

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Kinsale Properties**

Rezoning Petition No. 2023-158

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 Thursday, January 11<sup>th</sup> at 7p.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 Terry Brennan, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins.

### **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 1-acre site located at the southwest corner of Tuckaseegee Road and Jay Street. 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 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 displayed the Charlotte 2040 policy map and explained that the recommended place type is IMU and the request is consent with the plan recommendation.

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 asked what the future use of the building would be.

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

Respectfully submitted this 15<sup>th</sup> day of January 2024.

cc: Maxx Oliver, 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 CONTACT US WITH ANY

2023-158	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-158	Berewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Biddleville-Smallwood Community	Charles	Jones	2014 W TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-158	Biddleville-Smallwood Community	James	Turner	327 CAMPUS ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-158	Biddleville-Smallwood Community	Justin	Harlow	2300 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Biddleville-Smallwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE, CHARLOTTE, NC, 28208		Charlotte	28208
2023-158	Biddleville-Smallwood Community	Paul	VanGundy	2308 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Biddleville Residents & Friends	Gerald	Greenberg	2018 WEST TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-158	Bradfield Farms Homeowners Asso	Douglas	Morris	310 MILL RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-158	choice_1541	DON	JOHNSON	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Code for Charlotte	Jill	Bjers	322 KATONAH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Eleanore Heights	Lois	Moore	2901 CORONET WAY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Fairies Farms Homeowners Associ	Johnny	White	2901 CORONET WY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Farmington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 CAMP GREENE ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Greater Enderly Park Neighborho	Shamaiye	Haynes	2908 Tuckaseegee Rd, Charlotte, NC, 28208, USA		Charlotte	28208
2023-158	Greater West Coalition	JTanya	Adams	309 LIMA AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Historic Camp Greene Neighborho	Thomas	Harris	2216 MONUMENT ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Marsh Estates	Kayla	Earley	2504 GREENLAND AVE., CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Parkview Community Neighborhood	Gwendolyn	Brown-Johns	1100 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Regal Heights Homeowners Associ	EugeneAnge	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Regal Heights/Historic Camp Gre	LaWana	Mayfield	1513 NOEL PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Seversville Community Organizat	Amar	Johnson	409 COXE AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Seversville Community Organizat	Janice	Shirley	509 STATE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Severville	Tanis	Stewart	167 S BRUNS AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	South Hall Homeowners Associati	Brian	Gomsak	101 S SMALLWOOD PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-158	Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-158	Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202	4	Charlotte	28202
2023-158	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wellesford	Darlene	Jones	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Wessex Square Homeowners Associ	Jeff	Horton	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Cherez	McClellan	2627 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Doma	Herring	2610 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Robert	Blythe	2318 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-158	Westerly Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208

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.

2023-158	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-158	07104101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-158	07104102	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-158	07104103	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-158	07104119	SUMMIT AVENUE THRIFT ROAD HOI				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2023-158	07104246	WESLEY TOWNS LLC				PO BOX 38809		CHARLOTTE	NC	28278
2023-158	07108113	AG-T&U 926 TUCKASEEGEE ROAD O			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-158	07108115	AG-T&U 926 TUCKASEEGEE ROAD O			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-158	07108116	UPTOWN TESSA HOLDINGS LLC				PO BOX 37264		CHARLOTTE	NC	28237
2023-158	07108117	WORTH CHEMICAL CORPORATION				2000 PETTIGREW ST		DURHAM	NC	27703
2023-158	07108118	CENTER STAGE PROPERTIES LLC				808 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2023-158	07108201	KINSALE PROPERTIES LLC				2401 OVERHILL RD		CHARLOTTE	NC	28211
2023-158	07108202	AC 925 TUCKASEEGEE OWNER LP			C/O ABACUS ACQUISITIONS LLC	1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-158	07108203	AC 1001 TUCKASEEGEE OWNER LP				1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2023-158	07108207	AG-T&U 1026 JAY STREET OWNER LI			C/O THIRD & URBAN LLC	1831 PEACHTREE RD STE A		ATLANTA	GA	30309
2023-158	07108208	AG-T&U 1018 JAY STREET OWNER LI			C/O ANGELO GORDON & CO LP	4201 CONGRESS ST STE 105		CHARLOTTE	NC	28209
2023-158	07108210	BIN-JS900 LLC				500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202

# EXHIBIT B

December 22, 2023

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

VIA US MAIL

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

**Date:** Thursday, January 11<sup>th</sup> at 7:00 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Kinsale Properties  
**Petition No.:** 2023-158

Dear Charlotte Neighbor:

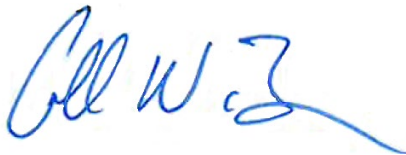
Our firm represents Kinsale Properties (the “Petitioner”) in their proposal to rezone approximately one (1) acre located at the southwest corner of Tuckaseegee Road and Jay Street more particularly described as Tax Parcel 07108201. The Petitioner is requesting a rezoning from the ML-2 zoning district 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 **Thursday, January 11<sup>th</sup> 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](mailto: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 (“Jay Street”) and/or the petitioner (“Kinsale”) 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](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



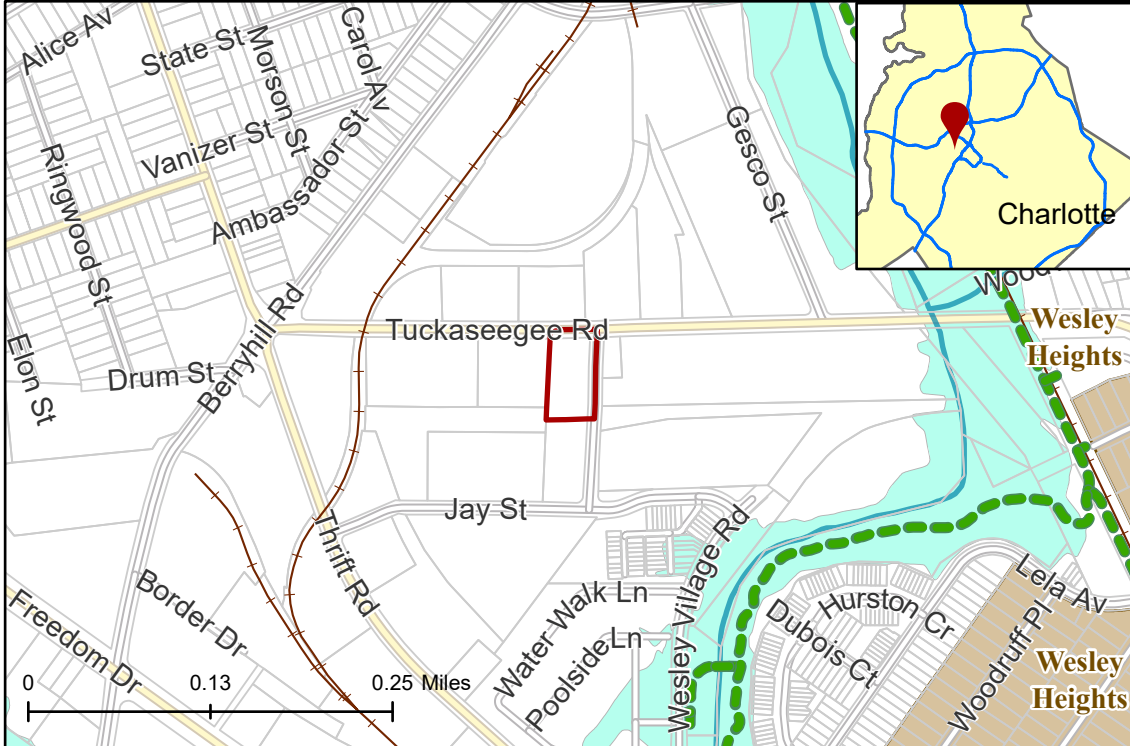
Collin W. Brown

# 2023-158: Kinsale Properties

**Current Zoning** ML-2 (Manufacturing and Logistics 2)  
**Requested Zoning** IMU (Innovation Mixed Use)

Approximately 0.997 acres

## Location of Requested Rezoning



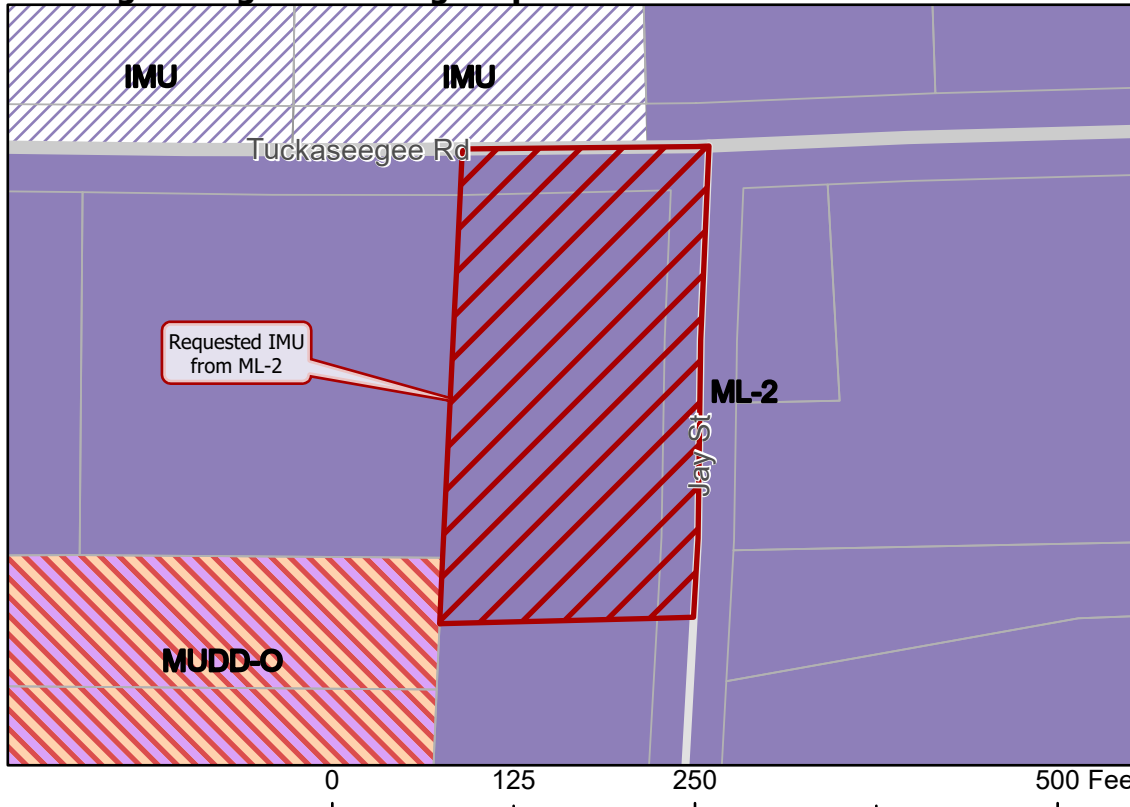
