

COMMUNITY MEETING REPORT
PETITIONER: Jessica M Moreno Hernandez
petition number: RZP-2024-001

This community meeting report is being filed with the office of the the city clerk and the charlotte-mecklenburg landing commission pursuant to the provisions of the city of charlotte zoning ordinance.

Please see **exhibit a** attached. The list includes names and addresses of people the notices were mailed to. In you will also find **exhibit B** the first meeting notice which was mailed out on February 2nd 2024 & **exhibit c** which is a second meeting notice mailed out on March 1st 2024.

On Friday February 23rd 2024 at 6:00pm the first community meeting was held via zoom. the meeting was not attended by those invited. However in the weeks following up to the community several neighbors called me the petitioner (to my cell phone number provided on community meeting notice) with any questions they may have. Questions were answered and the neighbors were invited to community meetings . Meeting was held via zoom and login information and instructions were all listed on community notice that was mailed out the meeting held was open for 1hr in case any neighbors decided to attend and nobody else signed on.

On Monday March 11th 2024 at 6:00pm the second community meeting was held. There were two people who signed on please see **exhibit D a meeting report from the zoom meeting.** Booth neighbors joined were given a brief explanation of the petition and why were were petitioning. We gave them a brief description of future plans and no more questions were asked.

Questions asked:

Q: why is community meeting being held?

A (From petitioner) we as the owners of the lot are rezoning the lot because we would like to build a home that is not currently allowed in the current zone the lot is in

Q: will any construction that takes affect the creek that uns along e back side of the property

A: we hired a geotechnical engineer to survey the lot in question and he notated the creek and he has made suggestions on how and what to build without disturbing existing Creek

Q: Will the structures being built be rented out or will this be a personal build

A: this will be a personal build

Q: When will you be starting construction

A:We are still at the beginning of the logistical process and design process construction may not start for a few months to a year.

Respetfully submitted, Monday March 25th 2024

cc: Charlotte planing, design & development department- rezoning staff

EXHIBIT A: MAILING LIST

Pet_2024_001_Adjacent_Owners		Pet_2024_001_Neighborhood_Orgs					
PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NA							
PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!							
2024-001	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-001	Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-001	Davis Lake Homeowners Associati	Jeannie	Lytton	5232 DOWNING CREEK DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-001	Henderson Oaks HOA	Tanisha	Walker	6812 JAMISON LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-001	Milton Commons Homeowners Assoc	Eugene	Austin	6812 JAMISON LANE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2024-001	Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269

Pet_2024_001_Adjacent_Owners		Pet_2024_001_Neighborhood_Orgs				
PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NA						
QUESTIONS. THANK YOU!						
2024-001	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1
2024-001	03724141	MUNOZ	CARLOS	YANIRA	MUNOZ	6324 KARENSTONE I
2024-001	03724142	ORTIZ	AGUSTIN FLORES	VICTORINA DE JESUS	GARCIA	4933 VICTORIA AVE
2024-001	03724143	ORTIZ	AGUSTIN FLORES	VICTORINA DE JESUS	GARCIA	4933 VICTORIA AVE
2024-001	03724144	STATON	TINA M	JOHN B JR	TAYLOR	5009 VICTORIA AVE
2024-001	03724145	ESQUIVEL	JORGE ALBERTO HERNANDEZ	XANA PATRICIA	URIAS	5019 VICTORIA AVE
2024-001	03724146	DELGADO	MAYTE	BRAULIO	JIMENEZ	5025 VICTORIA AVE
2024-001	03724147	LLANOS	CLAUDIA MARGOTH OCAJON	JOSE	GONZALEZ	5105 VICTORIA AVE
2024-001	03724154	CHAVEZ	LORENZO LEON	YOLANDA LOPEZ	GOMEZ	5015 VICTORIA AVE
2024-001	03724160	DIAZ	GUILLERMO RAMIREZ	REINA LAUREANO	LARA	4937 VICTORIA AV
2024-001	03724704	BARRON	JUAN G	NOEMI ROMAN	NUNEZ	5100 VICTORIA AVE
2024-001	03724705	SIMS	STEPHEN SHERRILL			5032 VICTORIA AVE
2024-001	03724706	MAGIN CONCEPTS LLC				PO BOX 498
2024-001	03724707	MACIAS	JOSE JUAN ZAPATERO	JESSICA MARIA MORAN	BERNANDEZ	5008 VICTORIA AV
2024-001	03724710	DABBS	HENRY WAYNE	BETTY JEAN	DABBS	5432 STATESVILLE R
2024-001	03724717	MELSIOR	ISUIO			5018 VICTORIA AV
2024-001	03724718	MACIAS	JOSE JUAN ZAPATERO	JESSICA MARIA MORAN	BERNANDEZ	5008 VICTORIA AV
2024-001	03724720	SMITH	FURMAN			4944 VICTORIA AV
2024-001	03724721	MALIK	AAMIR	MARWA	EDRIS	4940 VICTORIA AV
2024-001	03724722	SANDERS	BRITTANY			4936 VICTORIA AVE
2024-001	03724723	GRIFFIN	LASONIA			4932 VICTORIA AVE
2024-001	03724724	LINEBERGER	TRACEY			4928 VICTORIA AV
2024-001	03725137	RODRIQUEZ	ZENAILDA D	ADRIANE A	GARCIA	3710 WONDERING O
2024-001	03725138	BARBERENA	KEVIN XAVIER			3706 WONDERING O
2024-001	03725139	KJS WONDERING OAK LLC				14508 WESTGREEN D
2024-001	03725140	SFR JV-2 2023 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE
2024-001	03725141	THE ZOHAR FAMILY LIVING	TRUST		C/O TALLEY PROPERTIES INC	2716 WESTPORT RD
2024-001	03725142	CRAWFORD	WALTER			4836 AUTUMN OAKS
2024-001	03725143	ACOSTA	JOSE LUIS	CHRISTINE A	ACOSTA	3605 SHALLOW OAK
2024-001	03725147	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090
2024-001	03725159	SFR JV-1 2021-1 BORROWER LLC			C/O TRICON AMERICAN HOMES	1508 BROOKHOLLOW
2024-001	03725160	ULMER	CURTIS	JACQUELINE ANN	ULMER	PO BOX 29477
2024-001	03725161	ROSADO	DAVID	ROCIO	ROSADO	4837 AUTUMN OAK I
2024-001	03725162	BARRERA	MARCOS LANDA	EDITH GUADLUPE VIB	FLORES	4841 AUTUMN OAK I
2024-001	03725163	AMH NC PROPERTIES LP				30601 AGOURA RD S
2024-001	03725164	GORMLEY	ROSALIND M			4849 AUTUMN OAK I
2024-001	03725165	WHITE	JEFFERY A			4853 AUTUMN OAK I
2024-001	03725166	2017-2 IH BORROWER LP				1717 MAIN ST STE 20
2024-001	03725167	MILTON	KAREN			4907 AUTUMN OAK I
2024-001	03725168	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090
2024-001	03725169	MICHAEL	LUKE			4915 AUTUMN OAK I
2024-001	03725170	THOMPSON	DAVID MAURICE			4919 AUTUMN OAK I
2024-001	03725171	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090
2024-001	03725172	IRIZARRY	EDWARD	MAYLINE	IRIZARRY	4927 AUTUMN OAK I
2024-001	03725194	TWIN OAKS HOMEOWNERS ASSOC OF	CHARLOTTE			2716 WESTPORT RD
2024-001	03725195	TWIN OAKS HOMEOWNERS ASSOC OF	CHARLOTTE			2716 WESTPORT RD
2024-001	03725407	NEE	TE			3701 WONDERING O
2024-001	03725408	JUAREZN	VINCENTE M ARANDA			3705 WONDERING O
2024-001	03725422	PROGRESS RESIDENTIAL BORROWER 4 LLC				PO BOX 4090

