

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Beacon Properties

Rezoning Petition No. 2023-167

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 January 23, 2024. 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 Tuesday, February 6th at 7:00p.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 Pete Kidwell, 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 5-acre site located on the southwest side Atando Avenue, north of North Tryon 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.

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. IMU would allow adaptive reuse and lighter industrial uses.

Mr. Brown explained that the rezoning timeline could result in a public hearing in March and City Council decision in April, 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 virtual meeting was then opened for discussion:

The attendee discussed the history of the site and uses currently located on the adjacent site. Mr. Brown explained that the adoption of the UDO removed formerly permitted I-2 uses such as offices from the permitted use table. A member of the development team provided a background on their company and shared that adaptive reuse is a common request for future tenants, including breweries and lighter industrial. He stated that IMU district would be more flexible for future development and targets more transitional uses.

The attendee asked about the status of the sale of the property. A member of the development team stated that the property is under contract. He discussed the timeline of the rezoning.

The attendee asked about the impact of the rezoning to surrounding sites. Mr. Brown explained that this rezoning would only apply to this property. He indicated that this is a transitional area and new development could spur redevelopment of other sites. The attendee talked about the future of that area and transition to lighter uses.

The meeting concluded at approximately 7:20 p.m. without any further questions or discussion from the community.

Respectfully submitted this 12th day of February 2024.

cc: Holly Cramer, 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 QUESTIONS. THANK YOU!

2023-167	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-167	08501409	G&I IX 322 W 32ND LLC			C/O DRA ADVISORS LLC	220 E 42ND ST		NEW YORK	NY	10017
2023-167	08501411	300 RCPH LLC				PO BOX 790348		CHARLOTTE	NC	28206
2023-167	08501412	SPAY NEUTER CHARLOTTE				224 W 32 ST		CHARLOTTE	NC	28206
2023-167	08501418	DALTON MAE CORP				1031 S CALDWELL ST STE 101		CHARLOTTE	NC	28203
2023-167	08501434	HD&L LLC				700 E MOREHEAD ST STE 100B		CHARLOTTE	NC	28202
2023-167	08501435	CHIAD PROPERTIES LLC				624 TORRENCE ST		CHARLOTTE	NC	28204
2023-167	08501436	CHIAD PROPERTIES LLC				624 TORRENCE ST		CHARLOTTE	NC	28204
2023-167	08502101	ATANDO-CLT QOZB LLC				7600 BROADWAY STE 300		SAN ANTONIO	TX	78209
2023-167	08502105	GMT PROPERTY GROUP LLC				340 KIDDER ST		WILKES BARR	PA	18702
2023-167	08502106	GMT PROPERTY GROUP LLC				340 KIDDER ST		WILKES BARR	PA	18702
2023-167	08502107	JACK GERARD LLC				321 ATANDO AVE		CHARLOTTE	NC	28206
2023-167	08502205	BEETLEJUICE LLC				1916 WILD HOLLY LN		CHARLOTTE	NC	28226
2023-167	08502206	YOUREE	ANN HARPER			1789 TYNE BV		NASHVILLE	TN	37215
2023-167	08502207	WILLIAMS	LARRY SCOTT	TRUST	LARRY SCOTT WILLIAMS LIVING	7405 LINDA LAKE DR		CHARLOTTE	NC	28215
2023-167	08502208	124 ATANDO LLC				124 ATANDO AV		CHARLOTTE	NC	28206
2023-167	08505401	OWEN ELECTRIC STEEL COMPANY OF SOUTH CAROLIN			C/O COMMERCIAL METALS COMPANY	6565 NORTH MACARTHUR BLVD STE 800		IRVING	TX	75039
2023-167	08506108	AUTOMOTIVE GROUP LLC				4700 E INDEPENDENCE BV		CHARLOTTE	NC	28212

