

# Community Meeting Report

**Petitioner:** Jackson Kastle, LLC

**Meeting Date:** April 30, 2024

**Project:** Bearwood Avenue, 2024-034

**Mtg. Location:** Virtual Meeting, Zoom.

**Meeting Time:** 6:00PM

**Attendees:** Nolan Groce – Urban Design Partners

Paul Pennell – Urban Design Partners

AJ Klenk, Jackson Kastle, LLC

The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

**Purpose:** To present the Conditional Rezoning Petition 2024-034 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with City of Charlotte Planning, Design, and Development Department pursuant to the provisions of the City of Charlotte UDO instructions.

**Minutes:** The following items were discussed in the presentation:

Having no registrants for the meeting, Nolan began the presentation at 6:03pm by introducing himself and the petitioning team. The location of the petition was described as parcels located on the northern and southern side of Bearwood Avenue, east of E Sugar Creek Road, and north of Redwood Avenue. Aerial imagery was displayed to familiarize attendees with the site as it exists today and provide surrounding context. Nolan provided background information on zoning, the unified development ordinance, and long-range plans. He explained the purpose of the rezoning request and process with the city. Adjacent zoning districts were reviewed and used to show development trends in the area. The 2040 policy map place type was then described as Neighborhood 1. Nolan highlighted the place type description found in the 2040 plan and what it is envisioned to provide. The rezoning timeline was reviewed and Nolan shared his contact information in case anyone would like to follow up offline. The presentation was recorded and posted on the Urban Design Partners website.

## Questions/Comments by Attendees:

Having no attendees or questions, the meeting adjourned at 6:13pm.

# Mailing Lists

## Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
LIGHT RAIL PROPERTIES LLC				1800 CAMDEN RD STE 107-248		CHARLOTTE	NC	28203
ZULLO	JONATHAN MICHAEL			3905 BEARWOOD AVE		CHARLOTTE	NC	28205
QCITY INVESTORS LLC				3909 BEARWOOD AVE		CHARLOTTE	NC	28205
ABLE	DOROTHY W			3913 BEARWOOD AVE		CHARLOTTE	NC	28205
ABLE	DOROTHY W			3913 BEARWOOD AVE		CHARLOTTE	NC	28205
BEARWOOD PROPERTIES LLC				2242 ELECTRIC LN		CHARLOTTE	NC	28205
LOPEZ	RUBEN	REBEKAH	LOPEZ	3924 BEARWOOD AVE		CHARLOTTE	NC	28205
ROMA HOMES LLC				3415 HOLT ST		CHARLOTTE	NC	28205
RAIL MATHER LLC				2048 CONISTON PL		CHARLOTTE	NC	28207
JACKSON KASTLE LLC				3914 BEARWOOD AVE		CHARLOTTE	NC	28205
JACKSON KASTLE LLC				3914 BEARWOOD AVE		CHARLOTTE	NC	28205
ZION PRIMITIVE BAPTIST	CHURCH (TRUSTEES)			827 E SUGAR CREEK RD		CHARLOTTE	NC	28205
CONTECH CONSTRUCTION PRODUCTS INC				9025 CENTRE POINTE DR STE 400		WEST CHESTER	OH	45069
TRAILHEAD 4212 OWNER LLC				1831 PEACHTREE RD STE A		ATLANTA	GA	30309
CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202-2844
TRAILHEAD 4100 OWNER LLC				1831 PEACHTREE RD STE A		ATLANTA	GA	30309

## Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Carrying Clintwood	William	White	4925 CLINTWOOD DR., CHARLOTTE, NC, 28213		CHARLOTTE	28213
Faith Christian Methodist Episc	Sandra	Gripper	457 WELLINGFORD STREET, CHARLOTTE, NC, 28213		CHARLOTTE	28213
Hidden Valley	Krista	Gomez	4710 SPRINGVIEW RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
Highland Mill Montessori Parent	Tatjana	Eres	3201 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Howie Acres Community	Vickie	Hayden	4058 REDWOOD AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Howie Acres Community	Will	White	4925 CLINTWOOD DR., CHARLOTTE, NC, 28213		CHARLOTTE	28213
Noda	Brionna	Spells	3327 N DAVIDSON ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Noda	Matt	Toffey	3027 N. MYERS ST., CHARLOTTE, NC, 28205		CHARLOTTE	28205
Noda	Nicole	DPeterson	3013 WHITING AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Noda	Vincent	Bidez	1120 E. 36TH ST., CHARLOTTE, NC, 28205		CHARLOTTE	28205
NoDa Neighborhood and Business	Gavin	Toth	3701 N DAVIDSON ST, CHARLOTTE, NC, 28211		CHARLOTTE	28211
NoDa Neighborhood and Business	Lauren	Schalburg	816 E 37TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
NoDa Neighborhood Association	Chad	Maupin	1109 EAST 35TH ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
NoDa Neighborhood Association	Hollis	Nixon	3409 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
Northend Partners Neighborhood	Agatha	Bisbikis	4600 NORTH TRYON STREET, CHARLOTTE, NC, 28213		CHARLOTTE	28213
Northend Partners Neighborhood	Carol	Burke	3815 N TRYON ST., CHARLOTTE, NC, 28206		CHARLOTTE	28206
OMITT Trade School	Zeke	Burns	101 WEST SUGAR CREEK ROAD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
Piper Glen Master Association	Robert	Zoo	3036 N Myers St, Charlotte, NC, 28205, USA		CHARLOTTE	28205
Plaza Central Partners Neighbor	Garrett	LaDue	3325 MAYWOOD DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Plaza Shamrock	April	Benson	1845 ACADEMY ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Plaza Shamrock Neighborhood Ass	Jimmy	Royster	3735 MCMILLAN STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Plaza Shamrock Neighborhood Ass	Stephanie	Phelps	3735 MCMILLAN STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
Robinson Community Association	Clara	Konzelmann	3400 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
Sugaw Creek	Leah	Massey	406 HILO DR, CHARLOTTE, NC, 28206		CHARLOTTE	28206
Teens on the move Ltd.	Alvin	Bond	4400 ROLLING HILL DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213

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

Subject:	Conditional Rezoning Petition
Petitioner/Developer:	Jackson Kastle, LLC
Current Land Use:	Single-Family Residential
Existing Zoning:	CG
Rezoning Requested:	N1
Parcel Numbers:	091-042-21, 091-042-22, and 091-041-01
<b>Virtual Presentation will be online:</b>	<b>April 30, 2024, 6:00pm-7:00pm</b>
<b>To register for the meeting:</b>	email <a href="mailto:info@urbandesignpartners.com">info@urbandesignpartners.com</a> for the link to register
<b>Access to Hard Copy of Presentation:</b>	Email <a href="mailto:info@urbandesignpartners.com">info@urbandesignpartners.com</a> (please put RZP 2024-034 in the subject line) or call 704-334-3303

### Summary of Request

We are assisting rezoning petitioner – Jackson Kastle, LLC (the “Petitioner”) with a Conventional Rezoning Petition with the City of Charlotte to rezone an approximately 0.48-acre site (the “Site”) located at the 3914 Bearwood Avenue from the CG zoning district to the N1 zoning district (Parcel’s ID 091-042-21, 091-042-22, and 091-041-01). The proposed rezoning will be to accommodate the development of residential dwelling units.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

The official community meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the official community meeting virtually via Zoom on **Tuesday, April 30<sup>th</sup> at 6:00pm**. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to [Info@urbandesignpartners.com](mailto:Info@urbandesignpartners.com). You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Paul Pennell, at (704) 334-3303 or email me at [info@urbandesignpartners.com](mailto:info@urbandesignpartners.com) (please put **2024-034** in the subject line).

Respectfully,  
Paul Pennell, PLA  
Urban Design Partners

Cc: Ms. Dante Anderson, Mayor Pro-Tem, Charlotte City Council District 1 (via email)  
Ms. Holly Cramer, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: April 19, 2024

Site Location