## Rezoning Map



- 2023-158
- Inside City Limits
- Parcel
- Greenway Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District
- 2-Malcolm Graham



## Existing Zoning & Rezoning Request



- Requested IMU from ML-2
- Zoning Classification**
- Manufacturing & Logistics
- Mixed Use
- Innovation Mixed Use






Map Created 12/6/2023






# EXHIBIT C



View



### Participants (7)



LA Lisa Arnold (Host, me)   



CB collin brown 

CB collin brown  

TB terry brennan  

LL Lisa Larkins  

SG Sam Groom  

 17045752497 

# EXHIBIT D

# 901 TUCKASEEGEE REZONING

(REZONING #2023-158)


## KINSALE PROPERTIES

Official Community Meeting

January 11, 2024

Alexander  
Ricks  
PLLC

# MEETING AGENDA

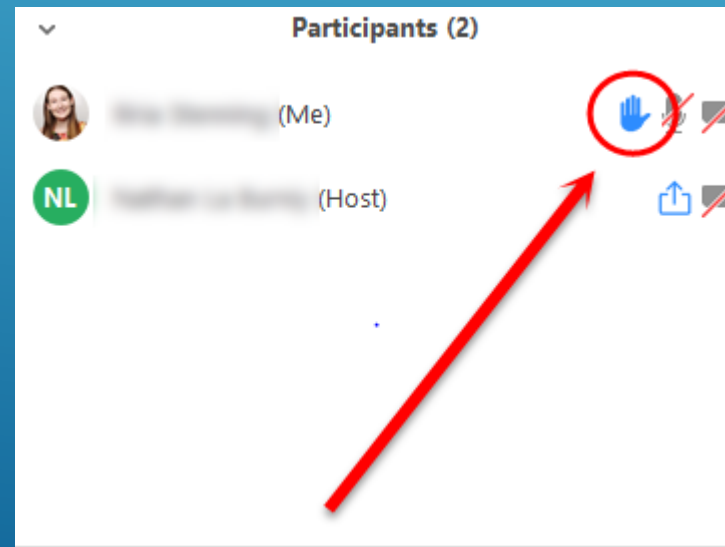
- **Introductions**
  - **Property Location**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **IMU Zoning District**
  - **Proposed Rezoning Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner & Petitioner: Kinsale Properties LLC**

Terry Brennan



Collin Brown,  
Brittany Lins, & Lisa Arnold

# PROPERTY LOCATION

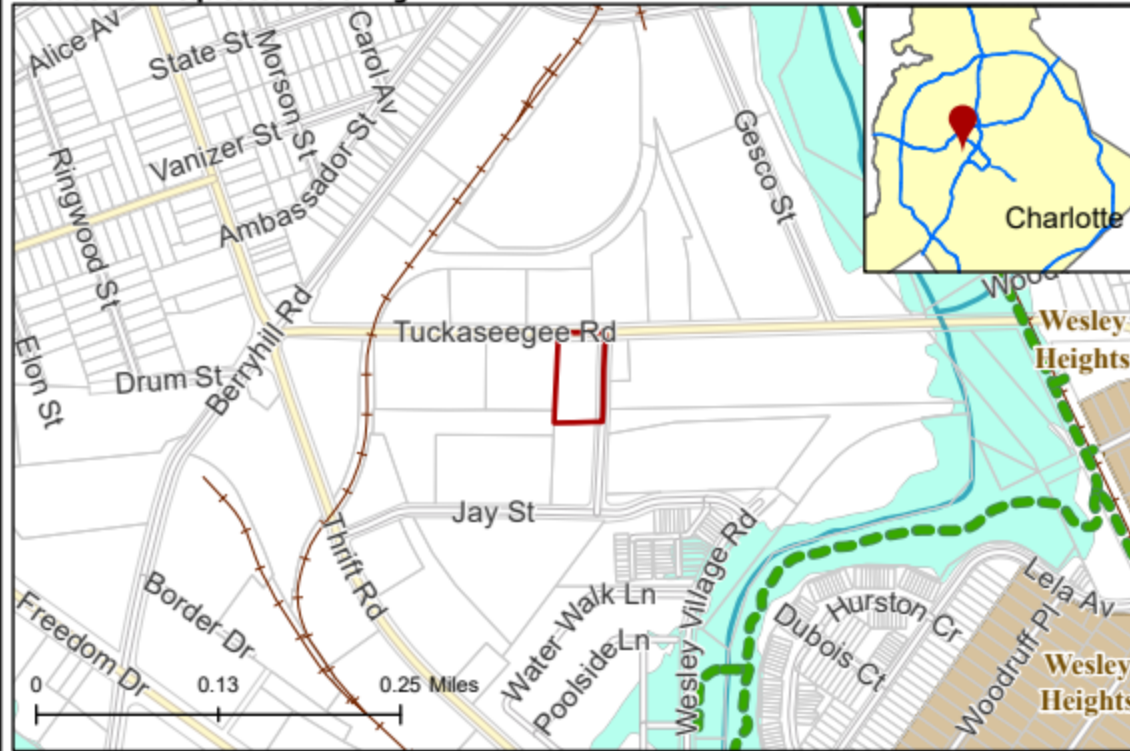


## 2023-158: Kinsale Properties

**Current Zoning** ML-2 (Manufacturing and Logistics 2)  
**Requested Zoning** IMU (Innovation Mixed Use)

Approximately 0.997 acres

### Location of Requested Rezoning



## Rezoning Map

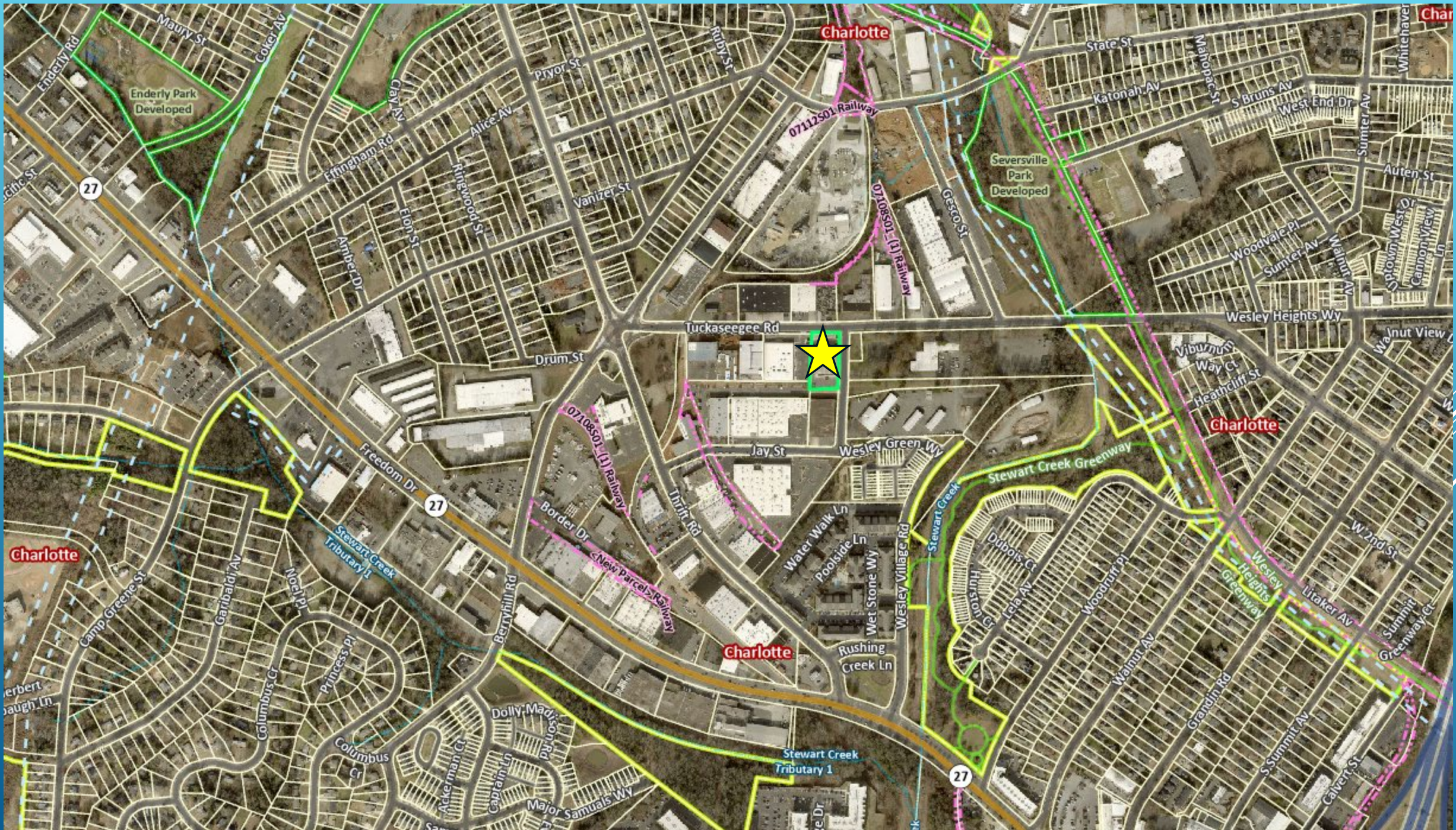


**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT

-  2023-158
-  Inside City Limits
-  Parcel
-  Greenway Railway
-  Streams
-  FEMA Flood Plain
-  Historic Districts
- 
- City Council District**
-  2-Malcolm Graham











