

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Cutter Family Properties LLC**

Rezoning Petition No. 2023-168

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 20, 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 Thursday, February 1<sup>st</sup> at 5:30p.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 four (4) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Ernest Cutter, 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 9-acre site located on Dalton Avenue bounded by Ashby Street to the east. 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. Mr.

Brown displayed the Charlotte 2040 policy map and explained that the recommended place type is IMU and the request is consistent with the plan recommendation for the southern portion of the site. The northern portion of the site is recommended for commercial and the IMU would be compatible with the plan recommendation.

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:

An attendee asked about the timeline for new construction. Mr. Brown iterated the timeline for the rezoning and explained that site would be open for new opportunities to redevelop the site. A member of the petitioner's team shared that he owned the business operating at the site and there was a plan to relocate the business six or seven miles north of the site. The existing property would be ready to be redeveloped under the IMU guidelines but there's no immediate plans for redevelopment. The attendee shared that they lived behind the site. The development team added that they intend to redevelop the northern portion last and they would like to see a commercial use in this location. Mr. Brown stated that the heavier industrial uses would not be included in the redevelopment plan. The attendee indicated that they would be supportive of commercial development and would like to maintain their existing view of uptown.

An attendee asked about how the development would impact the residents on Plymouth Avenue. Mr. Brown explained that the rezoning would eliminate the heavier industrial uses and that the proposed IMU rezoning would be more consistent with the neighboring residential. He showed a table of from the UDO for the permitted uses for IMU to compare to the current ML-2 uses. A member of the development team added that they envision a retail or coffee shop occupying the site.

In response to a question on the future of the property, Mr. Brown stated that the property is not currently for sale. The petitioner owns the property with no immediate plans for redevelopment.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 12<sup>th</sup> 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!

2023-168	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-168	07811110	FIRST INDUSTRIAL B&L LLC				101 SOUTH TRYON ST,STE 2420		CHARLOTTE	NC	28280
2023-168	07811401	AOA LEASING CO			C/O ADAMS OUTDOOR ADVERTISI	2299 SCOTT FUTRELL DR		CHARLOTTE	NC	28208
2023-168	07811404	CUTTER FAMILY PROPERTIES LLC				221 DALTON AVE		CHARLOTTE	NC	28206
2023-168	07811501	STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811502	STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811503	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811504	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811505	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811506	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811507	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2023-168	07811508	STARNES	TOMMY HENRY JR			PO BOX 5371		CHARLOTTE	NC	28225
2023-168	07811509	JAMES WIER FAMILY LLC				PO BOX 2966		SANTA CRUZ	CA	95063
2023-168	07811701	GHOENS	S FLEMING	STEPHENS F	GHOENS	9820 SPRING HARVEST DR		CHARLOTTE	NC	28227
2023-168	07811704	GREVE	THEODORE A	BEVERLY L	GREVE	1201 N TRYON ST		CHARLOTTE	NC	28206
2023-168	07901219	STEWART	WILLIAM JR	MELISSA M	STEWART	6601 PUEBLO LN		CHARLOTTE	NC	28227
2023-168	07901220	MCCORKLE	RACHEL CHRISTINE	DIANNA DENISE	MCCORKLE	410 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901221	WALL	KATHRYN ANN MCNAIR			8000 GRIMSBY CIRCLE		HARRISBURG	NC	28075
2023-168	07901222	WALL	KATHY MCNAIR			8000 GRIMSBY CIR		HARRISBURG	NC	28075
2023-168	07901309	ROSEBORO	HERBERT RONALD			141 PITMAN ST		FOREST CITY	NC	28043
2023-168	07901310	GREEN	WILLIAM D			324 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901311	CAROLINA BLUE PROPERTIES LLC				PO BOX 57		MOUNT MOU NC		28123
2023-168	07901312	FOLKS	U L JR		EDNA LEE	316 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901313	SADLER	JAMES HAROLD	LAVERTA T	SADLER	312 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901314	E-FIX HOUSING SOLUTIONS LLC				PO BOX 35601		CHARLOTTE	NC	38235
2023-168	07901315	ROSTAM PROPERTIES LLC				7009 LAKE POWELL DR		ARLINGTON	TX	76016
2023-168	07901316	EAZYLIVING LLC				2499 TIBBETTS WICK RD		GIRARD	OH	44420
2023-168	07901410	MICKLER	CHRISTINE LORETTA			234 PLYMOUTH AVE		CHARLOTTE	NC	28205
2023-168	07901411	CARIAGA	MATTHEW GRAYSON			230 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901412	TATE	GWENDOLYN LAVERNE			2613 GLEN SHIRA CT		CHARLOTTE	NC	28208
2023-168	07901413	JOHNSON	THOMAS L JR	SHARON	HALL-JOHNSON	6010 LINDA WAY		CULVER CITY	CA	90230
2023-168	07901414	PARKS	HENRY L	CAROLYN C	PARKS	227 FREELAND LN		CHARLOTTE	NC	28217
2023-168	07901415	PARKS	HENRY L	CAROLYN C	PARKS	227 FREELAND LN		CHARLOTTE	NC	28217
2023-168	07901506	100 DALTON LLC				CARDON CAPITAL LLC		CHARLOTTE	NC	28207
2023-168	07901701	CHARLOTTE GREENCORP LIMITED PARTNERSHIP				1329 FOUNDERS WY		MOUNT PLEA SC		29464
2023-168	07901702	STEWART	VOLA V	MARGARET	AVERY	217 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901703	SUMMIT AVENUE PLYMOUTH LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2023-168	07901704	JOHNSON	CARLTON T			4414 EASTLAND CR		CHARLOTTE	NC	28212
2023-168	07901705	CROUCH	DIANNA CURRIE	PRENTICE MALLORY	CROUCH	229 PLYMOUTH AV		CHARLOTTE	NC	28208
2023-168	07901706	BRADLEY	BILLY			233 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901707	F&F REALTY GROUP LLC				16525 FOREST HOME RD		CHARLOTTE	NC	28278
2023-168	07901708	EFIX HOUSING SOLUTIONS LLC				PO BOX 35601		CHARLOTTE	NC	28235
2023-168	07901709	ROSTAM PROPERTIES LLC				7009 LAKE POWELL DR		ARLINGTON	TX	76016
2023-168	07901710	MOORE	CHARLOTTE			309 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901711	ANDERSON	MICHAEL S			107 SAPPHIRE DR		MOORESVILLE NC		28117
2023-168	07901712	COLLINS	TYLER E	JACK G	OXIDINE	317 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901713	MASSEY	STEPHANIE RENE			321 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901714	IH2 PROPERTY NORTH CAROLINA LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
2023-168	07901715	KIBLER	ALICE H			329 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901716	SUMMIT AVENUE PLYMOUTH LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2023-168	07901717	DAVIS	JONATHAN PATRICK			405 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901718	HAZEL	SARAH M	STEVEN O	KING	409 PLYMOUTH AVE		CHARLOTTE	NC	28206
2023-168	07901719	TCG HOMES LLC				PO BOX 31662		CHARLOTTE	NC	28231
2023-168	07901720	DAVANT	E MILBURN			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2023-168	07901721	FLAT STONE PROPERTIES LLC				PO BOX 790471		CHARLOTTE	NC	28206
2023-168	07901736	ROBERT T GODLEY DALTON AVENUE LLC				101 SOUTH TRYON ST	2420 BANK OF	CHARLOTTE	NC	28280
2023-168	07901737	FIRST INDUSTRIAL B & L LLC				101 S TRYON ST STE 2420		CHARLOTTE	NC	28280
2023-168	07901739	CUTTER FAMILY PROPERTIES LLC				221 DALTON AVE		CHARLOTTE	NC	28206
2023-168	07901740	CUTTER FAMILY PROPERTIES LLC				221 DALTON AVE		CHARLOTTE	NC	28206
2023-168	07901741	CHARLOTTE GREENCORP LIMITED PARTNERSHIP				1329 FOUNDERS WY		MOUNT PLEA SC		29464
2023-168	08102101	U-HAUL REAL ESTATE CO				PO BOX 29046		PHOENIX	AZ	85038
2023-168	08301121	1424 NORTH TRYON PROPERTIES LLC				3141 IOHNN HUMPHRIES WYND STE 200		RALEIGH	NC	27612
2023-168	08301122	CHAPMAN	LILLIAN M			5010 SHARON RD D201		CHARLOTTE	NC	28210
2023-168	08301123	ATLANTIC TENNESSEE &	OHIO RWY	COMPANY	C/O NORFOLK SOUTHERN RAILWAY	110 FRANKLIN RD SE		ROANOKE	VA	24042
2023-168	08301124	CONSOLIDATED PIPE & SUPPLY CO INC				PO BOX 2472		BIRMINGHAM AL		35201
2023-168	08301134	ATLANTIC-TENN & OHIO RWY		COMPANY	C/O NORFOLK SOUTHERN RAILWAY	110 FRANKLIN RD SE		ROANOKE	VA	24042

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

2023-168	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-168	_Greenville Community Neighborh	Pamela	Latta	1627 HAMILTON STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Belmont Community Association	Adrienne	Martinez	916 ALLEN STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Curtis	Bridges	724 E 17TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Diane	Adams	1615 PEGRAM ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Edward	Glodowski	1233 PEGRAM ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	iliesha	patel	813 EAST 18TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Kristen	Paulet	1201 PEGRAM STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Kristen	Wilson	1201 PEGRAM STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Taylor	Jones	913 VAN EVERY ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Teresa	Reid	1020 BELMONT AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Association	Vicki	Jones	1237 ALLEN ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Community Development C	Carlene	Greene	700 PARKWOOD AVE. STE 204, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Neighborhood Associatio	Lindsay	Olson	1116 E 15TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Neighborhood Associatio	Stephen	Valder	1621 ALLEN ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Tenant Organization	Anna	Glodowski	1209 PEGRAM STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Tenant Organization	Bess	Hurdle	1015 E. 16TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Belmont Tenant Organization	Mark	Lynch	1021 HARRILL STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Berkeley Homeowners Association	Bob	Mohr	805 E 17TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Brightwalk Homeowners Associati	Laura	Sloan	2410 WOODWARD AVENUE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Brightwalk Homeowners Associati	Sharon	Montgomery	1608 WOODWARD AVENUE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Dillehay Courts	Lucille	Puckett	2621 N PINE ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Druid Hills	Alan	OlivaChapel	1019 LOMOND AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Easton Park Townhome Associatio	Michael	Rankin	3320 SMITH POINT COURT, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2023-168	Ellington Park Homeowners Assoc	James	Collins	2404 EDISON ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Enderly Park Neighborhood Assoc	Ronnie	Devine	700 NORTH TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	First Ward Neighbors, Inc	Edward	Kerstein	756 N DAVIDSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	First Ward Neighbors, Inc	Will	Haden	633 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	Fourth Ward	Mark	Talbot	500 N. POPLAR ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	Friends of Fourth Ward Neighbor	Sarah	Kennard	402 W. 8TH ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	Friends of Fourth Ward Neighbor	Shirley	CressDudley	300 W. 5TH ST. #624, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	Genesis Park Neighborhood Assoc	Sharon	Young	1912 RUSH WIND DRIVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Graham Heights Neighborhood Ass	Jeff	Pharr	419 NORRIS AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Greenville Neighborhood	Allison	Allen	606 N.C. MUSIC FACTORY BLVD, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Greenville Neighborhood	Todd	Gill	1514 POLK STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Greenville Resident & Homeowner	Thomas	Sadler	1416 WHISNANT STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Greenville Urban Area	Lucille	Smith	1217 FONTANA AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Lockwood	Alice	Kibler	329 PLYMOUTH AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Lockwood Neighborhood Associati	Christopher	Dennis	445 KESWICK AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Lockwood Neighborhood Associati	India	Houston	233 SYLVANIA AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Lockwood Neighborhood Associati	Winston	Robinson	508 SYLVANIA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-168	None	Mary	Brown	1211 PARKWOOD AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	North End Community Coalition	Melissa	Gaston	1833 STROUD PARK CT, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	North Tryon	Jesse	Boyd	1210 N. TRYON ST., CHARLOTTE, NC, 28277		CHARLOTTE	28277
2023-168	Olde Concord Association	Ken	Hagood	1226 N CALDWELL ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Opt 12 Condominium Owners Assoc	Ben	Vandgrift	1214 N CALDWELL ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Roof Above	Liz	Clasen-Kelly	945 N. COLLEGE ST., CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-168	The Park At Oaklawn Homeowners	Melissa	Gaston	1833 STROUD PARK CT, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-168	Villa Heights Community Organiz	Chantelle	Morales	2105 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-168	Villa Heights Land Community Or	Elise	Berman	2112 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205

# EXHIBIT B

January 19, 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, February 1<sup>st</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Cutter Family Properties LLC  
**Petition No.:** 2023-168

Dear Charlotte Neighbor:

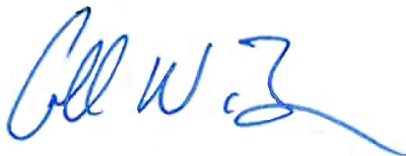
Our firm represents Cutter Family Properties LLC (the "Petitioner") in their proposal to rezone approximately nine (9) acres located on Dalton Avenue, North of Tryon Street, and south of Plymouth Avenue, more particularly described as Tax Parcels 07811404, 07901739, and 07901740. The Petitioner is requesting 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, February 1<sup>st</sup> at 5:30 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 ("Dalton Ave") and/or the petitioner ("Cutter") 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

# EXHIBIT C



- LA** Lisa Arnold (Host, me)   
- CB** Collin Brown 
- CB** Collin Brown  
- EC** Ernie Cutter  
- GO** Greyson Oxidine  
- LL** Lisa Larkins  
- RR** Ron Roseboro  
- SH** Sharon Hall-Johnson  
- SP** steve phillips  

# EXHIBIT D

**DALTON AVENUE REZONING**  
(REZONING #2023-168)  
**CUTTER FAMILY PROPERTIES LLC**

Official Community Meeting  
February 1, 2024

Alexander  
Ricks  
PLLC

# MEETING AGENDA

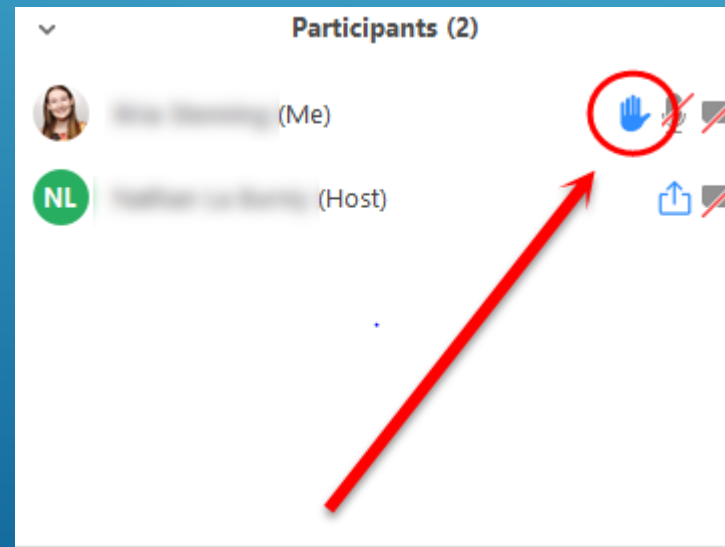
- **Introductions**
  - **Property Location**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **IMU Zoning District**
  - **Proposed Rezoning Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner and Petitioner:**

**Cutter Family Properties LLC**

Ernest Cutter

**Alexander  
Ricks  
PLLC**

Collin Brown,  
Brittany Lins, & Lisa Arnold

# PROPERTY LOCATION

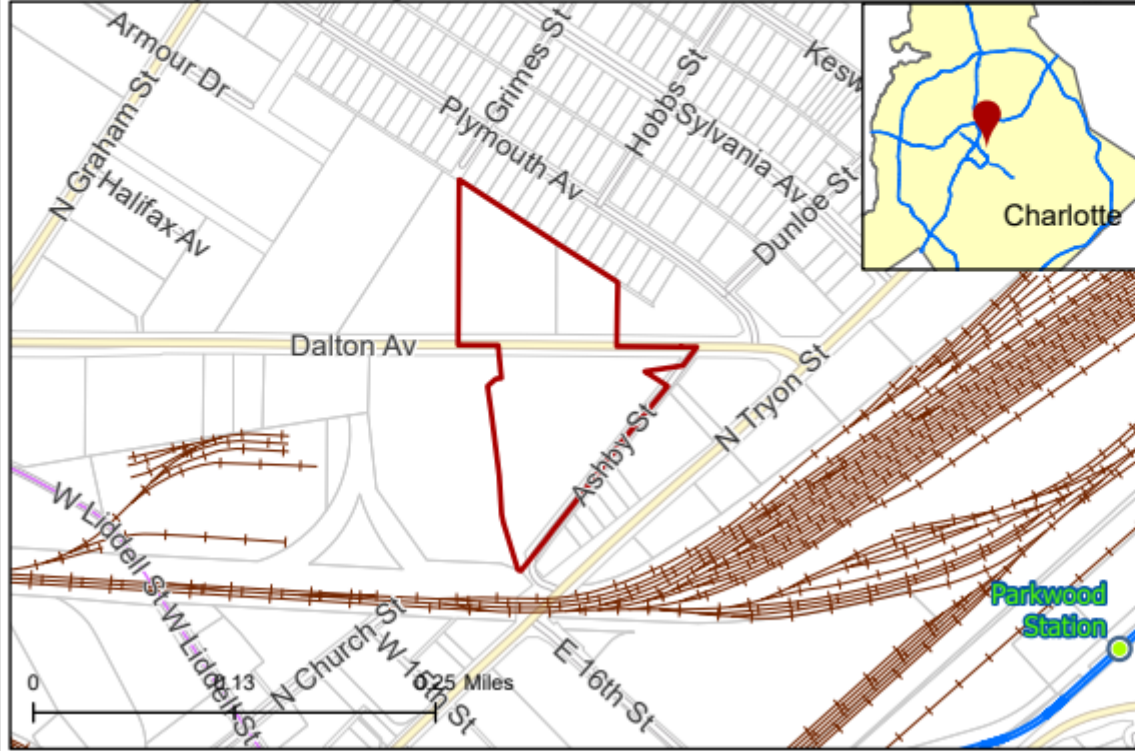
## 2023-168: Cutter Family Properties LLC

**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

- 2023-168
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway

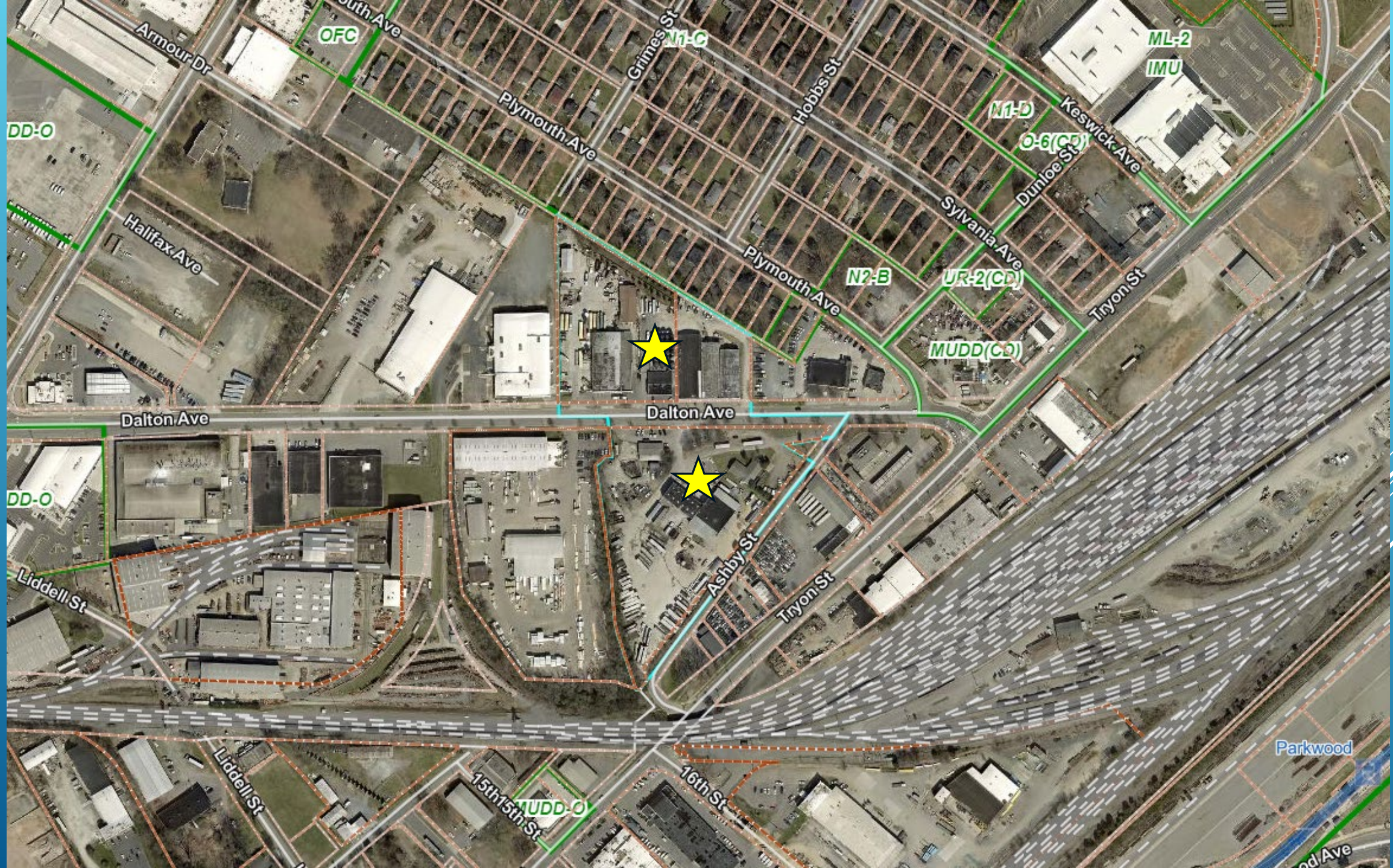
### City Council District

- 1-Dante Anderson









DD-O

OFC

M1-C

ML-2

IMU

N1-B

O-5(CD)

N2-B

UR-2(CD)

MUDD(CD)

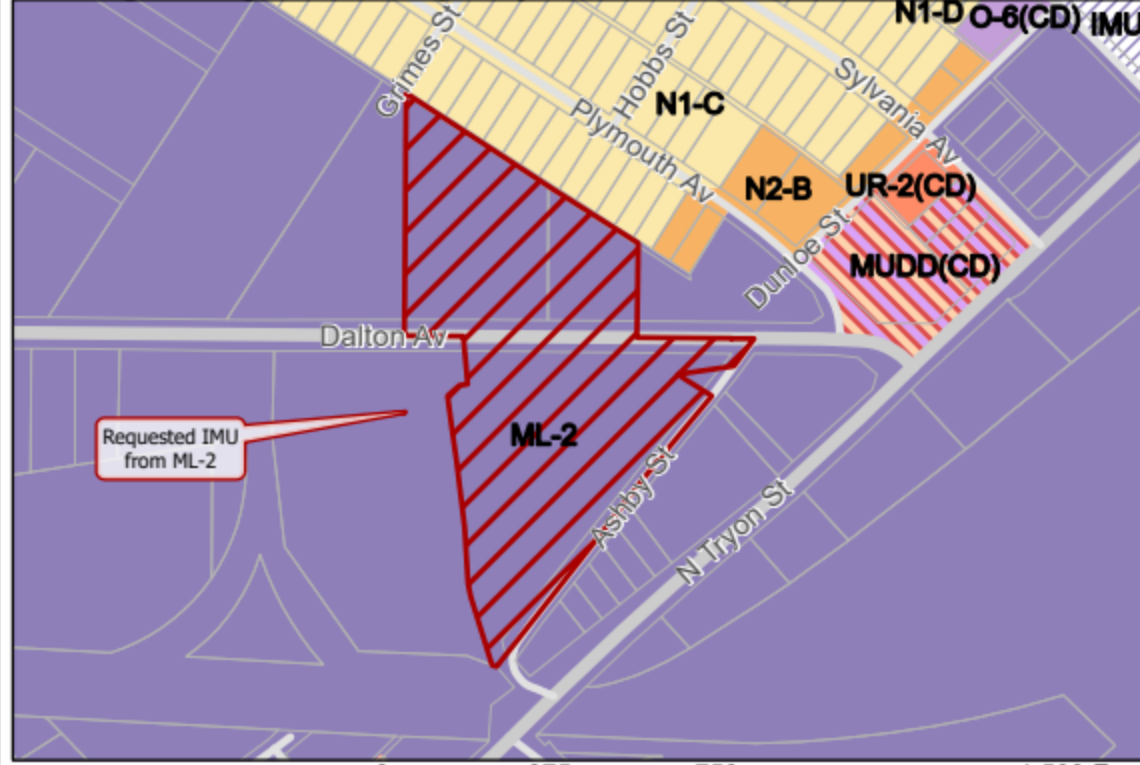
DD-O

MUDD-O

Parkwood

# EXISTING ZONING

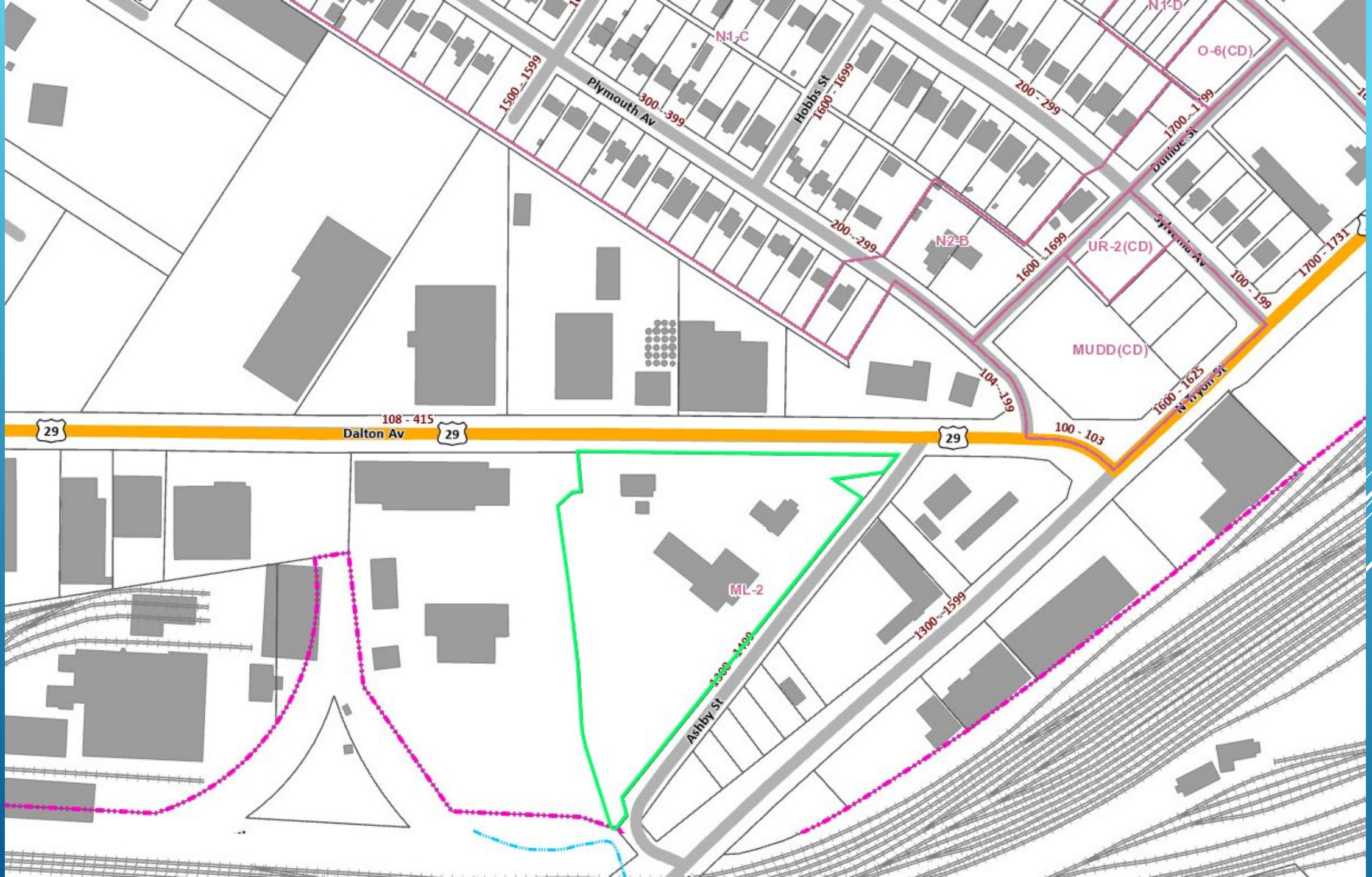
### Existing Zoning & Rezoning Request



-  Requested IMU from ML-2
- Zoning Classification**
-  Neighborhood 1
-  Neighborhood 2
-  Urban Residential
-  Office
-  Manufacturing & Logistics
-  Mixed Use
-  Innovation Mixed Use



Map Created 12/29/2023



29

108 - 415  
Dalton Av

29

29

100 - 103

1600 - 1625  
N Tryon St

ML-2

Ashby St  
1300 - 1499

N1-C

O-6(CD)

N2-B

UR-2(CD)

MUDD(CD)

