

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Clearwater Development Partners Inc.
Rezoning Petition No. 2021-285

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 May 19, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, June 1st at 7:00 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation. No hard copies of the presentation or alternative arrangements were requested by community members in advance of the meeting.

MEETING PARTICIPATION:

The Virtual Community Meeting had two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Andrew Rowe, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and street views of the approximately 0.15-acre site located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard. Given that the meeting had a small number of attendees who were familiar with the rezoning process, Mr. Brown provided an informal presentation format.

Mr. Brown explained that the property is located within the Historic District of Dilworth so HDC review will be required. The site is currently zoned B-1 for business uses. The recently-adopted 2040 Policy Map recommends the N-1 neighborhood residential placetype which also allows a limited amount of non-residential uses.

The rezoning proposal is for the MUDD-O (mixed use development district - optional) zoning district with a site-specific conditional plan to accommodate a limited amount of parking for the small site. The site plan currently proposes a commercial building of approximately 6,000 square feet with a small parking envelope and additional on-street parking spaces on Cleveland Avenue.

Mr. Andrew Rowe spoke as the Principal of Clearwater (the Petitioner), stating that he specializes in French wood-frame commercial structures with experience developing in historic districts such as in Plaza Midwood and Dilworth. He explained that the current property owner already participated in the HDC

review process with a concept for a residential structure that the Petitioner could adapt for a commercial use with similar architecture design. Alternatively, the Petitioner was approached with a potential opportunity to relocate the historic Leeper Wyatt Grocery Store building to the site. Mr. Rowe said that his team did not start the rezoning process with this plan in mind but is passionate about preserving historic buildings so the opportunity was worth pursuing even though it would be complicated to coordinate the movement of the existing building compared to new construction. The Petitioner's team is evaluating the feasibility of moving the building and is in the process of structural review. Given the continued unknowns with the feasibility of moving the historic building, the rezoning request will include the ability to either produce a new construction building similar to the plans approved by the HDC or to relocate the Leeper building. The Leeper building relocation would also need to be approved by the HDC. Mr. Rowe promised to keep stakeholders and the neighborhood updated as diligence continues to evolve for the two development options.

Mr. Brown concluded the presentation by stating that the rezoning timeline could result in a public hearing in July and decision in August, at the earliest. The virtual meeting was then opened for discussion by unmuting all participants:

One attendee asked for an expected timeline of when the Petitioner's team may know more about the feasibility of preserving the historic building. In response, Mr. Rowe estimated that they may have reports back in July and then begin creating an action plan toward the end of summer.

Another attendee asked about the potential timing for moving the building if it were to proceed forward. Mr. Rowe responded that they would target either Fall 2022 or Spring 2023 but plans are still too preliminary to know more. The Petitioner's team would evaluate potential impacts to adjacent property owners and coordinate the plan for moving the building this summer. They expect that the building move itself would only take a few days to complete once initiated.

An attendee stated that he was happy with the project and believed it was a good opportunity.

The meeting concluded at approximately 7:30 p.m. with no additional questions or comments from members of the community.

Respectfully submitted this 13th day of June 2022.

