

COMMUNITY MEETING REPORT
Petitioner: Green Bird Properties, LLC
Rezoning Petition: 2025-055

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:

The President 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 6/6/2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME, AND LOCATION OF MEETING

The Community Meeting was held on June 18, 2025 at 6 PM at 1101 Parkwood Ave, Charlotte NC 28205

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

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 Porcha Thomas.

SUMMARY OF PRESENTATION / DISCUSSION

The Petitioner's President, Porcha Thomas welcomed attendees and introduced herself. Porcha Thomas indicated that the Petitioner proposed to rezone approximately .52 acres, site location 1101, 1105, and 1109 Parkwood Ave, Charlotte NC 28205 from the NS to the NC-CD zoning district. Porcha Thomas explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Porcha Thomas provided background information about the Petitioner's experience and the typical operation of it's facilities. She then presented the site plan pointed out various commitments made by the Petitioner. Porcha Thomas discussed architectural elevations and discussed the design of the proposed facility. She used the building in place to explain the facility's design concepts and operations.

Overall a major support for the Petitioner and the proposed plan to rezone. Concerns noted were as follows; one individual was concerned about blanket rezoning for all three parcels limits conversations and feedback from community on future building of 1105 & 1109 Parkwood Ave listed for sale included in this petition to rezone, interest from same individual around use of alley located behind parcels for access to 1105 & 1109 Parkwood Ave due to Parkwood Ave becoming a 'diet rd' , overwhelming support for improvement and renovation of the current building and approval of interest from Historic Commission of Charlotte for the building to become Historic, timeline of the project interest in seeing it come to completion and clean up the area eliminating homeless and squatting situations currently ongoing through property as is. Meeting closed at 7:09.

Respectfully submitted, this June 23, 2025.

Cc. Charlotte Planning, Design & Development Department - rezoning staff

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: Green Bird Properties LLC

Rezoning petition Number:

2025-055 Date 06/18/25

Name	Address	Phone	Email
Max Carroll	1813 ²⁸²⁵ Patton St. ^{CLT}	704.236.3915	maxcarroll@gmail.com
Sasha Davidson	6121 Coatsbridge Ln	704.670.8003	sasha@davidsonallen.com
Eid Refaey	3426 Spencer St	704.930.5653	eid.refaey@gmail.com
Sam Lake	1017 Howell	704.552.3314	slake1950@gmail.com
DEBBIE MILGRIM	1212 GRACE ST	704.965.8778	debbie.milgrim@gmail.com
LARA BYRNS	1212 GRACE ST	843-330-2380	lbyrns@gmail.com
John Amou	1017 HARVILL	704.451.2860	john.amou@gmail.com
Tommy Natalie	1827 Allen St.	704.777.3704	ntommy@fahp.com
Mike Hage	1016 Parkwood Ave	704.989.4424	mhage05@gmail.com
Lozan Red	1020 Belmont Ave	704.891.5225	lozanred5@gmail.com
LOZAN PHILLIPS	1904 HARVILL	704.258.1770	PHILLIPSLOZAN@gmail.com
Chantelle M. Smith	2105 Yalton Ave	(305) 898.3052	chantelle@villanheightscommunity.org

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning petition filed by Green Bird Properties, LLC / Porcha Thomas to rezone approximately .52 acres located at 1101, 1105, and 1109 Parkwood Ave to allow renovation of existing building converting to a Hair Salon.

Date and Time of Meeting: Wednesday June 18, 2025 at 6:00 PM

Place of Meeting: 1101 Parkwood Ave, Charlotte NC 28205 front of building.

Petitioner: Green Bird Properties, LLC / Porcha Thomas

Petition No: 2025-055

Green Bird Properties, LLC is working with a Rezoning Petition filed with the Charlotte Planning Design & Development Department seeking to rezone .52 acres located on 1101, 1105, and 1109 Parkwood Ave located from NS zoning district to NC-CD zoning district. The purpose of the rezoning is to permit the renovation of the existing building converting it to a salon.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the petitioner will hold a Community Meeting prior to the Public Hearing of 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 a property that adjoins is located across the street from or is near the site.

Accordingly, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding the Rezoning Petition on Wednesday, June 18, 2025 at 6:00 pm at 1101 Parkwood Ave, Charlotte NC 28205. We 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 Porcha Thomas, 704 779 3722.

Date Mailed: