

## COMMUNITY MEETING REPORT

Petitioner: Ramon Adames

Rezoning Petition No. RZP-2024-009

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:

A representative of the Petitioner mailed a written notice of the date, time, and location of 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 4/12/2024. A copy of the written notice is

attached hereto as Exhibit B.

### DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on April 23th at 6:00 PM.

Place of Meeting: Zoom Meeting

<https://us06web.zoom.us/j/84954694012?pwd=J8UHPJ0NyzB0KdNOVaAjo4vh1KgGnF.1>

Meeting ID: 849 5469 4012 Passcode: 070762.

### PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C.

The Petitioner was represented at the Community Meeting by Ramon Adames.

### SUMMARY OF PRESENTATION/DISCUSSION:

Minutes: The Petitioner's agent, Ramon Adames was ready to welcome the attendees and introduced the Petitioner's team.

Ramon Adames planned to indicate that the Petitioner proposed to rezone an approximately 0.270-acre site (the "Site") located at 1621 Ervin Lane, Charlotte, NC 28134 from the N1-B zoning district to N1-E zoning district.

Ramon Adames was ready to explain the rezoning process in general and state that the purpose of the meeting was to discuss the rezoning request and

the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Ramon Adames had background information about the Petitioner's experience and the typical operation of its facilities. He mailed the site plan pointing out the commitments made by the Petitioner.

However, none of the invitees attended the meeting.

Respectfully submitted, this 25th day of April 2024

cc: Charlotte Planning, Design & Development Department – Rezoning staff

## PRESENTATION MINUTE

Petitioner: Ramon Adames

Rezoning Petition No. RZP-2024-009

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cc: Charlotte Planning, Design & Development Department – Rezoning staff

## 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 meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Ramon Adames  
Development Rezoning  
petition Number RZP-2024-009  
April 23, 2024

Name	Address	Phone	Email

NONE

2024-009	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2024-009	MUMTAZ	PARVES	PO BOX 241213	CHARLOTTE	NC	28224
2024-009	WILSON	FRED	9630 CHINA GROVE CHURCH RD	PINEVILLE	NC	28134
2024-009	MORAN	MAGDALENO SANCHEZ	9624 CHINA GROVE CHURCH RD	PINEVILLE	NC	28134
2024-009	HOLMES	JACKIE M	9832 ARLINGTON OAKS DR	CHARLOTTE	NC	28227
2024-009	REID	PATRICIA D	9614 CHINA GROVE RD	PINEVILLE	NC	28134
2024-009	BLU SOUTH PHASE 4 LLC		1872 INDIAN HOOK RD	ROCK HILL	SC	29732
2024-009	BLU SOUTH SINGLE FAMILY I LLC		PO BOX 748	PINEVILLE	NC	28134
2024-009	CHARLOTTE MECKLENBURG BOARD OF EDUCATION		701 E 2ND ST	CHARLOTTE	NC	28202
2024-009	CANTA INC		14001 HARLEQUIN DR	CHARLOTTE	NC	28273
2024-009	DEESE	LARISSA DOREEN	1529 DENDY LN	PINEVILLE	NC	28134
2024-009	VALENCIA	CANDIDA	1533 DENDY LN	PINEVILLE	NC	28134
2024-009	STEWART	JOYCE ANNA	5339 ELDERBANK DR	CHARLOTTE	NC	28216
2024-009	BOTTING	MATTHEW R	1908 STARBROOK DRIVE	CHARLOTTE	NC	28210
2024-009	MURPHY MANAGEMENT LLC		2885 SANFORD AVE SW UNIT 40437	GRANDVILLE	MI	49418
2024-009	RABB	CHARLIE	1611 DEMBY LN	PINEVILLE	NC	28134
2024-009	KRIVO	IMELDA	1615 DENDY LN	PINEVILLE	NC	28134
2024-009	MURPHY	BRIAN	2885 SANFORD AVE SW UNIT 40437	GRANDVILLE	MI	49418
2024-009	ROSS	RONALD R	9391 GULSTRAND CIR	HUNTINGTON BEACH	CA	92646
2024-009	NGUYEN	PHUONG HUU	313 CHANCELOT LN	FORT MILL	SC	29708
2024-009	GREGORY	RICHARD N	1631 DENDY LN	PINEVILLE	NC	28134
2024-009	STOUD	TERESA	9716 CHINA GROVE CHURCH RD	PINEVILLE	NC	28134
2024-009	MIGHTY REALTY LLC		9545 GREYSON RIDGE DR	CHARLOTTE	NC	28277
2024-009	LOVO	JULIO ADALBERTO	9700 CHINA GROVE CHURCH RD	PINEVILLE	NC	28134
2024-009	MONTES	FELIX CANENGUEZ	1632 ERVIN LN	PINEVILLE	NC	28134
2024-009	LI	SHAN BIN	1628 ERVIN LN	PINEVILLE	NC	28134
2024-009	DAVIS	JOSHUA	1624 ERVIN LN	PINEVILLE	NC	28134
2024-009	SIGNATURE RESIDENTIAL LLC		7319 WINDALIERE DR	CORNELIUS	NC	28031
2024-009	CHURCH OF GOD - PINEVILLE		1616 ERVIN LN	PINEVILLE	NC	28134
2024-009	GONZALEZ	RENE OMAR RIERA	1009 CONE AV	PINEVILLE	NC	28134
2024-009	LJW LAND LLC		7804-C FAIRVIEW RD STE 275	CHARLOTTE	NC	28226
2024-009	BLU SOUTH SINGLE FAMILY I LLC		1872 INDIAN HOOK RD	ROCK HILL	SC	29732

