

# COMMUNITY MEETING REPORT

**Petitioner:**

**123 E 27TH, LLC**

**Rezoning Petition No. 2023-109**

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 or before October 28, 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 9, 2023, at 5:30 pm (on Zoom) as a virtual meeting.

## **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The community meeting was attended by Petitioner's development team: Russell Fergusson and Shawn McMillan. No other persons attended the meeting. Sign-in sheet is attached as Exhibit C.

## **SUMMARY OF PRESENTATION/DISCUSSION:**

Russell Fergusson, Petitioner's Agent presented the basic components of the rezoning proposal, and was prepared to go through a presentation and invited an open discussion with the attendees. The presentation is attached as Exhibit D. It covered the general nature of the rezoning petition, the Charlotte 2040 Plan for the area, existing uses on this intersection, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

Petitioner has not been contacted by any interested parties but has spoken to area property owners, including neighbors about the rezoning. No one has expressed opposition to the rezoning and others have indicated that they may (or have) done the same change to Innovation Mixed Use Zoning District as it is a better fit for the area as it transitions.

Petitioner will make itself available going forward to meet with any neighbors. Petitioner's agent will offer to have follow-up meetings with the attendees and other interested neighbors upon request.

Respectfully submitted, this 13<sup>th</sup> day of November, 2023

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

# Exhibit A: Notice Mailing List

2023-109	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-109	07908701	PRM CHARLOTTE/NODA OWNER LLC				300 TRADE CENTER STE 7700		WOBURN	MA	01801
2023-109	07908702	PRM CHARLOTTE/NODA OWNER LLC				300 TRADE CENTER STE 7700		WOBURN	MA	01801
2023-109	07908703	NEGUS PROPERITES LLC				4110 OAKTON RIDGE CT		MATTHEWS	NC	28105
2023-109	07908704	GUY	JAMES R JR		C/O GUY PROPERTIES	4401 E INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2023-109	07908708	ELECTRICAL CONSULTING ENGINEERS INC				2407 NORTH TRYON ST		CHARLOTTE	NC	28206
2023-109	08301101A	NORFOLK SOUTHER RAILWAY	% TAX DEPT			110 FRANKLIN RD SE		ROANOKE	VA	24042
2023-109	08301101B	SOUTHERN REGION INDUSTRIAL REALTY CO			C/O TAX DEPT	3 COMMERICAL PLACE		NORFOLK	VA	23510
2023-109	08301103	NORFOLK SOUTHERN RAILWAY CO	% TAX DEPT			110 FRANKLIN RD SE		ROANOKE	VA	24042
2023-109	08301104	NORTH MECKLENBURG ANIMAL RESCUE INC				533 EAST 21ST ST		CHARLOTTE	NC	28206
2023-109	08301107	TBRL HOLDINGS GROUP LLC				2322 N TRYON ST		CHARLOTTE	NC	28206
2023-109	08301108	PARKER DAVIS CO INC				2310 N TRYON ST		CHARLOTTE	NC	28206
2023-109	08301110	FW OZ TRYON 2 LLC				1337 FERNCLIFF RD		CHARLOTTE	NC	28211
2023-109	08301133	BIN-E28S222 LLC				500 E MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-109	08302304	ALEXANDER L PROPERTIES LLC				525 CLAIRVIEW LN		MATTHEWS	NC	28105
2023-109	08302305	INTERNATIONAL PAPER COMPANY				6400 POPLAR AVE		MEMPHIS	TN	38197
2023-109	08302501	HART	CYNTHIA A			1226 E 35TH ST		CHARLOTTE	NC	28205
2023-109	08302502	SMILEY AJ PROPERTIES LLC				10011 ALBERMARLE RD		CHARLOTTE	NC	28227
2023-109	08302503	HEATH	GILBERT ALLEN	HARRIET HEATH	FERGUSON	2755 ROLLINGS HILLS DR		MONROE	NC	28110
2023-109	08302504	NU & MINH INC				7732 LINDA LAKE DR		CHARLOTTE	NC	28215
2023-109	08302506	NU & MINH INC				2417 N TRYON ST E		CHARLOTTE	NC	28206
2023-109	08302507	123 E 27 LLC				401 HAWTHORNE LN STE 110 240		CHARLOTTE	NC	28204
		Anderson	CM Dante			600 E. 4th St.		CHARLOTTE	NC	28202

2023-109	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-109	Belmont Community Association	Curtis	Bridges	724 E 17TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Belmont Community Association	Diane	Adams	1615 PEGRAM ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Belmont Community Association	iesha	patel	813 EAST 18TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Belmont Community Development C	Carlene	Greene	700 PARKWOOD AVE. STE 204, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Belmont Neighborhood Associatio	Stephen	Valder	1621 ALLEN ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Berkeley Homeowners Association	Bob	Mohr	805 E 17TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Dillehay Courts	Lucille	Puckett	2621 N PINE ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Druid Hills	Alan	OlivaChapela	1019 LOMOND AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Ellington Park Homeowners Assoc	James	Collins	2404 EDISON ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Graham Heights Neighborhood Ass	Jeff	Pharr	419 NORRIS AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Graham Heights Neighborhood Ass	Kathryn	Johnson	2762 CATALINA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Highland Mill Montessori Parent	Tatjana	Eres	3201 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Lockwood	Alice	Kibler	329 PLYMOUTH AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Lockwood Neighborhood Associati	Christopher	Dennis	445 KESWICK AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Lockwood Neighborhood Associati	India	Houston	233 SYLVANIA AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Lockwood Neighborhood Associati	Winston	Robinson	508 SYLVANIA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Noda	Brionna	Spells	3327 N DAVIDSON ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Noda	Matt	Toffey	3027 N. MYERS ST., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Noda	Nicole	DPeterson	3013 WHITING AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-109	NoDa Neighborhood and Business	Lauren	Schalburg	816 E 37TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	NoDa Neighborhood Association	Chamiese	Marion	1120 LEIGH AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	NoDa Neighborhood Association	Hollis	Nixon	3409 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	NoDa Vision	Jon	Branham	2604 PINCKNEY AV, CHARLOTTE, NC, 28277		CHARLOTTE	28277
2023-109	None	Mary	Brown	1211 PARKWOOD AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	North Tryon	Jesse	Boyd	1210 N. TRYON ST., CHARLOTTE, NC, 28277		CHARLOTTE	28277
2023-109	Olde Concord Association	Ken	Hagood	1226 N CALDWELL ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Opt 12 Condominium Owners Assoc	Ben	Vandgrift	1214 N CALDWELL ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Piper Glen Master Association	Robert	Zoo	3036 N Myers St, Charlotte, NC, 28205, USA		CHARLOTTE	28205
2023-109	Robinson Community Association	Clara	Konzelmann	3400 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	Sugaw Creek	Leah	Massey	406 HILO DR, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-109	University Park Improvement Ass	Hattie	Watkins	845 WOODSIDE AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Villa Heights	Allison	Horinko	1109 LEIGH AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Villa Heights	Steve	Sanders	2735 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Villa Heights Community Organiz	Anne	Monsted	1100 WOODSIDE AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Villa Heights Community Organiz	Chantelle	Morales	2105 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Villa Heights Community Organiz	Max	Carroll	1813 PARSON STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-109	Villa Heights Land Community Or	Elise	Berman	2112 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205

# Exhibit B: Copy of Notice

## NOTICE TO INTERESTED PARTIES

**COMMUNITY MEETING FOR ZONING PETITION #2023-109**

**Subject:** Community Meeting - Rezoning Petition by 123 E 27, LLC to rezone approximately 0.890 acres located at 127 E. 27<sup>th</sup> St., Charlotte NC 28206, Parcel ID # 08302507 (the "Site"). The purpose of the rezoning is to change the rezoning from the current Manufacturing and Logistics 2 Zoning District ("ML-2") neighborhood zoning district to a to Innovation Mixed Use Zoning District ("IMU"), to allow for the adaptive re-use of the building and development in accordance with the Unified Development Ordinance.