cc: Holly Cramer, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2021-285	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-285	12105301	CRD DILWORTH III LLC			C/O CP2 MANAGEMENT LLC	225 WEST HUBBARD ST STE 501		CHICAGO	IL	60654
2021-285	12105303	WALKER	DAVID	BERTHA	WALKER	308 CANYON TL		CHARLOTTE	NC	28270
2021-285	12105304	ROBINSON	IVY	BLADES		319 EAST WORTHINGTON AVE		CHARLOTTE	NC	28203
2021-285	12105305	PETOKE USA LLC				321 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2021-285	12105306	TROTSKY	REBECCA I	MICHAEL P	FARLEY	117 HILLSIDE AVE		CHARLOTTE	NC	28209
2021-285	12105308	CG INVESTMENT GROUP LLC				2809 SUNSET DR		CHARLOTTE	NC	28209
2021-285	12105318	ESI INVESTMENTS LLC				1802 CAMBRIDGE DR		KINSTON	NC	28504
2021-285	12105319	ESI INVESTMENTS LLC				1802 CAMBRIDGE DR		KINSTON	NC	28504
2021-285	12105320	COULTER	CATHERINE E	REVOCABLE	LIVING TRUST	1614 EUCLID AVE UNIT C		CHARLOTTE	NC	28203
2021-285	12105321	UPSTAIRS LLC				300 EAST BLVD STE B4		CHARLOTTE	NC	28203
2021-285	12105322	EBF PARTNERSHIP				300 EAST BLVD		CHARLOTTE	NC	28203
2021-285	12105323	CLINE	MARGARET W			700 PINE FOREST RD		CHARLOTTE	NC	28214
2021-285	12105324	CLINE	MARGARET W			700 PINE FOREST RD		CHARLOTTE	NC	28214
2021-285	12105325	CLUB TAN CHARLOTTE LLC				4702 MISTY HILL LN		GASTONIA	NC	28054
2021-285	12105326	BIDDY	MICHAEL G	KELLY M	MCKENZIE-BIDDY	310 EAST BOULEVARD UNIT C4		CHARLOTTE	NC	28203
2021-285	12105327	EAST BOULEVARD RETREAT LLC				501 FENTON PLACE UNIT G		CHARLOTTE	NC	28207
2021-285	12105328	BHULA	CHAMPAK	CHITA	BHULA	310 EAST BLVD UNIT C6		CHARLOTTE	NC	28203
2021-285	12105329	MADMACARC LLC				310 EAST BV STE 7		CHARLOTTE	NC	28203
2021-285	12105330	MISHOE	JEFF	RANDALL	DEBORAH KAUFFMAN	310 E BLVD UNIT C-8		CHARLOTTE	NC	28203
2021-285	12105331	AMBIANCE GARDEN DESIGN LLC				917 BROMLEY RD		CHARLOTTE	NC	28207
2021-285	12105332	AMBIANCE GARDEN DESIGN LLC				917 BROMLEY RD		CHARLOTTE	NC	28207
2021-285	12105402	215 E WORTHINGTON LLC				3926 BARCLEY DOWNS DR		CHARLOTTE	NC	28209
2021-285	12105404	WORTHINGTON HOLDINGS LLC				225 E WORTHINGTON AVE STE 201		CHARLOTTE	NC	28203
2021-285	12105405	WORTHINGTON HOLDINGS LLC				1805 EAST LLC		CHARLOTTE	NC	28203
2021-285	12105406	WORTHINGTON HOLDINGS LLC				1805 EAST LLC		CHARLOTTE	NC	28203
2021-285	12105407	RAYNOR	KENNETH R	LUCY	RAYNOR	229 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2021-285	12105408	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION		CHARLOTTE	NC	28202
2021-285	12105409	EGM PROPERTIES LLC				600 E 4TH ST		CHARLOTTE	NC	28202
2021-285	12105503	MAKE-A-WISH FOUNDATION OF CENTRAL & WESTERN NORTH CAROLINA INC				1235 EAST BLVD STE E131		CHARLOTTE	NC	28203
2021-285	12105504	RICHA TREMONT LLC				1131 HARDING PL		CHARLOTTE	NC	28204
2021-285	12105507	WP 1920 CLEVELAND LLC				800 N COLLEGE ST		CHARLOTTE	NC	28206
2021-285	12105514	CRD DILWORTH LLC				1920 CLEVELAND AVE SUITE C		CHARLOTTE	NC	28203
2021-285	12105610	COHAN	RICK F	STEPHANIE M	COHAN	225 W HUBBARD ST 4TH FL		CHICAGO	IL	60654
2021-285	12105612	PATTERSON	DWIGHT	MARIE	PATTERSON	1912 EUCLID AVE		CHARLOTTE	NC	28203
2021-285	12105613	JCL INVESTMENTS LLC				725 LOCHRIDGE RD		CHARLOTTE	NC	28209
2021-285	12105614	PRIDEMORE 316 HOLDINGS LLC				335 E PARKER RD		MORGANTON	NC	28655
2021-285	12105615	KIDD	DOROTHY W			4427 ST IVES PL		CHARLOTTE	NC	28211
2021-285	12105616	H&C PROPERTIES LLC				312 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2021-285	12105617	H&C PROPERTIES LLC				615 IDEAL WAY		CHARLOTTE	NC	28203
2021-285	12105618	RAYNOR HISTORIC PROPERTIES LLC				615 IDEAL WAY		CHARLOTTE	NC	28203
2021-285	12105619	REDWOOD DEVELOPMENT GROUP LLC				229 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2021-285	12105620	ATEN	LAUREN JEAN	DEBORAH JEAN	ATEN	2300 SOUTH BV APT 511		CHARLOTTE	NC	28203
2021-285	12105621	SWAIM	STEVEN AUSTIN JR	STEPHANIE MARIE	SWAIM	9803 STRIKE THE GOLD LN		WAXHAW	NC	28173
2021-285	12105622	BRAZELL	SARA ANN			301 E TREMONT AV UNIT 102		CHARLOTTE	NC	28203
2021-285	12105623	ROBINSON	WILLIAM JR			4701 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-285	12105624	PATEL	JAIMAL P			301-104 E TREMONT AVE		CHARLOTTE	NC	28203
2021-285	12105625	PENMAN	ASHLEY H			301 E TREMONT AVE UNIT 105		CHARLOTTE	NC	28203
2021-285	12105626	PELLARIN	OLIVIA MARLIS			301 TREMONT AVE UNIT 106		CHARLOTTE	NC	28203
2021-285	12105627	LU	JUSTIN			301 EAST TREMONT AVE UNIT 107		CHARLOTTE	NC	28203
2021-285	12105628	GOTTSCHALL	AMANDA			301 EAST TREMONT AVE UNIT 108		CHARLOTTE	NC	28203
2021-285	12105629	HARTMAN	JEFFREY B	ERIN	TRIMBLE	301 E TREMONT AVE UNIT 201		CHARLOTTE	NC	28203
2021-285	12105630	ROSENTHAL	ROBERT	JODI	ROSENTHAL	7802 MERIDALE FOREST DR		CHARLOTTE	NC	28269
2021-285	12105631	SLUDER	SARA BETH			301 E TREMONT AVE UNIT 203		CHARLOTTE	NC	28203
2021-285	12105632	THOMAS	J CHRISTOPHER	TRUSTEE	TRUST	301 EAST TREMONT AVE UNIT 204		CHARLOTTE	NC	28203
2021-285	12105633	YOUNG	KEITH M			ONE WOODCHUTE LN		CHARLESTON	WV	25314
2021-285	12105634	DE LUCA	CATHERINE ROSE			301 E TREMONT AV UNIT 206		CHARLOTTE	NC	28203
2021-285	12105635	KEEGAN	KELLY			301 E TREMONT AVE UNIT 207		CHARLOTTE	NC	28203
2021-285	12105636	FOWLIE	KRISTEN	ERIK	STRAUB	1106 EUCLID AVE UNIT 371		CHARLOTTE	NC	28203
2021-285	12105637	SOSIK	PETER MICHAEL			301 E TREMONT AVE UNIT 209		CHARLOTTE	NC	28203
2021-285	12105638	WILLIAMS	TRENA LANELL			301 E TREMONT AVE UNIT 210		CHARLOTTE	NC	28203
2021-285	12105639	HART	MAUREEN			301 E TREMONT AVE		CHARLOTTE	NC	28203
2021-285	12105640	RALSTON	TIMOTHY A			301 E TREMONT AVE UNIT 212		CHARLOTTE	NC	28203
2021-285	12105641	UTTER	DOUGLAS	ALLYSON	UTTER	301 E TREMONT AVE UNIT 213		CHARLOTTE	NC	28203
2021-285	12105642	WRIGHT	MARK OLIVER	MELANIE DAWN	WRIGHT	301 E TREMONT AVE APT 214		CHARLOTTE	NC	28203
2021-285	12105643	DINH	THUYVAN	MATTHEW	NGUYEN	301 E. TRMONT AVE UNIT 215		CHARLOTTE	NC	28203
2021-285	12105644	MCCAULEY	DANIEL			301 E TREMONT AVE UNIT 216		CHARLOTTE	NC	28203
2021-285	12105644	MCCAULEY	DANIEL			301 E TREMONT AVE UNIT 301		CHARLOTTE	NC	28203

