

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Abacus Capital
Rezoning Petition No. 2023-143

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 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 9th at 7:00 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 in Exhibit C. The Petitioner was represented at the Community Meeting by Wes McAdams and Mason Ellerbe, as well as by Petitioner's agents Collin Brown and Lisa Arnold.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 6.6-acre site located on Toomey Street, north of Tremont Avenue. He explained that this area is transitioning from industrial to adaptive mixed use.

Mr. Brown displayed the zoning map and explained that the site was currently zoned ML-2. Mr. Brown displayed the current zoning of the site and surrounding parcels and the rezoning proposal. Mr. Brown explained that the adoption of the Unified Development Ordinance (UDO) changed the zoning of the site from I-2 to ML-2. One of the unintended consequences of the UDO rezoning was that the new district does not allow some of the commercial/ office uses permitted by the former industrial district. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place type is manufacturing and logistics. Although the place type is inconsistent with the proposed zoning request, the request aligns with the current development in the area.

Mr. Brown stated that the proposed zoning for the petition is IMU. Mr. Brown explained that the rezoning petition is a conventional petition without an associated site plan. He displayed a slide which included graphics from the comprehensive plan for the type of development that would be included in both manufacturing and logistics and innovation mixed use. He noted that the IMU district would be more compatible with the surrounding neighborhood and existing uses.

Mr. Brown explained that the rezoning timeline could result in a public hearing in February and City Council decision in March, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to our team. The development team reiterated that the rezoning was a response to the UDO changes.

The virtual meeting was then opened for discussion:

The attendee stated that they understand the request and have no additional questions.

The meeting concluded at approximately 7:15 p.m. without any further questions or discussion from the community.

Respectfully submitted this 15th day of January 2024.

cc: Emma Knauerase, 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

2023-143	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-143	Bent Creek Homeowners Associati	Andrew	Lake	1508 CHELVESTON DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, North Carolina, 28203		Charlotte	28203
2023-143	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Clanton Park Community Neighbor	Brenda	Campbell	3339 BARFIELD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-143	Clanton Park Community Neighbor	Tena	Armstrong	3332 GRAYMONT DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-143	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.		CHARLOTTE	28203
2023-143	Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Historic Camp Greene Neighborho	Thomas	Harris	2216 MONUMENT ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Moores Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-143	Oakdale North	Dorothy	Stowe	3412 GRIFFITH STREET, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Olmsted Park Homes HOA	Nina	Lipton	415 MEACHAM ST, CHARLOTTE, NC, 28203		Charlotte	28203
2023-143	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Revolution Park Neighborhood As	Brett	Tempest	2728 BEECH NUT ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Revolution Park Neighborhood As	John	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Revolution Park Neighborhood As	Sharon	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	S tryon	Wanda	Hairston	2630 S TRYON, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Sunset Hills Neighborhood Assoc	Marcel	Dawspm	525 ATHERTON ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Westerly Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD., CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-143	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-143	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-143	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203