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2023-167	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-167	Dillehay Courts	Lucille	Puckett	2621 N PINE ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	Graham Heights Neighborhood Ass	Jeff	Pharr	419 NORRIS AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	Graham Heights Neighborhood Ass	Kathryn	Johnson	2762 CATALINA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	Highland Mill Montessori Parent	Tatjana	Eres	3201 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-167	Noda	Brionna	Spells	3327 N DAVIDSON ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-167	Noda	Matt	Toffey	3027 N. MYERS ST., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-167	Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-167	NoDa Neighborhood and Business	Gavin	Toth	3701 N DAVIDSON ST, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-167	NoDa Neighborhood and Business	Lauren	Schalburg	816 E 37TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-167	NoDa Neighborhood Association	Hollis	Nixon	3409 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	NoDa Vision	Jon	Branham	2604 PINCKNEY AV, CHARLOTTE, NC, 28277		CHARLOTTE	28277
2023-167	Northend Partners Neighborhood	Carol	Burke	3815 N TRYON ST., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	OMITT Trade School	Zeke	Burns	101 WEST SUGAR CREEK ROAD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-167	Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	Piper Glen Master Association	Robert	Zoo	3036 N Myers St, Charlotte, NC, 28205, USA		CHARLOTTE	28205
2023-167	Robinson Community Association	Clara	Konzelmann	3400 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	Sugaw Creek	Leah	Massey	406 HILO DR, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-167	University Park Improvement Ass	Hattie	Watkins	845 WOODSIDE AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-167	Villa Heights	Allison	Horinko	1109 LEIGH AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205

EXHIBIT B

January 23, 2023

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, February 6th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Beacon Partners
Petition No.: 2023-167

Dear Charlotte Neighbor:

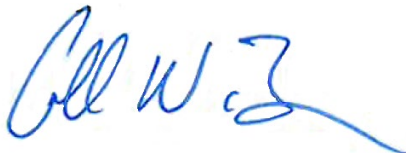
Our firm represents Beacon Partner (the “Petitioner”) in their proposal to rezone approximately six (6) acres located on Atando Avenue, north of North Tryon Street, more particularly described as Tax Parcels 08502105 and 08502106. The Petitioner is requesting a rezoning from the ML-2 zoning district 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 **Tuesday, February 6th 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 and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Atando”) and/or the petitioner (“Beacon”) 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 or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

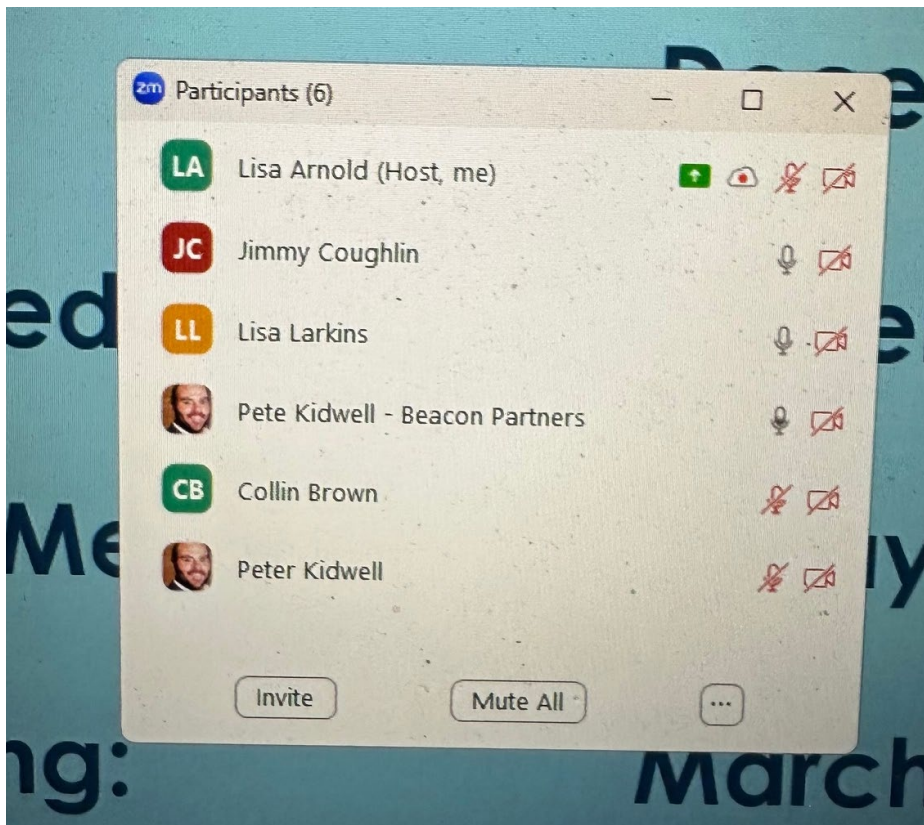


EXHIBIT D

ATANDO AVENUE REZONING

(REZONING #2023-167)

BEACON PARTNERS

Official Community Meeting

February 6, 2024

Alexander
Ricks
PLLC

MEETING AGENDA

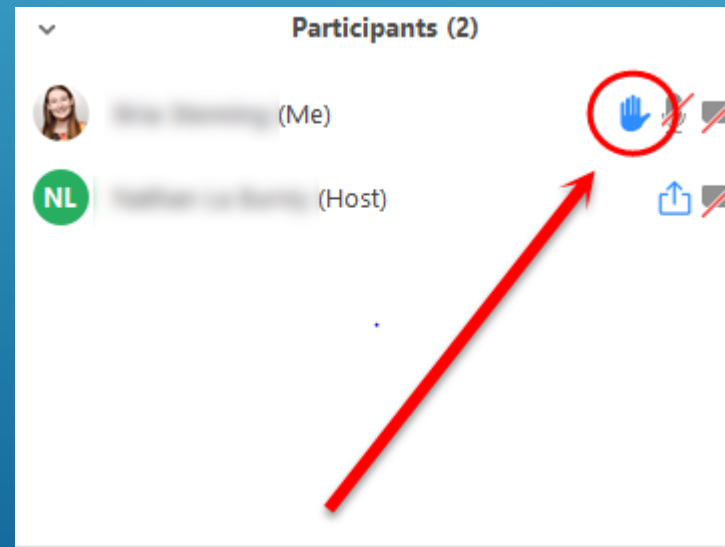
- **Introductions**
 - **Property Location**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **IMU Zoning District**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: **GMT PROPERTY GROUP LLC**

Petitioner:

Beacon Partners

Pete Kidwell and Maggie Houston



**Alexander
Ricks**
PLLC

Collin Brown,
Brittany Lins, & Lisa Arnold

PROPERTY LOCATION



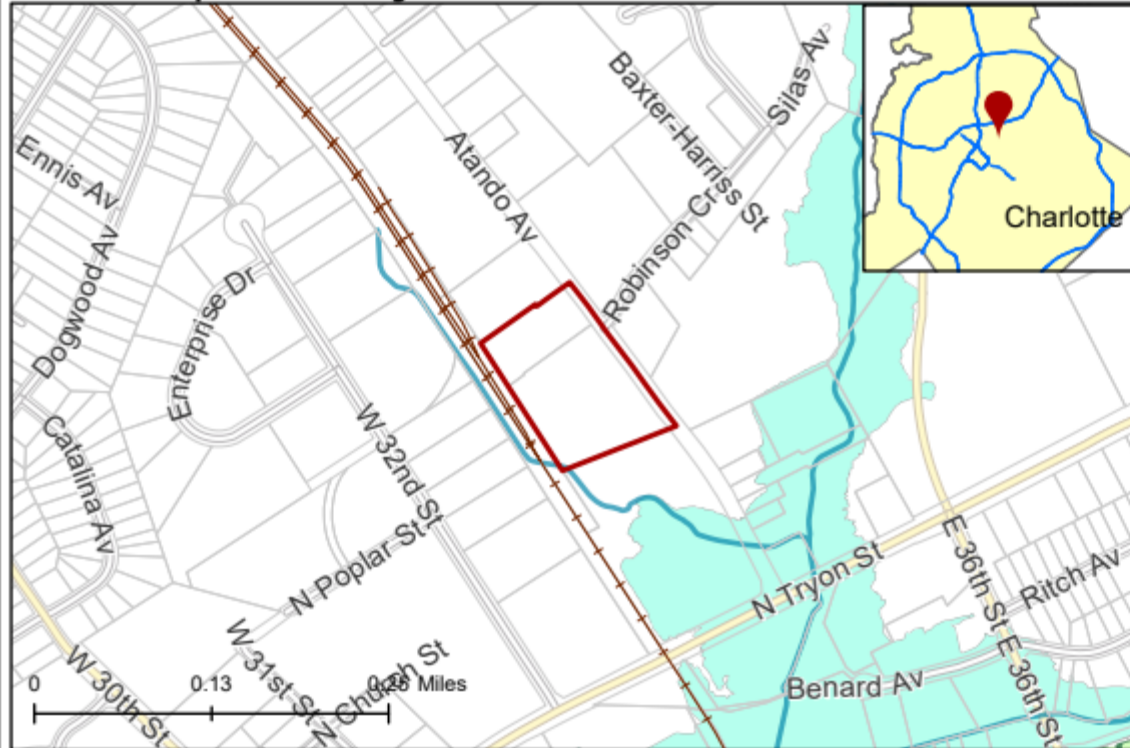
2023-167: Beacon Properties

Current Zoning ML-2 (Manufacturing and Logistics-2)