# EXHIBIT B

## NOTICE TO INTERESTED PARTIES

### OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Parves Mumtaz to rezone approximately 0.270 acres located at 1621 Ervin Lane, Charlotte NC 28134 to allow development of a Duplex Dwelling.

Date and Time of Meeting: Tuesday, 04/23/2024 at 6:00 PM.

Place of Meeting: Join Zoom Meeting

<https://us06web.zoom.us/j/84954694012?pwd=J8UHPJ0NyzB0KdNQVaAjo4vh1KgGnF.1>

Meeting ID: 849 5469 4012 Passcode: 070762

If interested, you can send me an email requesting this link to be sent to you via my email to:

Ramon Adames (petitioner representative)

[archadames@yahoo.com](mailto:archadames@yahoo.com)

Petitioner: Parves Mumtaz

Petition No.: RZP-2024-009

We are assisting Parves Mumtaz (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.270-acre site (the "Site") located at 1621 Ervin Lane, Charlotte NC 28134 from the N1-B zoning district to N1-E zoning district. The purpose of the rezoning is to permit the development of a duplex project.

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, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, 04/23/2024, at 6:00 PM, via Zoom following link below:

<https://us06web.zoom.us/j/84954694012?pwd=J8UHPJ0NyzB0KdNOVaAjo4vh1KgGnF.1>

The Petitioner's representative's 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 Ramon Adames at 980-337-7410

cc: Tiawana Brown

[tiawana.brown@charlottenc.gov](mailto:tiawana.brown@charlottenc.gov)

Date Mailed: 4/12/2024



# Ervin Lane Rezoning

Created by: Ramon Emmanuel Adames

Time

6pm - 6:30pm (Eastern Time -  
New York)

Date

Tue Apr 23, 2024

Where

[https://us06web.zoom.us/j/84954694012?  
pwd=J8UHPJ0NyzB0KdNQVaAjo4vh1K  
gGnF.1](https://us06web.zoom.us/j/84954694012?pwd=J8UHPJ0NyzB0KdNQVaAjo4vh1KgGnF.1)

Description

Ramon Adames is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

[https://us06web.zoom.us/j/84954694012?  
pwd=J8UHPJ0NyzB0KdNQVaAjo4vh1KgGnF.1](https://us06web.zoom.us/j/84954694012?pwd=J8UHPJ0NyzB0KdNQVaAjo4vh1KgGnF.1)

Meeting ID: 849 5469 4012

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One tap mobile

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US

+13126266799,,84954694012#,,,,\*070762#

US (Chicago)

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