

COMMUNITY MEETING REPORT

Petitioner: Sri Sri, LLC

Rezoning Petition No. 2023-113

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 01/12/2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, February 6th 2024 at 06:00 PM at the Hampton Inn & Suites Arrowood on 9110 Southern Pine Blv., Charlotte, NC 28273.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet): 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 Parimal Thakor and Ironelys Jaquez Serrata.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Parimal Thakor, welcomed the attendees and introduced the Petitioner's team. He indicated that the Petitioner proposed to rezone an approximately 1.137 Acres site (the "Site") located at 9054 Southern Blvd, Charlotte, NC 28273, from the ML-1 zoning district to CG (CD) zoning district. He explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Parimal provided an overview of the current schedule of events relating to this zoning request as outlined in the PowerPoint presentation displayed on screen. He announced that the Public Hearing is tentatively scheduled for Monday, March 18 2024. He mentioned the Public Hearing would happen before the Zoning Committee and the City Council. He then provided the intended dates of both the Zoning Committee and the City Council.

He explained the zoning request. He expressed the Petitioner is requesting that the site be rezoned from ML-1 zoning district to CG (CD) zoning district. The CG (CD) zoning district is intended to implement the vision for the commercial place types. This commercial zoning district permits a wide range of commercial uses including office buildings, which is the intended use to be built on this site. Accompanied by visuals depicting the site's location and dimensions (approximately 1.137 Acres), Parimal then presented a closer view of the site and a map illustrating the surrounding zoning information.

Parimal continued by sharing a proposed layout for the site, highlighting potential placements for the office building, parking areas, and designated tree save area zones. Detailing the blueprint of the proposed development, he explained that the structure would consist of three stories and a parking lot that would be available for users. The subsequent slide showcased potential renderings and examples of the proposed building, offering attendees a visual representation of the project's aesthetics. He then opened the floor for questions from the attendees, but none were forthcoming. With no further inquiries, the meeting concluded shortly thereafter.

Respectfully submitted, this 12th day of February, 2024.

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

Exhibit A

2023-113	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2023-113	GRIFFIN CHARLOTTE PINEBROOK LLC		675 BERING DR STE 825	HOUSTON	TX	77057
2023-113	MAYA ARROWOOD LLC		8632 WILKINSON BLVD	CHARLOTTE	NC	28214
2023-113	1251 & 1263 ARROW PINE LLC		4614 WILGROVE-MINT HILL RD STE B1	CHARLOTTE	NC	28227
2023-113	MECKLENBURG COUNTY		600 E 4TH ST	CHARLOTTE	NC	28202
2023-113	PINE BROOK CENTER LTD		301 SOUTH COLLEGE STREET	CHARLOTTE	NC	28202
2023-113	PINE BROOK CENTER OWNERS ASSOCIATION		2800 ONE WACHOVIA CENTER	CHARLOTTE	NC	28202
2023-113	SRI SRI LLC		8632 WILKINSON BLVD	CHARLOTTE	NC	28214

2023-113	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-113	British Woods	Debra	Wilson	8224 CARROLWOOD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-113	British Woods	Samuel	Wilson	8224 CARROLWOOD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-113	Colony Acres Homeowners Associa	Carolyn	Fountain	301 STONE POST RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-113	Colony Acres Homeowners Associa	Wilkins	Smith	308 STONE POST RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-113	Country Walk Homeowners Associa	Michelle	Ross	308 STONE POST RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-113	Foxboro Neighborhood Associatio	James	Shepard	600 FAWNBROOK LANE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
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2023-113	Quail View Homeowners Associati	Scott	Nelson	9835 GARTH WOOD RD, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Radbourne Homeowners Associatio	Brent	Charles	10112 WOODY RIDGE RD, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Ramblewood Neighborhood Associa	James	Barnes	9835 GARTH WOOD RD, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Ramblewood Neighborhood Associa	James	White	10126 WOODYRIDGE ROAD, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Steele Creek Residents Associat	Daniel	MacRae	2000 ARROWCREEK DR APT 301, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Timberstone Commons	Betty	Alvarado	7523 WOODKNOLL DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-113	Whiteoak Homeowners Association	Walter	Donham	617 ECHO COVE LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Wilkinson Boulevard Residents A	Frances	Harkey	717 PEACEFUL GLEN RD, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Williamsburg Homeowners Associa	John	Froeb	8932 WINDSONG DR, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Wilora Lake Neighborhood Associ	Cheryl	Higgins	808 ECHO COVE LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-113	Windsong Trails Neighborhood As	Cassandra	Tate	9117 SHADOWOOD LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273

Exhibit B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Sri Sri, LLC to rezone approximately 1.137 acres located along the west side of Southern Pine Boulevard, south of West Arrowood Road, north of Arrow Pine to allow development of an office building.

Date and Time of Meeting: Tuesday, 02/06/2024 at 06:00 PM

Place of Meeting: Meeting Room at the Hampton Inn & Suites Charlotte – Arrowood located at 9110 Southern Pine Blvd., Charlotte, NC, 28273

Petitioner: Sri Sri, LLC

Petition: RZP-2023-113

We are assisting Sri Sri, LLC (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning Design & Development Department seeking to rezone an approximately 1.137-acre site (the “Site”) located from the ML-1 zoning district to CG (CD) zoning district. The purpose of the rezoning is to permit the development of an office and any accessory uses typically associated with office use.

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 representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, 02/06/2024 at 06:00 PM at the Meeting Room of the Hampton Inn and Suites Arrowood at 9110 Southern Pine Blvd., Charlotte, NC, 28273. 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 Parimal Thakor at 704.369.4043

CC: Dr. Victoria Watlington

Date Mailed: 01/12/2024

Exhibit C

