

**COMMUNITY MEETING REPORT**  
**Petitioner: Above and Beyond Students**  
Rezoning Petition No. 2024-13

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.

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 March 27, 2024. A copy of the written notice is attached hereto as EXHIBIT B.

The Virtual Community Meeting was held on Wednesday, April 10 via Zoom.

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 Don Williams, Tim Turner and Jim Gambrell.

The Petitioner's agent, Don Williams, welcomed the attendees and introduced the Petitioner's team. Jim Gambrell indicated that the Petitioner proposed to rezone an approximately .24-acre site (the "Site") located at 4836 Park Road, Charlotte, NC 28209 from the OFC zoning district to CAC-1 zoning district. Jim Gambrell explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.

Jim Gambrell provided background information about the Site and explained that the Petitioner is making the rezoning request to bring the Site back into compliance after the change in zoning district, as part of the 2023 adoption of the City of Charlotte's new Unified Development Ordinance, changed the Site's zoning from O-2 to OFC, a designation for large office/medical campus uses. The following is a summary of the presentations Mr. Gambrell provided:

- The mission of Above and Beyond Students (ABS) is to provide quality afterschool and tutoring and summer programs that empower all students to succeed in the 21<sup>st</sup> century global community.
- ABS is a 501(c)(3) organization.
- ABS owns a small building at 4836 Park Road that it uses as an executive office.
- In an effort to be good stewards of the financial support we receive to further our mission, we are planning to sell our building and find an affordable office location to lease, freeing up capital for better use.
- As we began considering a sale, it was brought to our attention that the city's adoption of a new Unified Development Ordinance in 2023 and associated changes in zoning districts put us in the challenging position of being out of compliance with the city's new designation for our property, OFC. That designation is for large office and medical office buildings.
- The Charlotte Future 2040 Comprehensive Plan shows this area of Park Road to be appropriate for a Community Activity Center.

- Staff from the Charlotte Planning, Design and Development Department recommended that the designation of Community Activity Center – 1 (CAC-1) would be appropriate for our property.
- Therefore, we have filed this rezoning petition to get back into compliance from a zoning perspective and to bring our property into alignment with the city's future land use plan, The Charlotte 2040 Comprehensive Plan.

There were two attendees from the community in the Virtual Community Meeting, Vickie Amon and Indy Boteju. Vickie and Indy together own the adjacent parcel, 4900 Park Road. Mr. Boteju stated that his and Ms. Amon's interest and reason for attending the meeting was more out of curiosity about how the recent change in zoning affects their property than out of concern for the Petitioner's request. The attendees had no questions about Petitioner's use. Ms. Amon asked how the zoning designation CAC-1 was selected, and Mr. Gambrell responded that Staff from the Charlotte Planning, Design and Development Department recommended CAC-1 as an appropriate zoning classification for this parcel. Mr. Boteju asked how Petitioner knew how to go about requesting a rezoning in case he decided to do the same, and Mr. Gambrell agreed to share information that staff had provided to Petitioner, including contact information for Maxx Oliver in the planning department.

Mr. Williams thanked all participants and called the meeting to a close.

Respectfully submitted, this 11<sup>th</sup> day of April, 2024.

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

## EXHIBIT A – Page 1

City Council Member Tariq Bokhari

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

2024-013	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-013	17113101	DOSHI	JUSTIN	MARIA JIMENA DURAI SMITH		1605 MT ISLE HARBOR DR		CHARLOTTE	NC	28214
2024-013	17113102	SIMMONS	LESUE	DONNY	SIMMONS	4807 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113103	MULLEN	WILLIAM FIV			4813 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113104	ROGERS	JULIAN M			4819 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113105	CROSSUN	KYLE R			4825 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113106	KING	JOHN P			4831 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113107	PETERSON	WILLIAM T JR	ANGELAM	PETERSON	4901 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113108	WARREN	JOHN WESLEY III	LISA WOOD	WARREN	5122 VALLEY STREAM RD		CHARLOTTE	NC	28209
2024-013	17113109	ACOSTA	EZEQUIEL			5217 HOLLY FERN CIRCLE		CHARLOTTE	NC	28211
2024-013	17113110	KASSEM	MAY	ZOHAIB	QIZILBASH	4921 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113111	SCHILL FAMILY RENTALS LLC				7006 FINE ROBE DR		INDIAN TRAIL	NC	28079
2024-013	17113117	COWLES FAMILY LLC				1321 S KINGS DR		CHARLOTTE	NC	28209
2024-013	17113118	THE KEARNEY GROUP LLC				5639 LE GACY DR		CHARLOTTE	NC	28277
2024-013	17113119	LI	BENJAMIN M		CHUNSHA LIU	4912 PARK RD		CHARLOTTE	NC	28209
2024-013	17113120	ACOSTA	EZEQUIEL			5217 HOLLY FERN CIRCLE		CHARLOTTE	NC	28211
2024-013	17113121	BREEDLOVE	JAMES MICHAEL	RICHARD D	HINSON	4904 PARK RD		CHARLOTTE	NC	28209
2024-013	17113122	PARK RD LLC				4900 PARK RD		CHARLOTTE	NC	28209
2024-013	17113123	ABOVE AND BEYOND STUDENTS INC			ATTN DON WILLIAMS	4836 PARK RD		CHARLOTTE	NC	28209
2024-013	17113124	PARK VALLEY LLC				1216 PADDOCK CIR		CHARLOTTE	NC	28209-2442
2024-013	17113207	PFANNKUCH	ALBERT W			435 GALBREATH CT		FORT MILL	SC	29708
2024-013	17113208	HARPER	DEBORAH K			4814 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113209	FELERSTEIN	ANDREW	JENNIFER	YODER	4800 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113314	BOWMAN	DOUGLAS C	SUSAN B	BOWMAN	5020 LINDSTROM DR		CHARLOTTE	NC	28226
2024-013	17113315	SUTTON	WILLIAM			4910 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113316	HAWFIELD	JOSHUA	AMANDA LEE WENTW	HAWFIELD	4900 BUCKINGHAM DR		CHARLOTTE	NC	28209
2024-013	17113317	AUSTIN	DANIEL M	SUMMER N	AUSTIN	1418 CLARIDGE LN		CHARLOTTE	NC	28209
2024-013	17512101	HDP SENECA WOODS LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2024-013	17512103	4943 PARK ROAD NC OWER LP			C/O LIVCOR PROP TAX	PO BOX A-3878		CHICAGO	IL	60690
2024-013	17512138	STATE EMPLOYEES CREDIT UNION				3101 WAKE FOREST RD		RALEIGH	NC	27609

### Tariq Bokhari


District 6 Representative



#### Contact Us

 [704.336.3431](tel:704.336.3431)

 [Tariq.Bokhari@charlottenc.gov](mailto:Tariq.Bokhari@charlottenc.gov)

 [600 E. Fourth St.](#)  
[Charlotte, NC 28202](#)

