



## COMMUNITY MEETING REPORT

**Petitioner:** TPM Properties, LLC

**Petition No.:** RZP-2023-146

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:**

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 the attached mailing list by depositing such notice in the U.S. mail on December 28, 2023. A copy of the written notice is attached hereto.

**Date, Time, and Location of Meeting:**

The Community Meeting was held on Monday, January 8, 2024 at 6:00pm virtually via Zoom.

**Persons in Attendance at Meeting (see attached copy of sign-in sheet):**

The Community Meeting had no attendees other than the Petitioner's representative. The Petitioner was represented at the Community Meeting by Justin Maxwell (DPR).

**Summary of Presentation/Discussion:**

The Petitioner's agent, Justin Maxwell, had prepared a presentation on the proposed rezoning, and was prepared to welcome attendees and address any questions or concerns that may have arisen. No invitees were in attendance.

Respectfully submitted, January 10, 2024.

cc: Charlotte Planning, Design & Development Department – Rezoning staff  
Justin Maxwell, PLA (DPR Design)

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

2023-146	TAXPID	OWNERLASTN	OWNERFIRST	COMNERFIRS	COMNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-146	07104101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-146	07104102	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-146	07108101	AG-TRU 700 TUCKASEEGEE ROAD O'			C/O ANGELO GORDON & CO LP	4201 CONGRESS ST STE 105		CHARLOTTE	NC	28209
2023-146	07108103	RRPVI GESCO CHARLOTTE LP				4801 PGA BOULEVARD		PALM BEACH	FL	33418
2023-146	07108106	ASHEVILLE CONCRETE MATERIALS IN				PO BOX 5395		ASHEVILLE	NC	28813
2023-146	07108113	AG-TRU 926 TUCKASEEGEE ROAD O'				1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-146	07108117	WORTH CHEMICAL CORPORATION				2000 PETTIGREW ST		DURHAM	NC	27703
2023-146	07108118	CENTER STAGE PROPERTIES LLC				808 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-146	07108120	TPM PROPERTIES LLC				720 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-146	07108124	AG-TRU 926 TUCKASEEGEE ROAD O'			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309

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2023-146	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-146	Barewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Biddleville-Snalwood Community	Charles	Jones	2014 W TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-146	Biddleville-Snalwood Community	James	Turner	327 CAMPUS ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-146	Biddleville-Snalwood Community	Justin	Harlow	2300 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Biddleville-Snalwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE, CHARLOTTE, NC, 28208		Charlotte	28208
2023-146	Biddleville-Snalwood Community	Paul	VanGundy	2308 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Bridlefield Farms Homeowners & Friends	Gerald	Greenberg	2018 WEST TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-146	Bridlefield Farms Homeowners Asso	Douglas	Morris	310 MILL RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-146	choice 1541	DON	JOHNSON	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Clarkson Place Town House Assoc	Laura	McClattie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-146	Code for Charlotte	Jill	Biers	322 KATONAH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Eleanor Heights	Lots	Moore	2901 CORONET WAY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Fairfax Farms Homeowners Associ	Johnny	White	2901 CORONET WY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Farrington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Greater Enderly Park Neighborho	Shamalye	Haynes	2908 Tuckaseegee Rd, Charlotte, NC, 28208, USA		Charlotte	28208
2023-146	Greater West Coalition	JTanja	Adams	309 LIMA AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Historic West End Wellness Asso	Beth	Marlin	508 BEATTIES FORD RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-146	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Parkview Community Neighborhood	Gwendolyn	Brown-John	1100 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Parkview Neighborhood Associati	Sarah	Griffin	1000 VANIZIR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Regal Heights Homeowners Associ	EugeneAnge	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Regal Heights/Historic Camp Gre	Latwana	Mayfield	1513 NOEL PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Seversville Community Organizat	Amar	Johnson	409 COXE AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Seversville Community Organizat	Janice	Shirley	509 STATE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Seversville Community Organizat	Tanis	Stewart	167 S BRUNNS AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Sevensville	Brian	Gonsak	101 S SMALLWOOD PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	South Hill Homeowners Associati	Alexandra	Colelio	316 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-146	Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-146	Third Ward, The Committee To Re	Virginia	Wolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-146	Third Ward/Seversville Neighbor	Brenda	Mcloore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202	4	Charlotte	28202
2023-146	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wellesford	Darlene	Jones	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Square Homeowners Assoi	Jeff	Horton	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Cherez	McClalan	2627 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Doma	Herring	2610 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Robert	Blythe	2318 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-146	Wesley Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208



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

**Subject:** Community Meeting - Rezoning Petition filed by TPM Properties, LLC to rezone approximately 1.226 acres located at 720 Tuckaseegee Road to allow office use.

**Date and Time of Meeting:** Monday, January 8, 2023 at 6:00pm

**Place of Meeting:** Virtual via Zoom (See Instructions to Join Below)

Join Zoom Meeting

<https://us02web.zoom.us/j/88432965226?pwd=L2dtSzNFbm8xQ1NrV01rb3A0MlIMUT09>

Meeting ID: 884 3296 5226

Passcode: 106814

**Petitioner:** TPM Properties, LLC

**Petition No.:** RZP-2023-146

We are assisting TPM Properties, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.226 acre site (the "Site") located at 720 Tuckaseegee Road from the ML-2 (Manufacturing and Logistics) zoning district to IUM (Innovation Mixed-Use) zoning district. The purpose of the rezoning is to permit office use at this existing property.

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, January 8, 2023 at 6:00pm virtually via Zoom. 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 email Justin Maxwell, PLA with DPR Design ([jmaxwell@dpr.design](mailto:jmaxwell@dpr.design)).

cc: Malcolm Graham (City Council representative)  
Chris Fay (TPM Properties, LLC)  
Justin Maxwell, PLA (DPR Design)

Date Mailed: 2023.12.28

## 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. \*\*

No community members attended.

Petitioner: ABC Development

Rezoning petition Number 2023-146

Date

Name	Address	Phone	Email

**\*Add additional sheets as needed\***

## **RPZ-2023-146**

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720 TUCKASEEGEE ROAD



# AGENDA

## 1. INTRODUCTION

Justin Maxwell- DPR Design  
Chris Fay- TPM

## 2. PROPERTY LOCATION

720 Tuckaseegee Road, Charlotte, NC 28208

## 3. CURRENT ZONING

ML-2 (Previously I-2)

## 4. PROPOSED ZONING

IMU (Innovation Mixed-Use)

## 5. POTENTIAL REZONING SCHEDULE

Publid Hearing- 2024.02.19  
Council Decision- 2024.03.18

