

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-149

Petitioner: Dickerson Realty Florida, Inc.
Rezoning Petition No.: 2023-149
Property: ±0.20 acres located at 1114 South Graham Street

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 12/28/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, January 11, 2024, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representative at the required Community Meeting was John Joyner with Dickerson Realty Florida and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean with Moore & Van Allen was introduced and started the meeting by welcoming the participant and thanking him for attending the community meeting for Rezoning Petition No. 2023-149. He then introduced the Petitioner's representative to the meeting attendee.

Mr. MacVean and the petitioner's representative provided the following information during the presentation:

The location of the 0.20-acre site is at 1114 South Graham Street and West Carson Boulevard, south of I-277 Highway. The site is zoned ML-2 and proposed zoning is TOD-UC to allow all uses allowed in the TOD-UC zoning district. The majority of the surrounding parcels are also zoned TOD-UC. The Charlotte 2040 Plan place type recommendation for the site is Regional Activity Center. The proposed rezoning of this parcel to TOD-UC would be consistent with this recommended place type. The Petitioner is also the owner of the adjoining parcels. The Petitioner's representative indicated that there were no current plans in place to redevelop the property and that the company was currently focused on leasing the current buildings located on the Site. The rezoning was filed to have consistent the zoning on all the parcels and to be consistent with the recommendations of the 2040 Policy Map which called for Regional Activity Center uses and zoning versus heavy industrial uses.

The rezoning schedule is for a February 19, 2024, Public Hearing, then a March 5, 2024, zoning committee and a city council decision on March 18, 2024.

Mr. MacVean then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

The participant to the meeting a resident of the townhome community located across S. Graham Street from the Site mentioned that the property that adjoined the townhome community which is also owned and managed by the Petitioner was currently picking up its dumpster late at night which was a disturbance to residents of the adjoining townhomes. The Petitioner's representative indicated he would have the property manager reach out to the company that picks up the dumpster to request that it be picked up between the hours of 7:00am and 7:00pm. The meeting participant asked if the Petitioner has also rezoned the abutting property. The adjoining .5-acres was rezoned in 2022 by the Petitioner. It was rezoned from MUDD to TOD-UC.

