

OFFICIAL COMMUNITY MEETING REPORT

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

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 Unified Development Ordinance (UDO).

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 January 22, 2024. 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 Friday, February, 9th at 6:30 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 one (1) attendee from the community, as listed highlighted in Exhibit A-Continued. The Petitioner was represented by Petitioner's agents Yau Shun Hui and Kyoung Hee Kim with HK-DNA: Hui Kim Design and Architecture, PLLC. The attendee was Ms. Amanda Anderson from the neighborhood community.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Hui welcomed the attendees and introduced the Petitioner's team, indicated the aerial map of the approximately 0.764-acre site location. He explained that the zoning map has recently changed due to the adoption of the UDO to new UDO districts on June 1st. He stated that the proposed zoning for the petition is TOD-NC and that the rezoning proposal is aligned with City's 2040 Policy Map from the 2040 Comprehensive Plan calling for the Community

Activity Center Place Type. He also displayed a map of the current Blue Line stations to illustrate the site's proximity to light rail.

Mr. Hui described the TOD-NC zoning district as one of the less intense TOD districts. He explained that the distance from the light rail station and character of the area support a rezoning to TOD-NC. He stated the maximum height of the TOD-NC district and the associated setback requirement for the site.

Mr. Hui explained that the rezoning timeline could result in a public hearing in February and City Council decision in March, at the earliest. He concluded the presentation by reiterating that the petition is a conventional petition and that any proposed development would be required to meet the design and development standards for TOD-NC in the UDO.

THE VIRTUAL MEETING WAS THEN OPENED FOR DISCUSSION:

In response to a question about the applicant's plan for the street access, Mr. Hui noted that there is a single point of access from South Blvd. and that the site could function without accessing the Connecting Rd and Northgate Ave. at the residential neighborhood. He stated that the conventional zoning would not address the engineering of the site. Both site access and stormwater would be reviewed by the City during the land development process. In response to the building height of the future development, Mr. Hui stated that future development would be required to meet the design and development standards in the UDO Section 13.

In response to a question regarding the future use of the site, Mr. Hui stated he did not know and that the site would be developed with mixed use or another TOD use in the future. He explained that conventional zoning provides flexibility for the developer to develop the site under the TOD standards without committing to a specific design at this time. He also stated that the City prefers conventional rezonings in this area due to the high-quality design standards within the TOD districts. Mr. Hui explained that he did not know the development timeline for the property but would connect the attendee with the petitioner if requested.

The attendee Ms. Amanda Anderson added a final note supporting this petition as a catalyst to encourage other nearby ML-2 property owners to rezone and revitalize the neighborhood per City's 2040 Policy Map.

The meeting concluded at approximately 7:10 p.m. without any further questions or discussion from the community.

Respectfully submitted this 4th day of March 2024.

cc: Emma Knauerhase, Charlotte Planning, Design and Development Department
Maxx Oliver, Charlotte Planning, Design and Development Department

EXHIBIT A

ADJACENT OWNERS:

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

EXHIBIT EXHIBIT A (CONTINUED)

NEIGHBORHOOD ORGANIZATIONS:

2023-131	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-131	14907304	R & M PROPERTIES OF CHARLOTTE LLC				16223 CREST COVE RD		CHARLOTTE	NC	28278
2023-131	14907305	MALI-HUAREZ	NEREYDA	ANA MARIA	SANTIAGO	4715 CENTRAL AVE		CHARLOTTE	NC	28205
2023-131	14907306	SOUTHLINE REAL ESTATE INVESTORS LLC				PO BOX 12170		CHARLOTTE	NC	28220
2023-131	14907308	MPV 4544 SOUTH BLVD INVESTORS LLC				2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
2023-131	14907309	MPV 4544 SOUTH BLVD INVESTORS LLC				2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
2023-131	14915104	SH 7312 LP				PO BOX 71870		SALT LAKE CITY	UT	84171
2023-131	14915105	QUEEN SUITES LLC				9606 GARLAND CT		CHARLOTTE	NC	28277
2023-131	14915106	BELLSOUTH TELECOMMUNICATIONS	INC		%TAX DEPT/16H02 CAMPANILE	1155 PEACHTREE ST NORTHEAST		ATLANTA	GA	30309
2023-131	14915107	SOUTHERN BELL TEL & TEL CO				PO BOX 2211		ATLANTA	GA	30301
2023-131	14915113	BOATMAN	GRANT JAMES			4634 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915114	TORRE	MEGHAN DE LA	FEDERICO DE LA IV	TORRE	4630 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915115	RAFTER	GARRETT			4626 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915116	COWLES FAMILY LLC				1321 S KINGS DR		CHARLOTTE	NC	28207
2023-131	14915117	TAYLOR	DOUGLAS H			2100 COLLINGDALE PLACE		CHARLOTTE	NC	28210
2023-131	14915118	SAVANNAH LAND CO LLC				6912 GOLDEN RAIN CRT		CHARLOTTE	NC	28277
2023-131	14915119	TAYLOR	KERRI CROWLEY	ROBERT ELLIS	BYERS	4610 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915120	BROADWAY	RUBY GLADYS			4600 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915121	ZANEY	ROBERT ALEXANDER	CAROLINE MARIE	ZANEY	432 NORTHGATE AVE		CHARLOTTE	NC	28209
2023-131	14915122	EBASE LLC				10915 DOWNS RD		PINEVILLE	NC	28134
2023-131	14915123	GONZALEZ	MELISSA	ERIC JR	TURNER	443 NORTHGATE AVE		CHARLOTTE	NC	28209
2023-131	14915124	ANDERSON	AMANDA DEE			449 NORTHGATE AVE		CHARLOTTE	NC	28209
2023-131	14915125	NORTHWAY HOMES LLC				1800 CAMDEN ROAD STE 107-240		CHARLOTTE	NC	28203
2023-131	14915166	SXCW PROPERTIES LLC				PO BOX 56607		ATLANTA	GA	30343

2023-131	14915 201	TURNER	DAVEY S	REBECCA R	TURNER	4601 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915 202	GHITAS	MARLA			4038 CAMROSE CROSSING		MATTHEWS	NC	28104
2023-131	14915 203	VISTA DEVELOPMENT & CONSTRUCTION GROUP LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2023-131	14915 204	SHARPE	LISA M			4617 CONNECTING RD		CHARLOTTE	NC	28209
2023-131	14915 205	AUSLEY	BRANDON T			501 MANHASSET RD		CHARLOTTE	NC	28209

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 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 8th to 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@hkdnapllc.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

EXHIBIT C

C. TOD-NC Transit Neighborhood Center Zoning District

1. Purpose

The TOD-NC Transit Neighborhood Center Zoning District is intended for use in existing or future transit station areas and near streetcar stops as a transition from a higher intensity TOD-UC Zoning District to adjacent existing neighborhoods, or where the rehabilitation and reuse of existing structures is important to preserving the character of established neighborhoods.

The TOD-NC Zoning District generally maintains the high level of design standards associated with the TOD-UC Zoning District, but is preferred over the TOD-UC Zoning District where less intensity is more appropriate, such as adjacent to a Neighborhood 1 Place Type, or where adopted policy recommends a lower maximum building height.

The TOD-NC Zoning District may be used in any transit station area or near a streetcar stop where moderate to high intensity transit oriented development is appropriate, but should not be used in the Uptown area (inside Interstate highways 277 and 77).

2. Applicability

The TOD-NC Zoning District may be applied in any of the following areas:

- a. Within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.
- b. Within ½ mile walking distance of an adopted Metropolitan Transit Commission alignment station location.
- c. Within ¼ mile walking distance of an adopted and funded streetcar stop.