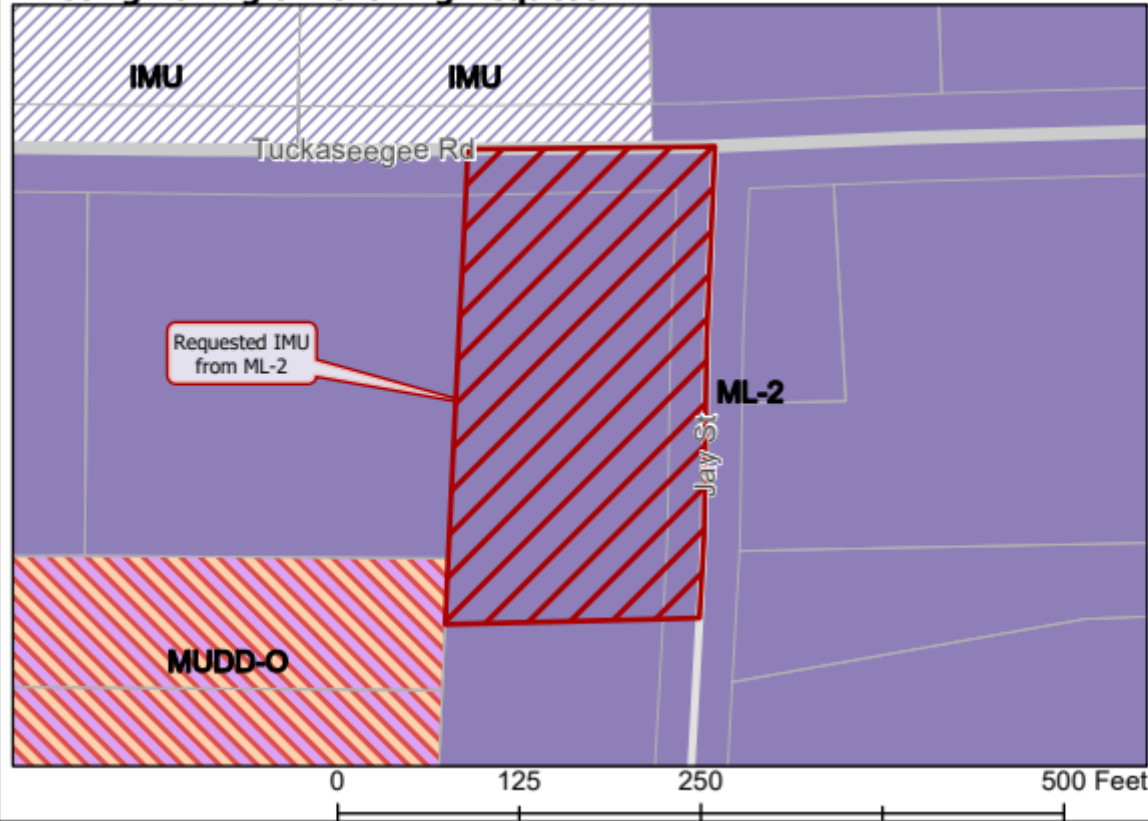










# EXISTING ZONING

### Existing Zoning & Rezoning Request



 Requested IMU from ML-2

#### Zoning Classification

-  Manufacturing & Logistics
-  Mixed Use
-  Innovation Mixed Use



Map Created 12/6/2023



# 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.



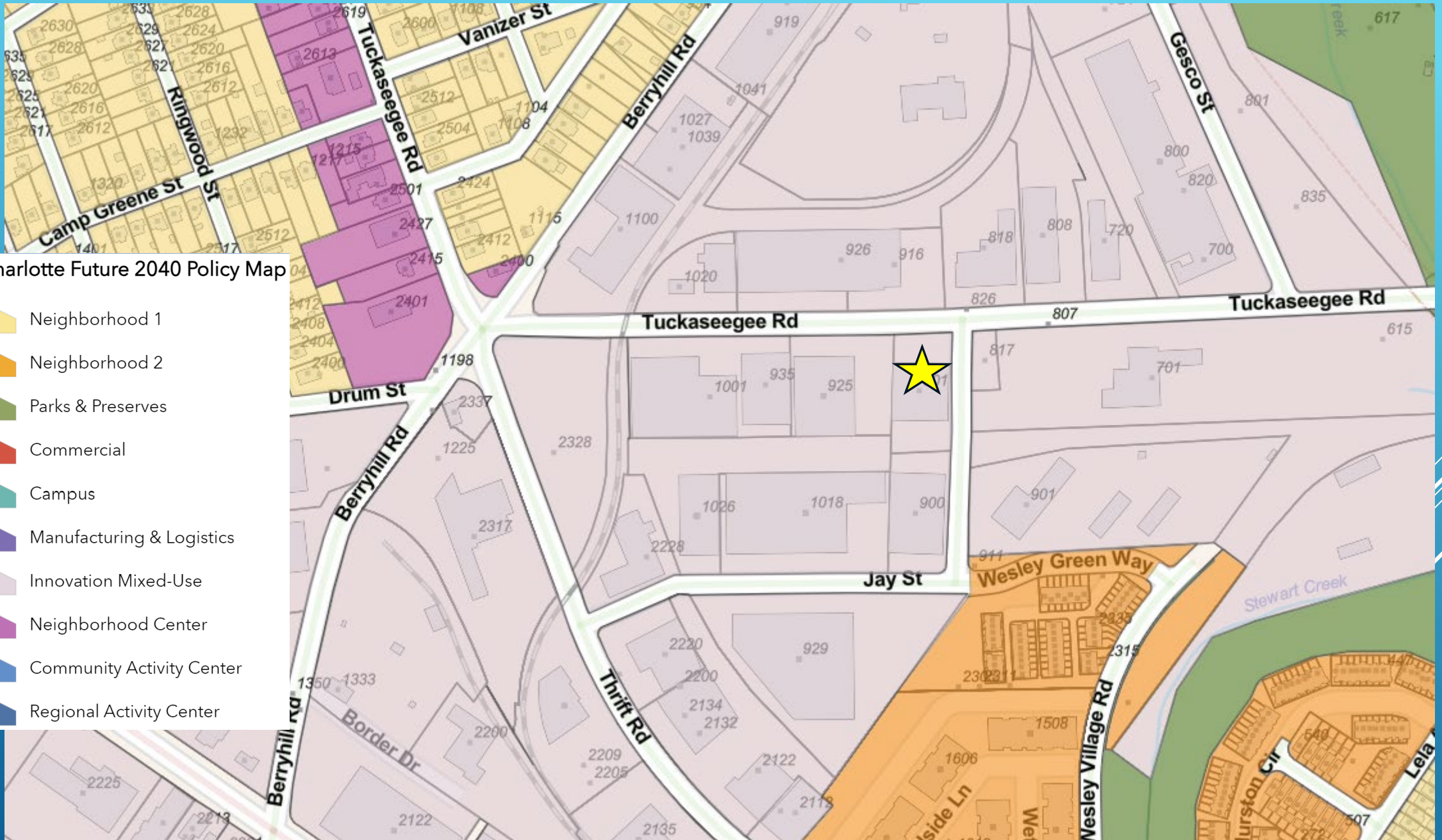
### REGIONAL ACTIVITY CENTER

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 2040 POLICY RECOMMENDATION

CONSISTENT WITH ADAPTIVE REUSE  
TRANSITION IN THE AREA

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

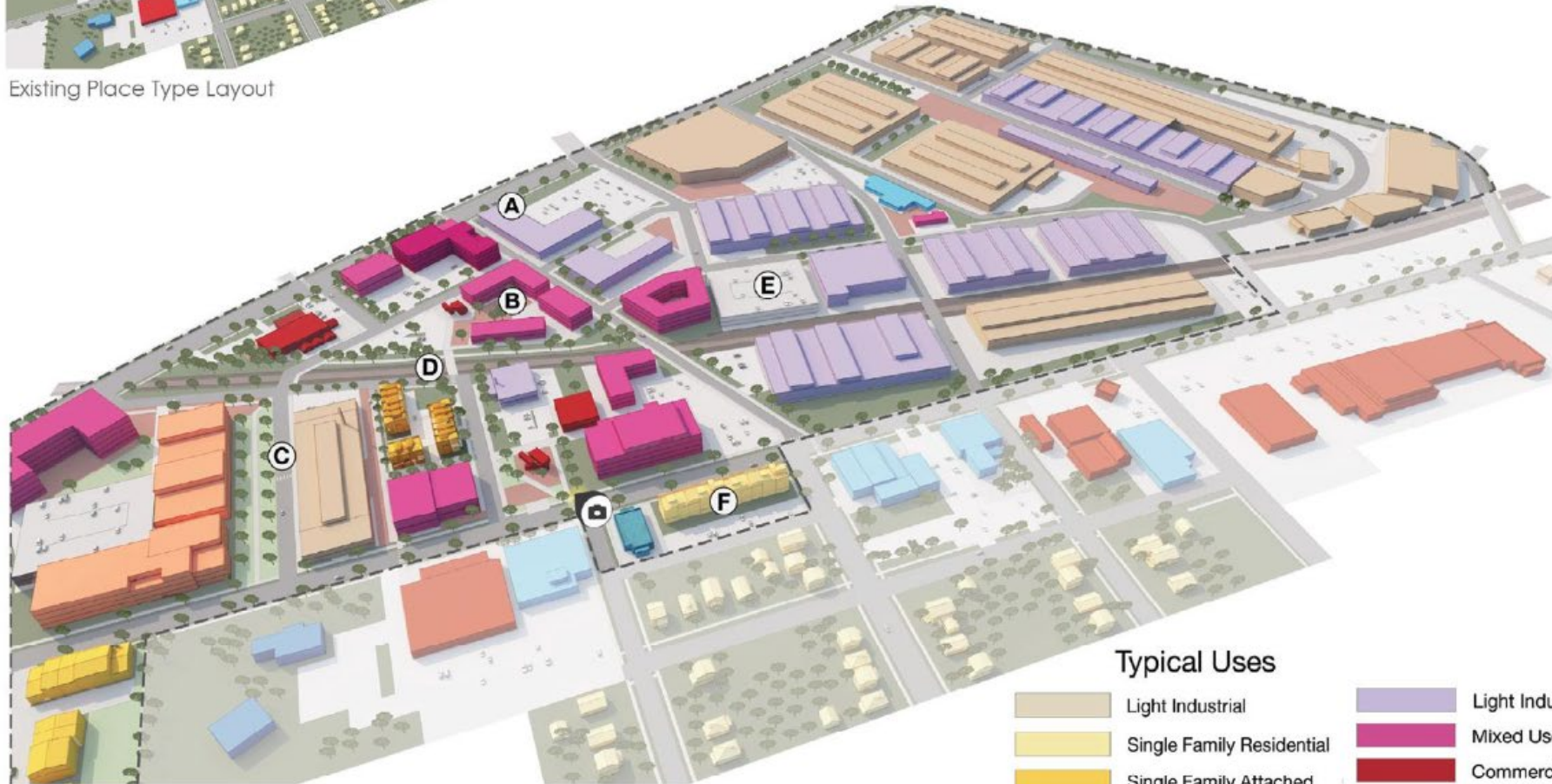


1. The reuse of buildings for small scale production and distribution like breweries, bakeries, and similar businesses is common and encouraged.
2. Self storage coupled with ground floor commercial space integrate this use into a mixed use, walkable place.
3. Creative office space often occupies buildings 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.










