

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. RZP-2023-131**

**Petitioner:** Queen Suites, LLC

**Rezoning Petition No:** RZP-2023-131

**Property:** 0.764 acre located at 4619 South Blvd, Charlotte, NC 28209

This Community Meeting Report is being filed with the City of 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 EXPLATIONS 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 organization set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 1/22/2024. A copy of the written notice is attached as **Exhibit B**.

**TIME AND DATE OF MEEITNG:**

The community Meeting required by the Ordinance was held virtually on Friday, February 9<sup>th</sup>, 2024, at 6:00 PM.

**PERSONS IN ATTENDANCE AT MEETING:**

There were registered attendees and thus the virtual community meeting was held as planned.

Cc: Dante Anderson, Charlotte City Council District 1 Representative  
Emma Knauerhase, Charlotte Planning, Design and Development Department  
Maxx Oliver, Charlotte Planning, Design and Development Department  
Holly Cramer, Charlotte Planning, Design and Development Department

## EXHIBIT A

### ADJACENT OWNERS:

2023-131	full_name_neighborhood	first_name	last_name	physical_address
2023-131	Barringer Woods Community	Patty	Shomaker	1525 WALTON ROAD, CHARLOTTE, NC, 28208
2023-131	Brightwalk Homeowners Associati	Kim	Graham	4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217
2023-131	Charlotte Mecklenburg Housing P	Deborah	Clark	4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 28217
2023-131	Collingwood Neighborhood Associ	Kathy	Murray	3909 Haverhill Dr, Charlotte, NC, 28209, USA
2023-131	Collingwood Neighborhood Associ	Tim	Bookout	4443 APPLGATE RD, CHARLOTTE, NC, 28209
2023-131	Collins Park	Susan	Posego	819 MANHASSET ROAD, CHARLOTTE, NC, 28209
2023-131	Colonial Village Neighborhood A	Alison	Hall	3624 TRENT ST, CHARLOTTE, NC, 28209
2023-131	Colonial Village Neighborhood A	Carl	Swift	825 HARTFORD AV, CHARLOTTE, NC, 28209
2023-131	Colonial Village Neighborhood A	Lisa	Yarrow	408 WEBSTER PL, CHARLOTTE, NC, 28209
2023-131	Colonial Village Neighborhood A	Michelle	Taylor	3732 CONWAY AVE., CHARLOTTE, NC, 28209
2023-131	Colonial Village Neighborhood A	Peter	Yarborough	501 WEBSTER PLACE, CHARLOTTE, NC, 28209
2023-131	Coulwood Hills Community Counci	Louis	Scarnechia	1416 HARTFORD AV, CHARLOTTE, NC, 28209
2023-131	Freeland Park	Anita	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217
2023-131	Freeland Park	David	Holit	3827 ELLENWOOD PL, CHARLOTTE, NC, 28217
2023-131	Hope Creek Neighborhood Associa	Patrick	Schaber	4244 CASTLEWOOD RD, CHARLOTTE, NC, 28209
2023-131	Little Hope Creek Neighborhood	Laura	Paynter	4231 CASTLEWOOD ROAD, CHARLOTTE, NC,
2023-131	Madison Park	Ann	Batson	5201 MURRAYHILL ROAD, CHARLOTTE, NC, 28210
2023-131	Madison Park	Billy	Helmke	718 E WOODLAWN ROAD, CHARLOTTE, NC, 28209
2023-131	Madison Park	Jason	Shechter	643 SENECA PLACE, CHARLOTTE, NC, 28210
2023-131	Madison Park Neighborhood Assoc	Morris	Rosen	5107 MURRAYHILL ROAD, CHARLOTTE, NC, 28210
2023-131	MeckMIN	LeDayne	Polaski	3618 ANNLIN AVENUE, CHARLOTTE, NC, 28209
2023-131	Other	Pamela	Mullen	4501 CHARLOTTE PARK DRIVE SUITE 110, CHARLOTTE, NC, 29217
2023-131	Pines Of Woodlawn Homeowners As	Pamela	Hayes	1201 SCALEYBARK RD, CHARLOTTE, NC, 28209
2023-131	Preston Flats	Rachel	Chen	1000 E. WOODLAWN APT. 316, CHARLOTTE, NC, 28209
2023-131	Scaleybark Place HOA	Suzanne	Piri	871 AUTUMN RAIN LANE, CHARLOTTE, NC, 28209
2023-131	Villa Heights Community Organiz	Heather	Altieri	1704 GRACE STREET, CHARLOTTE, NC, 28205

