

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Third & Urban LLC

Rezoning Petition No. 2022-148

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 April 24, 2023. 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, May 10th at 5:30 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.

MEETING PARTICIPATION:

The Virtual Community Meeting had sixteen (16) total attendees, including the Petitioner's team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Hank Farmer and Jon Huang, as well as by Petitioner's agents Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC. Representatives of the property owners were also present at the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown gave a brief overview of Third & Urban's adaptive-reuse activity in the Lower Tuck area and around the city. He showed aerials of the approximately fifteen (15) acre site located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. He explained that Third & Urban is leading much of the redevelopment in the area for creative adaptive reuse of older warehouse buildings and modernizing them for office, retail and restaurant amenities for the surrounding neighborhood.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including property owner requirements, transportation requirements, environmental constraints, council priorities, and community

feedback. Mr. Brown stated that the majority of the property is currently zoned I-2 (general industrial) which is the highest intensity zoning district in Charlotte and allows heavy manufacturing and other noxious uses. As of June 1st, the City is converting to a new zoning ordinance called the Unified Development Ordinance (UDO) with new zoning districts that roughly correlate with the existing zoning. The I-2 zoned area will automatically translate to the ML-2 manufacturing and logistics district. The UDO describes this district as accommodating industrial uses “including those that may be hazardous or noxious” and including “large areas of outdoor storage or operation.”

The Third & Urban team believes that the future of this area is a more modernized and amenitized mixture of uses rather than industrial uses, so they are seeking a rezoning. Although the site is subject to industrial zoning, the 2040 Policy Map recommends the IMU (Innovative Mixed Use) zoning district for this site because city planners similarly view the future of this area to transition away from heavy industrial uses. The IMU district is described in the UDO as accommodating formerly industrial areas that are transitioning to a broader mix of industrial, artisan, commercial, and moderate intensity residential uses and encourages and accommodates the adaptive reuse of existing structures. Third & Urban is proposing a conventional rezoning request to the IMU district, consistent with this policy map recommendation. There is no associated site plan with the request because one of the goals of the UDO is to move away from site-specific plans in favor of a form-based code.

Mr. Hank Farmer spoke on behalf of Third & Urban to say that their vision is for a mixture of office, retail, and multi-family residential uses for the area along with a new public street to break up the “superblock” with walkable retail through a combination of new construction and adaptive reuse of existing buildings.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in June and City Council decision in July, at the earliest. The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

In response to a resident’s concerns about traffic patterns, the Petitioner’s team stated that traffic would be studied during the permitting phase of development rather than during the rezoning process under the UDO. The Petitioner will coordinate with CDOT on mitigation measures in the area. Third & Urban has already committed to remove the railroad spur tracks across State Street to improve the road condition and is actively working on that improvement. In addition, since Third & Urban would control the block from State Street to Tuckaseegee Road, they can create multiple points of access to allow traffic to flow through Tuckaseegee and the new round-about to move cars more efficiently. If the Southern Concrete site was being redeveloped independently, there would only be one access point along State Street that could cause congestion concerns for State Street and Berryhill Road compared to Third & Urban’s plan to bring additional access and disperse traffic.

An attendee commented that they appreciated the State Street railroad spur removal and asked for a status update. In response, the Petitioner’s team said that have removed the tracks and are waiting

to coordinate with an adjacent developer on their new curb cut along State Street before completing the final mill and overlay, which should occur within a few weeks.

In response to requests for more details about initial plans for the site (outside of the zoning commitments), the Petitioner's team stated that they are creative mixed-use developers that envision a multi-phased project of office, retail, and residential uses. They expect the first phase to be residential uses to help support the existing retail tenants and restaurants. They predict approximately 50,000 square feet of retail/food and beverage uses. Office uses may be difficult in the current market since there is already some office investment in the area, but that will evolve with market conditions. They would also like a small boutique hotel as part of phase 2 if determined feasible in the market. These uses would all be permitted under the requested IMU zoning district.

An attendee asked whether the buildings on Tuckaseegee Road would be demolished or reused. The Petitioner's team stated that their current vision is to preserve the building at 1100 Tuckaseegee Road and stitch in new construction around and behind the existing buildings.

The meeting concluded at approximately 6:00 p.m. with no additional questions or comments from the community members.

