

**COMMUNITY MEETING REPORT**  
**Petitioner: CHURCH-OVERLOOK, LLC**  
**Rezoning Petition No. 2024-037**

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 or before June 30, 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 Thursday, July 11, at 6:00 pm (on Zoom) as a virtual meeting.

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

The community meeting was attended by Petitioner's development team: Russell Fergusson and Randy Martin. No other persons attended the meeting. Sign-in sheet is attached as Exhibit C. No inquiries or RSVPs were received.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Russell Fergusson, Petitioner's Agent was prepared to go through a presentation and invited an open discussion with the attendees. It covered the general nature of the rezoning petition, the Charlotte 2040 Plan for the area, existing uses on this intersection, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

Petitioner has not been contacted by any interested parties to date.

Petitioner will make itself available going forward to meet with any neighbors. Petitioner's agent will offer to have follow-up meetings with the attendees and other interested neighbors upon request.

Respectfully submitted, this 12<sup>th</sup> day of July 12, 2024

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

# Exhibit A: Notice Mailing List

2024-037	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	
2024-037	07908501	MREC VISION NORTHEM LLC				C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938	CHARLOTTE	NC	28236	
2024-037	07908502	MREC VISION NORTHEM LLC				C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938	CHARLOTTE	NC	28236	
2024-037	07908503	FIRST MOUNT CALVARY BAPTIST	CHURCH			209 W 28TH ST		CHARLOTTE	NC	28206-2654	
2024-037	07908602	SRLP PROPERTIES LLC				2347 WESTFIELD RD		CHARLOTTE	NC	28207	
2024-037	07908603	MARZOUK	MARWAN	SAHAR	MARZOUK	12508 GENOA LN		CHARLOTTE	NC	28262	
2024-037	07908604	CHURCH-OVERLOOK LLC				2616 COUNTRY CLUB LN		CHARLOTTE	NC	28205	
2024-037	07908605	LDISI PROPERTIES LLC				201 W 29TH ST		CHARLOTTE	NC	28206	
2024-037	07908608	COX PROPERTIES AND INVESTMENTS LLC				C/O GREG COX	9033 J M KEYNES DRIVE STE 44	CHARLOTTE	NC	28262	
2024-037	07908613	CITY OF CHARLOTTE HOUSING AUTHORITY				PO BOX 36795		CHARLOTTE	NC	28202	
2024-037	07908702	PRM CHARLOTTE/NODA OWNER LLC				300 TRADE CENTER STE 7700		WOBURN	MA	01801	
2024-037	07908703	NEGUS PROPERITES LLC				4110 OAKTON RIDGE CT		MATTHEWS	NC	28105	
2024-037	07908704	GUY	JAMES R JR			C/O GUY PROPERTIES	4401 E INDEPENDENCE BLVD	STE 204	CHARLOTTE	NC	28205
2024-037	07908705	CHURCH-OVERLOOK LLC				2616 COUNTRY CLUB LN		CHARLOTTE	NC	28205	
2024-037	07908706	CHURCH-OVERLOOK LLC				2616 COUNTRY CLUB LN		CHARLOTTE	NC	28205	
2024-037	07908707	CCH NORTHEM INVESTMENTS LLC				1800 CENTRAL AV STE 305		CHARLOTTE	NC	28205	
2024-037	07908708	CCH NORTHEM INVESTMENTS LLC				1800 CENTRAL AV STE 305		CHARLOTTE	NC	28205	
2024-037	07908801	CHURCH-OVERLOOK LLC				2616 COUNTRY CLUB LN		CHARLOTTE	NC	28205	
2024-037	07908802	CHURCH-OVERLOOK LLC				2616 COUNTRY CLUB LN		CHARLOTTE	NC	28205	
2024-037	07908804	STAR INVESTMENTS GROUPS LLC			ATTN: RAJ & NANCY PATHAK	4058 BLOSSOM HILL DR		MATTHEWS	NC	28104	
2024-037	07908805	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202	
2024-037	07908806	117 TRYON LLC				1421 E BROAD ST UNIT 425		FUQUAY VARINA	NC	27526	
2024-037	07908808	JKS MANAGEMENT LLC				PO BOX 12617		CHARLOTTE	NC	28220	
2024-037	07908809	JKS MANAGEMENT LLC				PO BOX 12617		CHARLOTTE	NC	28220	
2024-037	07908810	JKS MANAGEMENT LLC				PO BOX 12617		CHARLOTTE	NC	28220	
2024-037	07908816	CHURCH-OVERLOOK LLC				2616 COUNTRY CLUB LN		CHARLOTTE	NC	28205	
2024-037	07908897	SHIRZAD	REZA	FROUZAN	SHIRZAD	117 A W 29TH ST		CHARLOTTE	NC	28206	
2024-037	08302302	MARZOUK	MARWAN	SAHAR	MARZOUK	12508 GENOA LN		CHARLOTTE	NC	28262	
2024-037	08302304	ALEXANDER L PROPERTIES LLC				525 CLAIRVIEW LN		MATTHEWS	NC	28105	
2024-037	08302501	HART	CYNTHIA A			1226 E 35TH ST		CHARLOTTE	NC	28205	
2024-037	08302502	SMILEY AJ PROPERTIES LLC				10011 ALBERMARLE RD		CHARLOTTE	NC	28227	
2024-037	08302503	HEATH	GILBERT ALLEN	HARRIET HEATH	FERGUSON	2755 ROLLINGS HILLS DR		MONROE	NC	28110	
2024-037	08302504	NU & MINH INC				7732 LINDA LAKE DR		CHARLOTTE	NC	28215	

