

COMMUNITY MEETING REPORT
Petitioner: Riveras Family Investors LLC
Rezoning Petition No. RZP-2024-002

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte- Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Members of the Riveras Family Investors LLC, the petitioners, mailed a written notice of the date, time, and location of the Community Meeting to the individuals and Organizations set out on Mailing List attached hereto by depositing such notice in the U.S Mail on October 16, 2024. A copy of the written notice is attached hereto as 2024-002 Community Meeting Notice.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Friday, October 26 at 6:30 pm at 7404 Wallace Ln, Charlotte, NC 28212.

PERSONS IN ATTENDANCE AT MEETING

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Community Meeting Attendance Sheet. The Petitioner was represented at the Community Meeting by Fernando Rivera, one of the members of the Riveras Family Investors LLC.

SUMMARY OF REPRESENTATION/DISCUSSION:

Fernando Rivera, a member of the Riveras Family Investors LLC, welcomed the attendees and clarified that the Riveras Family Investors LLC were the owners and petitioners. Fernando indicated that they are seeking to rezone approximately 0.60 acre site located at 7404 Wallace Ln, Charlotte, NC 28212 from N1-B zoning district to N1-E zoning district. Fernando went on to explain the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to any questions or concerns that nearby residents and property owners may have.

Fernando, explained all possible development outcomes, permitted uses, development standards like buffers, setbacks, building heights, etc. in the N1-E zoning district. He then went on to

discuss that this type of rezoning petition was considered a Conventional petition, in which petitioners are not required to provide project specific details or proposed uses. However, Fernando stated that even though he was not required to give out project specifics, he had hand drawn a site plan of two sets of duplexes with setbacks and dimensions, so the neighbors would have an idea of what to expect, but clearly stated that this was non-binding under a conventional petition.

The attendees did not have any questions for the petitioner after looking at the hand-drawn site plan. They stated that they were more than okay with the rezoning petition. They also mentioned that it would not only improve the community but make it look nicer.

Respectfully submitted, this 28 day of October, 2024.

Community Meeting Attendance Sheet

****This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition.****

Petitioner: Riveras Family Investors LLC
 Rezoning Petition Number: RZP-2024-002
 Date: 10/25/24

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