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

2023-143	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-143	11904101	HALL	TIMOTHY	JESSICA	HALL	1948 WILMORE DR		CHARLOTTE	NC	28203
2023-143	11904123	LAND	CHARLES M			1323 SPRUCE ST		CHARLOTTE	NC	28203
2023-143	11904124	ELLIS	HENRY L	DEBORAH L	ELLIS	1137 TOM HUNTER RD		CHARLOTTE	NC	28213
2023-143	11904314	WYATTWORKS HOLDINGS NC LLC				720 MONTFORD DR		CHARLOTTE	NC	28209
2023-143	11904501	KIMBARK LLC				5916 HOLLYHOLM TRACE		WILMINGTON	NC	28409
2023-143	11904502	KIMBARK LLC				5218 HOLLY FERN CIR		CHARLOTTE	NC	28211
2023-143	11904503	KIMBARK LLC				5218 HOLLY FERN CIR		CHARLOTTE	NC	28211
2023-143	11904504	KIMBARK LLC				5218 HOLLY FERN CIRCLE		CHARLOTTE	NC	28211
2023-143	11904505	HENRY'S HOLDING LLC				6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2023-143	11904506	HENRY'S HOLDING LLC				6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2023-143	11904507	SPROUSE	ERIC			2001 CLEVELAND AVE		CHARLOTTE	NC	28203
2023-143	11904509	AOA LEASING CO			C/O ADAMS OUTDOOR ADVERTISI	2299 SCOTT FUTRELL DR		CHARLOTTE	NC	28208
2023-143	11904510	AOA LEASING CO			C/O ADAMS OUTDOOR ADVERTISIN	2299 SCOTT FUTRELL DR		CHARLOTTE	NC	28208
2023-143	11904511	SPROUSE	ERIC			2001 CLEVELAND AVE		CHARLOTTE	NC	28203
2023-143	11904512	SPROUSE	ERIC			2001 CLEVELAND AVE		CHARLOTTE	NC	28203
2023-143	11904516	KIMBARK LLC				5218 HOLLY FERN CIR		CHARLOTTE	NC	28211
2023-143	11904517	KIMBARK LLC				4229 HENDERSON PL	ATTN STEPHAN PITTSBORO	NC		27312
2023-143	11904518	KIMBARK LLC				4229 HENDERSON PL	ATTN STEPHAN PITTSBORO	NC		27312
2023-143	11904519	KIMBARK LLC				5218 HOLLY FERN CIR		CHARLOTTE	NC	28211
2023-143	11904520	KIMBARK LLC				5218 HOLLY FERN CIR		CHARLOTTE	NC	28211
2023-143	11904521	KIMBARK LLC				5218 HOLLY FERN CIR		CHARLOTTE	NC	28211
2023-143	11904601	BRADFORD	CURTIS G			2140 WEYLAND AV		CHARLOTTE	NC	28208
2023-143	11904605	TWELVE STARS LLC				327 FERGUSON RIDGE RD		CLOVER	SC	29710
2023-143	11904610	JACKSON	SALLIE HEIRS		C/O DOROTHY CAMPBELL	449 WEST BLVD		CHARLOTTE	NC	28203
2023-143	11904611	JACKSON	ANNIE C HEIRS		C/O DOROTHY CAMPBELL	449 WEST BLVD		CHARLOTTE	NC	28203
2023-143	11904612	AMERICAN TOWER ASSET SUB				PO BOX 723597		ATLANTA	GA	31139
2023-143	11904613	COMMERCIAL DEVELOPMENT HOLD				PO BOX 36816		CHARLOTTE	NC	28236
2023-143	11904615	GASS920 LLC				2820 SELWYN AVE STE 687		CHARLOTTE	NC	28209
2023-143	11904616	MATOKE	KAUNDA	ESTHER	ONYONI	4112 DAVIS RD		CHARLOTTE	NC	28270
2023-143	11904617	MATOKE	KAUNDA	ESTHER	ONYONI	4112 DAVIS RD		CHARLOTTE	NC	28270
2023-143	11904618	THE RENAISSANCE OF AMERICA HOI				360 HAROLD INGRAM HWY		JEFFERSON	SC	29718
2023-143	11904619	THE RENAISSANCE OF AMERICA HOI				360 HAROLD INGRAM HWY		JEFFERSON	SC	29718
2023-143	11904620	COMMERCIAL DEVELOPMENT HOLD				PO BOX 36816		CHARLOTTE	NC	28236
2023-143	11904622	BAILEY	MICHAEL A	ROBIN MURRAY	BAILEY	11738 DAN MAPLES DR		CHARLOTTE	NC	28277
2023-143	11904623	COMMERCIAL DEVELOPMENT HOLD				PO BOX 36816		CHARLOTTE	NC	28236
2023-143	11904624	AMERICAN TOWER ASSET SUB			ATTN PROPERTY TAX	PO BOX 723597		ATLANTA	GA	31139
2023-143	11904625	AMERICAN TOWER ASSET SUB			ATTN PROPERTY TAX	PO BOX 723597		ATLANTA	GA	31139
2023-143	11904626	2320 TOOMEY AVENUE OWNER LLC			C/O FCP	4445 WILLARD AVE STE 900		CHEVY CHASI	MD	20815
2023-143	11904628	HORNE COMPANY PARTNERS LLC TH				1700 PARKER DR		CHARLOTTE	NC	28208
2023-143	11904629	HORNE COMPANY PARTNERS LLC TH				1700 PARKER DR		CHARLOTTE	NC	28208
2023-143	11904630	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-143	11904631	GASS920 LLC				2820 SELWYN AVE STE 687		CHARLOTTE	NC	28209
2023-143	11904632	2213/2218 TOOMEY AVENUE OWNE			C/O FCP	4445 WILLARD AVE SUITE 900		CHEVY CHASI	MD	20815
2023-143	11904634	NUNN	TAYLOR COX			2032 WILMORE DR		CHARLOTTE	NC	28203
2023-143	11904635	VASKO	KAREN LEIGH			2026 WILMORE		CHARLOTTE	NC	28203
2023-143	11904636	CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2023-143	11904637	EMERY	TYLER D			2036 WILMORE DR		CHARLOTTE	NC	28203
2023-143	11904638	WOLF	SEAN MICHAEL	SEAIRA ROSE	WOLF	2040 WILMORE DR		CHARLOTTE	NC	28203
2023-143	11905102	MCILROY	ROBERT S			PO BOX 2156		MURRELLS INSC		29576
2023-143	11905103	MCILROY	ROBERT S			PO BOX 36483		CHARLOTTE	NC	28236
2023-143	11905201	SPANGLER PROPERTIES LLC				1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-143	11905202	BROOKHILL LAND LLC			C/O BROOKHILL INVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2023-143	11905202	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2023-143	11906414	BEECHER	THOMAS S	PAULA PEREIRA	BEECHER	2112 WILMORE DR		CHARLOTTE	NC	28203
2023-143	11906415	MOSS	GRADY	VIRGINIA T	MOSS	2108 WILMORE DR		CHARLOTTE	NC	28203
2023-143	11906420	704 WEST TREMONT OWNER LLC			C/O FCP	4445 WILLARD AVE STE 900		CHEVY CHASI	MD	20815
2023-143	11906424	704 WEST TREMONT OWNER LLC			C/O FCP	4445 WILLARD AVE STE 900		CHEVY CHASI	MD	20815
2023-143	11906431	2213/2218 TOOMEY AVENUE OWNE			C/O FCP	4445 WILLARD AVE SUITE 900		CHEVY CHASI	MD	20815
2023-143	11907413	CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2023-143	11907414	CRIDER	JOHN B R/L/T			206 PARK AVE WEST		CHARLOTTE	NC	28203
2023-143	11907430	SEAMAN	DAVID LEE	CATHERINE ELIZ/CUMMINGS		1957 WILMORE DR		CHARLOTTE	NC	28208
2023-143	11907514	FITZPATRICK	CHARLES			2029 SPRINGDALE AVE		CHARLOTTE	NC	28203
2023-143	11907515	RNR PROPERTIES LLC				2301 CHARLOTTE DR		CHARLOTTE	NC	28203
2023-143	11907516	RNR PROPERTIES LLC				2301 CHARLOTTE DR		CHARLOTTE	NC	28203
2023-143	11907517	2018-2 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2023-143	11907518	DAVIS	JAMES AUSTIN II	ERIKA KIMBERLY	KEIL	2115 WILMORE DR		CHARLOTTE	NC	28203

