



MEETING MINUTES

DATE	November 27, 2023	PROJECT #	1023231
PROJECT NAME	3501 Tuckaseegee Rezoning		
MEETING LOCATION	Freedom Communities Meeting Room 3501 Tuckaseegee Rd., Charlotte, NC 28208		
PURPOSE	Rezoning #2023-132 - Community Meeting		
SUBMITTED BY	LandDesign, Inc.		
ATTENDEES	<p>Attendees</p> <p>Presenters:</p> <ul style="list-style-type: none"> ○ Mark Talbot, Freedom Communities, Director of Economic Impact, 704-218-9775, mark.talbot@freedomcommunities.com ○ Kathleen Bambrick Meier, Freedom Communities, Director of Operations, 704-218-9775, ○ Ashley Thompson, Freedom Communities, Housing & Facilities Manager, 704-218-9775, ○ Allison Merriman, LandDesign, 704-333-0325, amerriman@landdesign.com ○ Chris Bradley, LandDesign, 704-333-0325, cbradley@landdesign.com <p>Community Members:</p> <ul style="list-style-type: none"> ○ Clara Lindsay, 3506 Rogers Street, 704 392-1319 ○ Shamaie Haynes, 2908 Tuckaseegee Road, 513-884-0822, shamaiye.crenshaw@gmail.com ○ Joe Sibielski, 2608 Tuckaseegee Road, 704-617-7500, joseph.sibielski@gmail.com ○ Sam Groom, 3511 Tuckaseegee Road, 614-805-2131, groom.sammie@gmail.com ○ Kaley Fry, 3511 Tuckaseegee Road, 704-641-9664, kaleyfry@gmail.com 		

- **Project Introduction**
 - Mark Talbot gave an overview of the work Freedom Communities currently conducts on the property, including hosting childcare services for 70+ community children ages 0-3, Sunday religious services, Moms Moving Forward program and other social services and events for community members.
 - Mark Talbot discussed the plans to construct a new office building on the property for Freedom Communities' administrative staff who currently work in the childcare facility. The new building will allow them to expand their childcare capacity and other social services on the property while providing more space for the current staff. There are no plans to increase staff so parking needs are adequate.
 - Allison Merriman gave an overview of the rezoning process and history of the previous rezoning in place.
- **Questions/Comments**
 - Is anyone from the City of Charlotte in attendance?

These notes reflect the author's interpretation at the referenced meeting. Any changes or additions should be submitted to the author in writing.

- Allison Merriman – they are not in attendance tonight since this is a community meeting, but there will be a public hearing held on January 16th where residents will have the opportunity to speak to City Council; meeting minutes are required to be filed with the Office of the City Clerk. LandDesign’s role at this meeting is to communicate your questions and concerns to Council and staff before the public hearing.
- How does the on-site parking currently work? And are there any changes anticipated for this?
 - Mark Talbot – currently the lot is usually 50-60% full during the day for office and childcare staff with childcare drop-off and pick-up occurring between 6 - 9am and 4 - 6pm. There is rarely a queue of cars at either pick-up or drop-off and this is not expected to change in any meaningful way with what is proposed. The lot does fill for some of the occasional events (25 - 30+ people). There are 45 parking spaces currently on site.
- How much will the expansion of the property impact traffic on Tuckaseegee Road and the surrounding neighborhood?
 - Mark Talbot - we do not anticipate that our project will contribute any more traffic than the current condition since services and staff numbers will remain the same. Expansion of the childcare services may result in 2-3 more cars during pick-up and drop-off times.
- Is there a Traffic Study completed and/or required for Tuckaseegee Road?
 - Allison Merriman – traffic impact analyses are triggered by higher-intensity or higher-density developments than what we are proposing, but there may be one completed for the recent developments in the area.
- What is the purpose/need for the office building expansion?
 - Kathleen Bambrick Meier – there is a lack of space for our current 13 person staff, with 2-3 people sharing offices in the childcare building, reducing the space we have to function or perform our jobs. This expansion will allow us to free up more space for the childcare services while providing offices, restrooms and a conference room for our team.
- What will be the size of the new office building?
 - Mark Talbot – we are planning on a 2-story 3,000 sf building footprint (6,000 sq ft total).
- How will the new 2-story office building fit into the style and character of the site/neighborhood?
 - Mark Talbot – we have held off on any architectural designs until the rezoning process is complete, but we plan to match the design and character of the existing structures on the site. As far as building height is concerned, we anticipate the new structure will remain below the height of the existing chapel.
- How can we be assured that the new building will not be an eyesore nor impact the community in a negative way?
 - Mark Talbot – when we get into the building design with architects, we will be happy to hold another meeting to share and discuss our ideas for the building with the neighbors/community.
- What is the plan for MWBE participation?
 - Mark Talbot – The project team has not been selected yet, however we are currently working with a minority-owned architectural firm on a separate project.
- The city built a traffic circle on Tuckaseegee Road and it increased traffic flow, so won't a 6,000 sq ft office and expanded childcare services increase traffic as well? Especially since you will have more kids in attendance and potentially more office staff?
 - Mark Talbot – traffic is a concern on Tuckaseegee Road, but the city is responsible for mitigating traffic issues as development occurs. We do not believe our office building will impact traffic in any major way. While there may be more kids in attendance, our childcare drop-off and pick-up is not concentrated since these times are flexible based on parents’ schedules. The only time we see traffic impacts is when we hold occasional community food distribution events.
 - Kathleen Bambrick Meier – we also do not plan on expanding our staff any time soon; the most we would have in the future would be 15 staff members. The office building will serve the current number of employees so we should not see any increase in commuting traffic.
- How might the new development address current drainage issues for neighbors located at 3511 Tuckaseegee Road?

These notes reflect the author's interpretation at the referenced meeting. Any changes or additions should be submitted to the author in writing.

- Allison Merriman - City of Charlotte will not allow any development to direct stormwater runoff onto adjacent properties and will work with our engineers to contain or reroute any impacted site drainage patterns. The design team will coordinate the site engineering with the owners' current drainage issues.
- Would it be possible to create a School Zone for the daycare to keep traffic along Tuckaseegee Road safe and slower?
 - Allison Merriman – we will need to check with our civil engineers and the city to see if a school-zone designation would be possible for the site.

Respectfully submitted, this 6th day of December 2023.

CC: Charlotte Planning, Design and Development Department – Rezoning Staff
City Council Representative Malcolm Graham – malcolm.graham@charlottenc.gov
City Council Representative Victoria Watlington – Victoria.watlington@charlottenc.gov
Attendees

These notes reflect the author's interpretation at the referenced meeting. Any changes or additions should be submitted to the author in writing.

Community Meeting Attendance Sheet

**** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. ****

Petitioner: Freedom Communities

Development Rezoning Petition Number RZP-2023-132

Date: Tuesday, November 28, 2023

Name	Address	Phone	Email
Clara Ruidrup	3506 Rogers St	704 392/319	
Shamaye Holmes	2908 Tuckasegee Rd	513-884-0822	
JOE SEBIELSKI	2608 TUCKASEEGEE	704-617-7500	
Sam Groom	3511 TUCKASEEGEE RD	614-805-2131	
Kaley Fry	3511 Tuckasegee Rd	704-641-9664	