2021-285	12105645	KEIM	COURTNEY			301 E TREMONT AVE UNIT 302	CHARLOTTE	NC	28203
2021-285	12105646	GASQUE	MONIQUE M			301 E TREMONT AVE UNIT 303	CHARLOTTE	NC	28203
2021-285	12105647	SUHER	THOMAS RICHARD	EILEEN ANNE	ARMENANTE	6 ALLWOOD CT	GREENSBORO	NC	27410
2021-285	12105648	KOLETIC	ASHLYN			301 E TREMONT AVE UNIT 305	CHARLOTTE	NC	28203
2021-285	12105649	LANE	JENNIFER NICOLE			301 E TREMONT AVE UNIT 306	CHARLOTTE	NC	28203
2021-285	12105650	NELSON	LAUREN			301 E TREMONT AVE UNIT 307	CHARLOTTE	NC	28203
2021-285	12105651	BERLIN	PETER			301 E TREMONT AVE APT 308	CHARLOTTE	NC	28203
2021-285	12105652	TALWAR	ANAND K			301 EAST TREMONT AVE UNIT 309	CHARLOTTE	NC	28203
2021-285	12105653	TANUGI	SAMUEL COHEN			301 E TRAMONT AVE UNIT 310	CHARLOTTE	NC	28203
2021-285	12105654	LM JOY PROPERTIES LLC				301 E TREMONT AVE UNIT 311	CHARLOTTE	NC	28203
2021-285	12105655	BARTLETT	JEAN			301 E TREMONT AVE UNIT 312	CHARLOTTE	NC	28203
2021-285	12105656	MERCER	NICOLE E			301 E TREMONT AVE UNIT 313	CHARLOTTE	NC	28203
2021-285	12105657	FLICK	DAVID MARK			301 E TREMONT AVE APT 314	CHARLOTTE	NC	28203
2021-285	12105658	QU	QIUHENG	WEN	GAO	11928 JAMES RICHARD DR	CHARLOTTE	NC	28277
2021-285	12105659	WILENSKY	BROOKE			301 E TREMONT AV UNIT 316	CHARLOTTE	NC	28203
2021-285	12105660	WURZ	MICHAEL			301 EAST TREMONT AVE UNIT 317	CHARLOTTE	NC	28203
2021-285	12105661	FESTA	MOLLY			301 E TREMONT AVE UNIT 318	CHARLOTTE	NC	28203
2021-285	12105662	SMITH	AMANDA	NANCY	DEVINE	301 E TREMONT AVE UNIT 319	CHARLOTTE	NC	28203
2021-285	12105663	MUEHL	DOUGLAS F	PATRICIA H	MUEHL	4160 BARLETTA CT	WESLEY CHAPEL	FL	33543
2021-285	12105664	HARTNAGEL	LAUREN			301 E TREMONT AVE	CHARLOTTE	NC	28203
2021-285	12105665	STEVENS	JOHN A	GILLIAN DEWBERRY	STEVENS	301 E TREMONT AVE UNIT A	CHARLOTTE	NC	28203
2021-285	12105666	RYPT RE LLC				301-B E TREMONT AVE	CHARLOTTE	NC	28203
2021-285	12105667	EAST TREMONT LLC				301 E TREMONT AVE UNIT C	CHARLOTTE	NC	28203
2021-285	12105668	301 E TREMONT ALLC				301 E TREMONT AVE STE D	CHARLOTTE	NC	28203
2021-285	12105669	LANCASTER	HARRY L III	JANE G	HENDERSON	2924 HEGLAR RD	CONCORD	NC	28025
2021-285	12105670	WATTS	DIANE R			323 EAST TREMONT AVE	CHARLOTTE	NC	28203
2021-285	12105679	WATTS	LAWRENCE III	TRACY	WATTS	1916 EUCLID AVE	CHARLOTTE	NC	28203
2021-285	12105680	WALSH	THOMAS JAMES			1920 EUCLID AVE	CHARLOTTE	NC	28203
2021-285	12105681	BARNHARDT	THOMAS			1924 EUCLID AVE UNIT 112	CHARLOTTE	NC	28203
2021-285	12105682	DILWORTH COURT TOWNHOME ASSOCIATION INC				C/O T R LAWING	CHARLOTTE	NC	28204
2021-285	12105683	DILWORTH COURT TOWNHOME ASSOCIATION INC				C/O T R LAWING	CHARLOTTE	NC	28204
2021-285	12105721	HAMILTON	BRANDON T	JENNA M	HAMILTON	1445 E 7TH ST	CHARLOTTE	NC	28203
2021-285	12105722	FORD	JOHN	CATHERINE	FORD	317 E TREMONT AVE UNIT 101	CHARLOTTE	NC	28203
2021-285	12105723	MILBOURN	MATTHEW			317 E TREMONT AVE UNIT 102	CHARLOTTE	NC	28203
2021-285	12105724	MURTAUGH	RAYMOND TYLER			317 E TREMONT AVE APT 103	CHARLOTTE	NC	28203
2021-285	12105725	KRYSA	EVAN M			317 E TREMONT AVE UNIT 104	CHARLOTTE	NC	28203
2021-285	12105726	WANNAMAHER	ASHLEY L	BRANDON T	JORDI	317 E TREMONT AVE UNIT 105	CHARLOTTE	NC	28203
2021-285	12105727	KELLEHER	ELIZABETH MEGAN			317 EAST TREMONT AVE UNIT 106	CHARLOTTE	NC	28203
2021-285	12105728	DUITZ	SANFORD L			317 E TREMONT AVE UNIT 107	CHARLOTTE	NC	28203
2021-285	12105729	PAINE	BROOKS ANDREW			207 RESEDA DR	GREENVILLE	SC	29607
2021-285	12105730	BRASWELL	MICHELE M			317 E TREMONT AVE UNIT 301	CHARLOTTE	NC	28203
2021-285	12105731	ROWND	STEPHEN	JO-ANNE	ROWND	317 TREMONT AVE E 302	CHARLOTTE	NC	28203
2021-285	12105732	JAHNKE	COLEMAN TYLER	LINDSEY ECHOLS	JAHNKE	317 E TREMONT AVE UNIT 303	CHARLOTTE	NC	28203
						317 E TREMONT AVE UNIT 304	CHARLOTTE	NC	28203

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2021-285	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-285	<Null>	Linda	Vanderbosch	600 E Worthington Ave		Charlotte	NC	28203
2021-285	Bethlehem Center's OST	Willie M.	Burton	2704 Baltimore Avenue		Charlotte	NC	28203
2021-285	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2021-285	Brookhill Community Leaders & Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2021-285	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2021-285	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
2021-285	Dilworth	Christine	Williamson	705 McDonald Ave		Charlotte	NC	28203
2021-285	Dilworth Community Association	Franklin	Keathley	523 E. Kingston Ave		Charlotte	NC	28203
2021-285	Dilworth Community Association	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2021-285	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2021-285	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2021-285	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2021-285	Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422		Charlotte	NC	28203
2021-285	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2021-285	Dilworth Community Development Association	Sis	Atlass Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
2021-285	Dilworth Community Organization	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2021-285	Dilworth Crescent Row	Maggie	Commins	1148 Dilworth Crescent Row		Charlotte	North Carolina	28203
2021-285	Dilworth West	Omar	Hamid	2133 Southend dr.	301	Charlotte	NC	28203
2021-285	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2021-285	Future Forward Group Home LLC	Robin	Gregory	400 E STONEWALL ST UNIT		Charlotte	North Carolina	28202
2021-285	Gold District	Paul	Kardous	305 W Dunbar Street		Charlotte	NC	28203
2021-285	Greater Charlotte YMCA, St. Peter Catholic Church Social Justice, Wilmore Neighborhood	Carrie	Nelson	1912 South Mint St.		Charlotte	NC	28203
2021-285	Heart Math Tutoring	Holly	Rodden	805 Lexington Ave		Charlotte	NC	28203
2021-285	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2021-285	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2021-285	S tryon	Wanda	Hairston	2630 S Tryon		Charlotte	NC	28203
2021-285	Sedgefield	Janelle	Travis	635 Poindexter Drive		Charlotte	NC	28209
2021-285	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2021-285	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2021-285	South End	Brigit	Taylor	315 Arlington Ave	1602	Charlotte	NC	28203
2021-285	South End	Megan	Pearl	315 Arlington Avenue		Charlotte	NC	28203
2021-285	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2021-285	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2021-285	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2021-285	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2021-285	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr.		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203
2021-285	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr		Charlotte	NC	28203

Exhibit B

May 19, 2022

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Wednesday, June 1st at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Clearwater Development Partners Inc.
Petition No.: 2021-285

Dear Charlotte Neighbor:

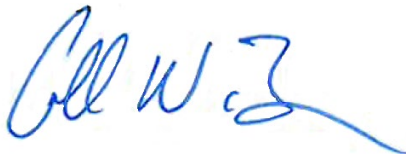
Our firm represents Clearwater Development Partners Inc. (the "Petitioner") in its proposal to rezone an approximately 0.15-acre site located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard. The Petitioner is requesting a rezoning from the B-1 (Business) zoning district to the MUDD-O (Mixed Use) zoning district to accommodate its development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's 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 Property.

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 virtual Official Community Meeting via Zoom on **Wednesday, June 1st at 7:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("Worthington") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.




Sincerely,




Collin W. Brown

Exhibit C

Participants (6) — □ ×

 Brittany Lins (Host, me)   

 Collin Brown 

 Andrew Rowe  

 Collin Brown  

 Ellen Citarella  

 Robert Fessler  

Exhibit D

REZONING #2021-285 @ 300 WORTHINGTON CLEARWATER DEVELOPMENT PARTNERS

Official Community Meeting

June 1, 2022



Alexander
Ricks
PLLC

AT THE END: QUESTIONS & DISCUSSION


Type your questions



Or ask out loud



MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Land Use Plan Recommendations**
 - **Proposed Rezoning**
 - **Preliminary Elevations**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

TEAM INTRODUCTIONS

Property Owner: Raynor Historic Properties LLC

Petitioner: Clearwater Development Partners



MDV Engineering

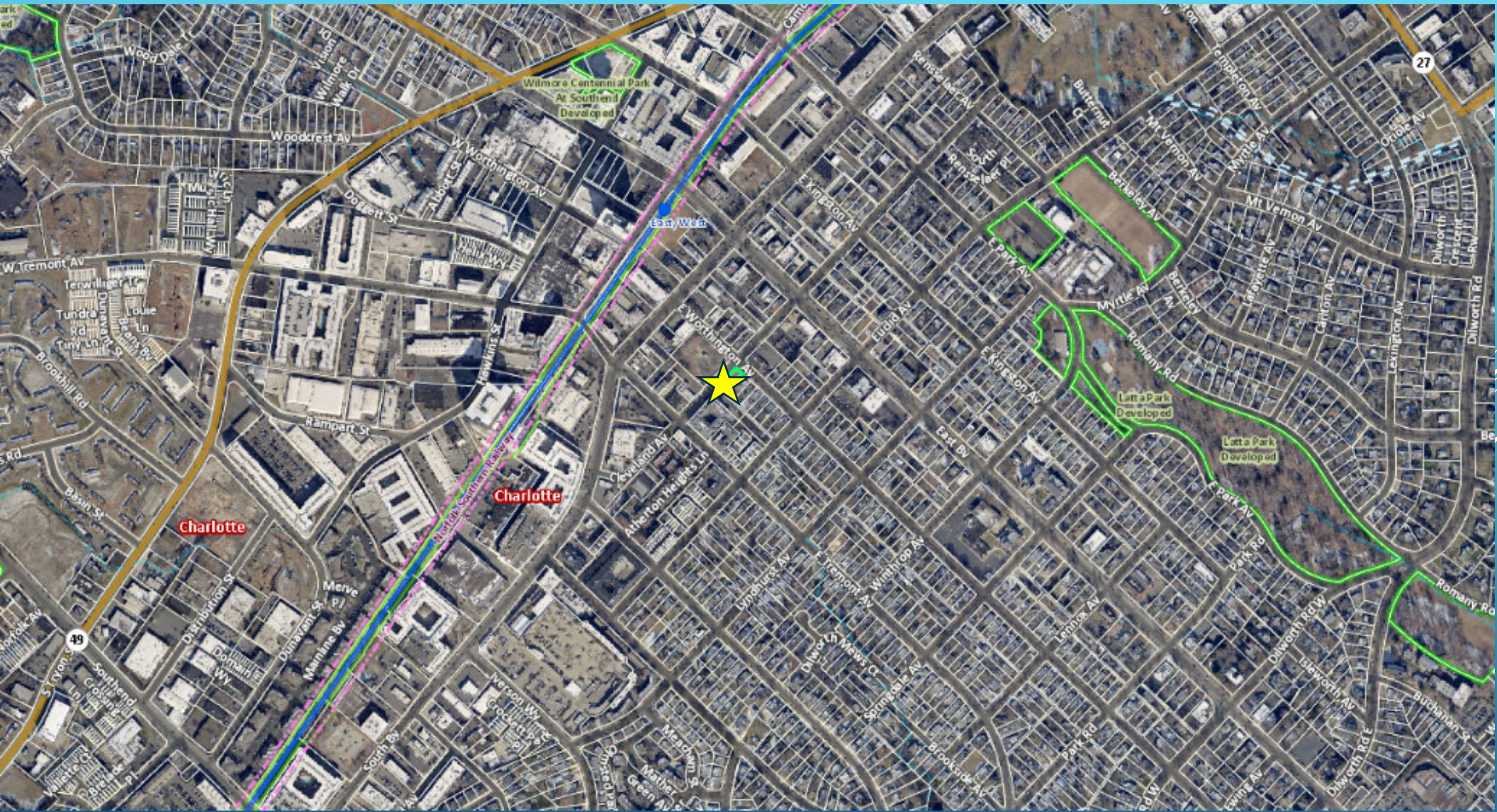
Michael Newman

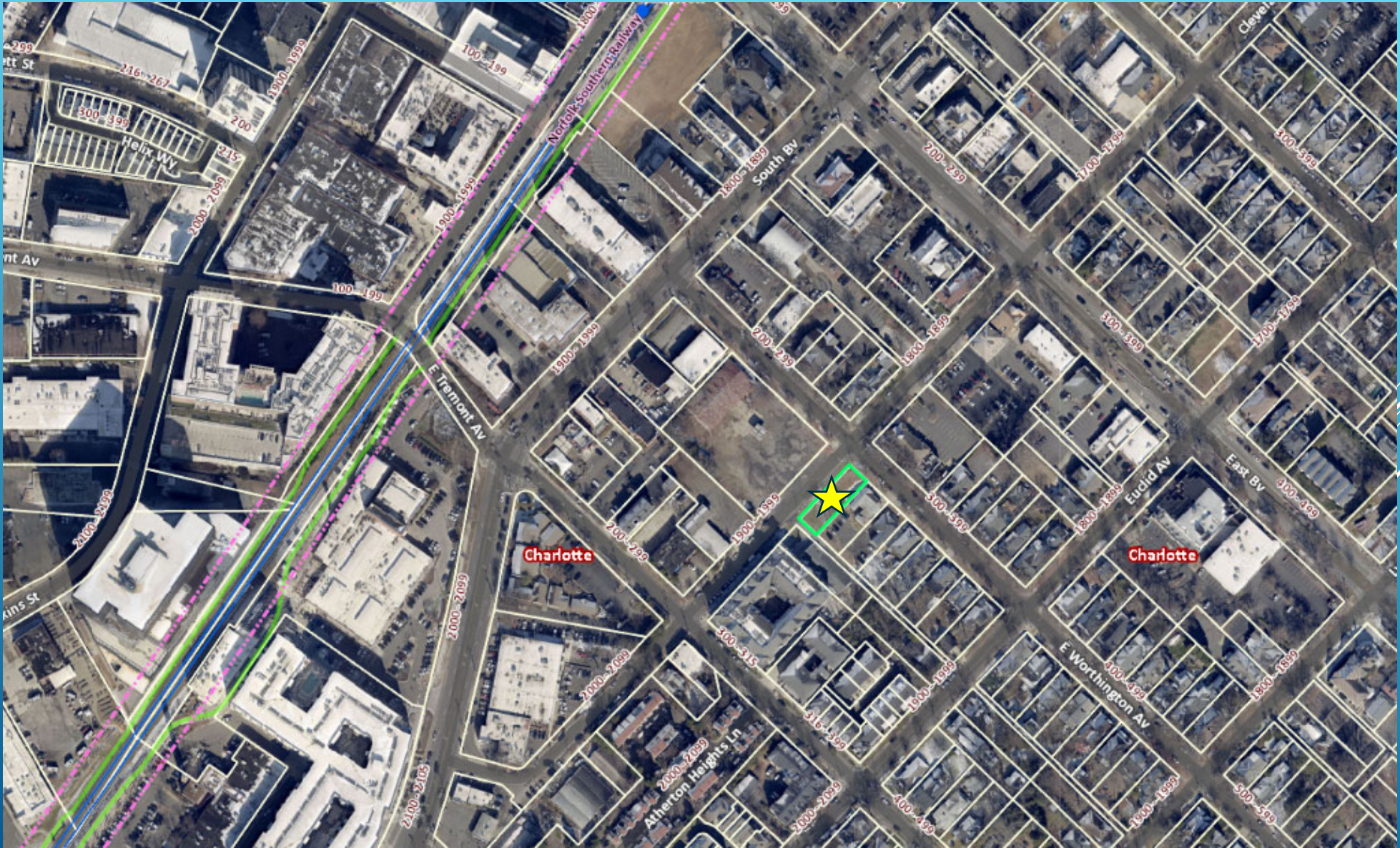
**Alexander
Ricks
PLLC**

Collin Brown & Brittany Lins

PROPERTY LOCATION







Currently
Vacant

Charlotte

Charlotte

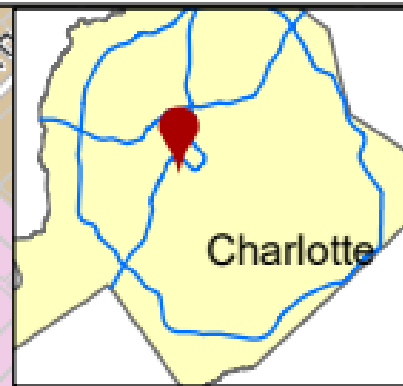
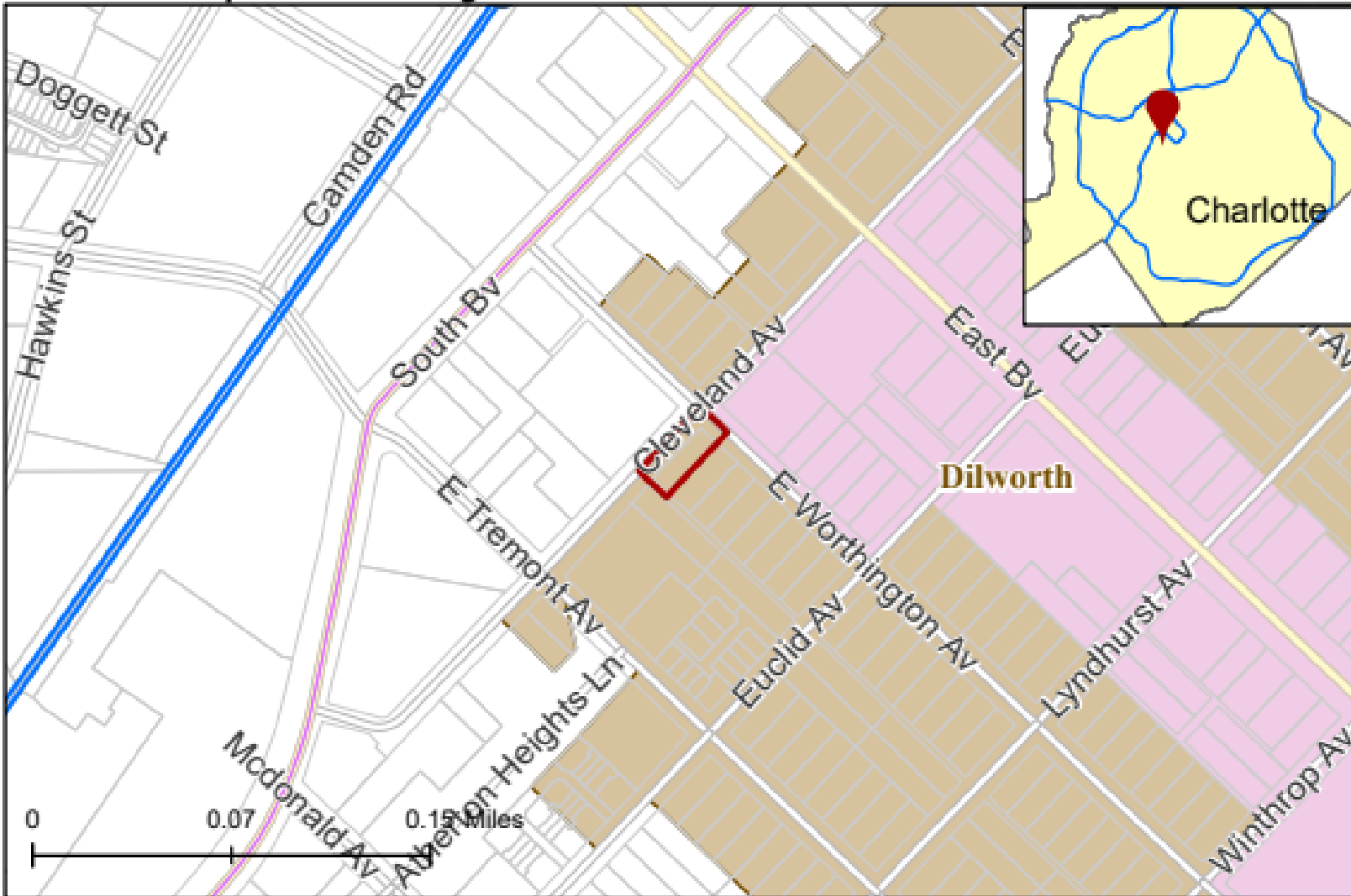
Charlotte