The participant requested a copy of the presentation that he indicated he would share with the homeowner's association president. The participant indicated he did not have any specific questions about the rezoning request.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
John Joyner, Dickerson Realty Florida, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
AOA LEASING CO			C/O ADAMS OUTDOOR ADVERTISI	2299 SCOTT FUTRELL DR		CHARLOTTE	NC	28208
DEPT OF TRANSPORTATION				3214 SPRING FOREST RD		RALEIGH	NC	27616
SOUTH END GOLD LLC				1300 S MINT ST SUITE 400		CHARLOTTE	NC	28203
UNKNOWN	UNKNOWN			UNKNOWN		CHARLOTTE	NC	28200
1200 MINT STREET CHARLOTTE AP				3520 PIEDMONT RD NE STE 410		ATLANTA	GA	30305
WILLIAMS	RICHARD LEE			230 MILLWOOD LN		CHARLOTTE	NC	28270
SOUTHEND GOLD LLC				1300 S. MINT ST STE 400		CHARLOTTE	NC	28203
SOUTH END GOLD LLC				1300 S MINT ST SUITE 400		CHARLOTTE	NC	28203
SOUTH END GOLD LLC				1300 S MINT ST SUITE 400		CHARLOTTE	NC	28203
MINT 1124 LLC				1124 S MINT ST		CHARLOTTE	NC	28203
DICKERSON REALTY FLORIDA INC				1111 METROPOLITAN AVE STE 1090		CHARLOTTE	NC	28204
DICKERSON REALTY FLORIDA INC				1111 METROPOLITAN AVE STE 1090		CHARLOTTE	NC	28204
STAYCLT LLC				2401 EUCLID AV UNIT 104		CHARLOTTE	NC	28203
PUGH	MICHAEL K			1238 MINTER PLACE		CHARLOTTE	NC	28203
HARRIS	TANNER JEFFRE			1236 MINTER PL		CHARLOTTE	NC	28203
WOOD	CHRISTOPHER J			1234 MINTER PL		CHARLOTTE	NC	28203
REEN	BRENDAN			1232 MINTER PL		CHARLOTTE	NC	28203
SMITH	CASEY M	CHRISTINA N	BUSH	1230 MINTER PL		CHARLOTTE	NC	28203
SKYLINE HOLDINGS LLC				1228 MINTER PL		CHARLOTTE	NC	28203
LINCOLN	MATTHEW	JENNA MICKLAS	LINCOLN	1226 MINTER PL		CHARLOTTE	NC	28203
SIMPSON	JUSTIN			1222 MINTER PL		CHARLOTTE	NC	28203
STEELE-MARTIN	SARA	THOMAS	MARTIN	132 BOARDWALK AVE		OVIEDO	FL	32765
EDMONDS	ANDREW	SOFIA	EDMONDS	1218 MINTER PL		CHARLOTTE	NC	28203
MARZ	SALENA LYNN B	JEFFREY PETER	MARZ	1216 MINTER PL		CHARLOTTE	NC	28203
AMS NETWORK LLC				1813 ASSOCIATE LN STE A		CHARLOTTE	NC	28217
KAHWAJIAN	KEVORK			1212 MINTER PL		CHARLOTTE	NC	28203
KAHVEDIJIAN	KRIKOR			12555 HENZIE PL		GRANADA H CA	91344	
TURNER	CHRISTIAN B			1211 MINTER PLACE		CHARLOTTE	NC	28203
KUNG	JEFFREY			2620 TANBRIDGE RD		CHARLOTTE	NC	28226
KAHWAJIAN	KEVORK DEMIR			13605 BURBANK BLVD UNIT 2		VAN NUYS	CA	91401
BALOGH	TAMAS			506 MONTCLAIRE DR		MOUNT AIR	NC	27030
ORANGECAP LLC				18558 ROSCOE BV APT 318		NORTHRIDG CA	91324	
KAHVEDIJIAN	KRIKOR			12555 HENZIE PL		GRANADA H CA	91344	
ROETHER	ANDREA			1229 MINTER PLACE		CHARLOTTE	NC	28203
FRIENDS PROPERTIES LLC				508 STONEBROOK DR		AUGUSTA	GA	30907
DUKAS	DAVID R	RACHEL	REMLINGER	1233 MINTER PL		CHARLOTTE	NC	28203
FRIENDS PROPERTIES LLC				508 STONEBROOK DR		AUGUSTA	GA	30907
PARK 2 PROPERTIES LLC				1240 CHARLOTTETOWNE AVE		CHARLOTTE	NC	28204
DADIO	AUSTIN JOHN	ANNA RYAN	DONNELLY	1239 MINTER PLACE		CHARLOTTE	NC	28203
ALTURA SOUTHEND OWNERS ASSC				227 WEST FOURTH ST		CHARLOTTE	NC	28202
ALTURA SOUTHEND OWNERS ASSC				227 WEST FOURTH ST		CHARLOTTE	NC	28202
ALTURA SOUTHEND OWNERS ASSC				227 WEST FOURTH ST		CHARLOTTE	NC	28202
CHARLOTTE PIPE & FOUNDRY CO				PO BOX 35430		CHARLOTTE	NC	28235
DEPT OF TRANSPORTATION				206 CHARTER ST		ALBEMARLE	NC	28001
NORTH CAROLINA DEPARTMENT C				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
DICKERSON REALTY FLORIDA INC				1111 METROPOLITAN AVE STE 1090		CHARLOTTE	NC	28204
DICKERSON REALTY FLORIDA INC				1111 METROPOLITAN AVE STE 1090		CHARLOTTE	NC	28204
DICKERSON REALTY FLORIDA INC				1111 METROPOLITAN AVE STE 1090		CHARLOTTE	NC	28204

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.		CHARLOTTE	28203
Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Dilworth Crescent Row	Maggie	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Friends of Fourth Ward Neighbor	Shirley	CressDudley	300 W. 5TH ST. #624, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203		CHARLOTTE	28203
Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203

Exhibit A (Cont.)

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward Neighborhood Associa	Thomas	Blue	214 N IRWIN ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202	4	Charlotte	28202
Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST. , CHARLOTTE, NC, 28202	EIGHTH FLOOR	Charlotte	28202
Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202		CHARLOTTE	28202
Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
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Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-149

Subject: Rezoning Petition No. 2023-149
Petitioner/Developer: Dickerson Realty Florida, Inc.
Current Land Use: Vacant
Existing Zoning: ML-2
Rezoning Requested: TOD-UC
Date and Time of Meeting: **Thursday, January 11, 2024, at 6:00 p.m.**
Virtual Meeting Registration: **Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.**
Date of Notice: 12/28/2023

