

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Abacus Capital**

Rezoning Petition No. 2023-142

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 Zoning Ordinance.

**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 December 28, 2023. 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 Tuesday, January 9<sup>th</sup> at 5:30 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 did not have any attendees from the community. No community members have subsequently contacted the Petitioner's team as of the submittal date of this report.

Respectfully submitted this 15<sup>th</sup> day of January 2024.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

**EXHIBIT A**

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2023-142	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-142	Berewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Biddleville-Smallwood Community	Charles	Jones	2014 W TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-142	Biddleville-Smallwood Community	James	Turner	327 CAMPUS ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-142	Biddleville-Smallwood Community	Justin	Harlow	2300 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Biddleville-Smallwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE, CHARLOTTE, NC, 28208		Charlotte	28208
2023-142	Biddleville-Smallwood Community	Paul	VanGundy	2308 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Biddleville Residents & Friends	Gerald	Greenberg	2018 WEST TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-142	Bradfield Farms Homeowners Asso	Douglas	Morris	310 MILL RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-142	choice_1541	DON	JOHNSON	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Code for Charlotte	Jill	Bjers	322 KATONAH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Eleanore Heights	Lois	Moore	2901 CORONET WAY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Fairies Farms Homeowners Associ	Johnny	White	2901 CORONET WY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Farmington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 CAMP GREENE ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Greater Enderly Park Neighborho	Shamaiye	Haynes	2908 Tuckaseegee Rd, Charlotte, NC, 28208, USA		Charlotte	28208
2023-142	Greater West Coalition	JTanya	Adams	309 LIMA AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Historic Camp Greene Neighborho	Thomas	Harris	2216 MONUMENT ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Marsh Estates	Kayla	Earley	2504 GREENLAND AVE., CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Parkview Community Neighborhood	Gwendolyn	Brown-Johns	1100 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Regal Heights Homeowners Associ	EugeneAnge	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Regal Heights/Historic Camp Gre	LaWana	Mayfield	1513 NOEL PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Seversville Community Organizat	Amar	Johnson	409 COXE AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Seversville Community Organizat	Janice	Shirley	509 STATE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Severville	Tanis	Stewart	167 S BRUNS AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	South Hall Homeowners Associati	Brian	Gomsak	101 S SMALLWOOD PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-142	Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF 4		Charlotte	28202
2023-142	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wellesford	Darlene	Jones	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Wessex Square Homeowners Associ	Jeff	Horton	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Cherez	McClellan	2627 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Doma	Herring	2610 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Robert	Blythe	2318 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-142	Westerly Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208

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2023-142	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-142	07104101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-142	07104102	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-142	07104103	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-142	07104119	SUMMIT AVENUE THRIFT ROAD HOI				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2023-142	07108113	AG-T&U 926 TUCKASEEGEE ROAD O			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-142	07108114	RENEES ROUNDUP LLC				1020 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-142	07108115	AG-T&U 926 TUCKASEEGEE ROAD O			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-142	07108116	UPTOWN TESSA HOLDINGS LLC				PO BOX 37264		CHARLOTTE	NC	28237
2023-142	07108117	WORTH CHEMICAL CORPORATION				2000 PETTIGREW ST		DURHAM	NC	27703
2023-142	07108201	KINSALE PROPERTIES LLC				2401 OVERHILL RD		CHARLOTTE	NC	28211
2023-142	07108202	AC 925 TUCKASEEGEE OWNER LP			C/O ABACUS ACQUISITIONS LLC	1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-142	07108203	AC 1001 TUCKASEEGEE OWNER LP				1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-142	07108204	GENERAL	ELECTRIC CO			PO BOX 4900 DEPT 201		SCOTTSDALE	AZ	85261
2023-142	07108206	SUMMIT AVENUE JAY STREET LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2023-142	07108207	AG-T&U 1026 JAY STREET OWNER LI			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-142	07108208	AG-T&U 1018 JAY STREET OWNER LI			C/O ANGELO GORDON & CO LP	4201 CONGRESS ST STE 105		CHARLOTTE	NC	28209
2023-142	07108210	BIN-JS900 LLC				500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-142	07108211	SUMMIT AVENUE JAY STREET LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203

## EXHIBIT B

December 22, 2023

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Tuesday, January 9<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Abacus Capital  
**Petition No.:** 2023-142

Dear Charlotte Neighbor:

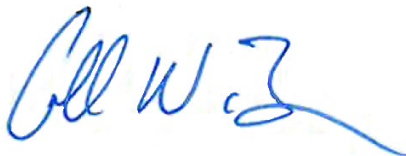
Our firm represents Abacus Capital (the “Petitioner”) in their proposal to rezone approximately four (4) acres located on Tuckaseegee Road, east of Berryhill Road, and west of Jay Street, more particularly described as Tax Parcel 07108203 and 07108202. The Petitioner is requesting a rezoning from the ML-2 zoning district to the IMU zoning district to accommodate future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, January 9<sup>th</sup> at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Tuckaseegee Road”) and/or the petitioner (“Abacus”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