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

2024-013	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-013	Asbury Hall Homeowners Associat	Daniel	Morrison	1834 ASBURY HALL CT, CHARLOTTE, NC, 28209-5538		CHARLOTTE	28209-5538
2024-013	Asbury Hall Homeowners Associat	Tom	Girkins	1828 ASBURY HALL CT., CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Ashbrook Neighborhood Associati	Carla	Weyrick	1315 HOLMES DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Ashbrook Neighborhood Associati	Judy	Smith	1300 DREXEL PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Ashbrook Neighborhood Associati	Kristen	Conner	1357 DREXEL PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Ashbrook Neighborhood Associati	Mike	Rains	1312 BYWOOD LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Back Creek I Homeowners Associa	Ronald	Bourgeois	4530 PARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Bardlay Downs Homeowners Associ	Anna	Wildier	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-013	Bardlay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-013	Bardlay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-013	Bardlay Downs Homeowners Associ	Derek	Ditner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Bardlay Downs Homeowners Associ	Melissa	Hovey	3801 MERRIFIELD ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-013	Cindy Park Homeowners Associati	Derek	Greene	4530 PARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Closeburn & Glenkirk Neighbho	Leslie	Mueller	5523 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Closeburn & Glenkirk Neighbho	Roger	Coates	5816 GLENKIRK RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Henderson Cirde	Christian	Cociarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Hillsboro Acres Neighborhood Wa	Thelma	Mungo	4530 PARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Hope Creek Neighborhood Associa	Patrick	Schaber	4244 CASTLEWOOD RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Huntington Forest Homeowners As	Shelly	Jackson	4523 PARK RD, CHARLOTTE, NC, 28237		CHARLOTTE	28237
2024-013	Lake Norman	Jessie	Crosswhite	1300 REECE RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Little Hope Creek Neighborhood	Laura	Paynter	4231 CASTLEWOOD ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Lower Briar Creek Homeowners As	JoEllen	Bray	3118 MICHAEL BAKER PL, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2024-013	Madison Glen Homeowners Associa	Warren	Williams	1249 EAST WOODLAWN RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Madison Park	Ann	Batson	5201 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park	Drew	Emselem	5839 WEDGEWOOD DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park	Jason	Shechter	843 SENECA PLACE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park	Joseph	Mertes	5128 VALLEY STREAM RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Madison Park	Olivia	Crowley	3254 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park Neighborhood Assoc	Douglas	Welton	5801 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park Neighborhood Assoc	Emily	Bartlett	1121 SENECA PLACE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park Neighborhood Assoc	Eric	Stenstrom	5809 MURRAYHILL RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park Neighborhood Assoc	Key	Tawney	4532 WENTWORTH PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Madison Park Neighborhood Assoc	Martin	Doss	5223 LONDONDERRY RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park Neighborhood Assoc	Ruth	Tansil	5514 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Madison Park Neighborhood Assoc	Spencer	Brown	4454 HALSTEAD DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Montford Neighborhood	Elizabeth	Goodwin	4943 PARK RD #134, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Myers Park Manor	Brad	Wallace	215 TRANQUIL AV, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	NE Madison Park	Margaret	Sexton	4512 WENTWORTH PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Page's Pond	Nancy	Mullins	5400 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Park Plaza I	Cassandra	Lowery	4523 PARK ROAD, CHARLOTTE, NC, 28237		CHARLOTTE	28237
2024-013	Park Quail Neighborhood COAiti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Park Road Montessori PTO Poplar	Maury	Finger	316 FIELDBROOK PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Picardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Piedmont Row Homeowners Associa	Tom	Golen	4625 PIEDMONT ROW DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Pines Of Woodlawn Homeowners As	Pamela	Hayes	1201 SCALEYBARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Preston Flats	Rachel	Chen	1000 E. WOODLAWN APT. 316, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Selwyn Grove Homeowners Associa	Gregory	Underwood	5231 LILA WOOD CIRCLE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Selwyn Neighborhood Association	David	Bunn	3118 FAIRFAX DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Selwyn Village Homeowners Assoc	Irwin	Bostian	532 WAKEFIELD DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Setter Trace Lane	Joe	McElhane	2801 SELWYN AV, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-013	Southpark Commons	Kim	Byrd	3256 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-013	Wrencrest Homeowners Associatio	Maddy	Baer	5817 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209

EXHIBIT A – Page 2

NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Above and Beyond Students to rezone approximately 0.24 acres located at 4836 Park Road, Charlotte, NC 28209 to allow any uses allowed by right in Zoning Classification CAC-1.

Date and Time of Meeting: Wednesday, April 10, 2024 at 6:00 p.m.

Place of Virtual Meeting: Join Zoom Meeting

<https://us02web.zoom.us/j/83521604732?pwd=akl4elp5Y3V1dlJvd1I5Z3ZoZmE4dz09>

Meeting ID: 835 2160 4732

Passcode:315636

Petitioner: Above and Beyond Students

Petition No.: RZP-2024-013

Above and Beyond Students (the “Petitioner”) has filed a Rezoning Petition with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.24-acre site (the “Site”) located at 4836 Park Road, Charlotte, NC 28209 from the OFC zoning district to CAC-1 zoning district. The purpose of the rezoning is to bring the property into compliance after changes to zoning because of the city’s adoption of a new Unified Development Ordinance in 2023. It is also to align the use with the Charlotte Future Comprehensive Plan which designates this site to be a Community Activity Center (CAC-1).

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, the Petitioner, give you notice that we and our representatives will hold a Community Meeting regarding this Rezoning Petition, virtually via Zoom, on (Day, Date, Time, and Zoom login link). The Petitioner and Petitioner’s representatives 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 Don Williams, Executive Director of Above and Beyond Students, LLC at (980) 483-8028.

cc: City of Charlotte Council Member Tariq Bokhari

Date Mailed: March, 27, 2024

**EXHIBIT C**

**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: Above and Beyond Students

Rezoning petition Number 2024-13

Date: April 10, 2024

Name	Address	Phone	Email
Vickie Amon	4900 Park Road Charlotte, NC 28209		vickieamon@outlook.com
Indy Boteju	4900 Park Road Charlotte, NC 28209		indyb@outlook.com

**\*Add additional sheets as needed\***