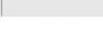




Existing Place Type Layout

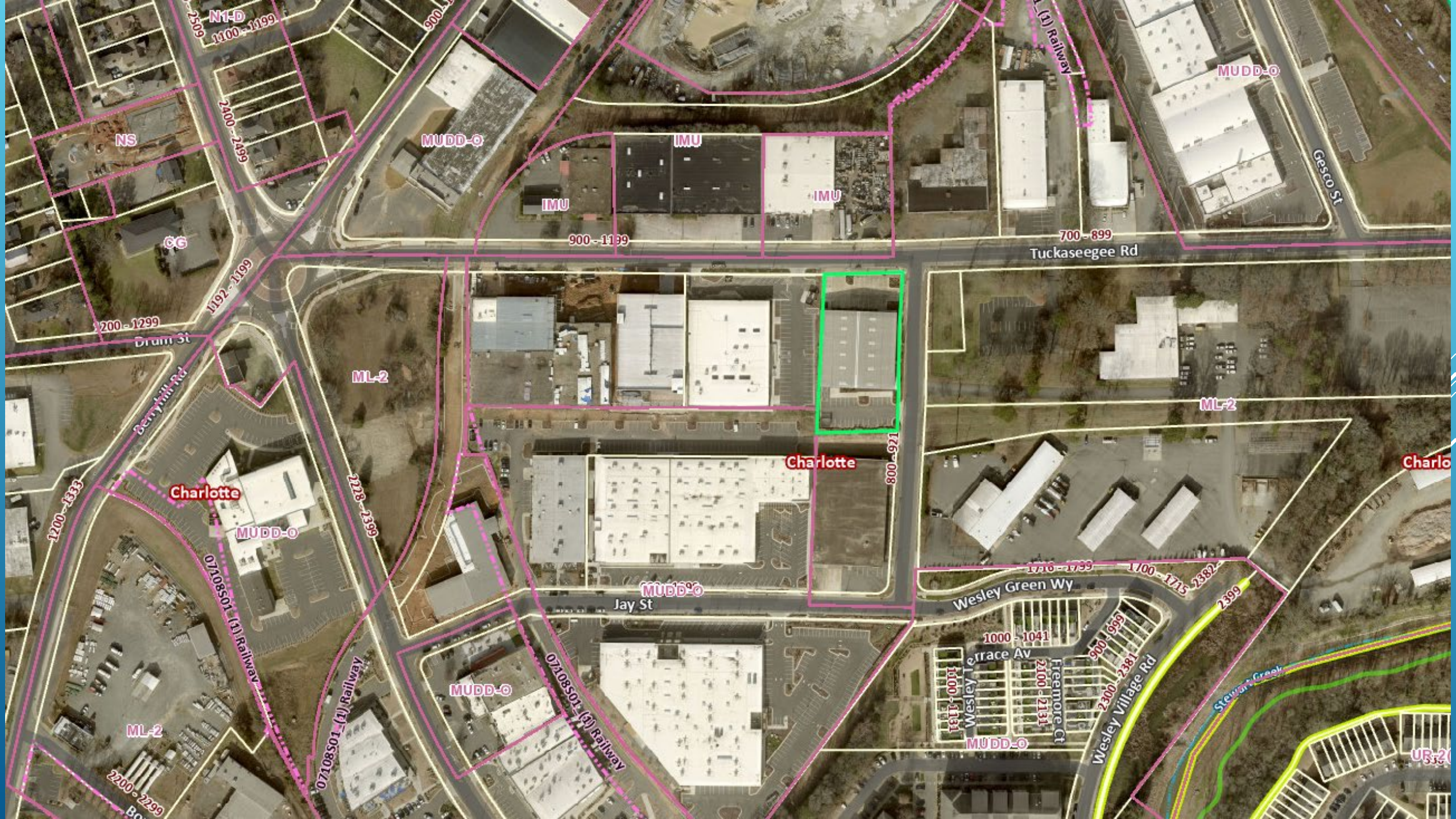


Aspirational Place Type Layout

### 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  |





M1-D  
1100-1199

NS

CG

MUDD-O

IMU

IMU

IMU

MUDD-O

900-1199

700-899  
Tuckaseege Rd

1200-1299  
Drum St

1192-1199

ML-2

Charlotte

800-921

ML-2

Charlo

1200-1333

Charlotte

MUDD-O

1228-1369

MUDD-O

Jay St

1716-1733

1700-1715-2382

Wesley Green Wy

2399

07108S01-(1) Railway

07108S01-(3) Railway

MUDD-O

1000-1041

Wesley Terrace Av

1000-1041

Freemore Ct

2100-2131

2300-2381

Wesley Village Rd

MUDD-O

ML-2

2200-2299

Stewart Creek

U5-2



# POTENTIAL REZONING SCHEDULE

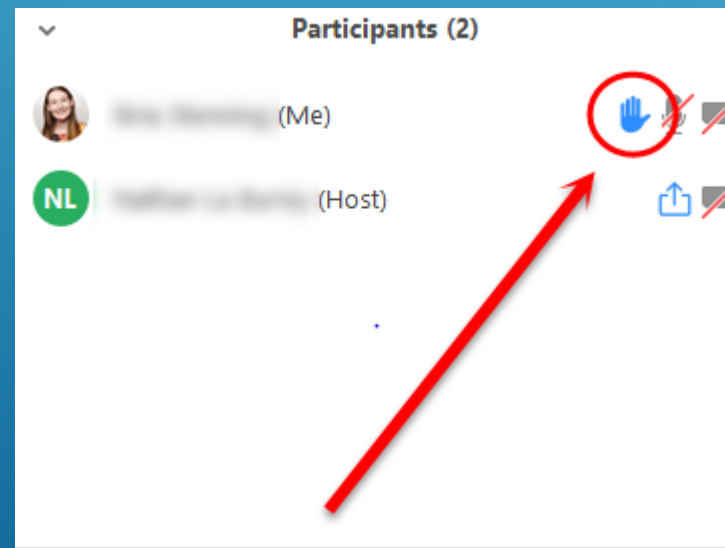
- ▶ **Application Filed:** October 2023
- ▶ **Application Processed:** November 2023
- ▶ **Official Community Meeting:** Today, January 9th
- ▶ **Earliest Public Hearing:** February 19<sup>th</sup>
- ▶ **Zoning Committee:** March 5<sup>th</sup>
- ▶ **City Council Decision:** March 18<sup>th</sup>

# QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



THANK YOU!