Add additional sheets as needed

2023-132	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-132	06502201	KALES	BRENTAN L			3401 ROGER ST		CHARLOTTE	NC	28208
2023-132	06502202	BRIGHT FUTURE FUNDING LLC				2301 W. MOREHEAD STREET, SUITE C		CHARLOTTE	NC	28208
2023-132	06502203	MALOY	MARY E			317 WEST AVE		CHARLOTTE	NC	28208
2023-132	06502204	RODRIGUEZ	ISABEL N			220 EASTCHESTER RD		NEW ROCHELLE	NY	10801
2023-132	06502205	WONG	SHERWIN			24102 BENFIELD PLACE		DIAMOND BAR	CA	91765
2023-132	06502206	BUCH	ALAN			3621 FRENCH WOODS RD		CHARLOTTE	NC	28269
2023-132	06502207	CACERES	ERIKA SOFIA	JONATHAN	WALKER	3501 ROGERS ST		CHARLOTTE	NC	28208
2023-132	06502208	SALAMONE	CALAIS L			7400 JACOBS FORK LANE		CHARLOTTE	NC	28273
2023-132	06502209	BRADISH	JAMIE	JONATHON	REPHOLZ	3511 ROGERS ST		CHARLOTTE	NC	28208
2023-132	06502210	TURNER	CLAYTON W			3510 MATHIS DR		CHARLOTTE	NC	28208
2023-132	06502211	SALTER	RACHEL ELIZABETH			833 W 4TH ST		CHARLOTTE	NC	28202
2023-132	06502212	ZCM REAL ESTATE LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2023-132	06502213	JSA PROPERTY HOLDINGS LLC				833 EAST BLVD		CHARLOTTE	NC	28203
2023-132	06502214	B&H52 LLC				4300 BRIDGEWOOD LN		CHARLOTTE	NC	28226
2023-132	06502215	GRAHINV7	TRUST			32 TACOMA ST		ASHEVILLE	NC	28801
2023-132	06502216	GOLDSTEIN	LUKE MYRON			3410 MATHIS DR		CHARLOTTE	NC	28208
2023-132	06502217	JACKSON	CORNELL O			3408 MATHIS DR		CHARLOTTE	NC	28208
2023-132	06502218	SPELL	FRANK F JR			1322 KARENDALE AVE		CHARLOTTE	NC	28208
2023-132	06502219	ANGULURI	PRASAD	ANUPAMA	ANGULURI	10015 NE 162ND ST		BOTHELL	WA	98011
2023-132	06502348	MILLER	SHERRY HELMS			3551 MATHIS DR		CHARLOTTE	NC	28208
2023-132	06505103	MILESTONE BLOCK LLC				5205 HOVIS ROAD		CHARLOTTE	NC	28208
2023-132	06505104	CUZZOS CUISINE LLC				3418 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505105	HARDMAN	RONALD S	LOUISE GABRIELLE	HARDMAN	7000 WOODSTREAM DR		CHARLOTTE	NC	28210
2023-132	06505106	MILESTONE BLOCK LLC				5205 HOVIS ROAD		CHARLOTTE	NC	28208
2023-132	06505107	MILESTONE BLOCK LLC				5205 HOVIS ROAD		CHARLOTTE	NC	28208
2023-132	06505108	MILESTONE BLOCK LLC				5205 HOVIS ROAD		CHARLOTTE	NC	28208
2023-132	06505109	MILESTONE BLOCK LLC				5205 HOVIS ROAD		CHARLOTTE	NC	28208
2023-132	06505110	MILESTONE BLOCK LLC				5205 HOVIS ROAD		CHARLOTTE	NC	28208
2023-132	06505203	PHILLIPS	SHIRLEY J			3509 AVALON AVE		CHARLOTTE	NC	28208
2023-132	06505204	BESS	PATRICIA			3513 AVALON AVE		CHARLOTTE	NC	28208
2023-132	06505207	MALAGA PROPERTIES LLC				3512 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505208	JEFF CHANCE CUSTOM HOMES LLC				3512 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505209	JEFF CHANCE CUSTOM HOMES LLC				3512 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505210	JEFF CHANCE CUSTOM HOMES LLC				3512 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505211	GREENWAY #3500-3502	TRUST	ROGER L SR	GREEN	9460 HUTCHINSON LN		CHARLOTTE	NC	28216
2023-132	06505212	MILAM	SENTHIENE B	TRUST	SAFE REFUGE	2430 PAVILIONS PLACE LANE UNIT 501		SACRAMENTO	CA	95825
2023-132	06505219	THE TOWNES AT AVALON				2115 REXFORD RD STE 314		CHARLOTTE	NC	28211
2023-132	06505320	FRIMPONG	NUGGET			3600 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505505	MILLER	DONALD T			3551 MATHIS DR		CHARLOTTE	NC	28208
2023-132	06505506	LONG	THERESA			3600 ROGERS ST		CHARLOTTE	NC	28208
2023-132	06505507	HILLIARD	VERONICA			7228 KINSMORE LN		CHARLOTTE	NC	28269
2023-132	06505508	BG-NC PROPERTIES LLC				PO BOX 78651		CHARLOTTE	NC	28271
2023-132	06505509	LINDSEY	CLARA L			3506 ROGERS ST		CHARLOTTE	NC	28208
2023-132	06505510	JAMISON	BERNARD C JR	MARJORIE V	JAMISON	400 WOODVALE PLACE		CHARLOTTE	NC	28208
2023-132	06505511	FC OPPORTUNITY HUB 3501 LLC				3501 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505512	WEST SIDE CLT				3423 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505513	NICHOLAS	AMALA			PO BOX 605		LAKE ORION	MI	48361
2023-132	06505515	RS RENTAL II LLC				32 MERCER ST 4TH FL		NEW YORK	NY	10013
2023-132	06505516	MALAKIA	BENDITA C			1218 KARENDALE AVE		CHARLOTTE	NC	28208
2023-132	06505517	FORD	JESSIE S			5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2023-132	06505518	FRY	KALEY	SAMANTHA	GROOM	3511 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505519	ROSE	YVETTE M	ROBERT H	ROSE	3517 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505520	GRIFFIN	ALAN			1617 S TRYON ST		CHARLOTTE	NC	28203
2023-132	06505521	GOODEN	ELI	MARIA	GOODEN	3611 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-132	06505523	MALLORY	BRIAN K JR	LINDA M	BRYANT	3420 ROGERS ST		CHARLOTTE	NC	28208
2023-132	06505524	JOHNSON	ROOSEVELT			3412 ROGERS ST		CHARLOTTE	NC	28208