2024-037	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-037	Belmont Community Development C	Carlene	Greene	700 PARKWOOD AVE. STE 204, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Dillehay Courts	Lucille	Puckett	2621 N PINE ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Druid Hills	Alan	OlivaChapela	1019 LOMOND AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Ellington Park Homeowners Assoc	James	Collins	2404 EDISON ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Graham Heights Neighborhood Ass	Jeff	Pharr	419 NORRIS AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Graham Heights Neighborhood Ass	Kathryn	Johnson	2762 CATALINA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Graham Heights Neighborhood Ass	Rosalyn	Davis	2210 BANCROFT ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Highland Mill Montessori Parent	Tatjana	Eres	3201 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Lockwood	Alice	Kibler	329 PLYMOUTH AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Lockwood Neighborhood Associati	Christopher	Dennis	445 KESWICK AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Lockwood Neighborhood Associati	India	Houston	233 SYLVANIA AVE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Lockwood Neighborhood Associati	Winston	Robinson	508 SYLVANIA AVE., CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Noda	Brionna	Spells	3327 N DAVIDSON ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Noda	Matt	Toffey	3027 N. MYERS ST., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Noda	Rodriguez	Finley	2120 N.BREVARD STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2024-037	NoDa Neighborhood and Business	Lauren	Schalburg	816 E 37TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	NoDa Neighborhood Association	Chamiese	Marion	1120 LEIGH AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	NoDa Neighborhood Association	Hollis	Nixon	3409 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	NoDa Vision	Jon	Branham	2604 PINCKNEY AV, CHARLOTTE, NC, 28277		CHARLOTTE	28277
2024-037	North Druid Hills Community Ass	Willie	Tabor	1435 NORRIS AVENUE, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	North Tryon	Jesse	Boyd	1210 N. TRYON ST., CHARLOTTE, NC, 28277		CHARLOTTE	28277
2024-037	Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Optimist Park	Sarah	Edwards	2120 N BREVARD ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Piper Glen Master Association	Robert	Zoo	3036 N Myers St, Charlotte, NC, 28205, USA		CHARLOTTE	28205
2024-037	Robinson Community Association	Clara	Konzelmann	3400 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	Sugaw Creek	Leah	Massey	406 HILO DR, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-037	University Park Improvement Ass	Hattie	Watkins	845 WOODSIDE AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Villa Heights	Allison	Horinko	1109 LEIGH AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Villa Heights Community Organiz	Anne	Monsted	1100 WOODSIDE AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Villa Heights Community Organiz	Chantelle	Morales	2105 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-037	Villa Heights Land Community Or	Elise	Berman	2112 YADKIN AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205

# Exhibit B: Copy of Notice

## NOTICE TO INTERESTED PARTIES

### COMMUNITY MEETING FOR ZONING PETITION #2024-037

**Subject:** Community Meeting - Rezoning Petition by CHURCH-OVERLOOK LLC to rezone approximately 6.035 acres located at 127 W 28TH ST CHARLOTTE NC 28206 and adjacent lots: Parcel ID # 07908705, 07908706, 07908801, 07908802, and 07908816 (the "Site"). The purpose of the rezoning is to change the rezoning from the current ML-2 zoning district to Neighborhood Center (NC) and N2-B zoning district, to allow for development in accordance with the Unified Development Ordinance.

**Date and Time of Meeting:** Thursday, July 11 from 6:00- 7:00 pm via Zoom Meeting

**Place of Meeting:** We will have the meeting on Zoom. Please RSVP to [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) and include "RZP 2024-037 Community Meeting" in the subject line and You will receive a return email with the link to meeting and login instructions)

**Petitioner:** CHURCH-OVERLOOK LLC

**Petition No.:** RZP-2024-037

Dear Neighbors and Community Leaders:

I am assisting CHURCH-OVERLOOK LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.53 acre parcel. The purpose of the rezoning is to change the zoning designation from the current ML-2 to a to a Neighborhood Center (NC) and N2-B (parcel on west side of Church St) zoning district to allow the adaptive reuse of existing buildings and development in accordance with the Uniform Development Ordinance.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal and schedule 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 is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition **via Zoom** on **Thursday, July 11, from 6:00-7:00pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can also be accessed online on the Charlotte Planning Website under the "2024 Petitions" tab, which will be updated by the city during the rezoning process. Please RSVP with your name and address via email to [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) with "RZP 2024-037 Community Meeting" in the subject line and I will send a digital link to access the zoom meeting.

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,  
P.O. Box 5645, Charlotte, NC 28299  
Email: [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com)  
Phone: (704) 234-7488

cc: Councilmember Dante Anderson

Date Mailed: on or before 7/1/2024

# Exhibit C

COMMUNITY MEETING SIGN-IN SHEET (virtual)  
PETITIONER: REZONING PETITION NO.: 2024-037

This information is used by the Planning Department to distribute material regarding this petition.  
Contact information given from the participants on the Zoom (virtual) meeting.

<b>Name</b>	<b>Address</b>	<b>Mail / Email Address</b>
N/A	N/A	N/A