Requested Zoning IMU (Innovation Mixed Use)

Approximately 5.629 acres

Location of Requested Rezoning



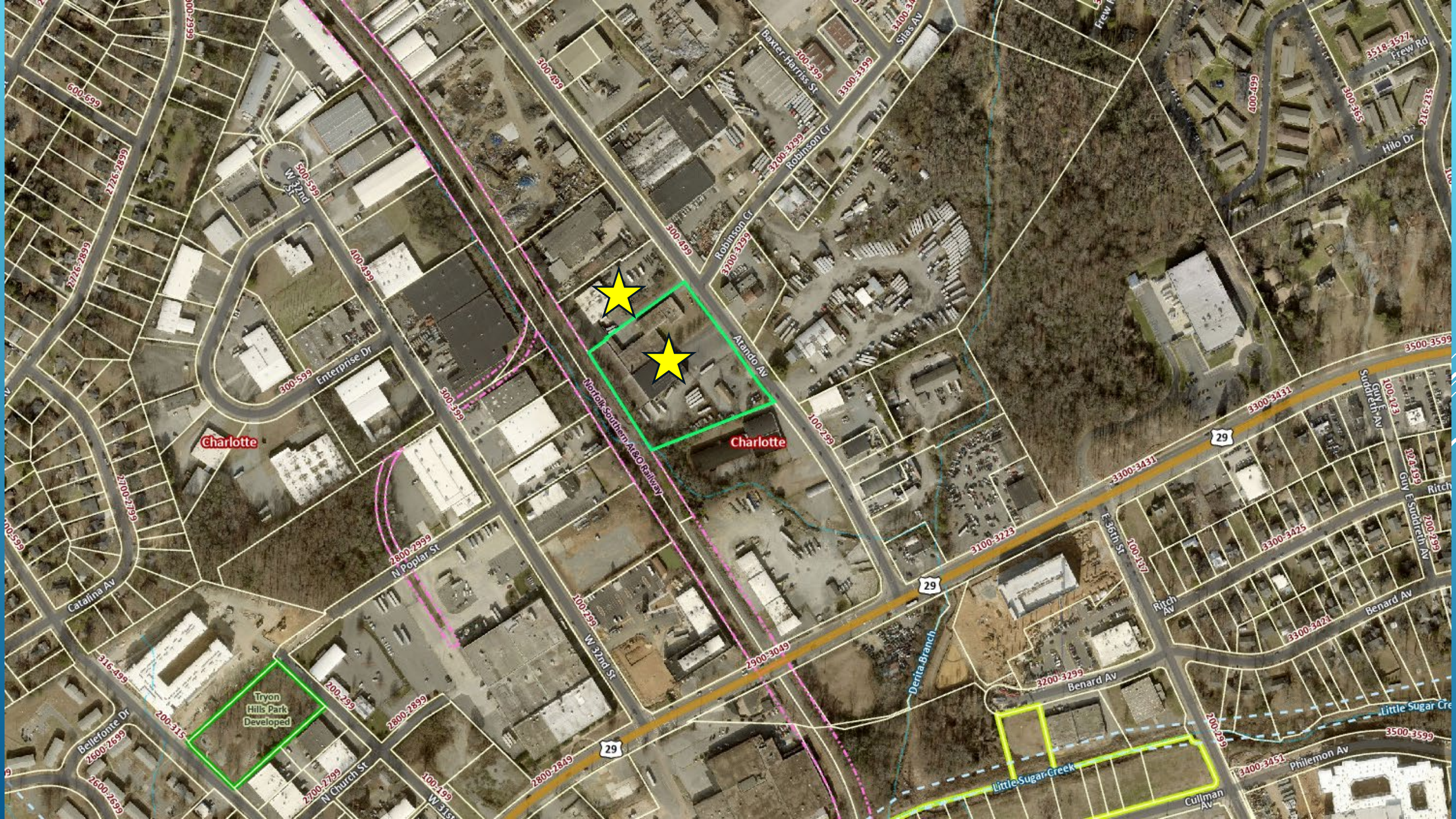
Rezoning Map



CHARLOTTE.
PLANNING, DESIGN
& DEVELOPMENT

- 2023-167
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Dante Anderson





Charlotte

Charlotte

Tryon Hills Park Developed

29

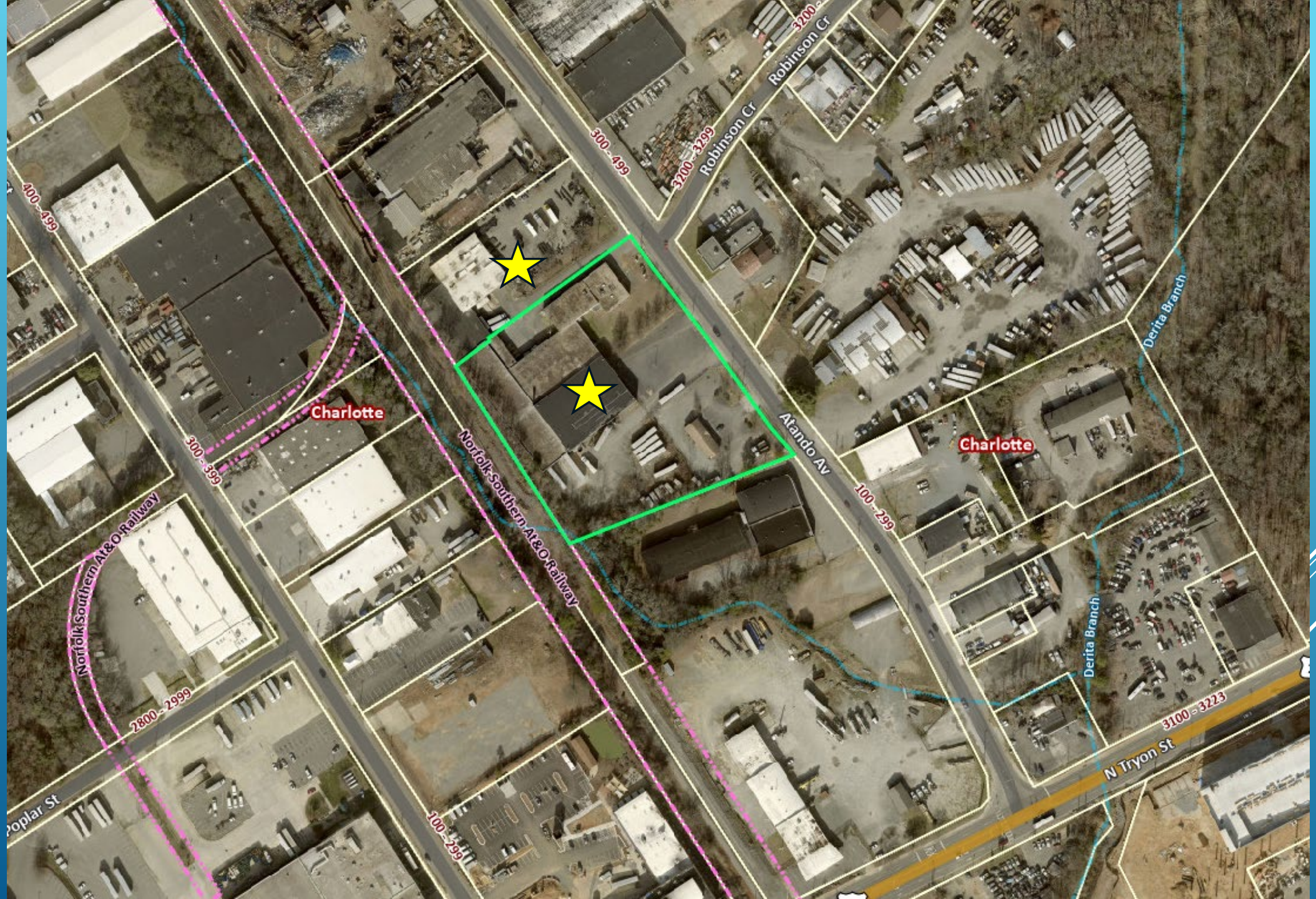
29

29

Little Sugar Creek

Little Sugar Creek

Derita Branch



EXISTING ZONING

Existing Zoning & Rezoning Request



Requested IMU from ML-2

Zoning Classification

- Manufacturing & Logistics
- Mixed Use
- Transit-Oriented



Map Created 1/2/2024



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.