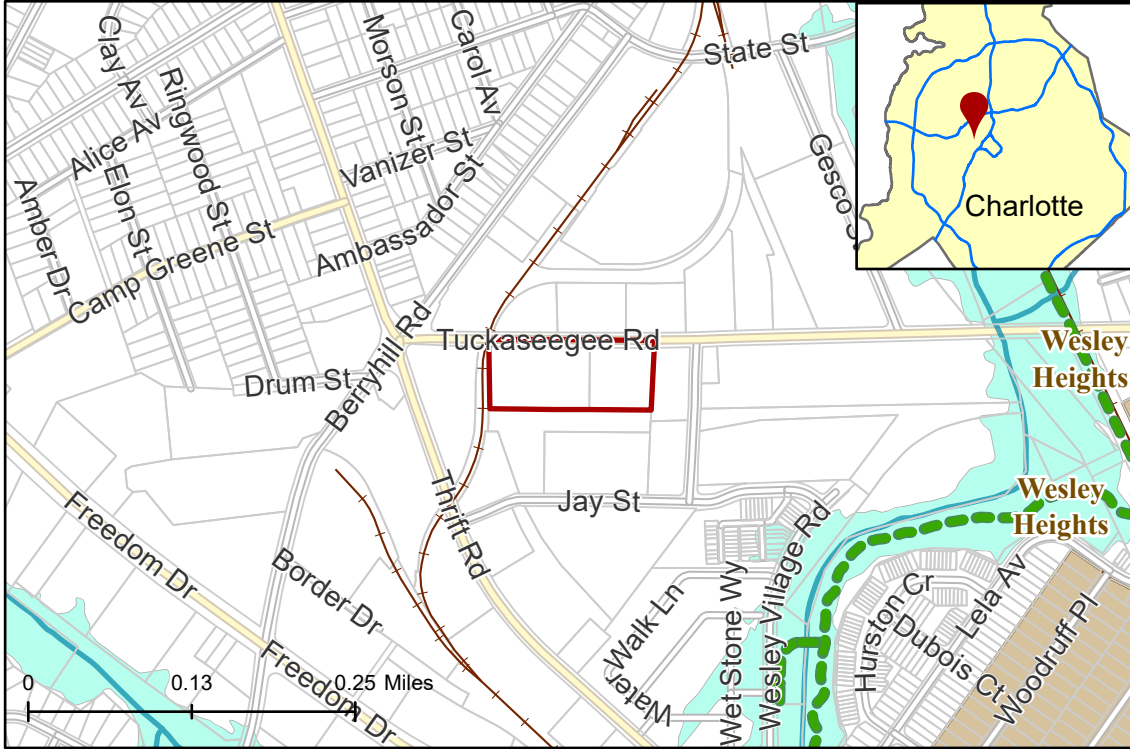
Collin W. Brown

# 2023-142: Abacus Capital

**Current Zoning** ML-2 (Manufacturing and Logistics-2)  
**Requested Zoning** IMU (Innovation Mixed Use)

Approximately 3.7 acres

## Location of Requested Rezoning



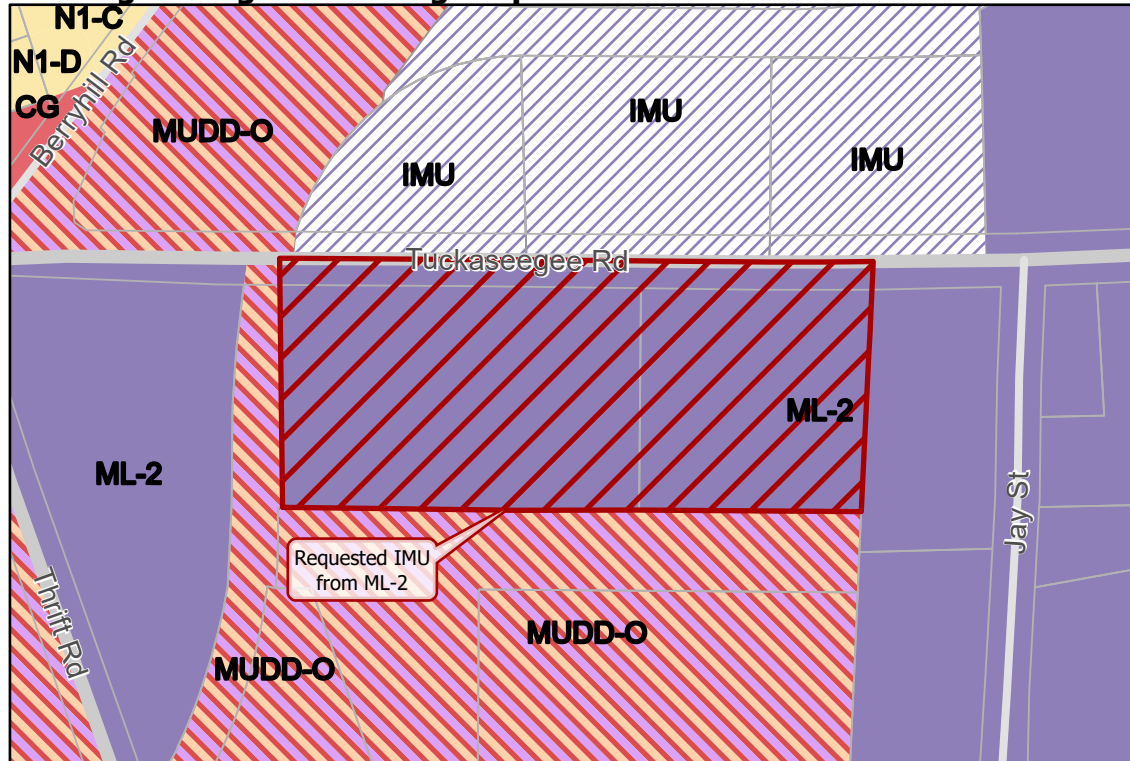
## Rezoning Map



- 2023-142
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 2-Malcolm Graham



## Existing Zoning & Rezoning Request



- Requested IMU from ML-2
- Zoning Classification**
- Neighborhood 1
- Commercial
- Manufacturing & Logistics
- Mixed Use
- Innovation Mixed Use



Map Created 12/5/2023