**Date and Time of Meeting:** Thursday, November 9, 2023 from 5:30- 6:30 pm via Zoom Meeting

**Place of Meeting:** We will have the meeting on Zoom. Please RSVP to [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) and include "RZP 2023-109 Community Meeting" in the subject line and You will receive a return email with the link to meeting and login instructions)

**Petitioner:** 123 E. 27, LLC

**Petition No.:** RZP-2023-109

Dear Neighbors and Community Leaders:

I am assisting 123 E. 27 LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.890 acre parcel. The purpose of the rezoning is to change the rezoning from the current Manufacturing and Logistics 2 Zoning District ("ML-2") neighborhood zoning district to a to Innovation Mixed Use Zoning District ("IMU"), to allow for the adaptive re-use of the building and development in accordance with the Unified Development Ordinance.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal and schedule 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 is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition **via Zoom** on **Thursday, November 9, from 5:30-6:30pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can also be accessed online on the Charlotte Planning Website under the "2023 Petitions" tab, which will be updated by the city during the rezoning process. Please RSVP with your name and address via email to [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) with "RZP 2023-109 Community Meeting" in the subject line and I will send a digital link to access the zoom meeting.

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,  
P.O. Box 5645, Charlotte, NC 28299  
Email: [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com)  
Phone: (704) 234-7488

cc: Councilmember Dante Anderson

Date Mailed: on or before 10/28/2023

# Exhibit C

COMMUNITY MEETING SIGN-IN SHEET (virtual)  
PETITIONER: REZONING PETITION NO.: 2023-109

This information is used by the Planning Department to distribute material regarding this petition.  
Contact information given from the participants on the Zoom (virtual) meeting.

<b>Name</b>	<b>Address</b>	<b>Mail / Email Address</b>
N/A	N/A	N/A

# Exhibit D: Presentation

**Zoning Petition 2023-109**

**Public Hearing**

Petitioner: 123 E 27 LLC

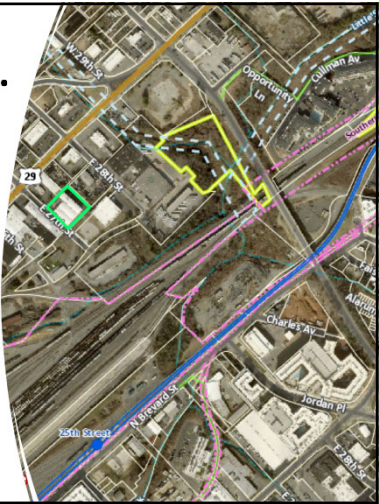
Agent: The Law Offices of Russell W. Fergusson PLLC

A rezoning of approximately 0.890 acres located at 127 E. 27th St., Charlotte NC 28206

Parcel ID # 08302507

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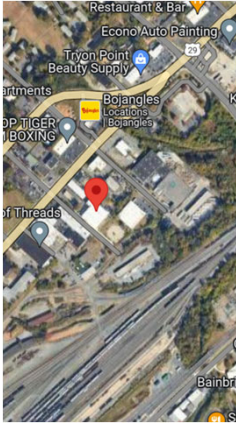
**127 E. 27th St.**



**Current Zoning:**  
Manufacturing and Logistics 2 Zoning District ("ML-2")

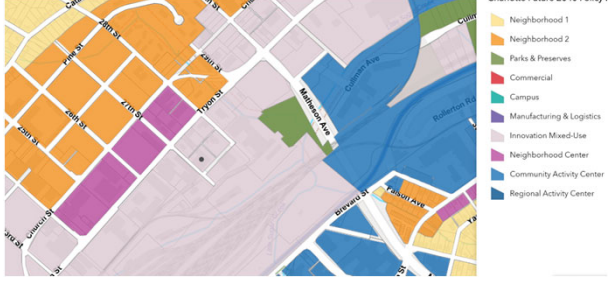
**Proposed Zoning:**  
Innovation Mixed Use Zoning District ("IMU")

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**Charlotte 2040 Policy Map**



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**Important Dates**

**Public Hearing: December 18, 2023**

**Zoning Committee: January 2, 2024**

**City Council Vote: January 16, 2024**

**Public Resources:**  
<https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Rezoning>  
<https://ctifuture2040.com/2040-policy-map/>



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Thank you and we welcome your questions and comments.

 THE LAW OFFICES OF  
Russell W. Fergusson, PLLC

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