EXHIBIT B

December 22, 2023

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, January 9th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Abacus Capital
Petition No.: 2023-143

Dear Charlotte Neighbor:

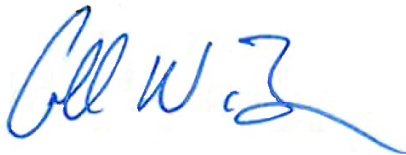
Our firm represents Abacus Capital (the "Petitioner") in their proposal to rezone approximately six (6) acres located on Toomey Avenue, north of Tremont Avenue, more particularly described as Tax Parcel 11904626 and 11904632. The Petitioner is requesting a rezoning from the ML-2 zoning district to the 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 9th at 7:00 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 and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("Toomey Ave") 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 or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

Participants (6)



- LA** Lisa Arnold (Host, me)
- CB** collin brown
- CB** collin brown
- WM** Wes McAdams
- M** Mason's iPhone (2)
- TH** Tim Hall

EXHIBIT D

TOOMEY AVENUE REZONING

(REZONING #2023-143)

ABACUS CAPITAL

Official Community Meeting

January 9, 2024

Alexander
Ricks
PLLC

MEETING AGENDA

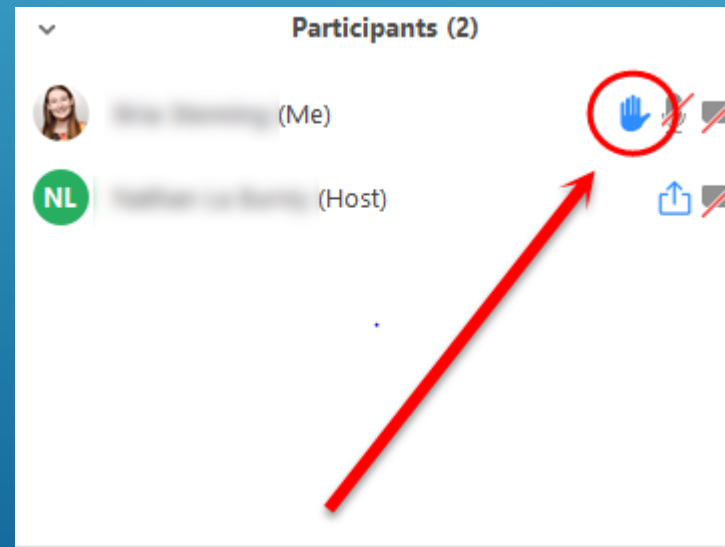
- **Introductions**
 - **Property Location**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **IMU Zoning District**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

**Property Owners: 2320 TOOMEY AVENUE OWNER LLC &
2213/2218 TOOMEY AVENUE OWNER LLC**

Petitioner:

Abacus Capital

Wes McAdams, Mason Ellerbe, & Will McGinnis

**Alexander
Ricks
PLLC**

Collin Brown,
Brittany Lins, & Lisa Arnold

PROPERTY LOCATION



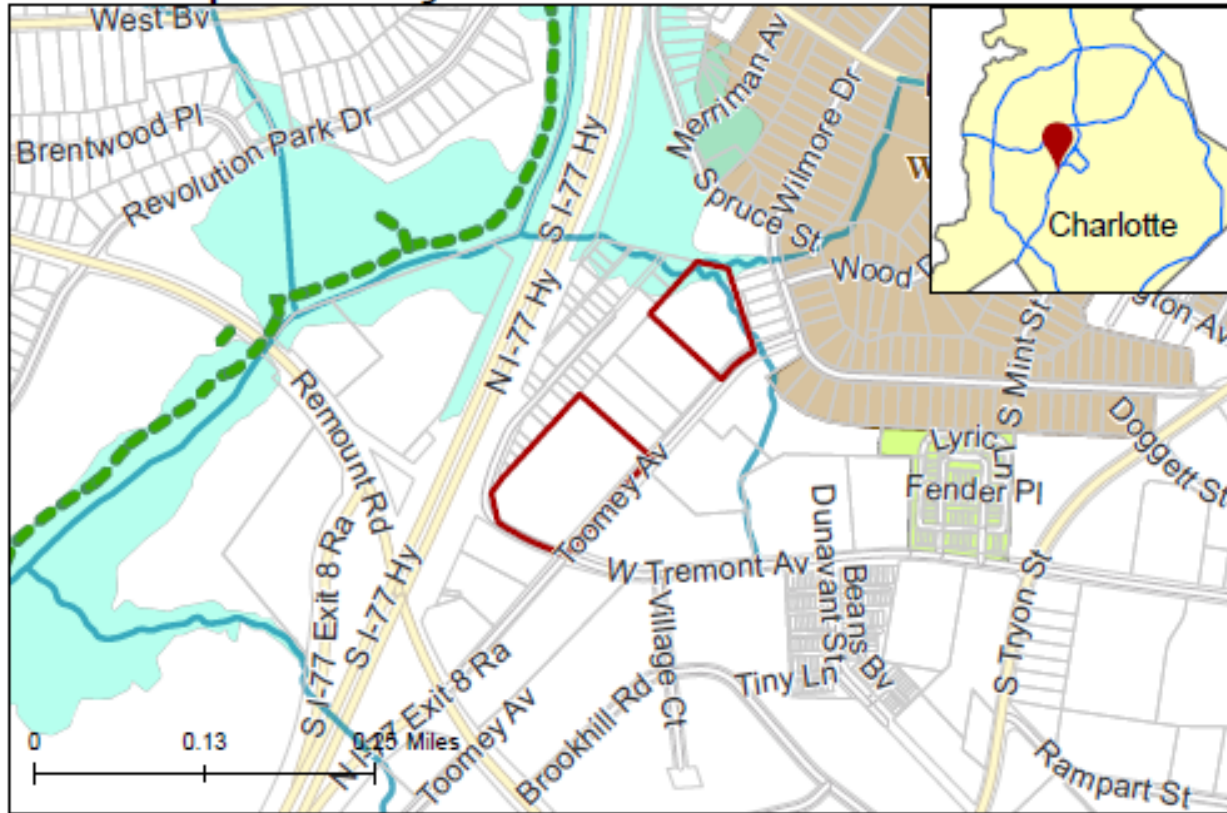
2023-143: Abacus Capital

Current Zoning ML-1 (Manufacturing and Logistics-1)

Requested Zoning IMU (Innovation Mixed Use)