1900-1999
Cleveland Av

300-399



Approximately 0.155 acres
Location of Requested Rezoning



-  2021-285
-  Inside City Limits
-  Parcel
-  LYNX Blue Line Station
-  LYNX Blue Line
-  East Boulevard Pedscape Plan
-  Historic Districts
- City Council District**
-  1-Larken Egleston



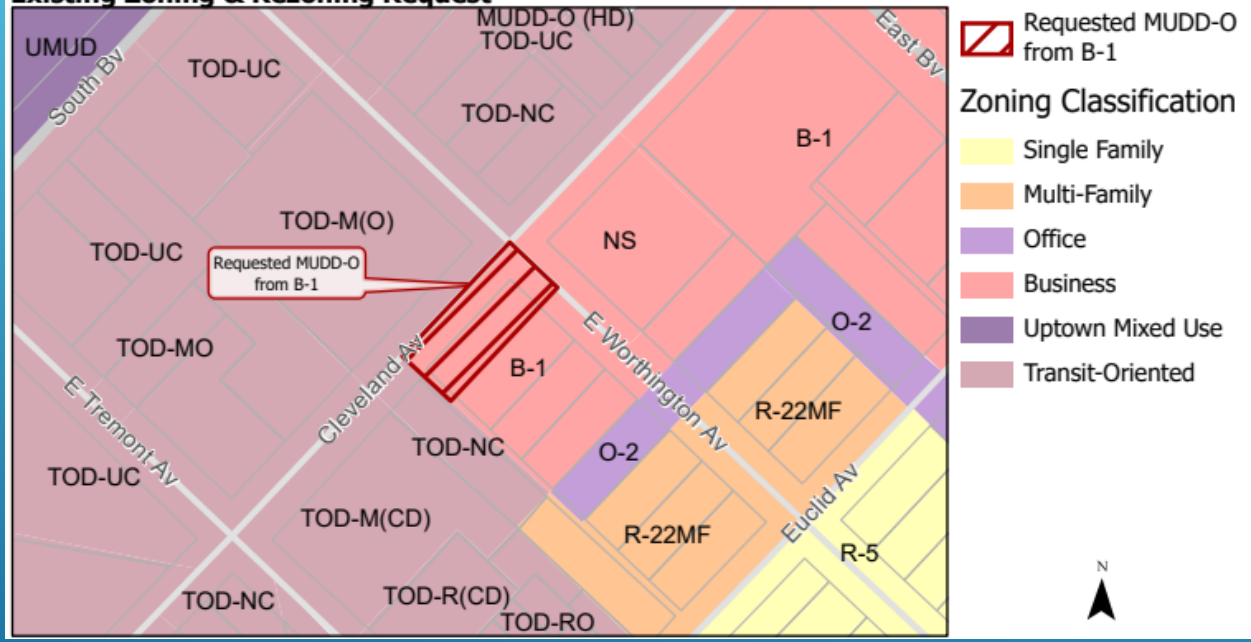
DEVELOPMENT CONSIDERATIONS INCLUDE...

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities

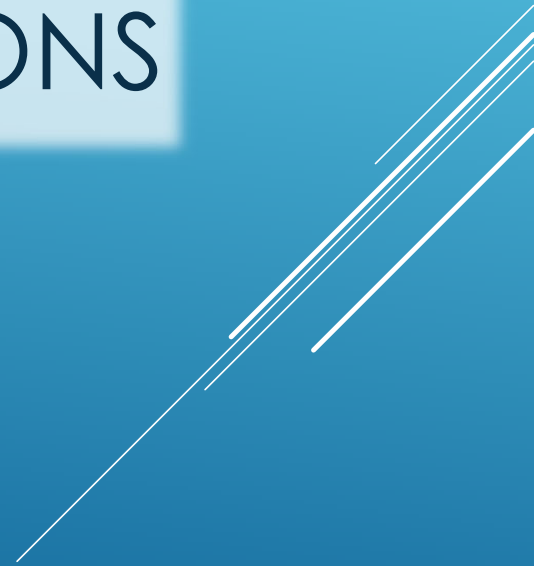


EXISTING ZONING

Existing Zoning & Rezoning Request



PLAN RECOMMENDATIONS



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

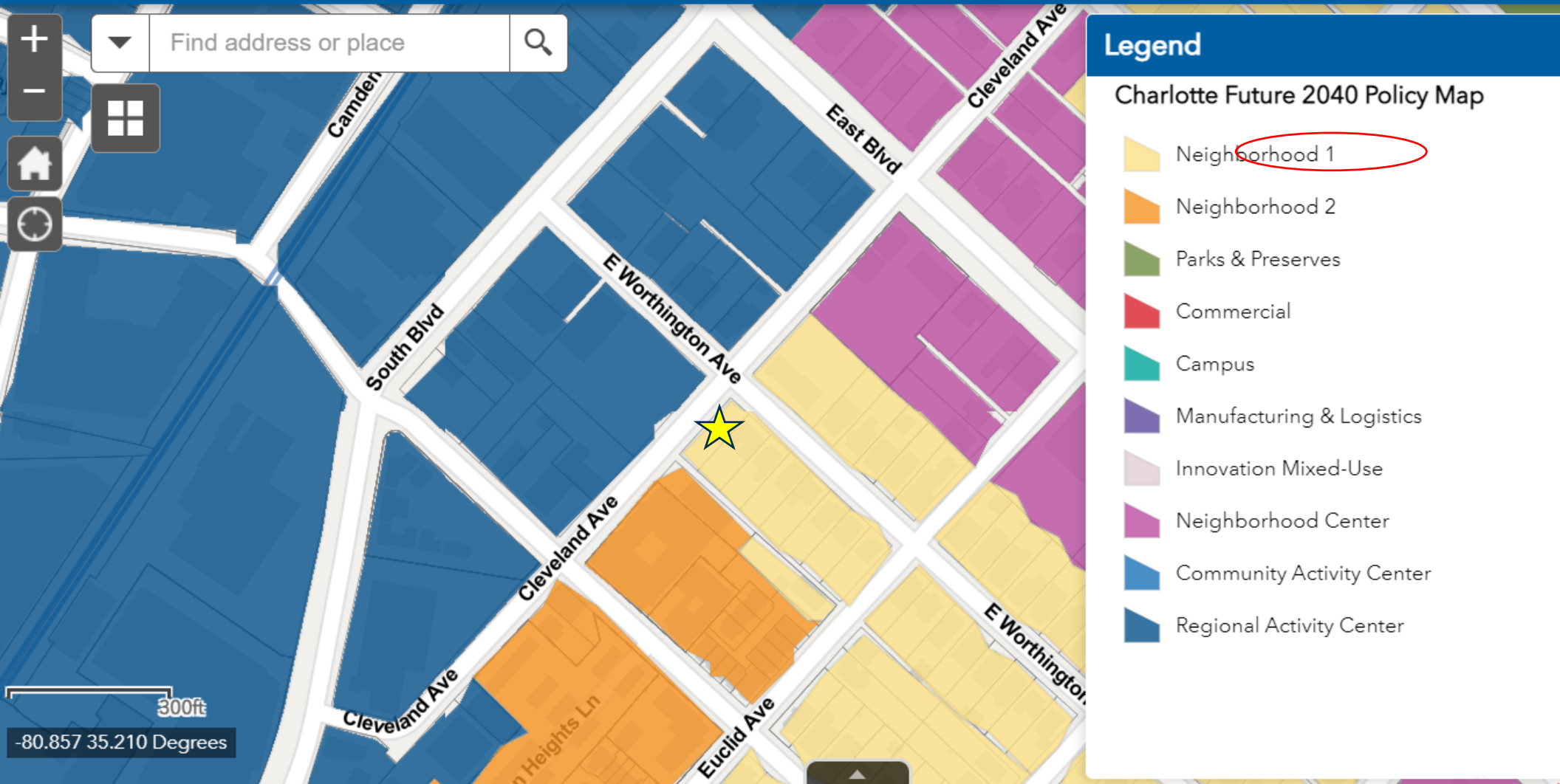
OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





Charlotte Future 2040 Policy Map



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

The **N1-A through N1-E Zoning Districts** allow for the development of **single-family, duplex, and triplex dwellings on all lots**. Additionally, quadraplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F Zoning District allows all dwelling types allowed in the N1-A through N1-E Zoning Districts, as well as small-scale townhouse and multi-family dwellings, and is intended for application typically on arterial streets within a Neighborhood 1 Place Type.



Specific standards for the Neighborhood 1 Zoning Districts address lot patterns and building form, and promote context-sensitive, compatible neighborhood development. There are **specific height requirements for duplexes and triplexes** that consider heights on adjacent properties. **Density for residential uses in the N1 districts** is regulated by the types of dwellings allowed and the minimum lot size.

The Neighborhood 1 Zoning Districts also allow for **select nonresidential uses**, such as places of worship and educational facilities, and for the reuse of existing neighborhood commercial establishments under prescribed conditions

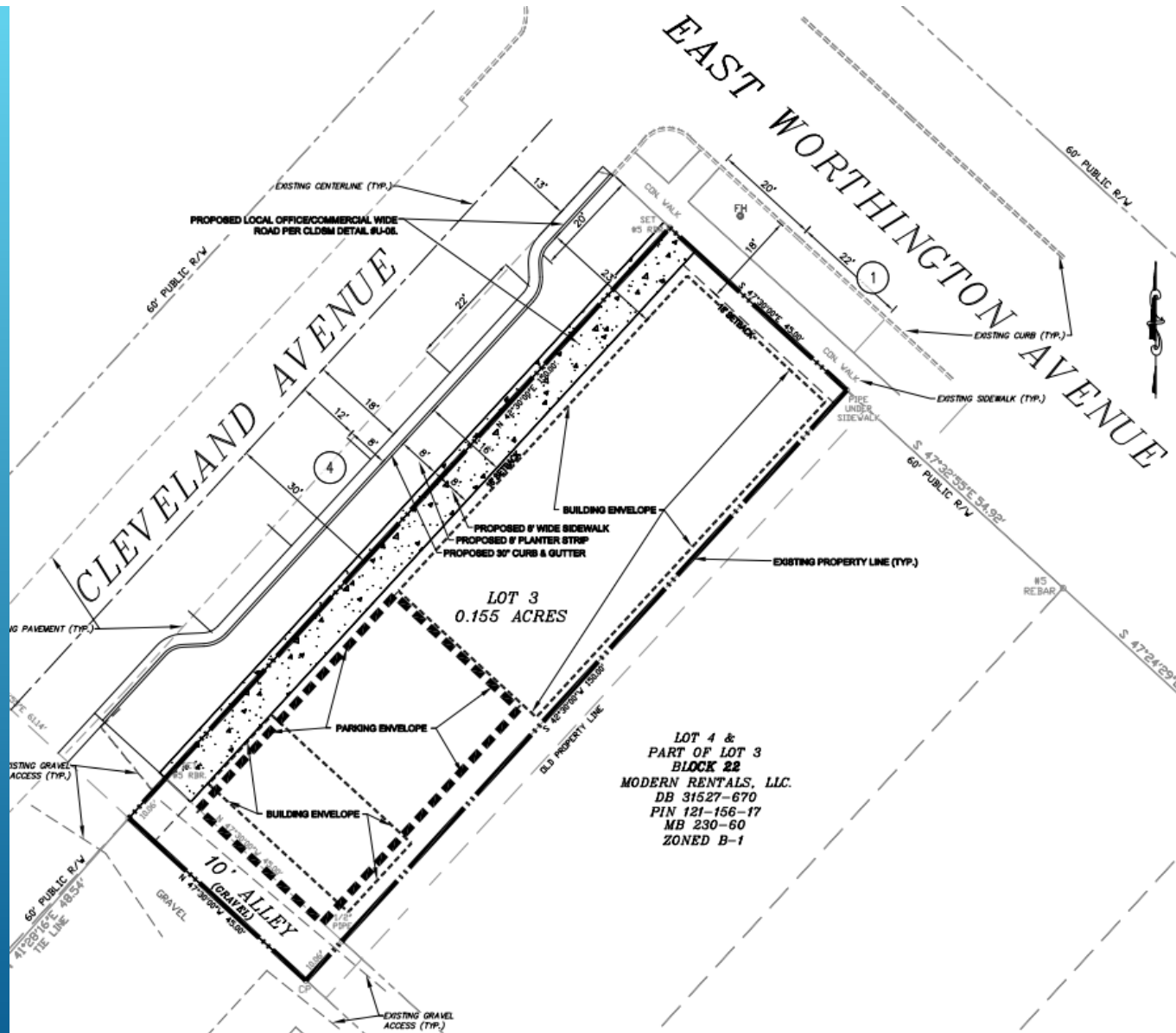
REZONING PROPOSAL

PROPOSED ZONING: MUDD-O

6,000 sf of commercial uses

Subject to Historic District review

Optional request for 50% parking reduction, On-site and on-street parking envelope shown





