

W.L. Simmons,
A r c h i t e c t
monty@simmonsarchitecture.com

Community Meeting Report
Petitioner: Zero Waste Recycling
Rezoning Petition No. 2023-136

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 November 8, 2023. A copy of the written notice is attached hereto as Exhibit B.

The Community Meeting was held on Thursday, 11/30/2023 at 6:00 pm at the Petitioner's site, 104 Dupree Street, Charlotte, NC 28208.

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 Monty Simmons of William L. Simmons, Architect, Thomas Wade of Zero Waste Recycling and Brian Dunning of Zero Waste Recycling.

Summary of Presentation and Discussion:

The Petitioner's agent, Monty Simmons, did not have a formal presentation planned. The program was to discuss the project with any attendees as they arrived. There were two attendees who arrived at different times. Both attendees were concerned with the possibility of increased heavy truck traffic, and were relieved to discover that the operation is to support vehicles already using Dupree Street and Rozzelle's Ferry Road; thereby not increasing local traffic.

A proposed site plan and rendered color elevation of the proposed building were on display.

Respectfully submitted, this 4th day of December, 2023

Cc: Charlotte Planning, Design and Development Department – Rezoning staff

OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
HERNANDEZ	ADILSER	117 HONEYWOOD AV	CHARLOTTE	NC	28216
3608 ROZZELLES FERRY RD LLC		954 W 1ST ST	CHARLOTTE	NC	28202
MASON, JR.	JAMES	1525 E WORTHINGTON AVE	CHARLOTTE	NC	28203
EPIC REALTY SOLUTIONS LLC		421 W PARK AVE	CHARLOTTE	NC	28203
MOORE	AUDIES	9932 BRADLEY RUSSELL CT	CHARLOTTE	NC	28214
PARAMOUNT REALTY INC		1005 BEATTIES FORD RD	CHARLOTTE	NC	28216
THE IRA CLUB FBO	KAREN E RUSSO IRA	67 E MADISON ST STE 1510	CHICAGO	IL	60603
DEPT OF TRANSPORTATION		PO BOX 640	ALBEMARLE	NC	28001
DEYOUNG	JERRY R	105 S DWELLE ST	CHARLOTTE	NC	28208
ARD HOLDINGS LLC		107 S DWELLE ST	CHARLOTTE	NC	28208
ARD HOLDINGS LLC		111 S DWELLE ST	CHARLOTTE	NC	28208
PTM HOLDINGS 2 LLC		1070 SHORELINE DR	STANLEY	NC	28164
PTM HOLDINGS 2 LLC		115 SOUTH DWELLE ST	CHARLOTTE	NC	28208
GOMER PYLE LLC		5740 GENERAL WASHINGTON DRIVE	ALEXANDRIA	VA	22312
104 DUPREE STREET LLC		301 DUPREE ST	CHARLOTTE	NC	28208

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
A Brighter Day Ministries	Beverly	Knox Davis	501 Sinclair St		Charlotte	28208
Benton Woods	Bill	Riggs	4157 TILLMAN RD		CHARLOTTE	28208
Brookfield Neighborhood Associa	LaTonya	Steele	418 S Ramsey St		Charlotte	28208
Eleanore Heights	Lois	Moore	2901 CORONET WAY		CHARLOTTE	28208
Eva B. Barber Park Neighborhood	Shamaiye	Haynes	319 GOFF STREET		CHARLOTTE	28208
Fairies Farms Homeowners Associ	Johnny	White	2901 CORONET WY		CHARLOTTE	28208
Glenwood Neighborhood Associati	Cora	Robinson	3900 BARLOWE RD		CHARLOTTE	28208
Glorious Church Of God Inc	Doretha	Huey	601 DEWOLFE ST		CHARLOTTE	28208
Gracious Hands Transitional Hou	Sonja	Chisholm	245 NORTH HOSKINS ROAD		CHARLOTTE	28216
Historic Hoskins Coalition Grou	Beverly	Davis	501 SINCLAIR STREET		CHARLOTTE	28208
Lake Arbor Tenant Association	Apryl	Lewis	4100 GLENWOOD DR		CHARLOTTE	28208
Lakewood Community Development	Scott	Terry	211 LAKEWOOD AV		CHARLOTTE	28208
Lakewood Neighborhood Alliance	Chini	Nichols	212 HALSEY STREET		CHARLOTTE	28208
Lakewood Neighborhood Alliance	Delores	Miller	309 HARRISON STREET		CHARLOTTE	28208
Lakewood Neighborhood Alliance	Jamall	Kinard	330 LAKEWOOD AVE		CHARLOTTE	28208
Lakewood Neighborhood Alliance	Jessica	Foster	400 JONES ST		CHARLOTTE	28208
Lakewood Neighborhood Alliance	Nola	Murphy	417 LAKEWOOD AVE		CHARLOTTE	28208
Lakewood Ridge	Leondra	Garrett	415 JONES STREET		CHARLOTTE	28208
Lampighter Village South Homeo	Joel	Haecherl	308 JONES ST		CHARLOTTE	28208
National Black Child Developmen	Devonya	Govan-Hunt	7206 E WT BLVD SUITE J #276		CHARLOTTE	28215
New Outreach Christian Center	Brenda	Stevenson	3900 GOSSETT AV		CHARLOTTE	28208
North Hoskins Neigh Assoc	Chad	Howell	320 N Hoskins Rd		Charlotte	28216
Northwest Service Center	Eleanor	Washington	3401 KENTUCKY AV		CHARLOTTE	28216
Thomasboro Neighborhood Associa	Mary	Wallace	119 BRADFORD DR		CHARLOTTE	28208
Thomasboro Neighborhood Associa	Renee	Jones	4125 WELLING AV		CHARLOTTE	28208

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November 6, 2023

Notice to Interested Parties of Community Meeting

Subject: Community Meeting – Rezoning petition filed by Zero Waste Recycling for conditional approval of approximately 2 and one quarter acres (2.26) located at 104 Dupree Street for use as a vehicle repair facility: major. The primary function is to repair trailers used to haul recyclable materials.

Date and Time of Meeting: Thursday, 11/30/2023 from 6:00 pm - 7:00 pm

Place of Meeting: Petitioner’s site
104 Dupree Street
Charlotte, NC 28208

Petitioner: Zero Waste Recycling

Petition No.: 2023-136

We are assisting Zero Waste Recycling (the “Petitioner”) in connection with a rezoning petition they have filed with the Charlotte-Mecklenburg Planning Commission seeking to gain conditional approval of an approximately 2.26 acre site (the “Site”) located at 104 Dupree Street. The site is currently zoned ML-2 (Manufacturing and Logistics 2) and requires Conditional Approval for the use Vehicle Repair Garage: Major. The purpose of the rezoning is to permit the use in this 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 for the purpose of discussing this proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either an owner of property that adjoins, a representative of a registered neighborhood organization or, 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 Thursday, 30th of November 2023 from 6:00 pm to 7:00 pm on the Site located at 104 Dupree Street, Charlotte, NC. The Petitioner and their representatives 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 manner, please call Monty Simmons at 704-293-1511 or email at monty@simmonsarchitecture.com.

Date Mailed: 11/8/2023