Approximately 6.6 acres

Location of Requested Rezoning

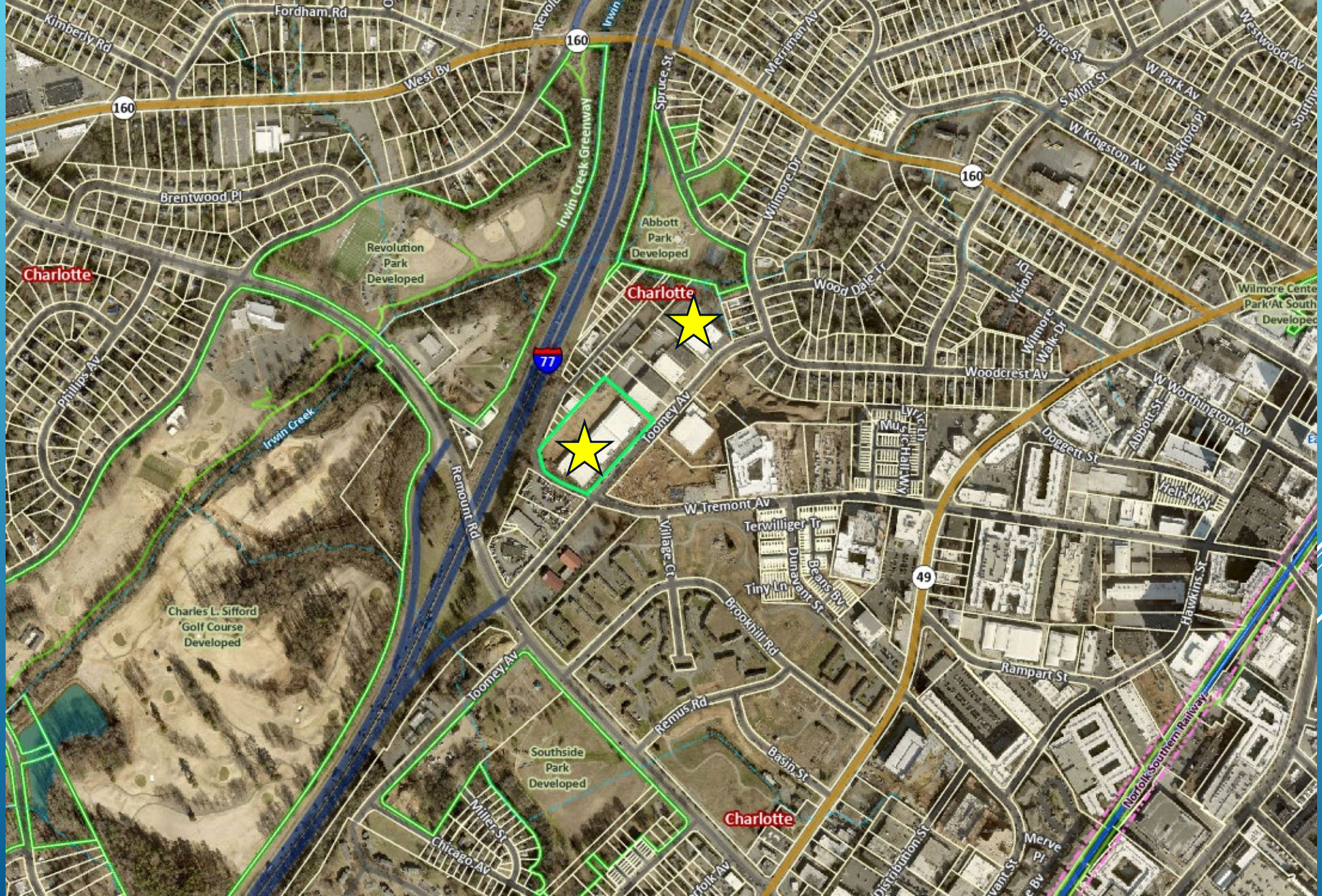


Rezoning Map



-  2023-143
-  Inside City Limits
-  Parcel
-  Greenway
-  Streams
-  FEMA Flood Plain
-  Transit Supportive Overlay
-  Historic Districts
- City Council District**
-  3-Victoria Watlington









Charlotte

Charlotte

Revolution Park
Developed

Irwin Creek

Irwin Creek Greenway

900 - 1235



Charlotte

Charlotte

Charles L. Sifford
Golf Course
Developed

800 - 1099

200 - 2399
Torney Av

2100 - 2299
Wilmore Dr

1900 - 2099
Wood Dale

700 - 799

400 - 499
Music Hall

800 - 899

500 - 541

600 - 699

500 - 565

456 - 499

426

2116 - 2145
Terwilliger Tr

2000 - 2035

4000 - 4033
Tundra Rd

3000 - 3081
Dunavant St

1700 - 1753
1800 - 1800

7000 - 7021
Lovelace Ln

608 - 625

2400 - 2571

800 - 899

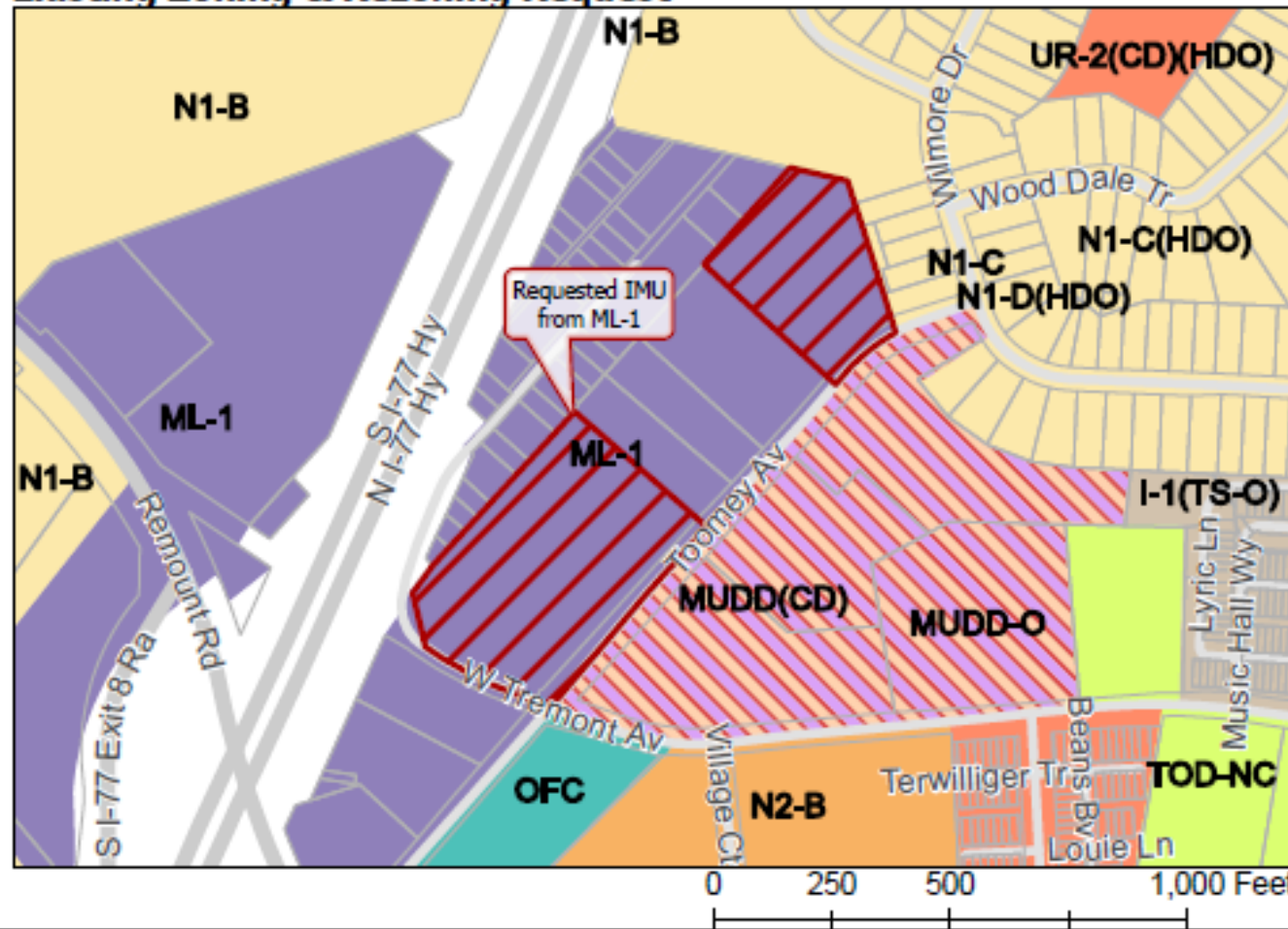
710 - 719

199

700 - 709

EXISTING ZONING

Existing Zoning & Rezoning Request



- Requested IMU from ML-1
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Campus
- Manufacturing & Logistics
- Light Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/5/2023



LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

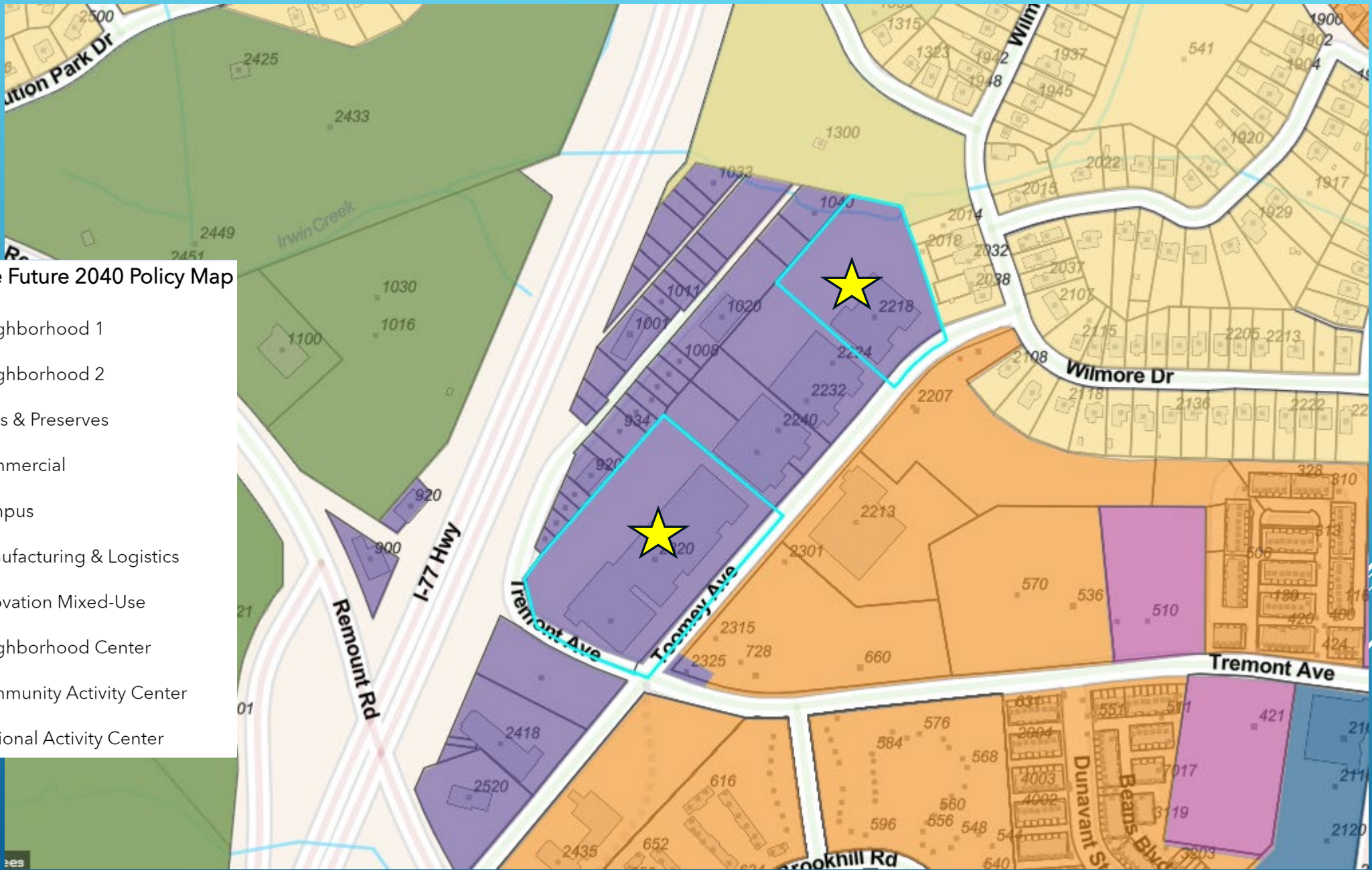


REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



REZONING REQUEST:

IMU (INNOVATIVE MIXED USE) ZONING DISTRICT

CONSISTENT WITH ADAPTIVE REUSE
TRANSITION IN THE AREA

Decorative white lines consisting of several parallel diagonal strokes on the right side of the slide.