Moore & Van Allen is assisting Dickerson Realty Florida, Inc. (the "Petitioner") on a recently filed request to rezone an approximately ±0.200-acre site located at 1114 S. Graham Street (the "Site") in Charlotte, North Carolina, from ML-2 to TOD-UC. The purpose of the rezoning is to allow the redevelopment of the Site with uses as allowed by the TOD-UC zoning district, versus the industrial uses allowed by the ML-2 zoning district.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, January 11, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by January 10th in order to receive a secure virtual meeting link and reference Petition #2023-149.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
John Joyner, Dickerson Realty Florida, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

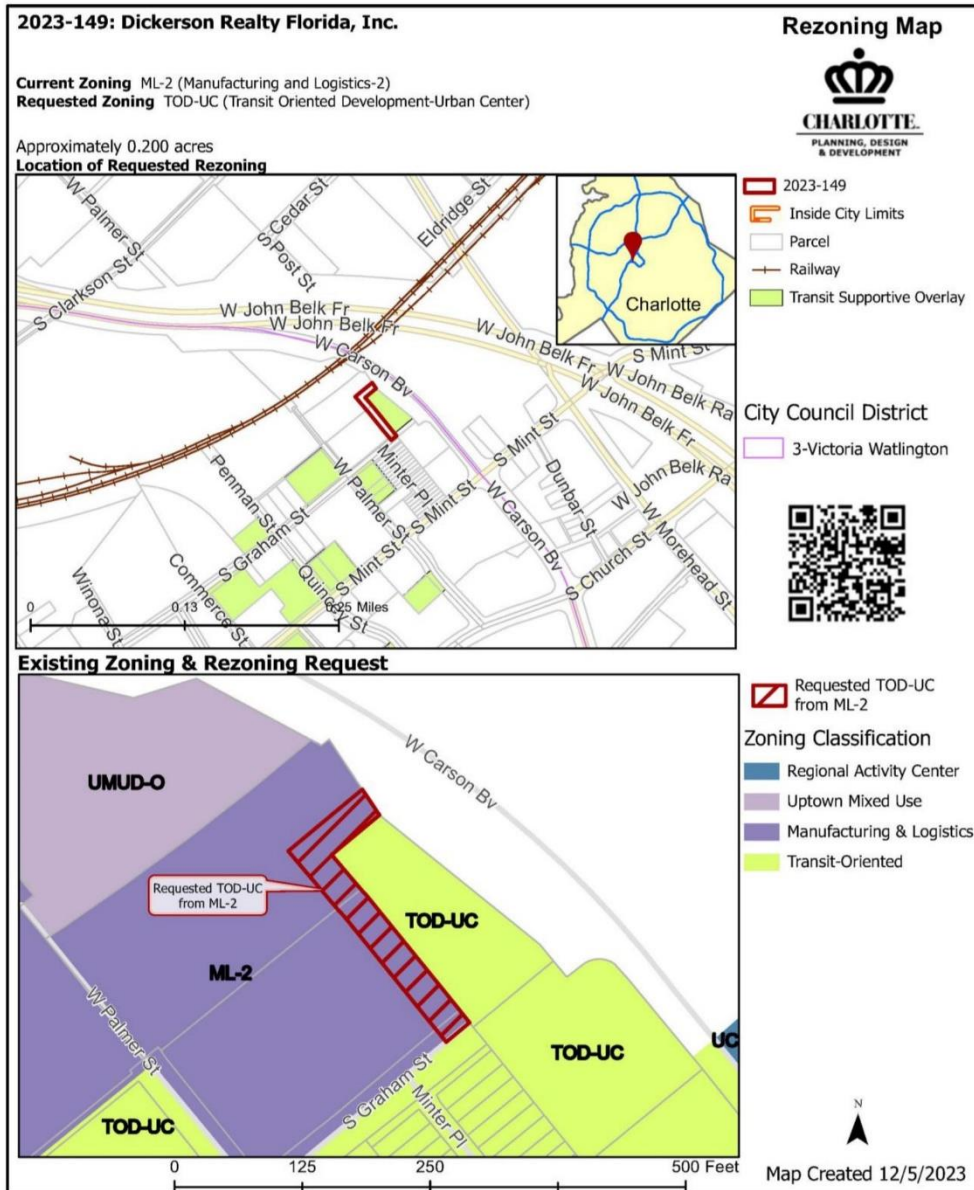


Exhibit C

Name	Email
Casey Smith	casey.michael.smith@gmail.com
Brendan Reen	bmr1717@gmail.com