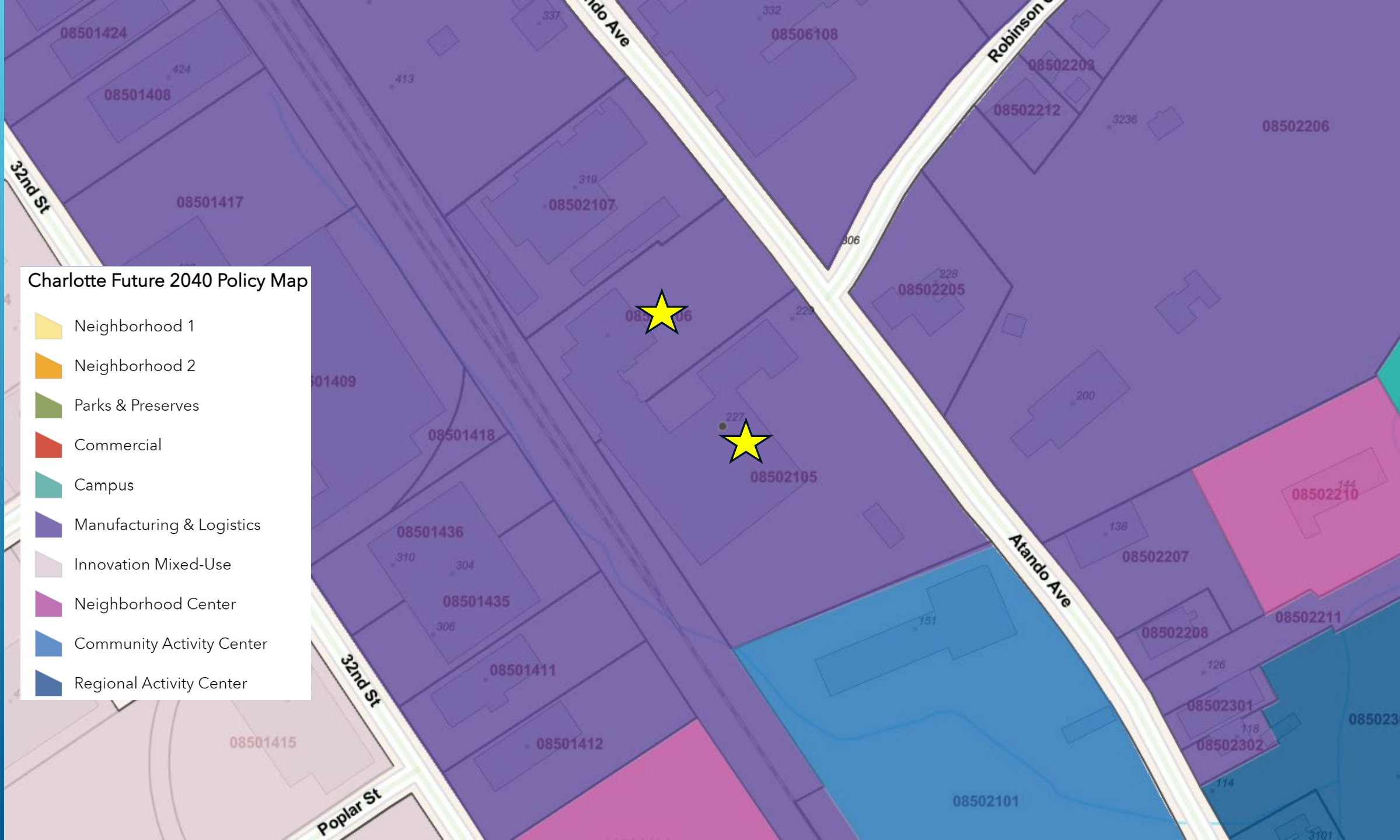


REGIONAL ACTIVITY CENTER

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 ADAPTIVE REUSE
TRANSITION IN THE AREA

Decorative white lines consisting of several parallel diagonal strokes on the right side of the slide.