ML DISTRICT



Closeup Highlights



A.Improved bike and pedestrian facilities and connections

B.Generous landscaping and buffers

C.Small shared outdoor gathering space for employees

D.Dedicated rideshare pickup/dropoff locations

Notable Characteristics



1. Outdoor storage of materials, storage and distribution are common elements of industrial development, but should be screened from the public realm, to the extent reasonably possible.
2. Some heavy manufacturing uses contain taller elements such as smokestacks and cooling towers.
3. Large distribution warehouses that accommodate a high volume of large truck traffic are common and should still include clear entries and connections to the public realm.
4. The outdoor storage and movement of heavy equipment is common, such as train depots and inter-modal yards.
5. The outdoor storage of trucks, materials and equipment occur when larger buffers can be accommodated at the edges.
6. Contractor storage yards, metal recycling and materials recycling can occur when separated by larger, undisturbed natural buffers.
7. The airport and its associated facilities are found in this Place Type.
8. Warehouse buildings accommodate a high volume of large truck traffic and should be designed to do so safely, and out of view of the public realm, to the extent reasonably possible.



Existing Place Type Layout



Aspirational Place Type Layout

Typical Uses

- Industrial
- Single Family Residential
- Commercial

- Mixed Use
- Office
- Parking Lot
- Closeup Graphic Viewpoint

IMU DISTRICT

Closeup Highlights



A. Active and passive community gathering spaces

B. Adaptive reuse of light industrial or underutilized buildings, embracing unique history and form

C. Regular rail crossings

D. Increased tree canopy

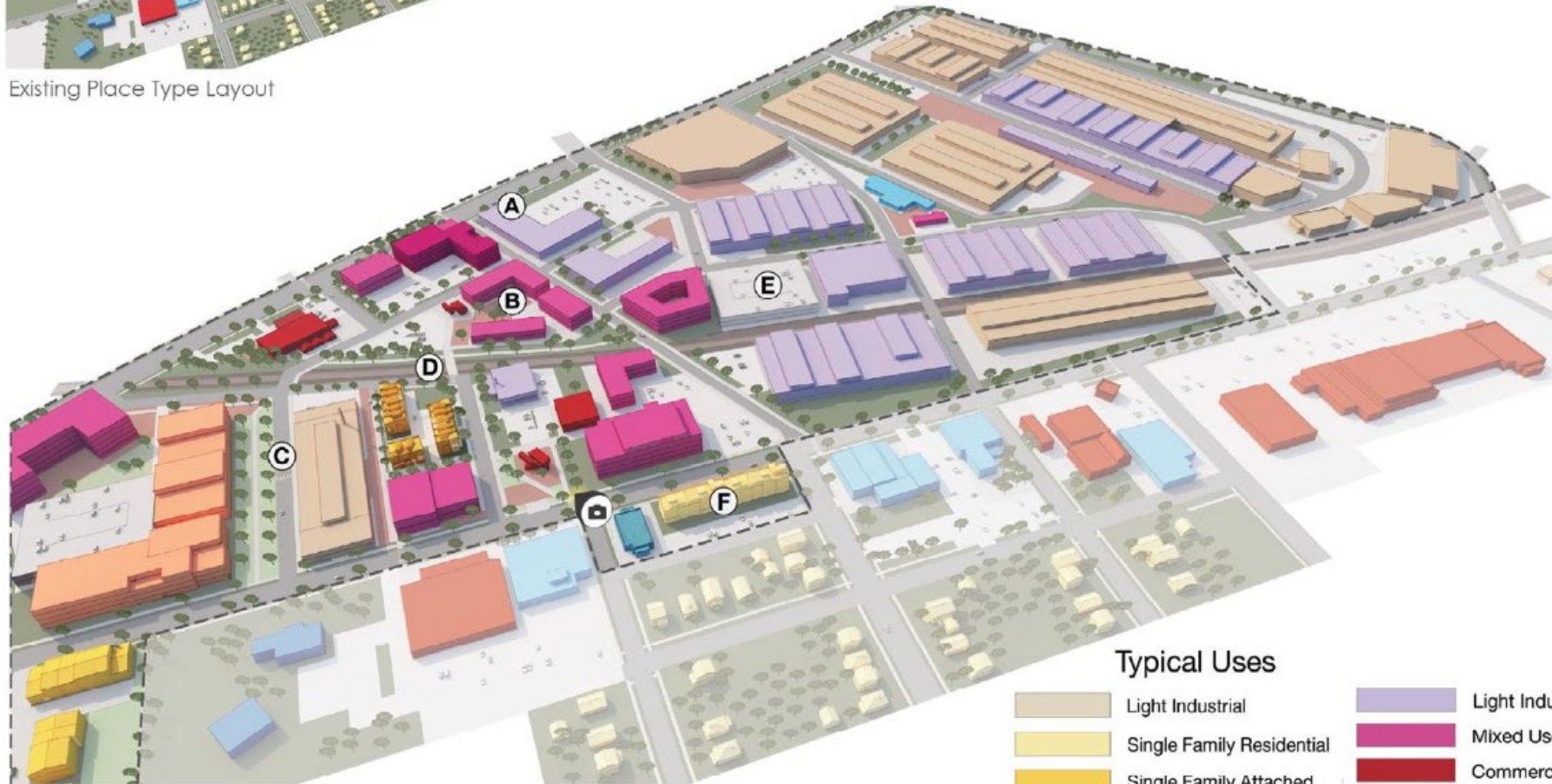
Notable Characteristics



1. The reuse of buildings for small scale production and distribution like breweries, bakeries, and similar businesses is common and encouraged.
2. Self storage coupled with ground floor commercial space integrate this use into a mixed use, walkable place.
3. Creative office space often occupies buildings not originally created for office use.
4. Mixed Use Residential buildings may be integrated into post industrial buildings.
5. Preservation of significant industrial buildings for new uses is common in areas that want to maintain a character that honors the past.
6. Small, older purpose built warehouses can become the framework for a wide range of development infill.
7. New office buildings can take on the character of a transitioning industrial area and provide a mix of old and new building styles.
8. Newly built, smaller scale flex buildings that house office uses in conjunction with limited distribution are common. Truck traffic is lower than Manufacturing and Logistics uses, minimizing the impacts to adjacent neighborhoods.







