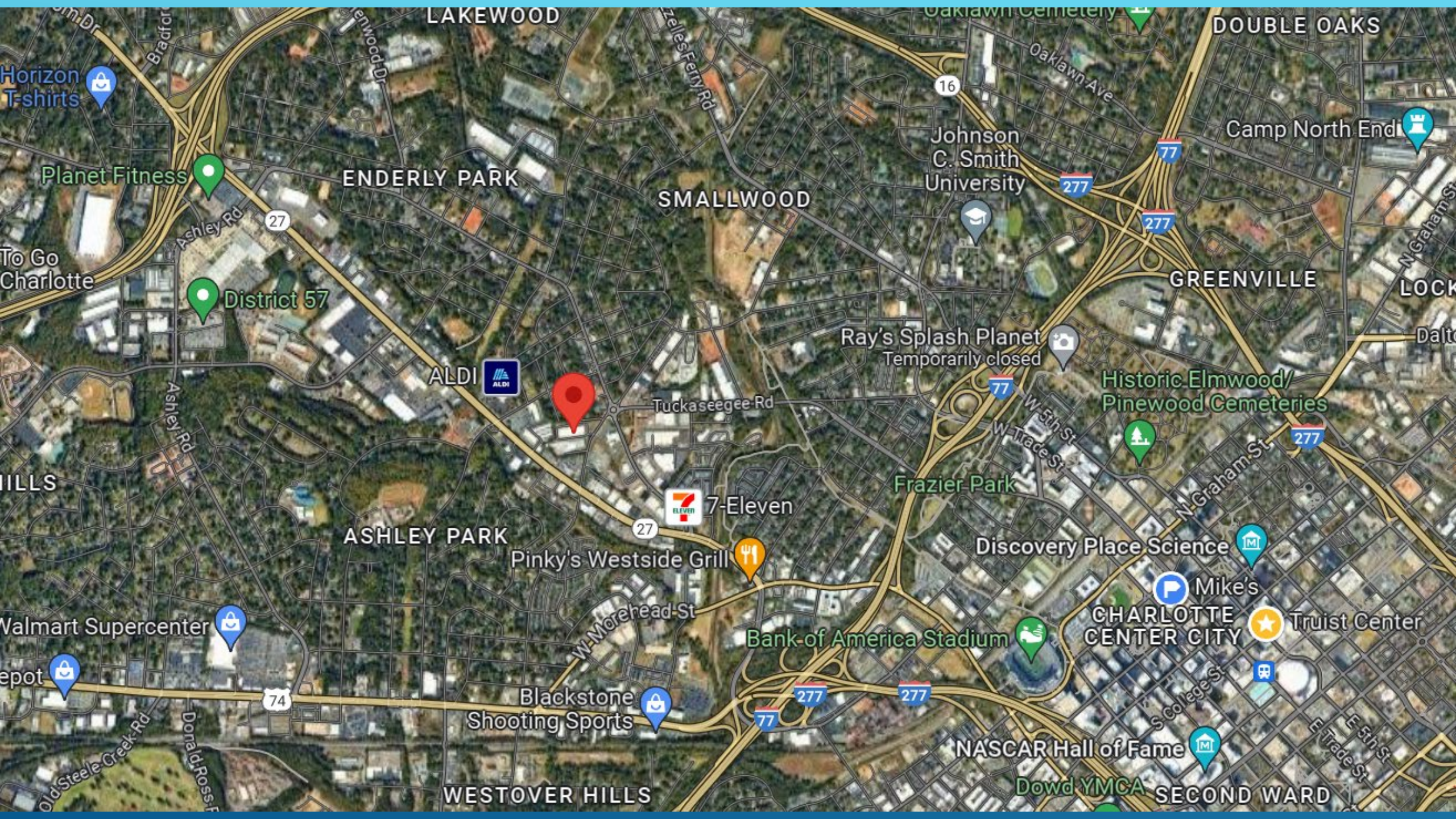


Or ask out loud



PROPERTY LOCATION





ENDERLY PARK

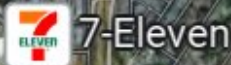
SMALLWOOD

GREENVILLE

ASHLEY PARK

CHARLOTTE CENTER CITY

WESTOVER HILLS



Pinky's Westside Grill



Bank of America Stadium

NASCAR Hall of Fame

Johnson C. Smith University

