

COMMUNITY MEETING REPORT
Petitioner: Cambridge Properties, Inc.
Rezoning Petition No. 2023-133

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:

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 November 22, 2023. A copy of the written notice is attached hereto as Exhibit B. Three notices were returned as undeliverable, copies of those returned notices are attached hereto as Exhibit D.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, December 4, 2023 at 6:00PM at 7101 MacFarlane Boulevard.

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

The Community Meeting had no attendees, as shown on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Jay Priester and Meredith Richmond with Cambridge Properties, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agents, Jay Priester and Meredith Richmond, held the meeting and had no invitees attend. No invitees reached out prior to the Community Meeting. Prior to the start of the meeting, signage was displayed showing the location of the meeting, as shown on Exhibit E.

Mr. Priester and Ms. Richmond concluded the meeting at 6:30PM.

Respectfully submitted, this 7 day of December, 2023.

cc: Charlotte Planning, Design & Development Department—Rezoning Staff

Exhibit A

2023-133	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-133	04723101	GREENLINE 7 LLC				PO BOX 21284		WINSTON SALEM	NC	27120
2023-133	04723105	UCED-1 LLC				PO BOX 21284		WINSTON SALEM	NC	27120
2023-133	04723107	AUTO CRAFT INVESTMENTS INC				900 SOUTHWEST 38TH AV		OCALA	FL	34474
2023-133	04723119	LIBERTY WS CHARLOTTE BELGATE LLLP				824 HIGHLAND AVE		ORLANDO	FL	32803
2023-133	04723120	TRYON PARK CLT LLC				7600 BROADWAY STE 7600		SAN ANTONIO	TX	78209
2023-133	04723121	UCED-1 LLC				C/O TOPGOLF USA NORTH CHARLOTTE LLC 8750 N CENTRAL EXPRESSWAY	STE 1200	DALLAS	TX	75231
2023-133	04723124	UCED-1 LLC				PO BOX 21284		WINSTON SALEM	NC	27120
2023-133	04723126	LUMECO APARTMENT 2022 LLC				14819 BALLANTYNE VILLAGE DR STE 1600		CHARLOTTE	NC	28277
2023-133	08925301	ORCHARD TRACE PROPERTY HOLDINGS LLC				833 EAST BLVD		CHARLOTTE	NC	28203
2023-133	08925302	LONDONO	LUZ ELENA VILLADA			21-54 74TH ST FLOOR 2		EAST ELMHURST	NY	11370
2023-133	08925308	CHARLOTTE ORCHARDS LLC				304 S JONES BLVD STE 5213		LAS VEGAS	NV	89107
2023-133	08925304	CHARLOTTE ORCHARDS LLC				304 S JONES BLVD STE 5213		LAS VEGAS	NV	89107
2023-133	08925305	PADEL	MAHESH H	SHRILEKHA M	PADEL	7711 PICKERING DR		CHARLOTTE	NC	28213
2023-133	08925306	JOE	KEN C	XUE M	JOE	3645 LINDEN BERRY LN		CHARLOTTE	NC	28269
2023-133	08925307	ORCHARD TRACE OF CONNECTICUT LLC				PO BOX 1433		CHARLOTTE	NC	28203
2023-133	08925308	BRACKETT	CATHERINE S			3158 STRATFORD GREEN PL		AVONDALE ESTATES GA	30002	
2023-133	08925309	CORN 2592 LLC				15A HASTINGS AVE		RUTHERFORD	NJ	07070
2023-133	08925310	DUBOSE	MARY			342 ORCHARD TRACE LN UNIT 3		CHARLOTTE	NC	28213
2023-133	08925311	ORCHARD TRACE PROPERTY HOLDINGS LLC				833 EAST BLVD		CHARLOTTE	NC	28203
2023-133	08925312	DANDRO	JAMES L	DEBRA G	DANDRO	3433 LINDEN BERRY LN		CHARLOTTE	NC	28269
2023-133	08925313	JAX PROPERTIES LLC				7135 EAST W T HARRIS BLVD		CHARLOTTE	NC	28227
2023-133	08925314	MAB RENTALS LLC				8100 SOUTH BLVD STE 4001		CHARLOTTE	NC	28273