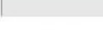




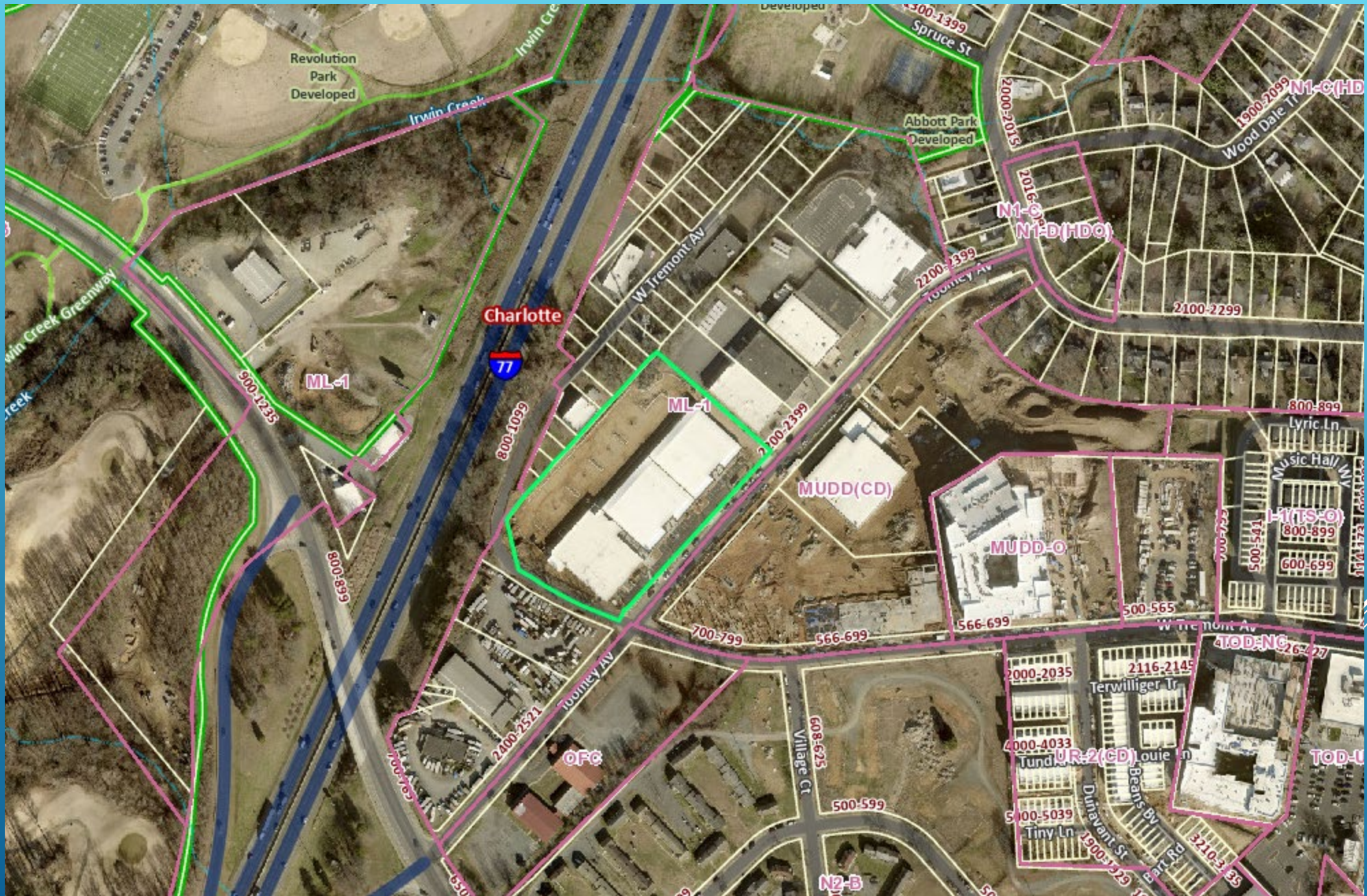
Existing Place Type Layout



Aspirational Place Type Layout

Typical Uses

- | | | | |
|---------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|----------------------------|
|  | Light Industrial |  | Light Industrial Mixed Use |
|  | Single Family Residential |  | Mixed Use |
|  | Single Family Attached |  | Commercial |
|  | Office |  | Parking Lot / Garage |
|  | Institutional |  | Closeup Graphic Viewpoint |



POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** October 2023
- ▶ **Application Processed:** November 2023
- ▶ **Official Community Meeting:** Today, January 9th
- ▶ **Earliest Public Hearing:** February 19th
- ▶ **Zoning Committee:** March 5th
- ▶ **City Council Decision:** March 18th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!



