

COMMUNITY MEETING REPORT

Petitioner: Nicole Frambach

Rezoning Petition No. 2024-020

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 March 22, 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 Tuesday April 16, 2024 at 6:00pm at Nations Ford Baptist Church – 5901 Nations Ford Rd. Charlotte, NC 28217.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet attached hereto as Exhibit C):

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 Nicole Frambach

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Nicole Frambach set up the room and had the property survey prepared to discuss existing boundaries and nearby zoning districts. There were three attendees to the meeting. Petitioner's agent waited in the room with the lights on, door open and presentation prepared until the designated end time of 7:00pm when the meeting location would be closing as well.

Respectfully submitted, this 17 day of April 2024.

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

Exhibit A

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Brighter Days Arts Education In	DeVaughn	Johnson	1825 BEACON RIDGE ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Brightwalk Homeowners Associati	Kim	Graham	4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Charlotte-Mecklenburg Housing P	Deborah	Clark	4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Empire Youth Foundation	Taryn	Jones	5638 FRANKLIN SPRINGS CIR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Montclair South Homeowners Ass	Al	Peace	1021 CARYSBROOK LN, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Montclair South Homeowners Ass	AL	Peace	1021 CARYSBROOK LANE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Nations Ford, Springfield and S	Jennifer	Rcam	8921 NATIONS FORD RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Nations Ford, Springfield and S	Jennifer	Rcam	8921 NATIONS FORD ROAD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Southwest Community Development	Phillip	Davis	5901 NATIONS FORD RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Tyvola Ridge/At Yorkmont Park A	Martha	Parks	5701 SOUTHAMPTON RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Windsong Trails Neighborhood As	Frances	Hayden	816 KNIGHT CT, CHARLOTTE, NC, 28217		CHARLOTTE	28217

OWNERLASTN	OWNERFIRST	COWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
SCHILL FAMILY RENTALS LLC				700G FINE ROBE DR		INDIAN TRAILNC	NC	28079
SAMSON JRH PROPERTIES LLC				3009 GRIFFITH ST		CHARLOTTE NC	NC	28203
PACHECO				131 WILLETTA DR		CHARLOTTE NC	NC	28217
POLANCO				137 WILLETTA DR		CHARLOTTE NC	NC	28210
OUVARES				143 WILLETTA DR		CHARLOTTE NC	NC	28217
NATIONS FORD BAPTIST CHURCH				5901 NATIONS FORD RD		CHARLOTTE NC	NC	28217
EL PUJO CUBAN RLS/RAURANT INC				138 WILLETTA DR		CHARLOTTE NC	NC	28217
ARMSTRONG				132 WILLETTA DR		CHARLOTTE NC	NC	28217
LARTER				126 WILLETTA DR		CHARLOTTE NC	NC	28217
GARNER				7079 HILLVIEW LN		FORT MILL SC	SC	29715
TRAN				5741 NATIONS FORD RD		CHARLOTTE NC	NC	28217
NATIONS FORD BAPTIST CHURCH				5901 NATIONS FORD RD		CHARLOTTE NC	NC	28217
NATIONS FORD BAPTIST CHURCH				5901 NATIONS FORD RD		CHARLOTTE NC	NC	28217
DAVIDLAND LLC				G707 FAIRVIEW RD STE C		CHARLOTTE NC	NC	28210-3354
REYNOLDS WAI K PROPERTY OWNERS				HUNTERSVI INC		HUNTERSVI NC	NC	28070
PEREZ				5738 JOSHUA LN		CHARLOTTE NC	NC	28217
RIVERA				5717 JOSHUA LN		CHARLOTTE NC	NC	28217
BESS				5731 JOSHUA LN		CHARLOTTE NC	NC	28217
PINE GROVE RESIDENTIAL FUNDING I LLC				1999 BRYAN ST 13TH FL		DALLAS TX	TX	75201
STOUJ				3601 STAR MOUNT AVE		CHARLOTTE NC	NC	28269
COOPER				248 FANGLE DR		CHARLOTTE NC	NC	28217
XIE				7701 WALTHALL CT		CHARLOTTE NC	NC	28210
TAH 2017-2 BORROWER LLC				1508 BROOKHOLLOW DR		SANTA ANA CA	CA	92705
SFR XI NM CHARLOTTE OWNER 1 LP				9200 E HAMPTON DR		CAPITOL HEIGHTS NC	NC	28217
JOHNSON				232 FANGLE DR		CHARLOTTE NC	NC	28217
ACTINA				728 FANGLE DR		CHARLOTTE NC	NC	28217
Brighter Days Arts Education in				5901 NATIONS FORD RD		CHARLOTTE NC	NC	28217
Brightwalk Homeowners Associati				1825 BEACON RIDGE ROAD, CHARLOTTE, NC, 28210		CHARLOTTENC	NC	28210
Charlotte Mecklenburg Housing P				4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Empire Youth Foundation				4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Montclair South Homeowners Ass				5638 FRANKLIN SPRINGS CIR, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Montclair South Homeowners Ass				1021 CARYSBROOK LN, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Nations Ford, Springfield and S				1021 CARYSBROOK LANE, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Nations Ford, Springfield and S				6921 NATIONS FORD RD, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Southeast Community Development				6921 NATIONS FORD ROAD, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Tyvola Ridge At Yorkmont Park A				5901 NATIONS FORD RD, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
Windsong Trails Neighborhood AS				5701 SOUTHAMPTON RD, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217
				616 KNIGHT CT, CHARLOTTE, NC, 28217		CHARLOTTE NC	NC	28217

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by 35N 80W, LLC to rezone approximately 1.875 acres located at Willetta Drive to allow residential development.

Date and Time of Meeting: Tuesday, April 16, 2024, at 6:00pm - 7:00 pm.

Place of Meeting: Nations Ford Baptist Church – 5901 Nations Ford Rd. Charlotte, NC 28217

Petitioner: 35N 80W, LLC (Nicole Frambach)

Petition No.: RZP-2024-020

We have filed a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.875-acre site (the "Site") located at Willetta Drive from INST-CD zoning district to N2-B zoning district. The purpose of the rezoning is to permit residential development.

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, as the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, April 16, 2024, at 6:00pm - 7:00 pm at Nations Ford Baptist Church – 5901 Nations Ford Rd. Charlotte, NC 28217.

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 (Nicole Frambach 252-717-2612).

cc: Council Member Tiawana Brown

Date Mailed: March 22, 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: Nicole Frambach

Development Rezoning

Petition Number 2024-020

April 16, 2024

Name	Address	Phone	Email
A. Olivares	443 Willetta Drive	774.239.5184	alex0514@gmail.com
Lauren Aronovski	120 Willetta	954-649-9489	Lauren.Aronovski@gmail.com
Donna Camp	616 Knight Ct	704-523-0829	