2023-133	08925315	AMERICAN PROPERTY GROUP LLC				7822 KNOX RIDGE RD		HUNTERSVILLE	NC	28078
2023-133	08925316	CHARLOTTE ORCHARDS LLC				304 S JONES BLVD STE 5213		LAS VEGAS	NV	89107
2023-133	08925317	ORCHARD TRACE PROPERTY HOLDINGS LLC				833 EAST BLVD		CHARLOTTE	NC	28203
2023-133	08925318	MAB RENTALS LLC				8100 SOUTH BLVD STE 4001		CHARLOTTE	NC	28273
2023-133	08925319	ORCHARD TRACE PROPERTY HOLDINGS LLC				833 EAST BLVD		CHARLOTTE	NC	28203
2023-133	08925320	PADEL	MAHESH H	SHRILEKHA M	PADEL	7711 PICKERING DR		CHARLOTTE	NC	28213
2023-133	08925321	ORCHARD TRACE OF CONNECTICUT LLC				PO BOX 1433		NEW HAVEN	CT	06506
2023-133	08925322	CHARLOTTE ORCHARDS LLC				304 S JONES BLVD STE 5213		LAS VEGAS	NV	89107
2023-133	08925323	ALANIS	JAVIER			338 ORCHARD TRACE LN UNIT 8		CHARLOTTE	NC	28213
2023-133	08925324	ROSS	WILLIAM DANIEL			12447 HAZARD RD		OAKBORO	NC	28129
2023-133	08925325	ORCHARD TRACE OF CONNECTICUT LLC				PO BOX 1433		NEW HAVEN	CT	06506
2023-133	08925326	DALMAN	PEDRO A			336 ORCHARD TRACE LN UNIT 4		CHARLOTTE	NC	28213
2023-133	08925327	DANDRO PROPERTIES INC				1200 FAIRWAY DR		KANNAPOLIS	NC	28081
2023-133	08925328	RAYNES	TOMMY S II	MUSU	VARPILAH	10030 AVON FARM LN		CHARLOTTE	NC	28269
2023-133	08925329	RAYNES	TOMMY S II	MUSU	VARPILAH RAYNES	7913 JOHNSON CREEK RD		CHARLOTTE	NC	28215
2023-133	08925330	MITCHELL	TAMARA DAYSON			7209 RAJ COURT		CHARLOTTE	NC	28227
2023-133	08925331	FIRST CAROLINA INVESTMENT GROUP LLC				1001 E W T HARRIS BLVD UNIT 280		CHARLOTTE	NC	28213
2023-133	08925332	FIRST CAROLINA INVESTMENT GROUP LLC				1001 E W T HARRIS BLVD UNIT 280		CHARLOTTE	NC	28213
2023-133	08925333	COOPER	LARRY C	INEZ T	COOPER	34 MANSFIELD CR		GREENSBORO	NC	27455
2023-133	08925334	FLEXWISE INVESTMENTS LLC				2849 FLORA OAKS WAY		APEX	NC	27523
2023-133	08925335	MANSA SINGH LLC				10120 TAVERNAY PKWY		CHARLOTTE	NC	28262

Exhibit B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Cambridge Properties, Inc. to rezone approximately 8.51 acres located along MacFarlane Boulevard to allow development of an adaptive reuse building.

Date and Time of Meeting: Monday, December 4, 2023 at 6:00 PM.

Place of Meeting: The Mack Building
7101 MacFarlane Boulevard
Charlotte, NC 28262

Petitioner: Cambridge Properties, Inc.

Petition No.: RZP-2023-133

Cambridge Properties, Inc. (the "Petitioner") is assisting UCED-1, LLC (the "Owner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 8.51 acre site (the "Site") located along MacFarlane Boulevard from the I-1 zoning district to IMU zoning district. The purpose of the rezoning is to permit the adaptive reuse of the existing building per the IMU zoning district.

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 Monday, December 4, 2023 at 6:00 PM at the Mack Building. 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 Jay Priester at 704-333-2393.

cc: Renee Johnson, District 4 Representative

Date Mailed: 11/22/23

Exhibit C

THE MACK BUILDING – COMMUNITY MEETING

MONDAY, DECEMBER 4, 2023, 6:00 PM

REZONING PETITION #2023-133

** 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. **

SIGN-IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
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Exhibit E