Exhibit B:

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Jessica M Moreno Hernandez & Jose Juan Zapatero to rezone approximately 0.42 acres located At 5008 victoria avenue. This is a conventional rezoning request with no associated site plan.

Date and Time of Meeting: Fri, Feb 23 at 6:00 PM

Place of Meeting: Zoom Meeting

Zoom meeting ID: 827 8743 9938

Passcode: Victoria

Jessica Moreno Hernandez is inviting you to a scheduled Zoom meeting.

Link to Join Zoom Meeting

<https://us05web.zoom.us/j/82787439938?pwd=lbeHf2HCJFWbRdE2oBWxn37Sv13ot4.1>

Meeting ID: 827 8743 9938

Passcode: VICTORIA

Petitioner: Jessica M Moreno Hernandez

Petition No.: RZP-2024-001

Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.42 acre site located at 5008 Victoria avenue Charlotte from the MHP zoning district to N1-C Neighborhood 1 zoning district. This is a conventional rezoning request with no associated site plan.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, we give you notice that as the Petitioners we will hold a Community Meeting regarding this Rezoning Petition on (February 23rd 2024 at 6pm in a zoom call). We look forward to sharing this rezoning proposal with you and to 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 Jessica M. Moreno Hernandez at 704-630-2204

. cc: Malcolm Graham

Date Mailed: February 2nd 2024

EXHIBIT C:

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

(2nd meeting notice)

Subject: Community Meeting - Rezoning Petition filed by Jessica M Moreno Hernandez & Jose Juan Zapatero to rezone approximately 0.42 acres located At 5008 victoria avenue. This is a conventional rezoning request with no associated site plan.

Date and Time of Meeting: Monday March 11th at 6:00 Pm

Place of Meeting: Zoom Meeting

Jessica Moreno Hernandez is inviting you to a scheduled Zoom meeting.

Topic: RZP-2024-001

Time: Mar 10, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/87472289519?pwd=VxblaVhEGAYcXr8l248xbQ5mJYtCtB.1>

Meeting ID: 874 7228 9519

Passcode: VICTORIA

Petitioner: Jessica M Moreno Hernandez

Petition No.: RZP-2024-001

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informative should you have any questions. In the meantime, should you have any questions or comments about this matter, please call Jessica M. Moreno Hernandez at 704-630-2204

. cc: Malcolm Graham

Date Mailed: March 1st 2024

EXHIBIT D:

TIME LISTED ON REPORT IS PACIFIC TIME



Topic	Meeting ID	User Name	User Email	Department	Group	Has Zoom Rooms?	Creation Time	Start Time	End Time	Duration (Minutes)	Participants	Source
RZP-2024-001	87472289519	Jessica Moreno Hernandez	conceptsoutdoorliving@gmail.com			No	03/04/2024 08:10:36 AM	03/11/2024 02:53:44 PM	03/11/2024 04:00:23 PM	67	4	Zoom