Ray's Splash Planet
Temporarily closed

Frazier Park

Historic Elmwood/
Pinewood Cemeteries

Discovery Place Science

Mike's

Truist Center

Dowd YMCA

SECOND WARD

District 57

Horizon T-shirts

Planet Fitness

To Go Charlotte

HILLS

Walmart Supercenter

epot

DOUBLE OAKS

Camp North End

LOCK

Dalton

Old Steele Creek Rd
Donald Ross F

Ashley Rd

27

27

74

W Morehead St

Tuckasegee Rd

W 5th St
W Trade St

N Graham St

277

77

277

277

16

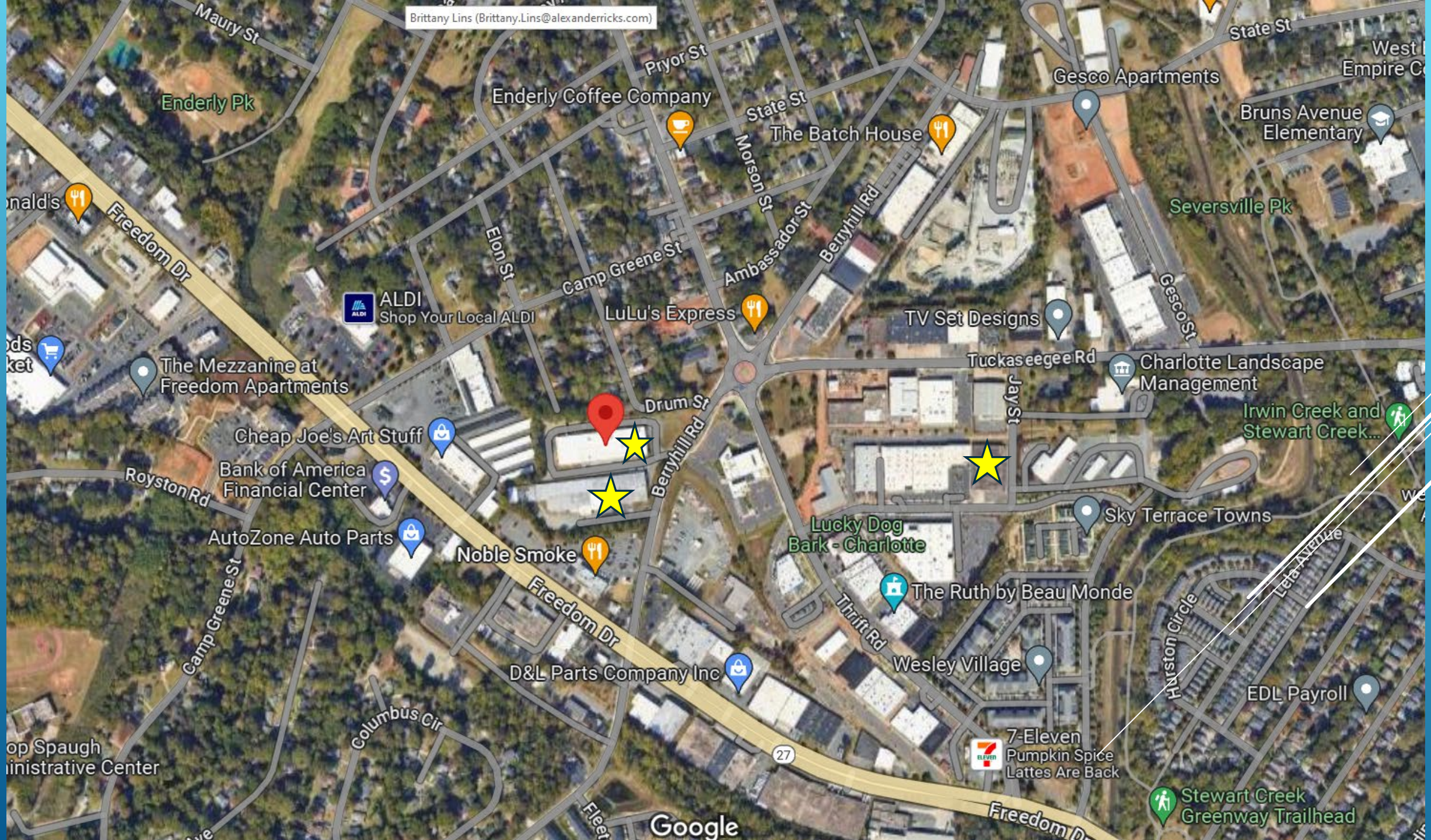
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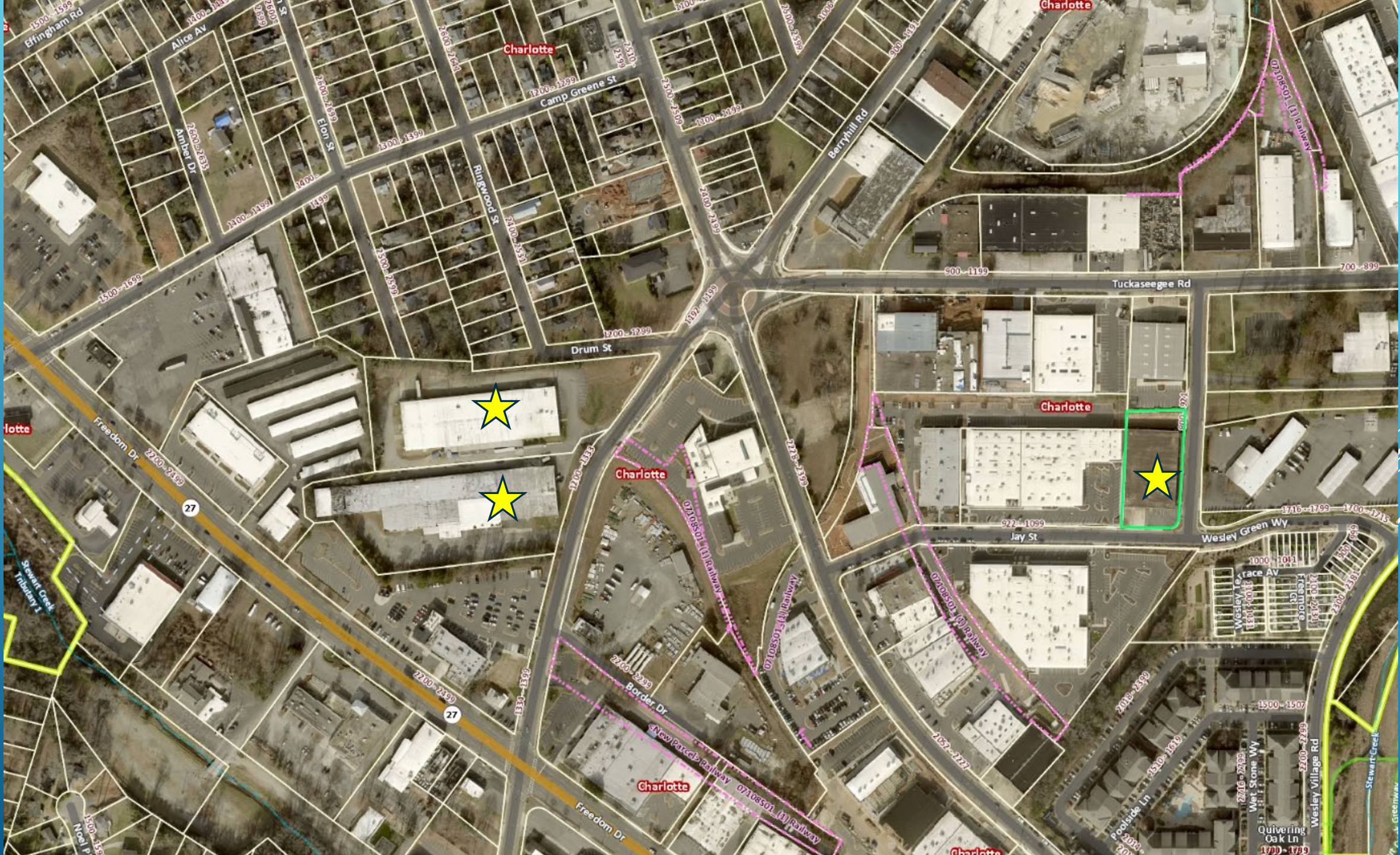
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277