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**EXHIBIT A (CONTINUED)**

**NEIGHBORHOOD ORGANIZATIONS:**

2023-131	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST
2023-131	14907304	R & M PROPERTIES OF CHARLOTTE LLC			
2023-131	14907305	MALI-HUAREZ	NEREYDA	ANA MARIA	SANTIAGO
2023-131	14907306	SOUTHLINE REAL ESTATE INVESTORS LLC			
2023-131	14907308	MPV 4544 SOUTH BLVD INVESTORS LLC			
2023-131	14907309	MPV 4544 SOUTH BLVD INVESTORS LLC			
2023-131	14915104	SH 7312 LP			
2023-131	14915105	QUEEN SUITES LLC			
2023-131	14915106	BELLSOUTH TELECOMMUNICATIONS	INC		%TAX DEPT/16H02 CAMPANILE
2023-131	14915107	SOUTHERN BELL TEL & TEL CO			
2023-131	14915113	BOATMAN	GRANT JAMES		
2023-131	14915114	TORRE	MEGHAN DE LA	FEDERICO DE LA IV	TORRE
2023-131	14915115	RAFTER	GARRETT		
2023-131	14915116	COWLES FAMILY LLC			
2023-131	14915117	TAYLOR	DOUGLAS H		
2023-131	14915118	SAVANNAH LAND CO LLC			
2023-131	14915119	TAYLOR	KERRI CROWLEY	ROBERT ELLIS	BYERS
2023-131	14915120	BROADWAY	RUBY GLADYS		
2023-131	14915121	ZANEY	ROBERT ALEXANDER	CAROLINE MARIE	ZANEY
2023-131	14915122	EBASE LLC			
2023-131	14915123	GONZALEZ	MELISSA	ERIC JR	TURNER
2023-131	14915124	ANDERSON	AMANDA DEE		
2023-131	14915125	NORTHWAY HOMES LLC			
2023-131	14915166	SXCW PROPERTIES LLC			
2023-131	14915201	TURNER	DAVEY S	REBECCA R	TURNER
2023-131	14915202	GHITAS	MARLA		
2023-131	14915203	VISTA DEVELOPMENT & CONSTRUCTION GROUP LLC			
2023-131	14915204	SHARPE	LISA M		
2023-131	14915205	AUSLEY	BRANDON T		

**EXHIBIT B**

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**

**PETITION # RZP- 2023-131, QUEEN SUITES, LLC**

Subject: Rezoning Petition No. RZP-2023-131  
Petitioner: Queen Suites, LLC  
Current Land use: Warehouse  
Existing Zoning: ML-2  
Rezoning Requested: TOD-NC  
Date and Time of Meeting: Friday, February 9, 2024, at 6:30 pm EST  
Virtual Meeting Registration: Please send an email to Yau Shun Hui at [yaushunhui@gmail.com](mailto:yaushunhui@gmail.com) to receive a secure meeting link.  
Date of Notice: 1/22/2024

HK-DNA: Hui Kim Design and Architecture, PLLC is assisting Queen Suites, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development seeking to rezoning an approximately 0.764-acre site located at 4619 South BV, Charlotte NC 28209 from the ML-2 zoning district to TOD zoning district, bringing the parcel into alignment with City's 2040 Policy Map from the 2040 Comprehensive Plan calling for the Community Activity Center Place Type

In accordance with the requirements of the city of Charlotte Zoning ordinance, the Petitioner will hold a **Virtual 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 are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Friday, February 9, 2024, at 6:30pm EST. The Petitioner representative is looking forward to sharing this rezoning information with you and to answering any questions you may have with respect to this Rezoning Petition.**

***Please send an email by February 8<sup>th</sup> to [yaushunhui@gmail.com](mailto:yaushunhui@gmail.com) to receive a virtual meeting link.*** Parties who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email or call 980-833-0319 to make alternative arrangements to receive the rezoning information.

Representatives of the Petitioner look forward to discussing this rezoning petition with you at the Virtual Community Meeting. Thank you.

Cc: Dante Anderson, Charlotte City Council District 1 Representative  
Emma Knauerhase, Charlotte Planning, Design and Development Department  
Maxx Oliver, Charlotte Planning, Design and Development Department  
Holly Cramer, Charlotte Planning, Design and Development Department

## EXHIBIT B (CONTINEUED)

### Work Location

4619 SOUTH BV \*  
CHARLOTTE NC 28209  
JUR: 01



### Project Details

#### Applicant:

Wenqiang Ye  
Queen Suites, LLC  
9606 Garland Court, Charlotte NC 28277  
Charlotte, NC, 28277  
Home Phone:704-706-5066  
wye@hotelwarehouse.com

#### Project Description:

TOD-NC  
4613 and 4619 South Blvd. Charlotte NC 28209  
Requested Rezoning of parcel from existing ML-2 zoning  
to TOD-NC to bring parcel into alignment with City's  
2040 Policy Map from the 2040 Comprehensive Plan  
calling for the Community Activity Center Place Type

#### Licensed Professional:

Yau Shun Hui yaushun.hui@hkdnaplnc.com  
HK-DNA: Hui Kim Design and Architecture, PLLC  
5530 Ballantyne Commons Pkwy  
Charlotte, NC, 28277  
ARCHITECT 14571  
Individual

#### Owner:

QUEEN SUITES LLC \*  
9606 GARLAND CT  
CHARLOTTE NC 28277