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

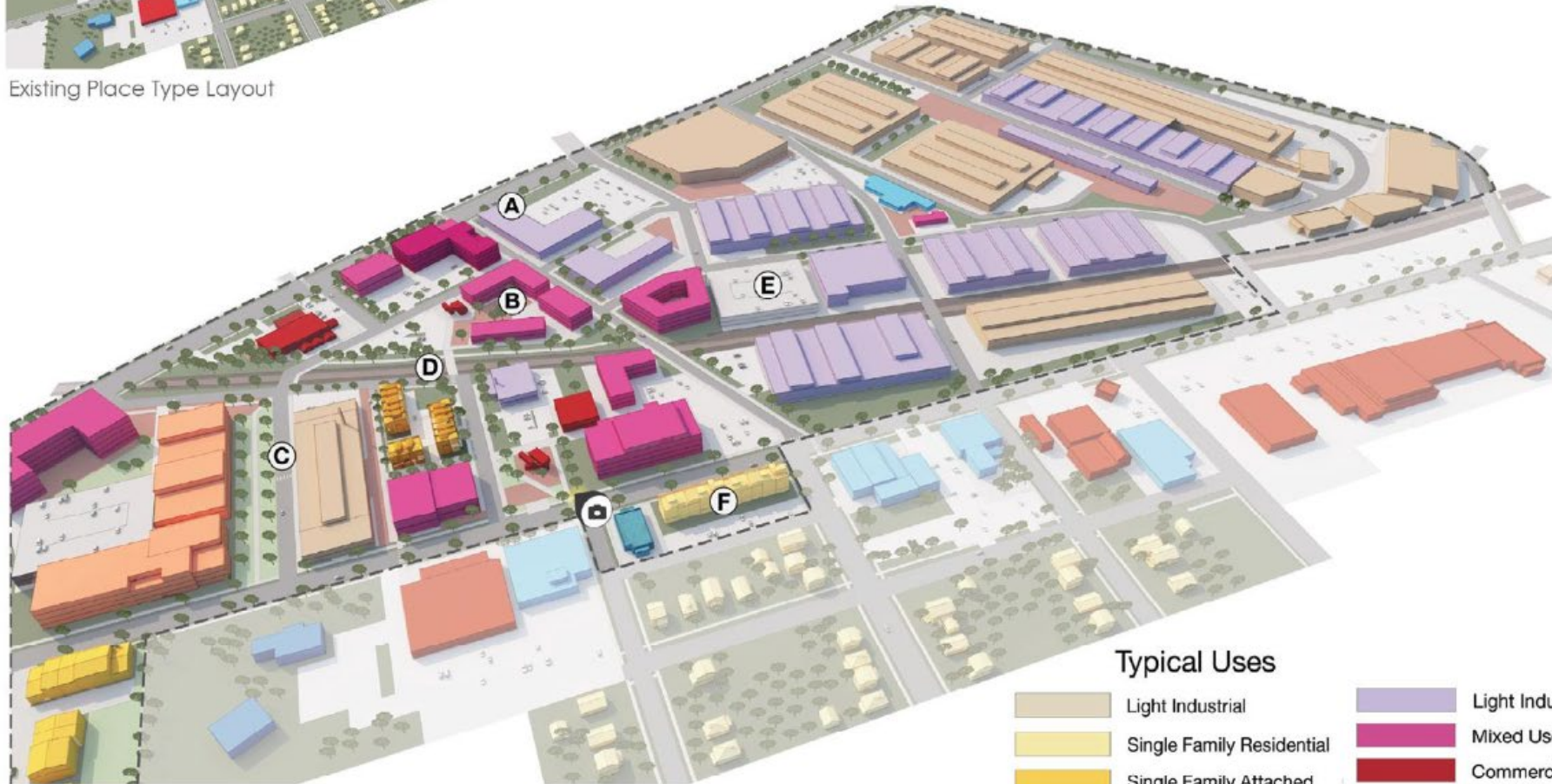
Notable Characteristics



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.








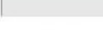




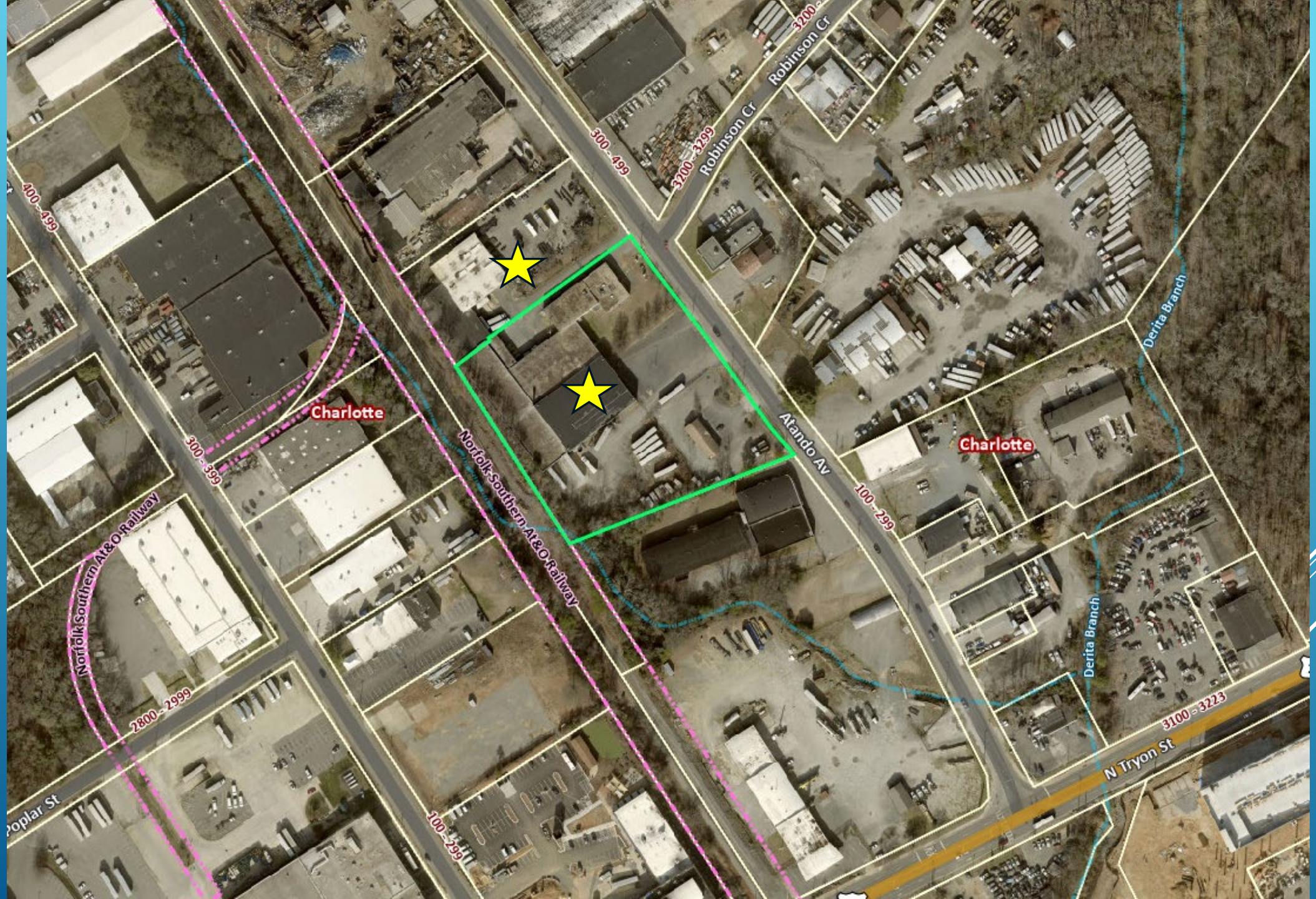
Existing Place Type Layout



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 |



POTENTIAL REZONING SCHEDULE

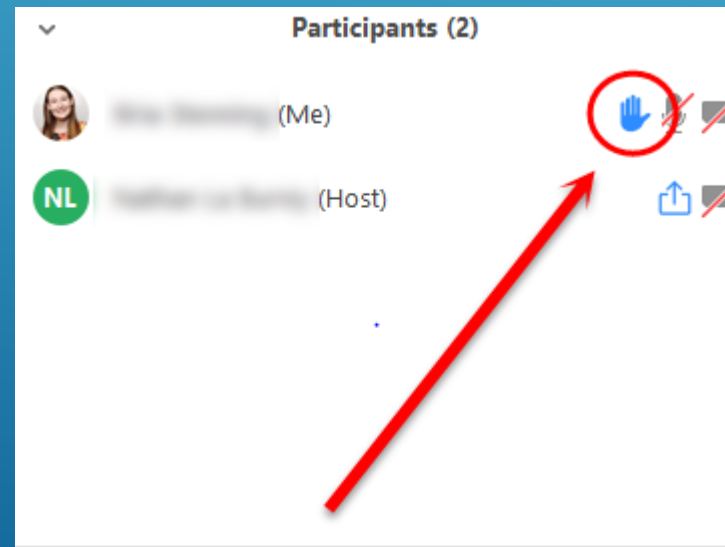
- ▶ **Application Filed:** December 2023
- ▶ **Application Processed:** December 2023
- ▶ **Official Community Meeting:** Today, February 6th
- ▶ **Earliest Public Hearing:** March 18th
- ▶ **Zoning Committee:** April 2nd
- ▶ **City Council Decision:** April 15th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!