S College St

E Trade St
E 5th St

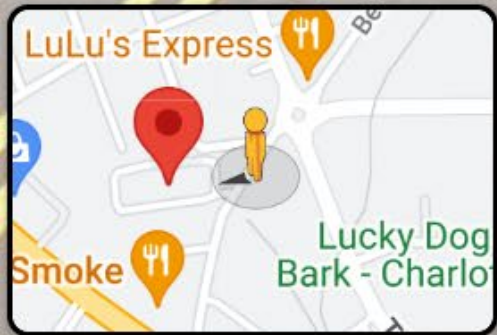




Approximately 8.6 acres
Location of Requested Rezoning



- 2023-108
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District
- 2-Makolm Graham



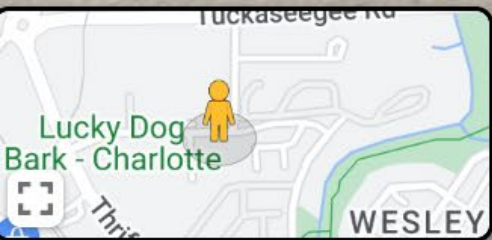
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Charlotte, North Carolina

 Google Street View

Aug 2022

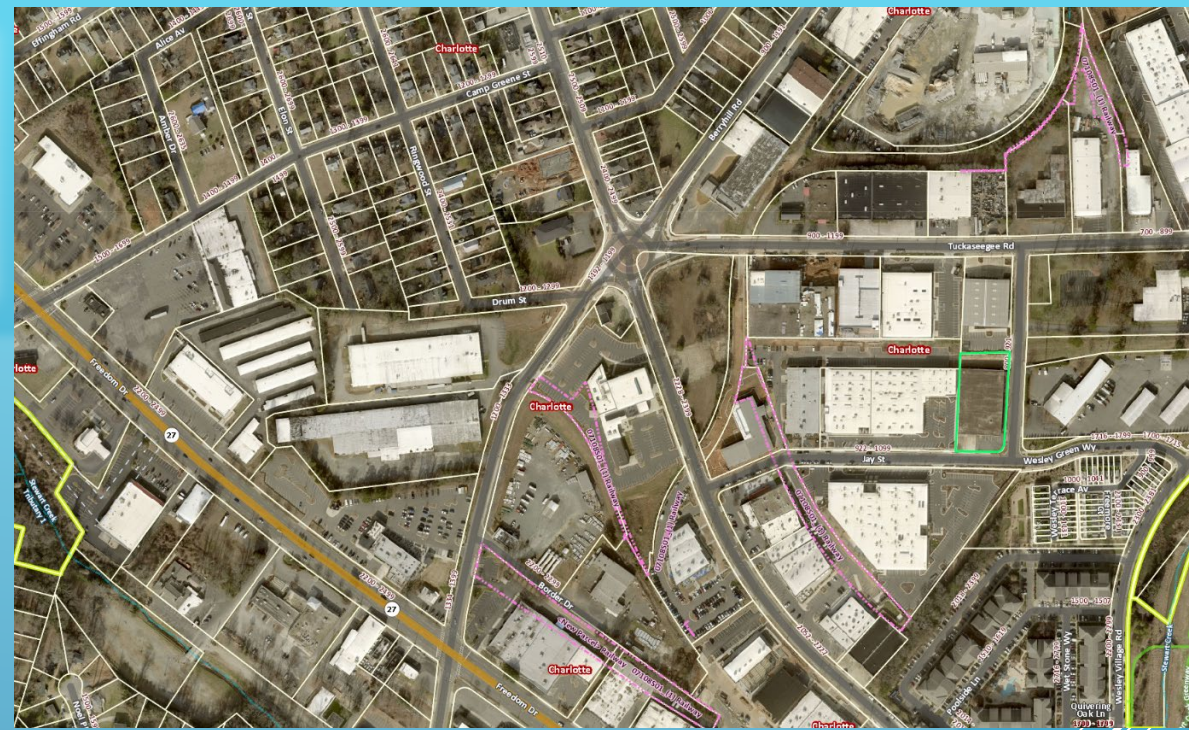
[See more dates](#)



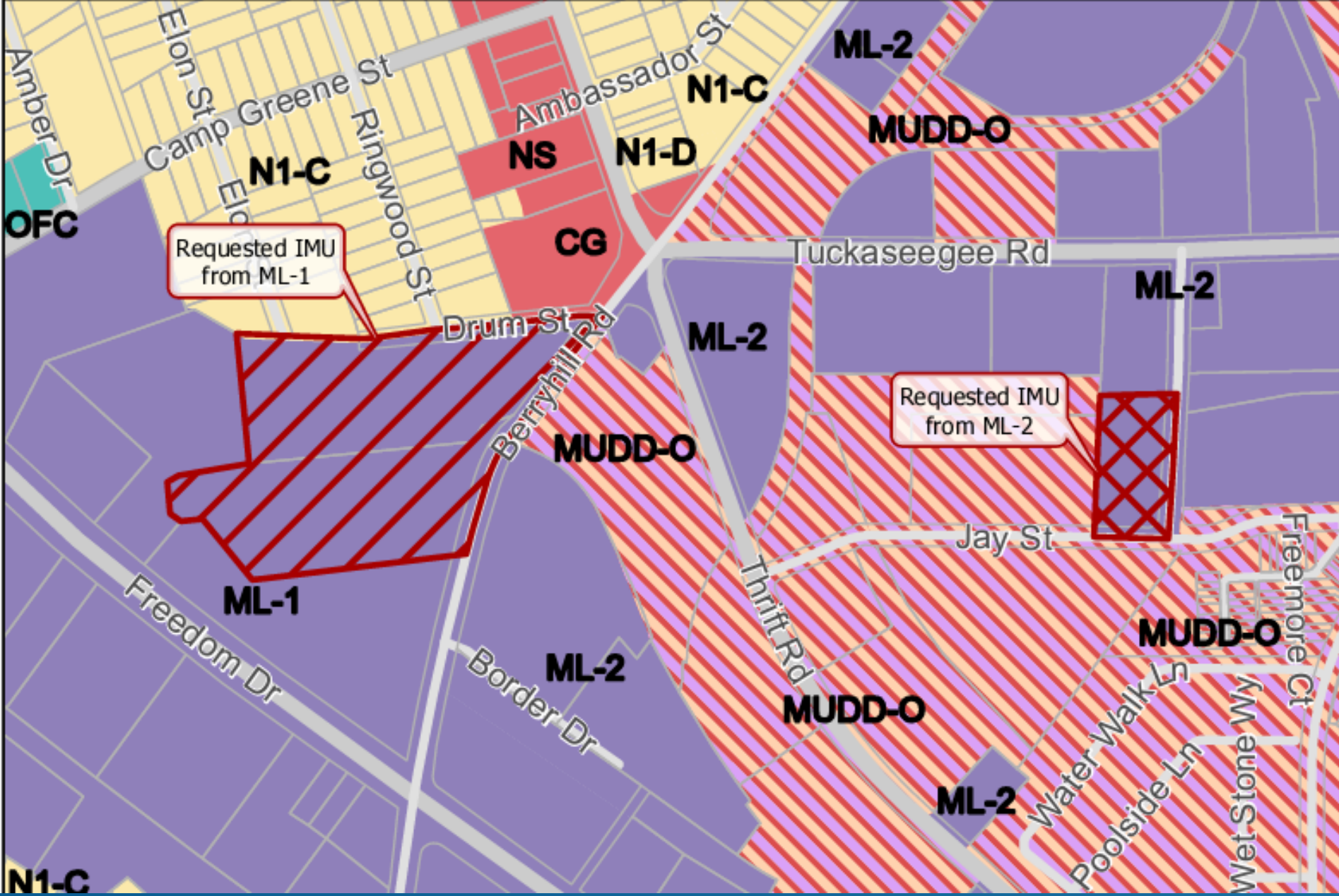
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REZONING CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



Existing Zoning & Rezoning Request



-  Requested IMU from ML-1
-  Requested IMU from ML-2

Zoning Classification

-  Neighborhood 1
-  Campus
-  Commercial
-  Manufacturing & Logistics
-  Mixed Use



2040 PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



Brittany Lins (Brittany.Lins@alexanderricks.com)

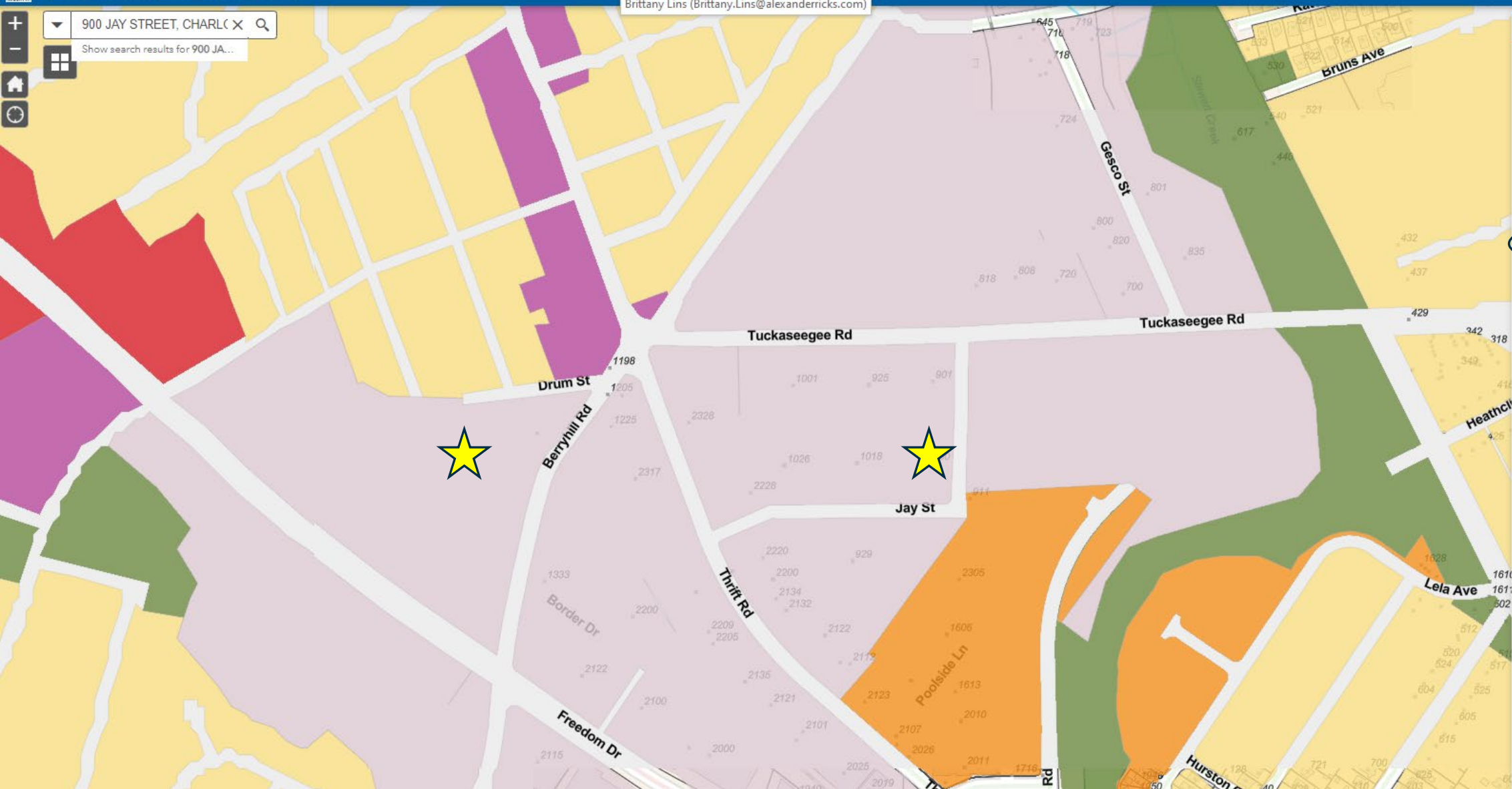
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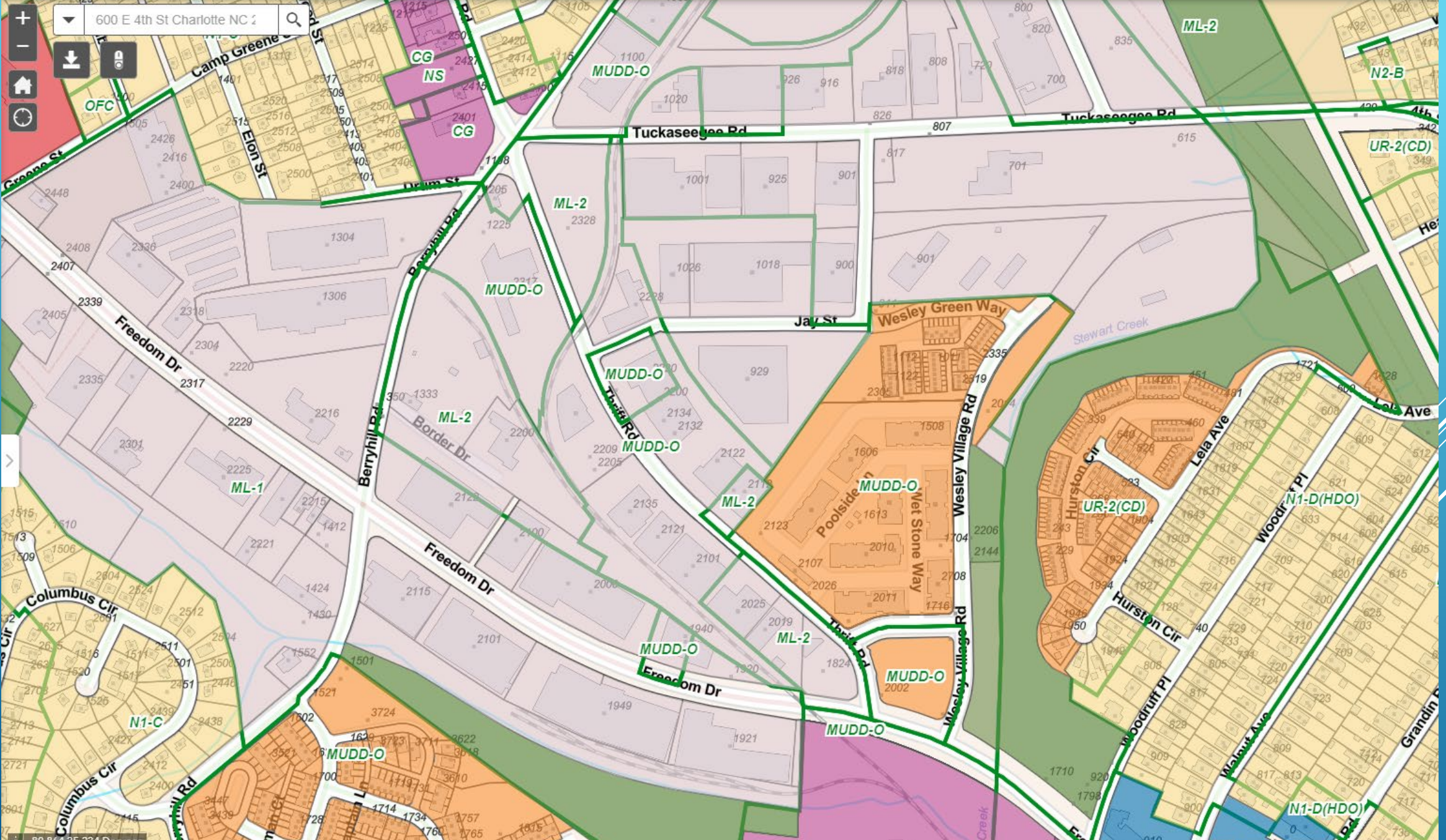
Show search results for 900 JA...

Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use**
- Neighborhood Center
- Community Activity Center
- Regional Activity Center







NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING REQUEST

REZONING REQUEST:

IMU (INNOVATIVE MIXED USE) ZONING DISTRICT

CONSISTENT WITH 2040 POLICY RECOMMENDATION

CONSISTENT WITH ADAPTIVE REUSE
TRANSITION IN THE AREA

ML DISTRICT



Closeup Highlights



A.Improved bike and pedestrian facilities and connections

B.Generous landscaping and buffers

C.Small shared outdoor gathering space for employees

D.Dedicated rideshare pickup/dropoff locations

Notable Characteristics



1. Outdoor storage of materials, storage and distribution are common elements of industrial development, but should be screened from the public realm, to the extent reasonably possible.
2. Some heavy manufacturing uses contain taller elements such as smokestacks and cooling towers.
3. Large distribution warehouses that accommodate a high volume of large truck traffic are common and should still include clear entries and connections to the public realm.
4. The outdoor storage and movement of heavy equipment is common, such as train depots and inter-modal yards.
5. The outdoor storage of trucks, materials and equipment occur when larger buffers can be accommodated at the edges.
6. Contractor storage yards, metal recycling and materials recycling can occur when separated by larger, undisturbed natural buffers.
7. The airport and its associated facilities are found in this Place Type.
8. Warehouse buildings accommodate a high volume of large truck traffic and should be designed to do so safely, and out of view of the public realm, to the extent reasonably possible.



Existing Place Type Layout



Aspirational Place Type Layout

Typical Uses

- Industrial
- Single Family Residential
- Commercial

- Mixed Use
- Office
- Parking Lot
- Closeup Graphic Viewpoint

IMU DISTRICT

Closeup Highlights



A. Active and passive community gathering spaces

B. Adaptive reuse of light industrial or underutilized buildings, embracing unique history and form

C. Regular rail crossings

D. Increased tree canopy

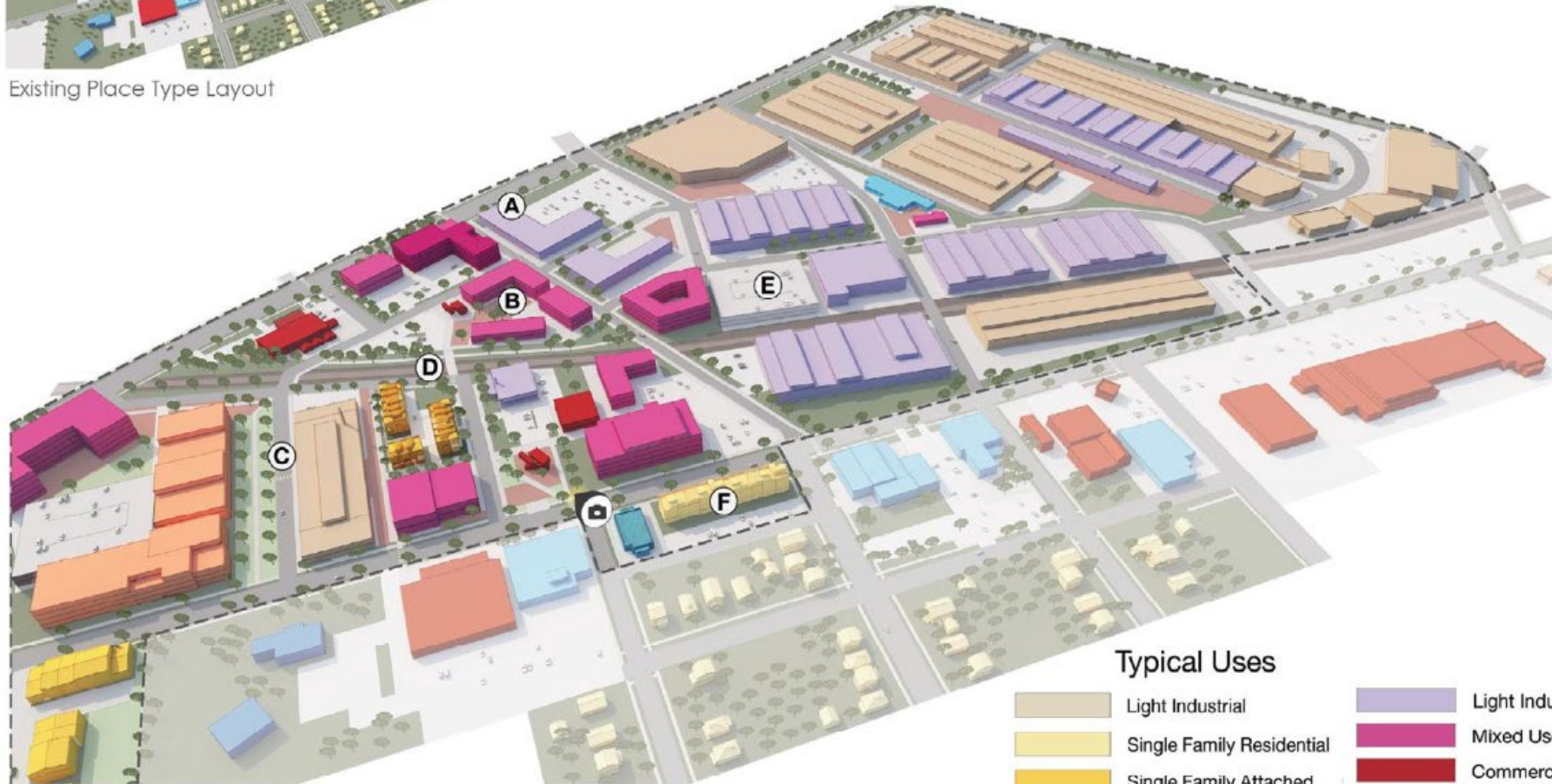
Notable Characteristics



1. The reuse of buildings for small scale production and distribution like breweries, bakeries, and similar businesses is common and encouraged.
2. Self storage coupled with ground floor commercial space integrate this use into a mixed use, walkable place.
3. Creative office space often occupies buildings not originally created for office use.
4. Mixed Use Residential buildings may be integrated into post industrial buildings.
5. Preservation of significant industrial buildings for new uses is common in areas that want to maintain a character that honors the past.
6. Small, older purpose built warehouses can become the framework for a wide range of development infill.
7. New office buildings can take on the character of a transitioning industrial area and provide a mix of old and new building styles.
8. Newly built, smaller scale flex buildings that house office uses in conjunction with limited distribution are common. Truck traffic is lower than Manufacturing and Logistics uses, minimizing the impacts to adjacent neighborhoods.








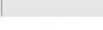




Existing Place Type Layout



Aspirational Place Type Layout

Typical Uses

- | | | | |
|---|---------------------------|---|----------------------------|
|  | Light Industrial |  | Light Industrial Mixed Use |
|  | Single Family Residential |  | Mixed Use |
|  | Single Family Attached |  | Commercial |
|  | Office |  | Parking Lot / Garage |
|  | Institutional |  | Closeup Graphic Viewpoint |

POTENTIAL REZONING SCHEDULE

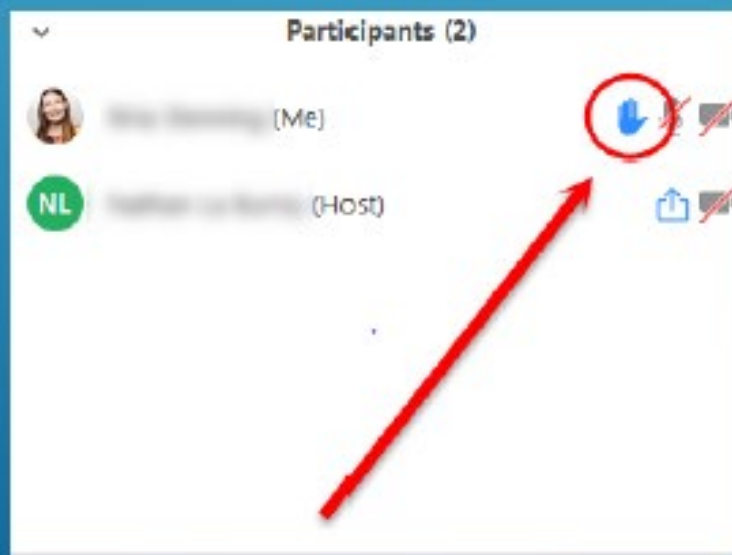
- ▶ **Official Community Meeting:** Today, October 30th
- ▶ **Earliest Public Hearing:** November 20th
- ▶ **Zoning Committee:** December 5th
- ▶ **City Council Decision:** December 18th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