Dunbar St

Sylvia Av

Plymouth Av

Hobbs St

1700 - 1731

1500 - 1599

300 - 399

200 - 299

200 - 299

1700 - 1799

1600 - 1699

1600 - 1699

100 - 199

104 - 199

108 - 415

1300 - 1599

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

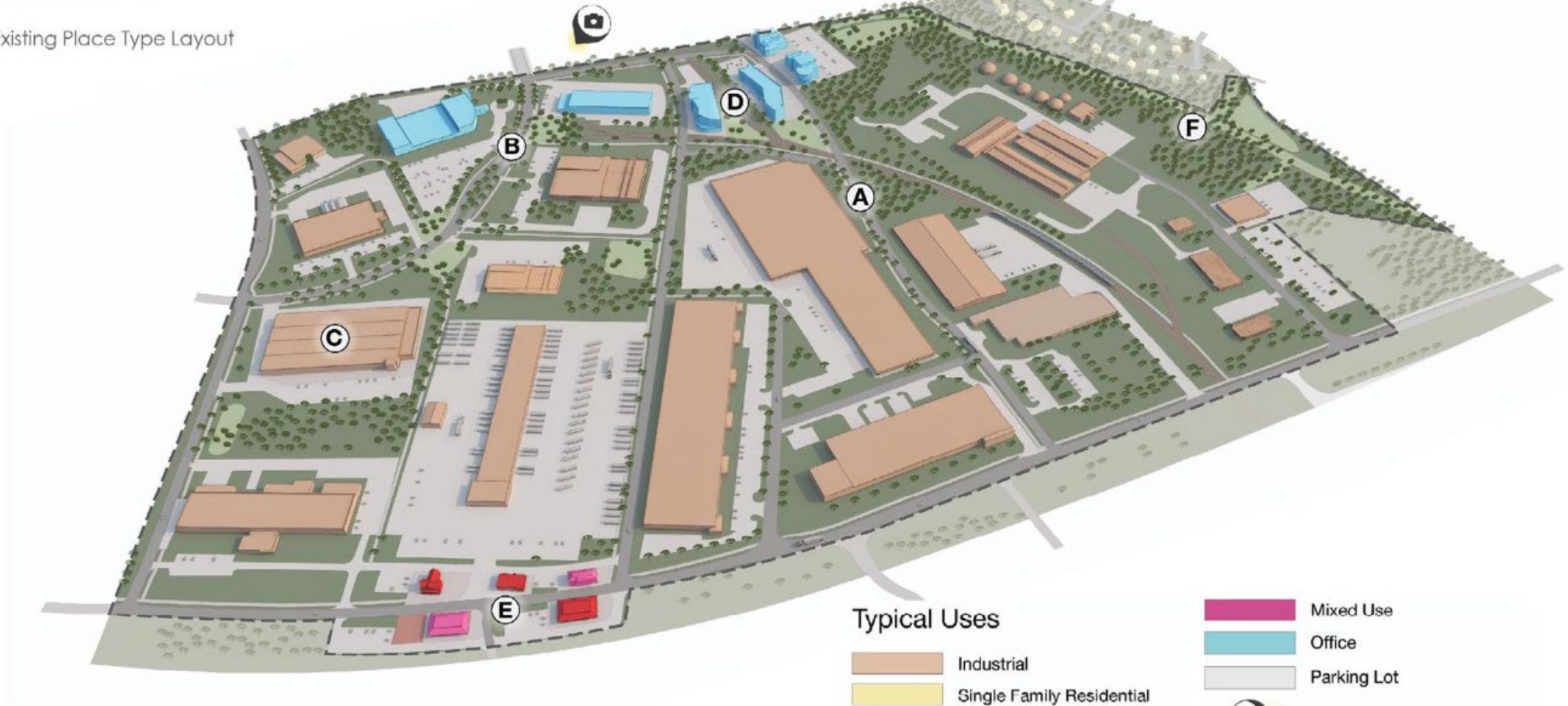
## Notable Characteristics



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



# 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.

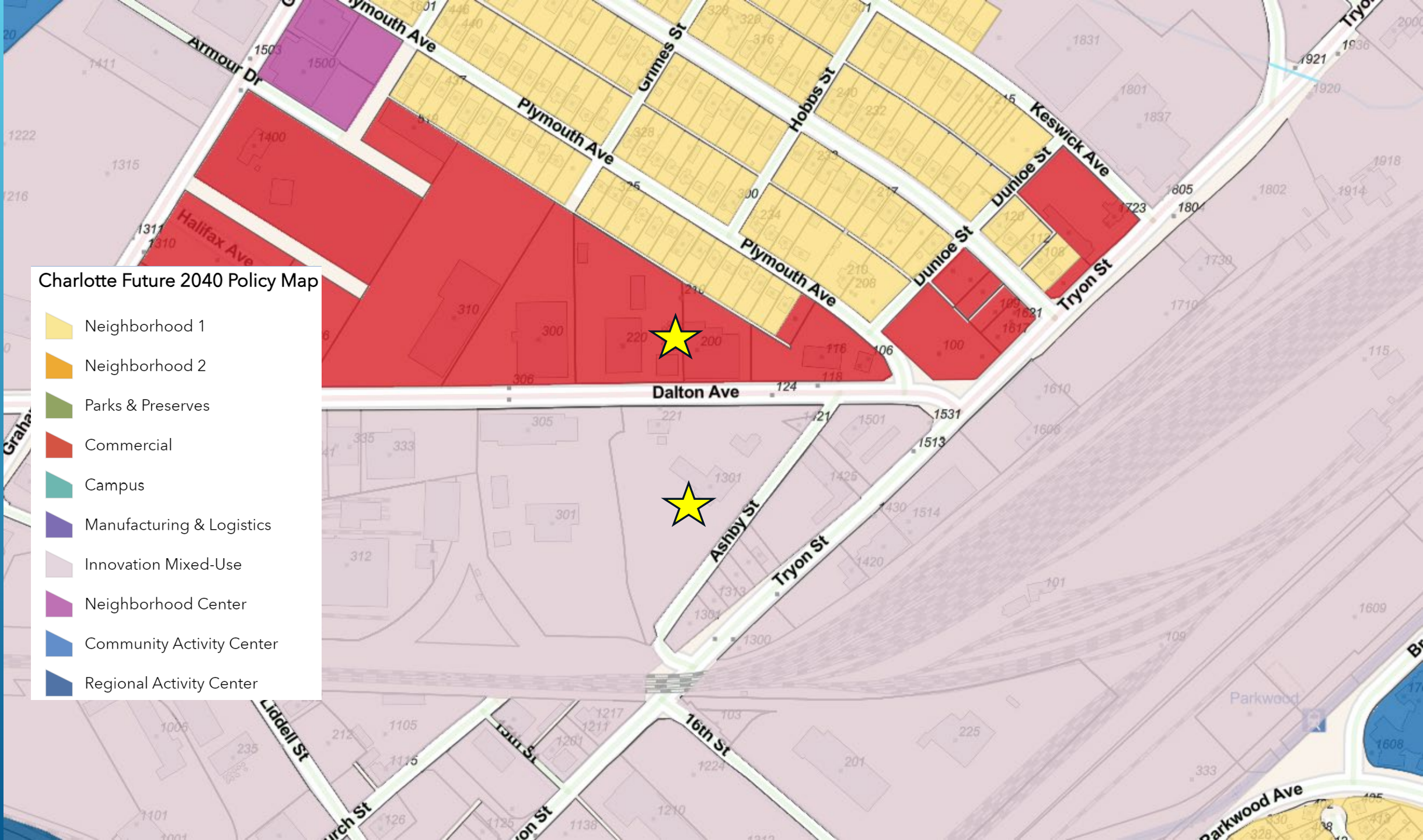


### REGIONAL ACTIVITY CENTER

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.

# 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

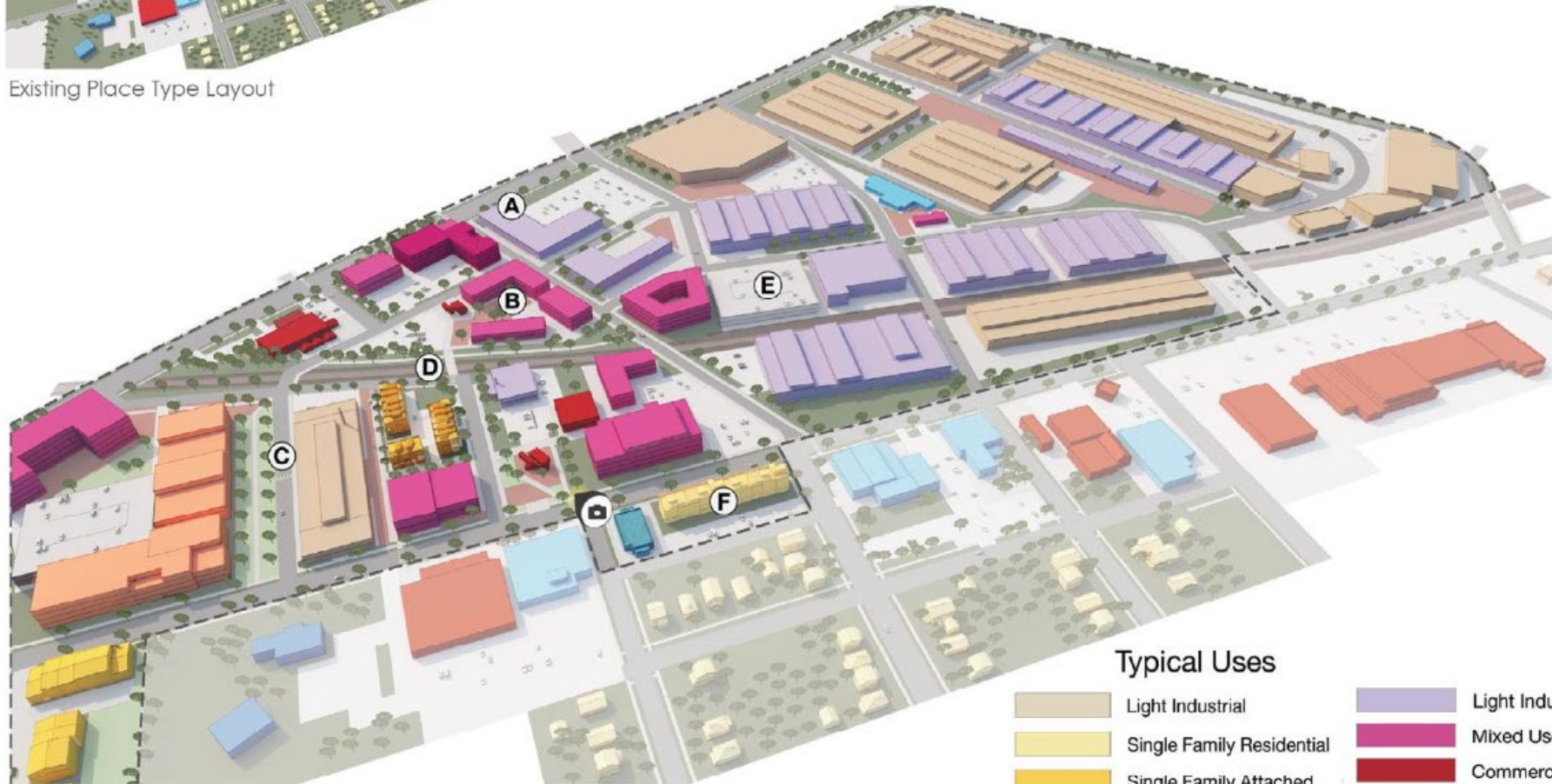
## Notable Characteristics



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.








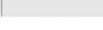




Existing Place Type Layout



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

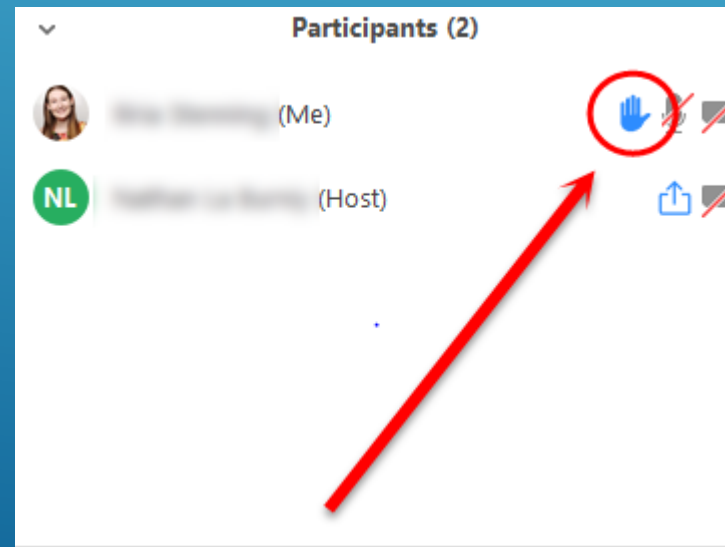
- ▶ **Application Filed:** December 2023
- ▶ **Application Processed:** December 2023
- ▶ **Official Community Meeting:** Today, February 1<sup>st</sup>
- ▶ **Earliest Public Hearing:** March 18<sup>th</sup>
- ▶ **Zoning Committee:** April 2<sup>nd</sup>
- ▶ **City Council Decision:** April 15<sup>th</sup>

# QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



THANK YOU!



# COMMERCIAL DISTRICT



### OPEN SPACE

- This Place Type includes numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping.
- Natural open spaces, such as tree preservation areas, are also found and encouraged here.
- Landscaping provides an attractive public realm by softening street edges.

### CLOSEUP HIGHLIGHTS

- A. Comfortable sidewalks with landscape buffers
- B. Mid-block crossings
- C. Active ground floors with patios/plazas typically behind buildings along major roadways
- D. Buildings oriented to streets
- E. Signage opportunities
- F. Transition to Adjacent Place Types



### NOTABLE CHARACTERISTICS

1. Buildings forms, sizes, and styles vary based on use, but typically buildings are placed along the street whenever feasible.
2. Windows, doors, and clear public entries are located along the street frontage with parking or services on the side or in the rear.
3. Wider planting strips, sidewalks and bike lanes along larger streets separate pedestrians and higher speed vehicles and provide a more comfortable pedestrian environment.
4. While discouraged, limited parking and drive-through lanes may be located between the sidewalk and the front door.
5. Outdoor dining areas along the sidewalk and street provide a more vibrant public realm.
6. Pedestrian connections are provided from the street and sidewalk directly to the front door of commercial buildings.
7. Developments with multiple retail tenants and clear pedestrian connections create a safe, walkable environment.



Existing Place Type Layout

### BIRD'S EYE HIGHLIGHTS

- (A) Consolidated driveways and access points
- (B) Frequent pedestrian connections to and between buildings and blocks
- (C) 1-3 story infill buildings oriented towards the street with commercial, office, hospitality, and mixed-use
- (D) On street and surface parking (located to the side and behind buildings as feasible)
- (E) Increase in housing density near commercial activity



Aspirational Place Type Layout

Place Type graphics are conceptual and for illustrative purposes only

### Typical Uses

- Commercial
- Single Family Residential
- Single Family Attached Residential
- Mixed Use
- Hospitality
- Office
- Institutional
- Parking Lot
- Closeup Graphic Viewpoint







