

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-153

Petitioner: Sterling Development LLC
Rezoning Petition No.: 2023-153
Property: ±1.936 acres located at 2838 Boyer 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 12/26/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to be held virtually on Tuesday, January 9, 2024, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

None of the individual or organizations contacted by the Petitioner requested a link to the virtual meeting, therefore, since there were no registered attendees the scheduled virtual community meeting was not held.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the proposed rezoning petition were made because of the community meeting.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Clint Patterson, Sterling Development LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNCOWN	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
ICLUB INVESTMENTS LLC			1005 LADERA DR		WAXHAW	NC	28173
LENGERS HANS L VII LLC			8893 COLLINS RD		ROCK HILL	SC	29715
BOYER POOH LLC		ATTN: REFCC 032-1235	ONE MCDONALDS PLAZA		OAK BROOK	IL	60523
BRANFUL LLC			104 MULL ST		MORGANTO	NC	28655
BOYER STREET PARTNERS LLC			19610 WEAVERS CIRCLE		CORNELIUS	NC	28031
NORTON FURNITURE COMPANY INC			500 WESTOVER DR	#30943	SANDFORD	NC	27330
ROSS PROPERTIES LLC			717 WHIPPOORWILL CT		BIRMINGHAM	AL	35244
BISHOP DRIVE ASSOCIATES LLC			4240 MORRIS FIELD DR		CHARLOTTE	NC	28208
NOITKA BULDING LLC			1687 WOODLANDS DR		MAUMEE	OH	43537
NOITKA BULDING LLC			1687 WOODLANDS DR		MAUMEE	OH	43537
RODDIMEYER III LLC			4340 TAGGART CREEK DR UNIT 4D AND 5E		CHARLOTTE	NC	28208
RODDIMEYER III LLC			4340 TAGGART CREEK DR UNIT 4D AND 5E		CHARLOTTE	NC	28208
GRAPHIC SOLUTIONS USA LLC			4340 TAGGART CREEK RD STE F		CHARLOTTE	NC	28208
BCE CONDO LLC			4340-G TAGGART CREEK RD		CHARLOTTE	NC	28208
DNL PARTNERS LLC			4340 TAGGERT CREEK RD UNIT H		CHARLOTTE	NC	28208

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	city	zip_code
Carmel Valley Homeowners Associ	Karl	Kasten	2732 CAPITOL DR, CHARLOTTE, NC, 28208	CHARLOTTE	28208
FOCHUS	Steve	Parker	3919 AMERIGO STREET, CHARLOTTE, NC, 28208	CHARLOTTE	28208

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-153

Subject: Rezoning Petition No. 2023-153
Petitioner/Developer: Sterling Development LLC
Current Land Use: Vacant
Existing Zoning: ML-2 (Manufacturing & Logistics-2) ANDO
Rezoning Requested: ML-1 Airport Noise Disclosure Overlay (ANDO)
Date and Time of Meeting: **Tuesday, January 9, 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: 12/26/2023

Moore & Van Allen is assisting Sterling Development LLC (the "Petitioner") on a recently filed request to rezone an approximately ±1.936-acre site located at 2838 Boyer Street (the "Site"), in Charlotte, North Carolina, from ML-2 (ANDO) to ML-1 (ANDO). The purpose of the rezoning is to allow the redevelopment of the Site with uses as allowed by the ML-1 (ANDO) 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 Tuesday, January 9, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by January 8th in order to receive a secure virtual meeting link and reference Petition #2023-153.

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
Clint Patterson, Sterling Development LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

13437488v1

Exhibit B (continued)

Site location:

