



COMMUNITY MEETING REPORT

Petitioner: 517 East 17th LLC

Rezoning Petition No. 2024-019

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 Community Meeting date, time, and location to the individuals and organizations set out on the attached exhibit, Exhibits 1.1 and 1.2. An attached hereto by depositing such notice in the U.S. mail on 03/20/2024. A copy of the written notice is attached hereto as Exhibit 2.

The Community Meeting occurred on Monday, April 8, 2024, at 6:00 pm. The meeting was held virtually. The individuals who attended the Community Meetings were those listed on the sign-in sheet provided as Exhibit 3. Stephanie Holland from V3 Companies Southeast, represented the Petitioner.

The Petitioner's agent, Stephanie Holland, welcomed the attendees and began the presentation around 6:10 pm. Ms. Holland indicated that the Petitioner proposed to rezone an approximately 0.56-acreage site at 517 E 17th Street, Charlotte, NC, 28206, from the UR-2(CD) zoning district (four parcels) to the N1 zoning district, two parcels as N1-D and the remaining two parcels as N1-E. The representative of V3 companies explained the conventional rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and general district standards, and respond to questions and concerns from meeting attendees.

Stephanie Holland provided background information about the site, including its current use and previous rezonings. Ms. Holland then presented the proposed N1 zoning district and its standards, and conveyed that development of the four parcels will be regulated by the Charlotte Unified Development Ordinance (UDO). The intent of the proposed rezoning is to provide N1 housing type on each of the four existing lots instead of the multi-family use currently proposed by the 2019 rezoning.

The attendees' feedback was generally positive. The question of schedule did arise, and Ms. Holland discussed the rezoning would be approved by City Council on June 17th, barring any delays. She also encouraged visits to the City's rezoning webpage to seek additional information, and provided the presentation via email to the attendees and other persons who requested copies.

Exhibit 1.1

2024-019	TAXPID	Last Name	First Name	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-019	08107101	LITTLE	JIMMY L	RUBY S	LITTLE	1300 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107104	KLF LLC				176 MINE LAKE CT STE 10C		RALEIGH	NC	27615
2024-019	08107106	VANGARD 5 LLC				4412 HATWOOD KNOLL		LAKE WYLIE	SC	29745
2024-019	08107107	MCDOWELL	MAZELLA			1321 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08107108	PROTESTANT EPISCOPAL CHURCH				425 E 17TH ST		CHARLOTTE	NC	28206
2024-019	08107109	JONES	BARBARA R			1316 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107110	ANTHONY	LARRY D	DEBORAH JEAN	ANTHONY	1312 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107111	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-23B	CHARLOTTE	NC	28204-235B
2024-019	08107112	MONTGOMERY	LENIA P			1304 N CALDWELL		CHARLOTTE	NC	28206
2024-019	08107113	JOHNSTON	CECELIA			1301 N DAVIDSON		CHARLOTTE	NC	28206
2024-019	08107114	TURNER	KRISTI D			1305 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08107116	MCCOY	ROSALAND A			525 E 16TH ST		CHARLOTTE	NC	28206
2024-019	08107117	ANTHONY	LARRY D			1312 N CALDWELL ST		CHARLOTTE	NC	28206-3456
2024-019	08107201	NGUYEN	DIEU VAN			1400 N CALDWELL ST		CHARLOTTE	NC	28205
2024-019	08107202	517 E 17TH LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2024-019	08107205	517 EAST 17TH LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2024-019	08107206	517 EAST 17TH LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2024-019	08107207	517 EAST 17TH LLC				436 E 36TH ST		CHARLOTTE	NC	28205
2024-019	08107208	PATTERSON	JANIE M			528 E 18TH ST		CHARLOTTE	NC	28206
2024-019	08107210	GARDNER	CHRISTOPHER A			524 E 18TH ST		CHARLOTTE	NC	28206
2024-019	08107211	ZYTKOW	MICHAEL J	DESIREE S	ZYTKOW	520 EAST 18TH ST		CHARLOTTE	NC	28206
2024-019	08107212	WILLIAMS	JOHNNY A III			516 E 18TH ST		CHARLOTTE	NC	28205
2024-019	08107213	MILLER	KIMBERLI SHEREE			1420 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107214	WHITLEY	ZACHARY W	BRIANNE N	WHITLEY	1418 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107215	SWADBA	JOHN PETER	BAILEY J	WEIDMAN	1408 NORTH CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107216	SISK	JASON R			1404 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107217	ROBBINS	MICHAEL STEWART			508 18TH ST		CHARLOTTE	NC	28234-4481
2024-019	08107218	JARRETT	EDWIN BOSLEY IV			512 E 18TH ST		CHARLOTTE	NC	28206
2024-019	08107219	WESTON	DESHAUN A			1403 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08107220	ROBBINS	MICHAEL STEWART			508 E 18TH ST		CHARLOTTE	NC	28206
2024-019	08107222	TARIQ	KAMRAN	ZOYA	AHMED	1412 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107301	SWAIN	ANTHONY MICHAEL	KRISTINA MARIE	SWAIN	511 E 18TH ST		CHARLOTTE	NC	28206
2024-019	08107302	DOYLE	HALEY RENEE			517 E 18TH ST		CHARLOTTE	NC	28206
2024-019	08107303	FOWLER	DAVID W			1501 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08107304	NORTH LAKE PROPERTY MANAGEMENT LLC				PO BOX 2043		HUNTERSVILLE	NC	28070
2024-019	08107317	JEJ HOLDINGS LLC				812 E 19TH ST		CHARLOTTE	NC	28205
2024-019	08107318	WEST	VANESSA H			1500 N CALDWELL ST		CHARLOTTE	NC	28205
2024-019	08107604	DIOCESE OF NORTH CAROLINA TST				C/O CHAPEL OF CHRIS 425 E 17TH ST		CHARLOTTE	NC	28206
2024-019	08107605	EPISCOPAL DIOCESE OF N C				425 E 17TH ST		CHARLOTTE	NC	28206
2024-019	08107606	CHAPEL OF CHRIST THE KING				425 E 17TH ST		CHARLOTTE	NC	28206
2024-019	08107607	NY	VUTHY	THONY	SING	7208 FOX HUNT RD		CHARLOTTE	NC	28212
2024-019	08107608	MCFADDEN	LYNN MARIE			1421 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107609	HASAN	MOHAMAD-ALI			172 UNION ST NORTH		CONCORD	NC	28025
2024-019	08107616	HODGE	ADDISON	KENDRA	HODGE	1411 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107617	PROTESTANT EPISCOPAL CH				425 E 17TH ST		CHARLOTTE	NC	28206
2024-019	08107707	CLEMENTI FAMILY ENTERPRISES LLC				P O BOX 471904		CHARLOTTE	NC	28247
2024-019	08107708	ECD HOLDINGS,LLC				445 KESWICK AVE		CHARLOTTE	NC	28206
2024-019	08107709	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-23B	CHARLOTTE	NC	28204-235B
2024-019	08107710	MATTHEWS	COLETTE C			1317 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107711	VINE-HODGE	ALYSSA K	JOHN A	VINE-HODGE	1319 N CALDWELL ST		CHARLOTTE	NC	28206
2024-019	08107722	MCMANUS	GERTRUDE			422 E 17TH ST		CHARLOTTE	NC	28206
2024-019	08107764	RYNBACH	CHRISTOPHER ANTONIO VA	DANIELLE IRENE VAN	RYNBACH	418 EAST 17TH ST		CHARLOTTE	NC	28206
2024-019	08109101	TAYLOR	MILDRED DORIS			1320 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08109103	MIALIEVIC	BOSILKA	DJORDJE	MIALIEVIC	1316 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08109104	HUGHES	KATHRYN			1308 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08109105	SHANKLE	ROBERT L	SAMUEL	WHITLEY	5629 GREENE ST		CHARLOTTE	NC	28269
2024-019	08109106	COLSON	TAMELA			642 EAST 10TH ST		CHARLOTTE	NC	28202
2024-019	08109107	MECKLENBURG COUNTY				C/O REAL ESTATE /F# 600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-019	08109110	MECKLENBURG COUNTY				C/O REAL ESTATE /F# 600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2024-019	08109111	MECKLENBURG COUNTY				C/O REAL ESTATE /F# 600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2024-019	08109113	NORTHWAY HOMES LLC				301 W 57TH ST APT 36C		NEW YORK	NY	10019
2024-019	08109114	NORTHWAY HOMES LLC				301 W 57TH ST APT 36C		NEW YORK	NY	10019
2024-019	08110203	MECKLENBURG COUNTY				C/O REAL ESTATE /F# 600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-019	08110204	ROOGERS	CAROLYN M	THOMAS L SR	ROOGERS	1504 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08110205	ALASFAR	MOHAMMED			617 SPACCAPO ST		CHARLOTTE	NC	28270
2024-019	08110301	ARTEMIS ABODES LLC				1401 N ALEXANDER ST		CHARLOTTE	NC	28205
2024-019	08110302	GROOMS	MARK	CAROLYN	BRUCE	11427 GOLD PAN RD		CHARLOTTE	NC	28215
2024-019	08110303	WESTBROCK	CHARLES L	REGINA E	WESTBROCK	1416 N DAVIDSON		CHARLOTTE	NC	28205
2024-019	08110304	WELDON	ROSA			1412 N DAVIDSON ST		CHARLOTTE	NC	28206
2024-019	08110305	MARK VL II GRAY & GRAY REAL ESTATE INVESTMENT				1215 SEIGLE AVE		CHARLOTTE	NC	28205
2024-019	08110306	MARK VL II GRAY & GRAY REAL ESTATE INVESTMENT				1215 SEIGLE AVE		CHARLOTTE	NC	28205
2024-019	08110307	GRAY	MARK VL II			GRAY REAL ESTATE IN 1215 SEIGLE AVE		CHARLOTTE	NC	28205
2024-019	08110308	MECKLENBURG COUNTY				C/O REAL ESTATE /F# 600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-019	08110314	MECKLENBURG COUNTY				C/O REAL ESTATE /F# 600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816

Exhibit 1.2

2024-019	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-019	Belmont Community Association	Adrienne	Martinez	916 ALLEN STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Curtis	Bridges	724 E 17TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Diane	Adams	1615 PEGRAM ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Edward	Glodowski	1233 PEGRAM ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	ilesha	patel	813 EAST 18TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Kristen	Paulet	1201 PEGRAM STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Kristen	Wilson	1201 PEGRAM STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Taylor	Jones	913 VAN EVERY ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Teresa	Reid	1020 BELMONT AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Association	Vicki	Jones	1237 ALLEN ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Community Development C	Carlene	Greene	700 PARKWOOD AVE, STE 204, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Neighborhood Associatio	Lindsay	Olson	1116 E 15TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Neighborhood Associatio	Stephen	Valder	1621 ALLEN ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Tenant Organization	Anna	Glodowski	1209 PEGRAM STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Tenant Organization	Bess	Hurdle	1015 E. 16TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Tenant Organization	Mark	Lynch	1021 HARRILL STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Belmont Tenant Organization	Tara	Peele	1640 PARSON STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Berkeley Homeowerners Association	Allan	Morgan	1600 PARSON ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Berkeley Homeowners Association	Bob	Mohr	805 E 17TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Easton Park Townhome Associatio	Michael	Rankin	3320 SMITH POINT COURT, CHARLOTTE, NC, 28226		CHARLOTTE	28226
2024-019	Enderly Park Neighborhood Assoc	Ronnie	Devine	700 NORTH TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	First Ward Neighbors, Inc	Edward	Kerstein	756 N DAVIDSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	First Ward Neighbors, Inc	Will	Haden	633 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	Fourth Ward	Mark	Talbot	500 N. POPLAR ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Greenville Neighborhood	Allison	Allen	606 N.C. MUSIC FACTORY BLVD, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Lockwood	Alice	Kibler	329 PLYMOUTH AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Lockwood Neighborhood Associati	Christopher	Dennis	445 KESWICK AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Lockwood Neighborhood Associati	India	Houston	233 SYLVANIA AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Lockwood Neighborhood Associati	Winston	Roblnson	508 SYLVANIA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-019	None	Mary	Brown	1211 PARKWOOD AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	North Tryon	Jesse	Boyd	1210 N. TRYON ST., CHARLOTTE, NC, 28277		CHARLOTTE	28277
2024-019	Olde Concord Association	Ken	Hagood	1226 N CALDWELL ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Opt 12 Condominium Owners Assoc	Ben	Vandgrift	1214 N CALDWELL ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-019	Picardy Homeowners Association	Gina	Collias	1717 KENSINGTON DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Plaza Central Partners Neighbor	John	Nichols	1200 CENTRAL AV, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2024-019	Plaza Midwood Neighborhood Asso	Karen	VanSickler	1525 THOMAS AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Roof Above	Liz	Clasen-Kelly	945 N. COLLEGE ST., CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-019	University Park Improvement Ass	Hattie	Watkins	845 WOODSIDE AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Villa Heights Community Organiz	Chantelle	Morales	2105 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Villa Heights Community Organiz	Max	Carroll	1813 PARSON STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-019	Villa Heights Land Community Or	Elise	Berman	2112 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205

Exhibit 2

**Notice to Interested Parties of a
Rezoning Petition Virtual Community Meeting**

Subject: Rezoning Petition 2024-019
Petitioner/Developer: 517 East 17th LLC
Current Land Use: Vacant
Existing Zoning: UR-2 (CD)
Rezoning Requested: N1-D / N1-E
Parcel Numbers: 08107202, 08107205, 08107206, 08107207

Virtual Presentation will be online: **April 8, 2024 at 6:00 pm**
Access to Virtual Zoom Presentation: Email sholland@v3co.com
(please note 'Rezoning Petition 2024-019' in subject line)

Summary of Request

517 East 17th LLC (the "Petitioner") of a Conventional Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 0.56 acre site (the "Site") located on N Davidson St (Parcel IDs 08107202, 08107205, 08107206, 08107207). The proposed rezoning is from UR-2 (CD) to N1-D and N1-E.

Representatives of the Petitioner will conduct a virtual presentation on this Rezoning Petition for the purpose of explaining this rezoning proposal and to answer any questions. Charlotte Planning Department 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 site.

The meeting will be held virtually online at 6:00 PM on April 8th, and will be accessible from any computer or smart phone. Please email sholland@v3co.com for a link to the meeting.

All interested residents who expect they will be unable to access the website presentation or would like to request hard copies are asked to email sholland@v3co.com or call (864)420-0780. Please put 'Rezoning Petition 2024-019' in the subject line to make alternative arrangements for receiving a hard copy of the presentation information.

Residents are welcome to ask questions from April 8th through April 18th, 2024 by way of email.

Respectfully,

517 East 17th LLC

Cc: Holly.Cramer@charlottenc.gov, Joe.Mangum@charlottenc.gov

Date Mailed: March 20, 2024

Site Location



Exhibit 3

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: 517 East 17th Street LLC

Rezoning petition Number 2024-019

Date: 04.08.24

Name	Address	Phone	Email
John Swadba	1408 N Caldwell St	-	johnpswadba@gmail.com
Chris Gardner	524 E 18 th St	-	christopher.allen.gardner@gmail.com
Mazella McDowell		-	mazella.mcdowell@gmail.com
		-	