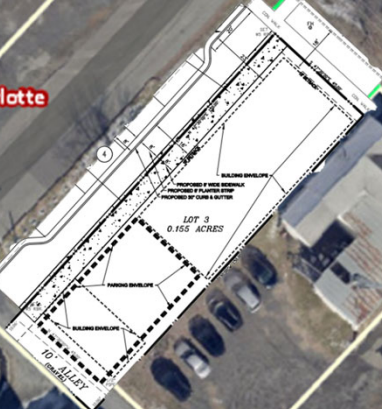
Charlotte

Charlotte

Charlotte

1900-1999
Cleveland Av

300-399



PRELIMINARY ELEVATIONS



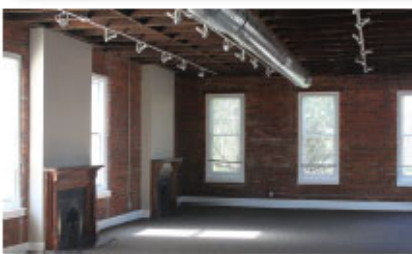
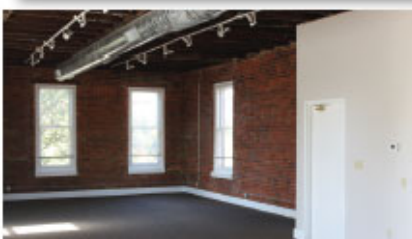
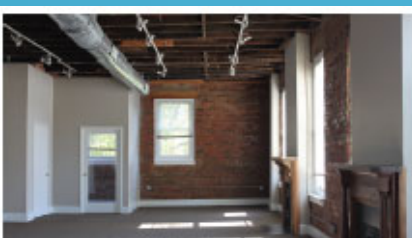
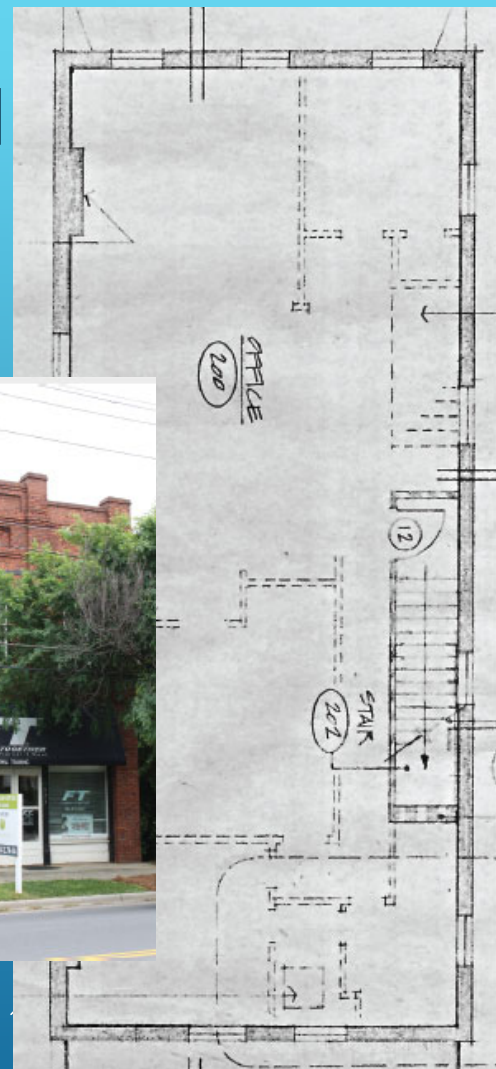
PREVIOUSLY APPROVED ELEVATIONS FROM HDC FOR RESIDENTIAL STRUCTURE, TWEAKS TO ADAPT FOR COMMERCIAL USE

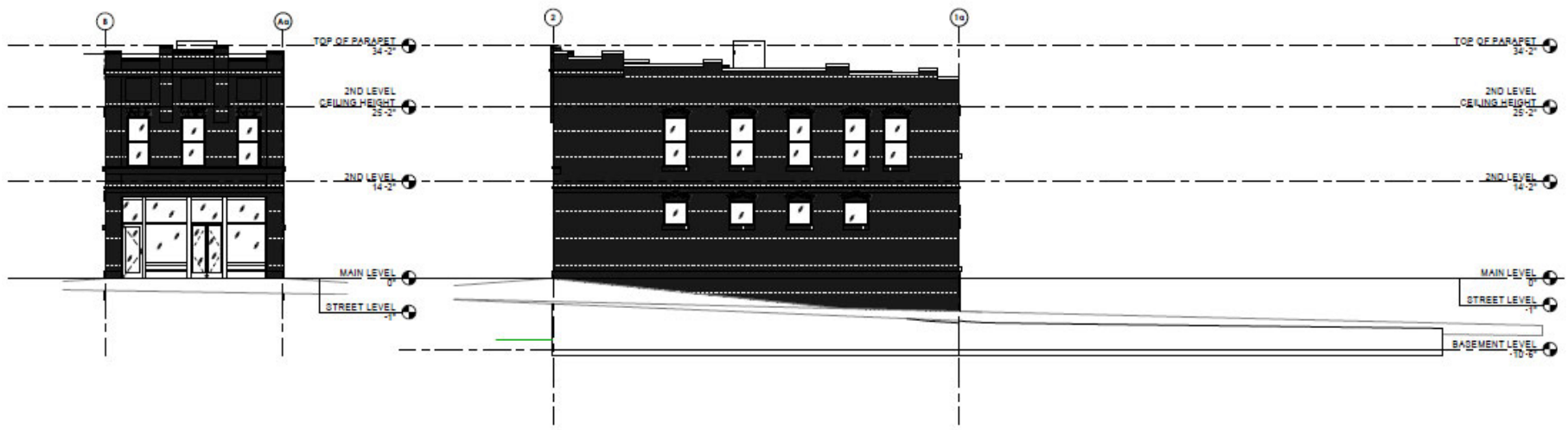




OR...

LEEPER WYATT GROCERY STORE RELOCATION





② NORTH SCHEMATIC
1/8" = 1'-0"

④ WEST SCHEMATIC
1/8" = 1'-0"

POTENTIAL REZONING TIMELINE

- Rezoning Application Processed: April 25
- Official Community Meeting: **Today, June 1**
- HDC Workshop: June 7th
- Revised Plan Submittal: June 13
- Earliest Possible Public Hearing: July 18
- Zoning Committee Recommendation: August 2
- City Council Decision: August 15

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!





Charlotte

Charlotte

Charlotte

Cleveland Av
2900-1999

300-399

10' ALLEY

LOT 3
0.155 ACRES
SALING SERVICE