2023-132	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-132	Ashley Park	Victoria	Corwin	2310 BELFAST DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Benton Woods	Bill	Riggs	4157 TILLMAN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	choice_1541	DON	JOHNSON	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Edgewood Community	Leslia	Thomas	4414 LOCHLEVEN ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Eleanore Heights	Lois	Moore	2901 CORONET WAY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Enderly Park	Kristine	Arnau	3205 FREEDOM DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Enderly Park Neighborhood Assoc	George	Casey	1109 TENNYSON DRIVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Fairies Farms Homeowners Associ	Johnny	White	2901 CORONET WY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Farmington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Giverny Homeowners Association	Scott	Campbell	3900 FREEDOM DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Glenwood Neighborhood Associati	Cora	Robinson	3900 BARLOWE RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Glorious Church Of God Inc	Doretha	Huey	601 DEWOLFE ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Greater Enderly Park Neighborho	Shamaiye	Haynes	2908 Tuckaseegee Rd, Charlotte, NC, 28208, USA		Charlotte	28208
2023-132	Lake Arbor Tenant Association	Apryl	Lewis	4100 GLENWOOD DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Community Development	Scott	Terry	211 LAKEWOOD AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Neighborhood Alliance	Chini	Nichols	212 HALSEY STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Neighborhood Alliance	Delores	Miller	309 HARRISON STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Neighborhood Alliance	Jamall	Kinard	330 LAKEWOOD AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Neighborhood Alliance	Jessica	Foster	400 JONES ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Neighborhood Alliance	Nola	Murphy	417 LAKEWOOD AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lakewood Ridge	Leondra	Garrett	415 JONES STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Lamplighter Village South Homeo	Joel	Haecherl	308 JONES ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	National Black Child Developmen	Devonya	Govan-Hunt	7206 E WT BLVD SUITE J #276, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-132	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Parkview Community Neighborhood	Gwendolyn	Brown-Johnson	1100 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Regal Heights Homeowners Associ	EugeneAngela	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Regal Heights/Historic Camp Gre	LaWana	Mayfield	1513 NOEL PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	The Mount Charlotte	Marcus	Northam	1520 ALLEGHANY STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Thomasboro Neighborhood Associa	Renee	Jones	4125 WELLING AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Westerly Hills Neighborhood Ass	Cherez	McClellan	2627 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Westerly Hills Neighborhood Ass	Doma	Herring	2610 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Westerly Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-132	Westerly Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208

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223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202

PO BOX 36959
CHARLOTTE, NC 28236-6959

CHARLOTTE NC 280

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Joel Haecherl
308 JONES ST
CHARLOTTE, NC 28208

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223 NORTH GRAHAM STREET
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Devonya Govan-Hunt
7206 E WT BLVD SUITE J #276
CHARLOTTE, NC 28215

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223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202

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CHARLOTTE, NC 28236-6959



BRIAN K MALLORY JR + LINDA M
BRYANT
3420 ROGERS ST
CHARLOTTE NC 28208

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223 NORTH GRAHAM STREET
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ZIP 28202 \$ 000.63⁰
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Scott Campbell
3900 FREEDOM DR
CHARLOTTE, NC 28208



NIXIE 282 DE 1 0011/28/23

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NO SUCH NUMBER
UNABLE TO FORWARD

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NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Freedom Communities to rezone approximately 1.67 acres located at 3501 Tuckaseegee Road to allow development of an office building.

Date and Time of Meeting: Tuesday, November 28, 2023 at 6:00 PM

Place of Meeting: 3501 Tuckaseegee Road, Charlotte, North Carolina 28208

Petitioner: Freedom Communities

Petition No.: RZP-2023-132

We are assisting Freedom Communities (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.67-acre site (the "Site") located at 3501 Tuckaseegee Road, Charlotte, North Carolina 28208 from the UR-C (Urban Residential) zoning district to NC (Neighborhood Center) zoning district. The purpose of the rezoning is to permit the development of an office building.

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.

Representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, November 28, 2023, at 6:00PM at 3501 Tuckaseegee Road, Charlotte, North Carolina 28208). 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 Mark Talbot with Freedom Communities at 843-902-7910.

cc: City Council Representative Malcolm Graham

Date Mailed: Friday, November 17, 2023