



COMMUNITY MEETING REPORT

Petitioner: Manifest Next LLC

Rezoning Petition No. 2023-150

This Community Meeting Report is being filed with the Planning Department of the City of Charlotte pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Caren Wingate, 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 February 13, 2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting was held via virtual meeting.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was hosted by Petitioner's representative, Caren Wingate of Wingate Advisory Group. The Petitioner was also in attendance. There were no other attendees.

SUMMARY OF PRESENTATION/DISCUSSION:

There were no other attendees at the virtual meeting.

EXHIBIT A - CHAR MECK RZ 2023-150

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 QUESTIONS. THANK YOU!

2023-150	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-150	04904102	NNN REIT LP				450 SOUTH ORANGE AVE STE 900	%CNL CENTER /	ORLANDO	FL	32801
2023-150	04904111	PLP PROPERTIES			C/O PETER J COUCHELL	3362 SMITH FARM RD		MATTHEWS	NC	28104
2023-150	04904112	LOWERY	MARSHALL O			3707 BODENHAM CT		CHARLOTTE	NC	28215
2023-150	04904113	PLP PROPERTIES			C/O PETER J COUCHELL	3362 SMITH FARM RD		MATTHEWS	NC	28104
2023-150	04904115	MANIFEST NEXT LLC				1420 E 7TH ST STE 100		CHARLOTTE	NC	28204
2023-150	08923101	NADG NNN AAG (TRY-CHA-NC) LP			ATTENTION: RANDY STARR, DREW IRELAND AND TIFFANY DEANDA	3131 MCKINNEY AVE	STE L10	DALLAS	TX	75204
2023-150	08923115	NADG NNN AAG (TRY-CHA-NC) LP			ATTENTION: RANDY STARR, DREW IRELAND AND TIFFANY DEANDA	3131 MCKINNEY AVE	STE L10	DALLAS	TX	75204

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2023-150	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-150	Autumnwood Community Associatio	Brenda	Ratliff	6509 DOUGHERTY DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Chastain Homeowners Association	Laura	Griggs	526 OWEN BV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Associa	Jeff	Hopkins	229 AUSTIN DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Associa	Linda	Moore	5209 SPRINGVIEW RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Associa	Marjorie	Parker	5131 SPRINGVIEW ROAD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Develop	John	Wall	5017 SPRINGVIEW RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Develop	Odell	Witherspoon	6601 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Homeown	Doris	Edwards	1224 KIRT CT, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Community Homeown	Saundra	Jackson	6409 HIDDEN FOREST DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Political Action	Samuel	Love	6417 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Hidden Valley Zoning Committee	Priscilla	Duncan	6423 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Homewood Acres Community Associ	Myron	Brown	4829 BANFSHIRE RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-150	Huntingtowne Farms Neighborhood	Ashlynn	Kelker	6342 ELGYWOOD LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Meadowbrook Neighborhood Watch	Najeedah	Stover	6208 DONNA DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Orchard Trace Condominiums	Mollie	Masten	325 ORCHARD TRACE LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Orchard Trace Condominiums	Regina	Flores	325 ORCHARD TRACE LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-150	Plaza Midwood Neighborhood Asso	Leslie	Shinn	5906 OLD COACH RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-150	Plaza/Eastway Partners/North Ea	Maxine	Eaves	5906 OLD COACH RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215



COMMUNITY MEETING REPORT
Petitioner: Manifest Next LLC
Rezoning Petition No. 2023-150

EXHIBIT B
Meeting Notice

NOTICE OF VIRTUAL COMMUNITY MEETING

Subject: Community Meeting for Mecklenburg County Rezoning Petition 2023-150 filed by Manifest Next LLC to rezone an approximately .510 acre site located at 6108 N Tryon Street

Date and Time of Meeting: Wednesday, February 28, 2024 at 6:00 pm

Place of Meeting: Virtual Community Meeting (See Zoom information on Page 2)

Petitioner: Manifest Next LLC

Petition No.: 2023-150

We are assisting Manifest Next LLC (the "Petitioner") in connection with a Rezoning Petition filed with City of Charlotte Planning Department seeking to rezone an approximately .510 acre site (the "Site") located at 6108 North Tryon Street in Charlotte, NC. Currently, from the ML-2 zoning district to the IMU zoning district. The property facilitates a 5,124 sf commercial building.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Virtual 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 Mecklenburg County Tax Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that is located within 100' of the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Virtual Community Meeting via Zoom regarding this Rezoning Petition on Wednesday, February 28th at 6:00 PM. The Petitioner's representatives look forward to sharing this rezoning proposal with you and 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 call Caren Wingate at 704-641-2154.

VIRTUAL MEETING DETAILS & INSTRUCTIONS DETAILED ON REVERSE SIDE OF PAGE



VIRTUAL COMMUNITY MEETING INSTRUCTIONS:

Topic 6108 N Tryon Street Rezoning - Neighborhood Meeting

Time: February 28, 2024 at 6:00 PM Eastern Time (US and Canada)

Join via **video conference** by entering the following link in your internet browser search bar:

During the Virtual Community Meeting, you will have the ability to ask questions during the Q&A portion of the presentation. Questions can be typed in and sent to the host and will be addressed in the order they are received or as appropriate.

Topic: Community Meeting for Rezoning Petition #2023-150

Time: Feb 28, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87651238505?pwd=pohwltlpkN1a3jTuRx0tvkbaHZ4c61.1>

Meeting ID: 876 5123 8505

Passcode: 146596

Dial by your location

- | | |
|--------------------------------------|---------------------------------|
| • +1 305 224 1968 US | • +1 386 347 5053 US |
| • +1 309 205 3325 US | • +1 360 209 5623 US |
| • +1 312 626 6799 US (Chicago) | • +1 346 248 7799 US (Houston) |
| • +1 646 931 3860 US | • +1 253 215 8782 US (Tacoma) |
| • +1 929 205 6099 US (New York) | • +1 253 205 0468 US |
| • +1 301 715 8592 US (Washington DC) | • +1 719 359 4580 US |
| • +1 507 473 4847 US | • +1 689 278 1000 US |
| • +1 564 217 2000 US | • +1 669 900 6833 US (San Jose) |
| • +1 669 444 9171 US | |

If you would like to receive the link above to the Virtual Community Meeting electronically, or would like to RSVP to the Virtual Community Meeting, please email cwingate@wingadgroup.com.

If you do not have access to the internet and would like a hard copy of the materials that will be discussed at the Virtual Community Meeting, please call Caren Wingate at 704-641-2154.

Sincerely,

Caren Wingate

Date Mailed: February 13, 2024

cc: Michael Russell, Charlotte Mecklenburg Planning