Respectfully submitted this 15th day of May 2023.

cc: Joe Mangum, 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

2022-148	TAXPID	OWNERLAST	OWNERFIRST	OWNERFIRMS	OWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIP CODE
2022-148	07104101	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION		600 E 4TH ST		CHARLOTTE	NC	28202
2022-148	07104102	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION		600 E 4TH ST		CHARLOTTE	NC	28202
2022-148	07050514	AC 2317 THIRFF ROAD LP		C/O ABACUS CAPITAL USA LLC		1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2022-148	07050515	WELTON	JULIAN DEAN			2335 THIRFF RD		CHARLOTTE	NC	28208
2022-148	07106111	RINK-EVA PROPERTIES				2401 TUCKASEEGEE RD		CHARLOTTE	NC	28266
2022-148	07106117	SPECIALTY PROPERTIES LLC				1242 BERBERER RD		ROCK HILL	SC	29722
2022-148	07106122	BERRY	DAVID	ANGELA	BERRY	2145 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2022-148	07107806	RRVVI GESCO CHARLOTTE LP				4801 PGA BOULEVARD		PALM BEACH GARDENS	FL	33418
2022-148	07108101	AG-TRU 700 TUCKASEEGEE ROAD OWNER LLC				4201 CONGRESS ST STE 105		CHARLOTTE	NC	28209
2022-148	07108103	RRVVI GESCO CHARLOTTE LP				4801 PGA BOULEVARD		PALM BEACH GARDENS	FL	33418
2022-148	07108106	ASHVILLE CONCRETE MATRIMS INC		% SOUTHERN CONCRETE CO		PO BOX 5395		ASHVILLE	NC	28813
2022-148	07108107	STATION WEST LLC				13750 OLD CAMDEN RD		MIDLAND	NC	28107
2022-148	07108111	MAZ PROGRESSIVE CHARLOTTE LLC				21000 AEROSPAC PY		CLEVELAND	OH	44142
2022-148	07108112	SMALL				624 N CASCADE AV APT 27		COLORADO SPRINGS	CO	80903
2022-148	07108113	AG-TRU 926 TUCKASEEGEE ROAD OWNER LLC	ALBERT BECTOR JR			1020 TUCKASEEGEE RD		ATLANTA	GA	30309
2022-148	07108114	RENEE ROUNDUP LP				1831 PEACHTREE RD STE A		CHARLOTTE	NC	28208
2022-148	07108115	AG-TRU 926 TUCKASEEGEE ROAD OWNER LLC				PO BOX 37264		CHARLOTTE	NC	28237
2022-148	07108116	UPDOWN TESSA HOLDINGS LLC				2000 FETTEREM ST		DURHAM	NC	27703
2022-148	07108117	WORTH CHEMICAL CORPORATION				808 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2022-148	07108118	ENTER STAGE PROPERTIES LLC				5313 WINGFOOT RD		ATLANTA	GA	30309
2022-148	07108120	PERUMAN	DAVID H	JACQUELINE J	PERUMAN	1831 PEACHTREE RD STE A		CHARLOTTE	NC	28211
2022-148	07108124	AG-TRU 926 TUCKASEEGEE ROAD OWNER LLC				2401 OVERHILL RD		CHARLOTTE	NC	28211
2022-148	07108201	KINGSALE PROPERTIES LLC				1200 E MOREHEAD ST STE 280		CHARLOTTE	NC	28204
2022-148	07108202	AC 925 TUCKASEEGEE OWNER LP				PO BOX 4900 DEPT 201		SCOTTSDALE	AZ	85261
2022-148	07108203	AC 1001 TUCKASEEGEE OWNER LP	ELECTRIC CO			1440 S TROTON ST STE 104		CHARLOTTE	NC	28203
2022-148	07108204	GENERAL				1355 GREENWOOD CLIFF STE 300A		CHARLOTTE	NC	28204
2022-148	07108211	SUNWIT AVENUE JAY STREET LLC				PO BOX 166		MERIDIAN	MS	39302
2022-148	07109302	BLUE EAGLE LLC				913 AMBASSADOR ST		CHARLOTTE	NC	28208
2022-148	07109303	CRUMP	HUGH GORDON III			9724 CARPELLA AVE NW		CONCORD	NC	28027
2022-148	07109305	ARRMANT PROPERTIES LLC				910 BIRDBURN RD		CHARLOTTE	NC	28211
2022-148	07109306	CADE HOMES LLC	THOMAS JOE SR HERMS			5421 ALBEMARLE RD SUITE H		CHARLOTTE	NC	28212
2022-148	07109307	BRIDGM	FREDERICK A III			1697 LOMBARDY CIR		CHARLOTTE	NC	28203
2022-148	07109308	AMON				1219 E 35TH ST		CHARLOTTE	NC	28205
2022-148	07109310	CAMP GREENE PROPERTIES LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2022-148	07109311	ZCM REAL ESTATE LLC	JEFFREY SHANNON	CONNIE K	BIGGERSTAFF	1101 AMBASSADOR ST		CHARLOTTE	NC	28208
2022-148	07109312	HARDIN	JOHN W JR			1105 AMBASSADOR ST		CHARLOTTE	NC	28205
2022-148	07109313	BIGGERSTAFF				1831 PEACHTREE RD STE A		CHARLOTTE	GA	30309
2022-148	07109314	AG-TRU 1112 BERRYHILL ROAD OWNER LLC	STEVEN B			214 MILL CREEK RD		OTEGO	NY	13825
2022-148	07109315	O'SULLIVAN				1219 E 35TH ST		CHARLOTTE	NC	28205
2022-148	07109317	CAMP GREENE PROPERTIES LLC				10976 QUALITY DR STE 3007S		CHARLOTTE	NC	28205
2022-148	07109318	CAMP GREENE PROPERTIES LLC				10349 WINSLET DR		CHARLOTTE	NC	28278
2022-148	07109319	RBI INVESTMENT GROUP				1697 LOMBARDY CIR		CHARLOTTE	NC	28277
2022-148	07109320	SKYLAND APT LLC				1697 LOMBARDY CIR		CHARLOTTE	NC	28203
2022-148	07109321	AMON	FREDERICK A III			938 BERRYHILL RD		CHARLOTTE	NC	28203
2022-148	07109322	AMON	FREDERICK A III	PAMELA		926 BERRYHILL RD		CHARLOTTE	NC	28208
2022-148	07109323	ROBERTSON- COUSINS				922 BERRYHILL RD		CHARLOTTE	NC	28208
2022-148	07109324	ROBERTSON- COUSINS				918 BERRYHILL RD		CHARLOTTE	NC	28208
2022-148	07109325	HOESE	LARRY	JORDAN	GALLIGAN	921 AMBASSADOR ST UNIT 1		CHARLOTTE	NC	28208
2022-148	07109326	ROBINSON	KATHERINE	MARY P	MWANAABAI	4536 MORAS PATH RD		CHARLOTTE	NC	28226
2022-148	07109327	MUYA	MUJHANA M	EARL J	PARKER	921 AMBASSADOR ST UNIT 3		CHARLOTTE	NC	28208
2022-148	07109328	KING	JUSTIN M	KIMBERLY	BROWN	1015 ANDERSON ST		CHARLOTTE	NC	28205
2022-148	07109329	GRIFFITH	JUSTIN A	MONIQUE	ROBINSON	6256 SHAKON HILLS RD		CHARLOTTE	NC	28210
2022-148	07109330	BROWN	MICHAEL A			6325 SHAKON HILLS RD		CHARLOTTE	NC	28210
2022-148	07109331	PIEYS	CHRISTOPHER ANDREW	ANDREA		1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2022-148	07109332	RIPES				PO BOX 166		CHARLOTTE	NC	28204
2022-148	07109333	WAKON CONSTRUCTION LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2022-148	07109334	WAKON CONSTRUCTION LLC				1104 AMBASSADOR ST		CHARLOTTE	NC	28205
2022-148	07109335	1800 KENILWORTH LLC				PO BOX 1055		PORTSMOUTH	NH	8802
2022-148	07109336	1800 KENILWORTH LLC				9115 POST CANNON LN APT 7403		CHARLOTTE	NC	28173
2022-148	07109418	277 E 27TH ST IEX LLC				1000 VANZEE ST		CHARLOTTE	NC	28173
2022-148	07109419	CAMP GREENE PROPERTIES LLC	JUSTIN ZACHARY			600 E 4TH ST		CHARLOTTE	NC	28202
2022-148	07109420	SNYDER	WILLIAM			PO BOX 5532		CHARLOTTE	NC	28299
2022-148	07109421	MCDADE	EMMAINE FERNANDES	ROBERT D	SARAH	813 AMBASSADOR ST		CHARLOTTE	NC	28208
2022-148	07109433	GRIFFITH				710 STATE ST		CHARLOTTE	NC	28208
2022-148	07112121	CITY OF CHARLOTTE				2138 SHEWOOD AVE		CHARLOTTE	NC	28207
2022-148	07112122	PHANTOM PROPERTIES LLC	ROGER P	AMANDA M	EDWARDS	2143 NORFON RD		CHARLOTTE	NC	28207
2022-148	07112124	BLACKACRE WEST FUND II LLC						CHARLOTTE	NC	28207
2022-148	07112125	EDWARDS						CHARLOTTE	NC	28207
2022-148	07112126	HAWTHORNE CAPITAL LLC						CHARLOTTE	NC	28207
2022-148	07112129	ROUND MOUNTAINSIDE LLC						CHARLOTTE	NC	28207
2022-148	07112130	640 STATE STREET LLC						CHARLOTTE	NC	28207

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2022-148	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-148	Biddleville-Snailwood Community Organization	Jon	Littepage	1400 Effingham Rd		Charlotte	NC	28208
2022-148	Biddleville-Snailwood Community Organization	Jocelyn	Swain	2821 Columbus Cr		Charlotte	NC	28208
2022-148	Biddleville-Snailwood Community Organization	Kayla	Earley	2504 Greenhand Ave.		Charlotte	NC	28208
2022-148	Biddleville-Snailwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2022-148	Biddleville-Snailwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2022-148	Biddleville-Snailwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2022-148	Biddleville-Snailwood Community Organization	Justin	Harlow	2300 Rozzalles Ferry Rd		Charlotte	NC	28208
2022-148	Biddleville-Snailwood Community Organization	Paul	VanGundy	2308 Rozzalles Ferry Rd		Charlotte	NC	28208
2022-148	Biddleville Residents & Friends	Gerard	Greenberg	2018 West Trade St		Charlotte	NC	28216
2022-148	Biddleville Snailwood Community Organization (BSSCO)	Lucas	Blanchard	2121 Roslyn Avenue		Charlotte	NC	28208
2022-148	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2022-148	Camp Green Neighborhood Association	Maric	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2022-148	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2022-148	Eleanor Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2022-148	Endley Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2022-148	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2022-148	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2022-148	Grass & Ground Cutlin Grass	Leon	Hollaway	2044 Camp Greene St		Charlotte	NC	28208
2022-148	Greater Endley Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2022-148	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2022-148	Historic Camp Greene Neighborhood Association	Thomas	Harris	2216 Monument St		Charlotte	NC	28208
2022-148	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2022-148	Historic West End Wellness Association	Beth	Marlin	508 Beattles Ford Rd		Charlotte	NC	28216
2022-148	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2022-148	Lakewood Neighborhood Association	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2022-148	Parkview Community Foundation, Inc	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2022-148	Parkview Community Neighborhood Watch	Don	Johnson	3100 Avalon Ave		Charlotte	NC	28208
2022-148	Parkview Neighborhood Asso.	Daniel	Pentecost	3009 Morson St		Charlotte	NC	28208
2022-148	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2022-148	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanzir St		Charlotte	NC	28208
2022-148	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr		Charlotte	NC	28208
2022-148	Seversville Community Organization	Anar	Johnson	409 COXE AVE		CHARLOTTE	NC	28208
2022-148	Seversville Community Organization	Catherine	Jardines	214 Aulen Street		Charlotte	NC	28208
2022-148	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2022-148	Seversville Community Organization	Jamce	Shirley	509 State Street		Charlotte	NC	28208
2022-148	Seversville Community Organization	Bian	Gonsak	101 S Snailwood Pl		Charlotte	NC	28208
2022-148	South Hill Homeowners Association	Virginia S.	Woodard	1001 West 1st Street		Charlotte	NC	28202
2022-148	Third Ward, The Committee To Restore And Preserve	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2022-148	Villages Of Leacrot (Fume)	Wille	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2022-148	Wellesford	Darlene	Jones	2415 Columbus Cr		Charlotte	NC	28208
2022-148	Wellington Homeowners Association	Glen	Gulley	2700 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2022-148	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2022-148	Wesley Heights Neighborhood Association	Shepnen	Nett	133 S Summit Ave		Charlotte	NC	28208
2022-148	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Alberta D.	Falls	2546 Marlowe Av		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Cr		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Av		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St		Charlotte	NC	28208
2022-148	Wesley Hills Neighborhood Association	Walter	Johnson	2438 Marlowe Av		Charlotte	NC	28208
2022-148	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

Exhibit B

April 24, 2023

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, May 10th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Third & Urban LLC
Petition No.: 2022-148

Dear Charlotte Neighbor:

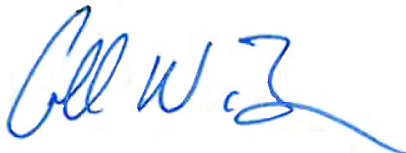
Our firm represents Third & Urban LLC (the “Petitioner”) in its proposal to rezone an approximately fifteen (15) acre site located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. The Petitioner is requesting a rezoning from the I-2 (General Industrial) zoning district to the IMU (Innovative Mixed Use) zoning district to accommodate its mixed-use redevelopment 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, May 10th at 5:30 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 (“Tuckaseegee”) 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

zoom Participants (16)



Brittany Lins (Host, me)



collin brown



Collin Brown



Christina Spratley



Hank Farmer



Henri Gresset



Jill Bjers



Jon Huang



Jon Littlepage



Justin Dunham



Ken Gelbach



Lisa Larkins



terry brennan



Joseph McColley



17048915858



17049992320



Exhibit D

REZONING #2022-148

@ TUCKASEEGEE/BERRYHILL

THIRD & URBAN LLC

Official Community Meeting

May 10, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

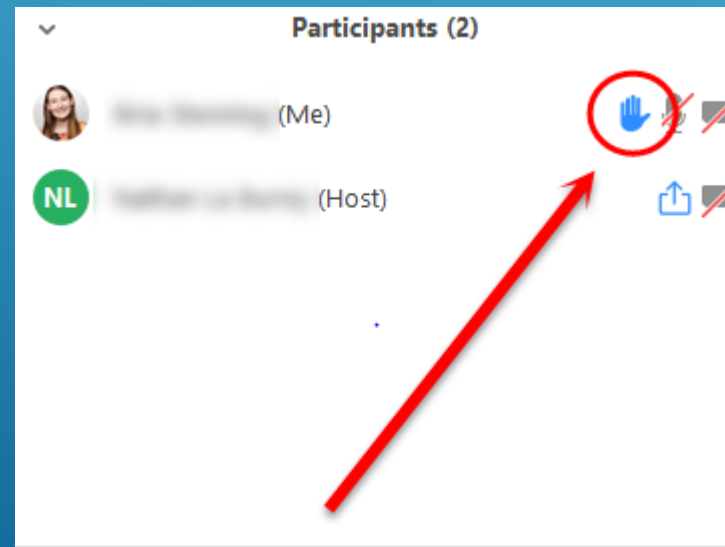
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owners: Asheville Concrete Materials Inc.; Uptown Tessa Holdings LLC; Renee's Roundup LLC; Third & Urban

Petitioner: **Third & Urban LLC**
Hank Farmer, Pierce Lancaster, Jon Huang

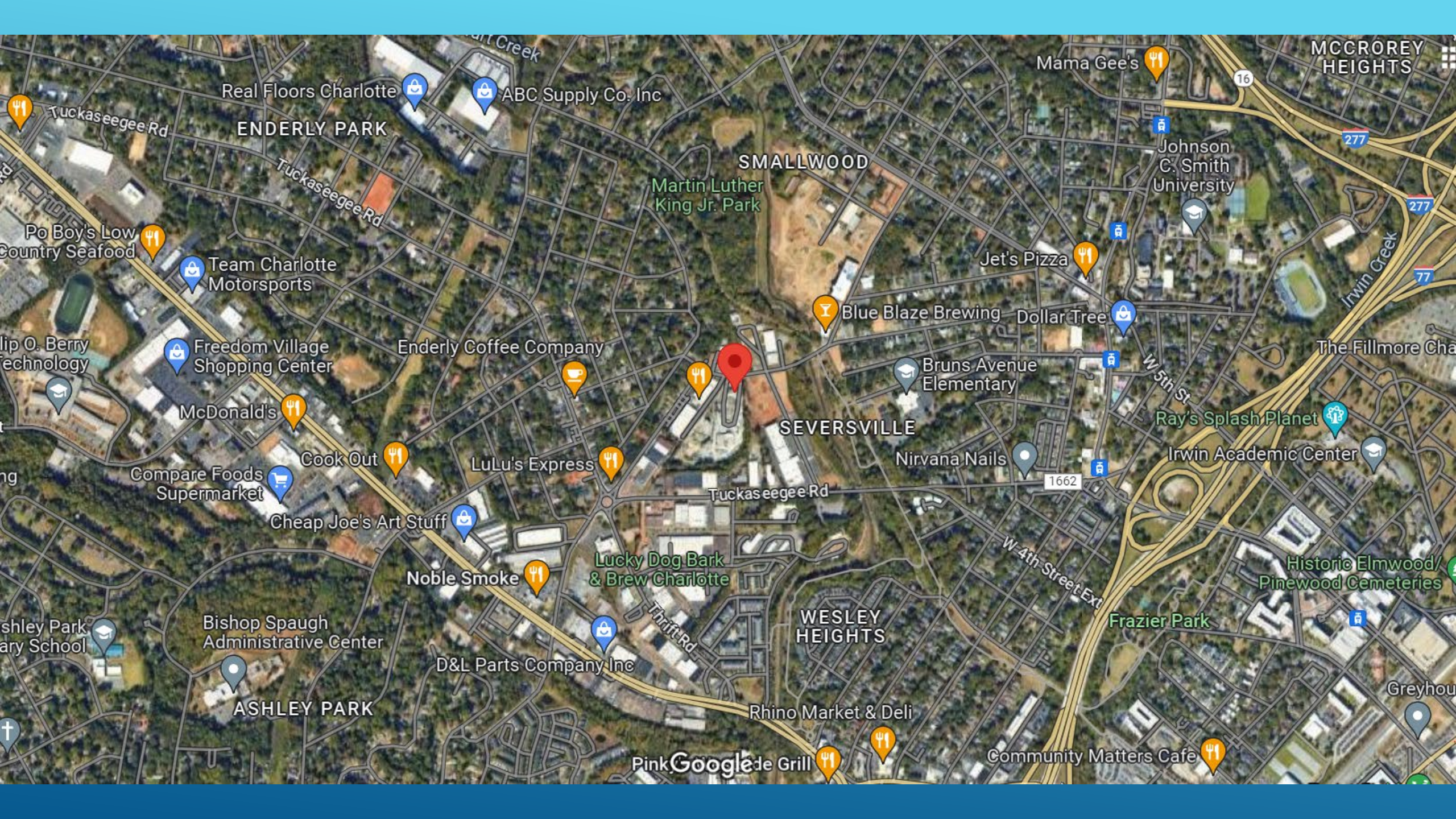


Collin Brown &
Brittany Lins



PROPERTY LOCATION





Real Floors Charlotte

ABC Supply Co. Inc

ENDERLY PARK

SMALLWOOD

Martin Luther King Jr. Park

Mama Gee's

MCCRORY HEIGHTS

Po Boy's Low Country Seafood

Team Charlotte Motorsports

Johnson C. Smith University

Jet's Pizza

lip O. Berry Technology

Freedom Village Shopping Center

Enderly Coffee Company

Blue Blaze Brewing

Dollar Tree

Bruns Avenue Elementary

McDonald's

Cook Out

LuLu's Express

SEVERSVILLE

Nirvana Nails

Ray's Splash Planet

Irwin Academic Center

Compare Foods Supermarket

Cheap Joe's Art Stuff

Tuckaseegee Rd

Noble Smoke

Lucky Dog Bark & Brew Charlotte

WESLEY HEIGHTS

Historic Elmwood/Pinewood Cemeteries

shley Park Elementary School

Bishop Spaugh Administrative Center

D&L Parts Company Inc

Frazier Park

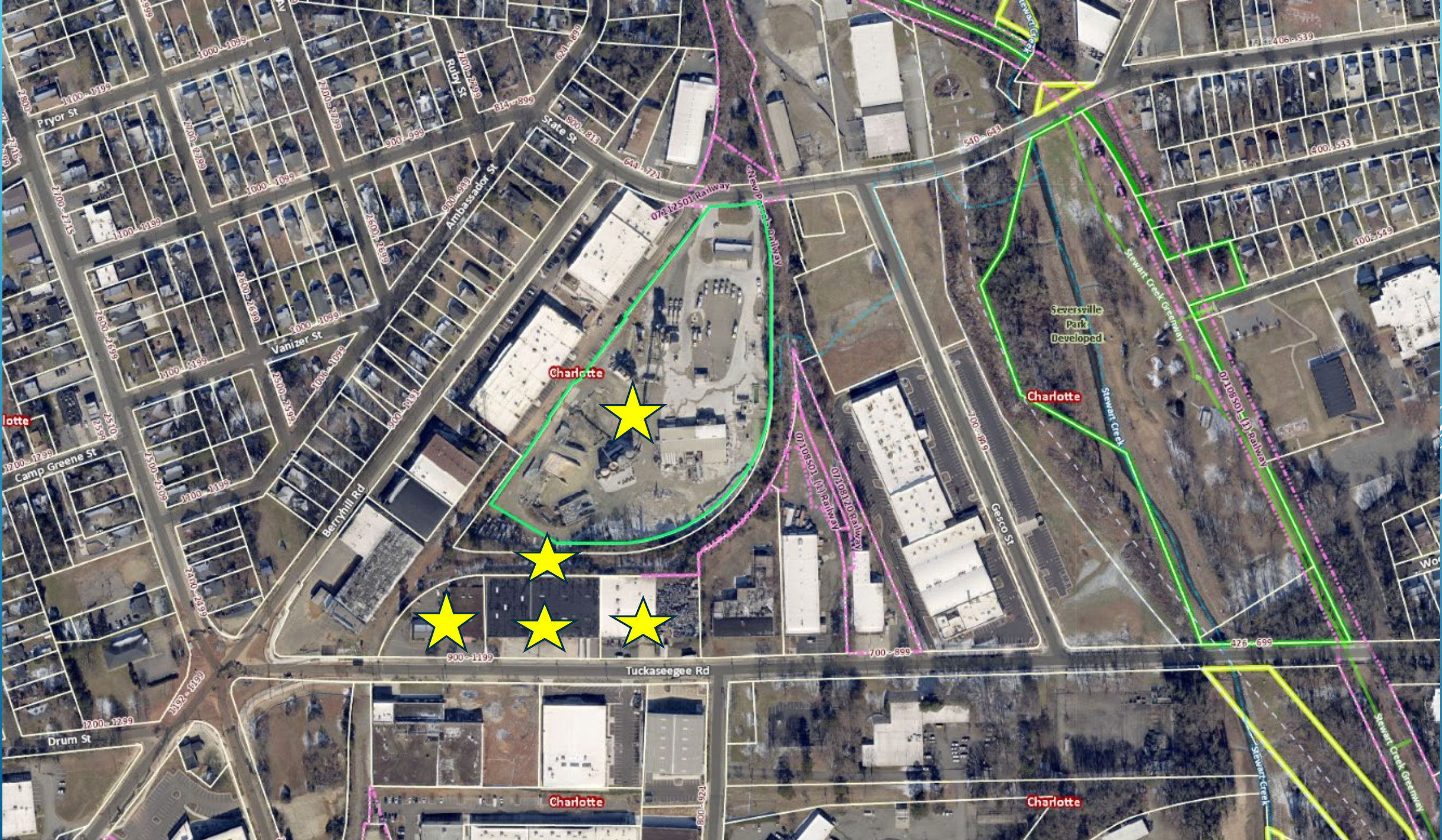
ASHLEY PARK

Rhino Market & Deli

Pink Google de Grill

Community Matters Cafe

Greyhou





Approx. 15 Acres





Google

Lower Tuck- Phase I

Summary

- Includes 929 Jay St, 1018 Jay St, 1026 Jay St and 800 Gesco
- 270,000 SF of adaptive reuse office, retail and restaurants
- \$90 million redevelopment
- Delivered Q2 2022



Lower Tuck- Phase II

Summary

- Includes 1100 Tuckaseegee and 835 Gesco
- 73,000 SF of adaptive reuse office, retail and restaurants
- \$36 million redevelopment
- Focus on 1100 Tuckaseegee first which includes 41,000sf of commercial focused on retail, restaurants, entertainment and amenities

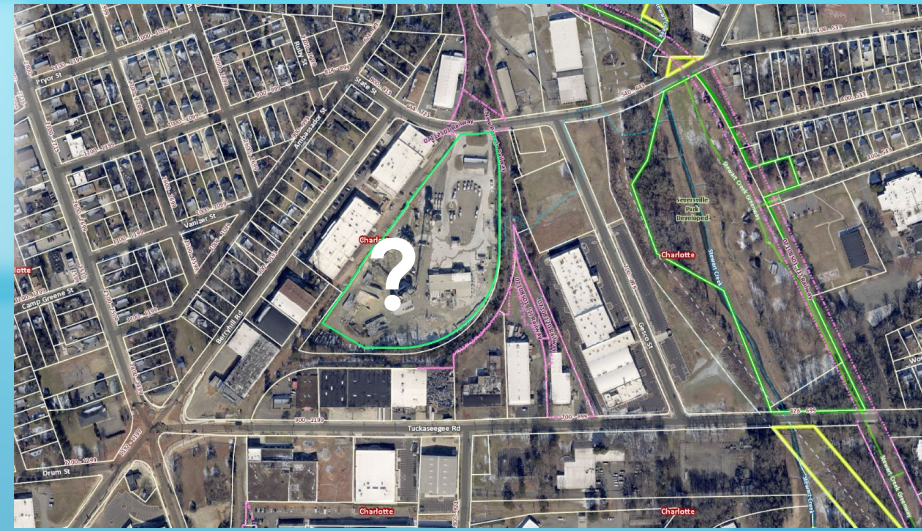


DEVELOPMENT CONSIDERATIONS



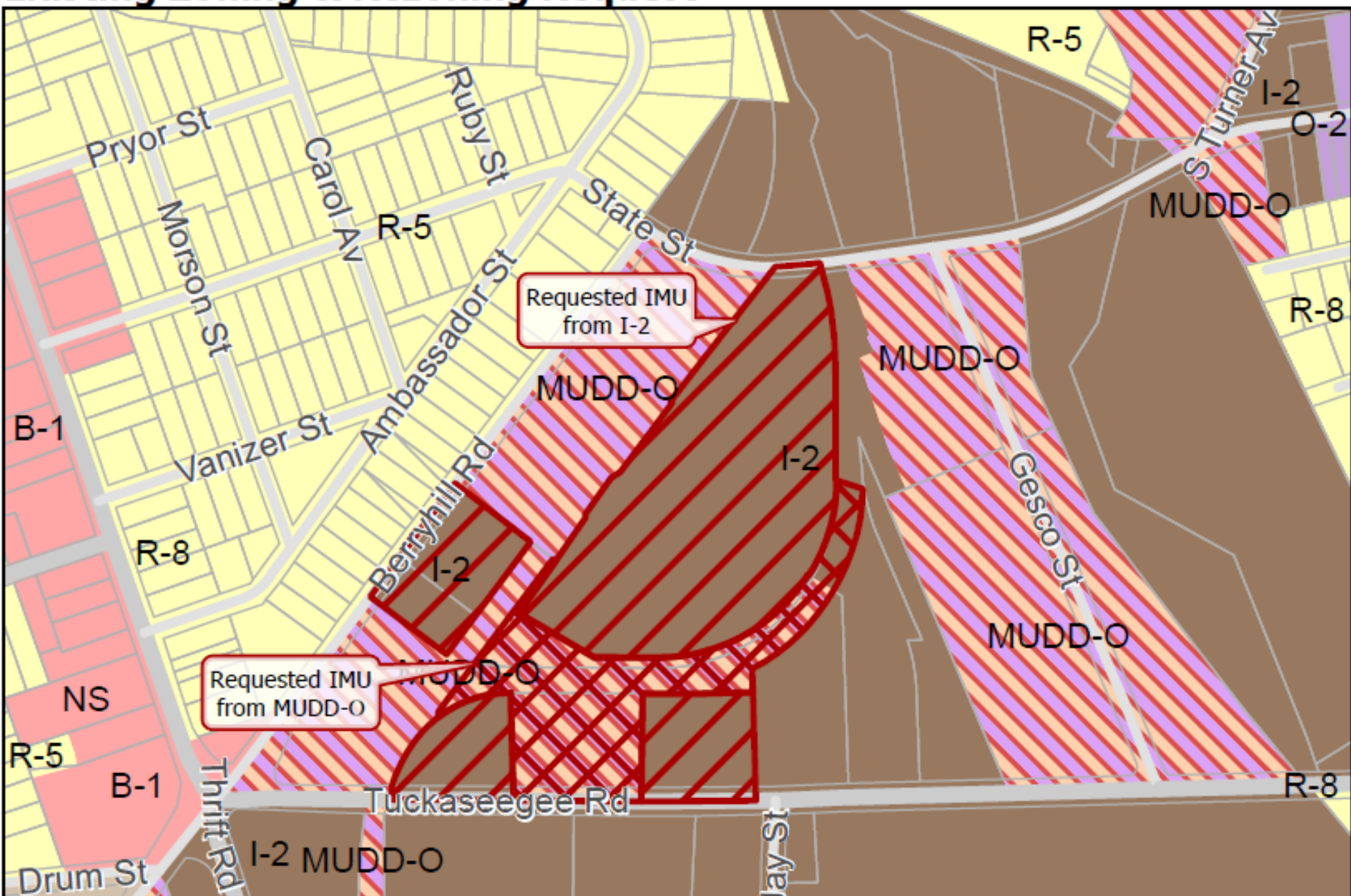
DEVELOPMENT CONSIDERATIONS


- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities




EXISTING ZONING


Existing Zoning & Rezoning Request





 Requested IMU from I-2


 Requested IMU from MUDD-O


Zoning Classification


 Single Family


 Multi-Family

 Office

 Business

 Light Industrial

 General Industrial

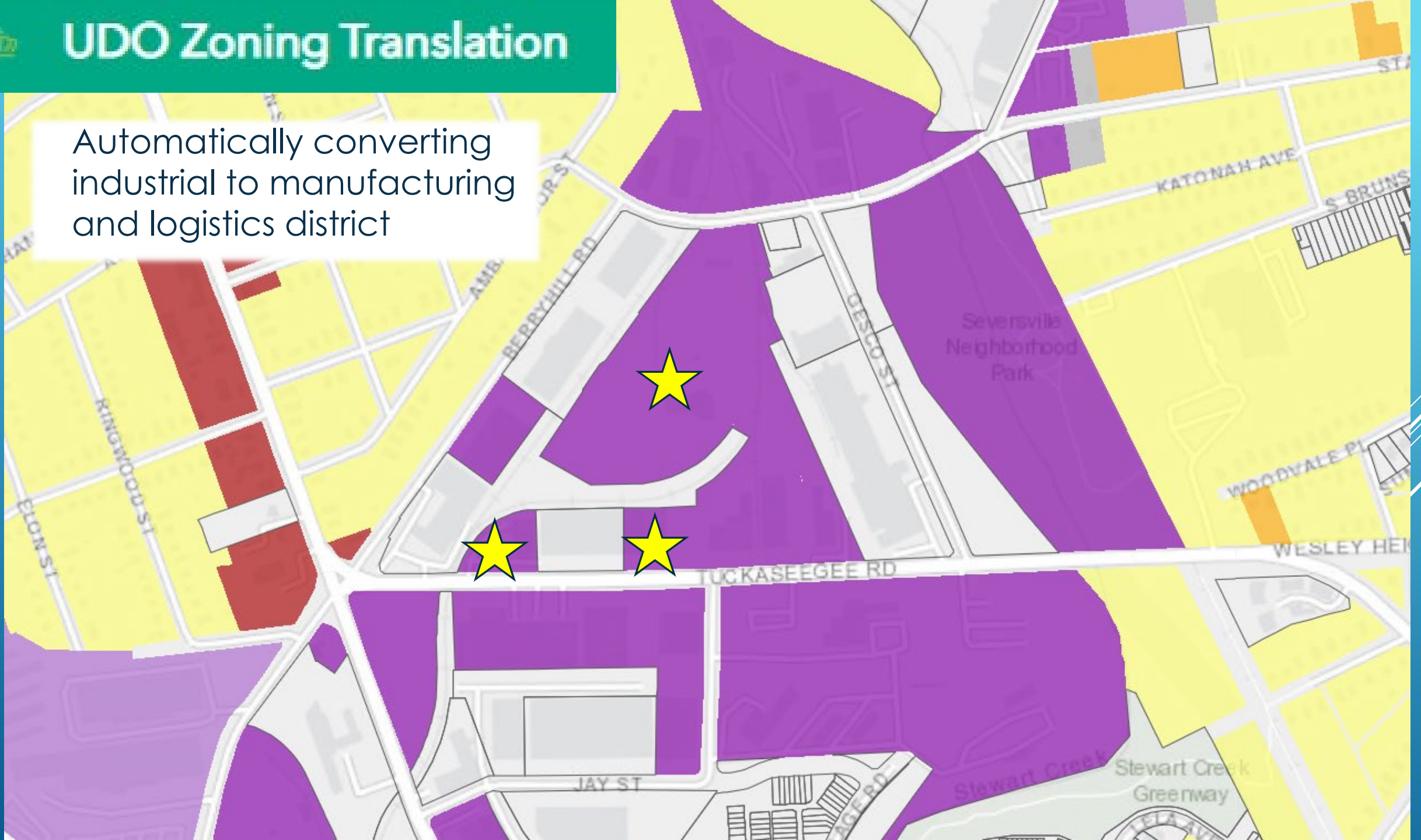
 Mixed Use





UDO Zoning Translation

Automatically converting industrial to manufacturing and logistics district



- **ML-1 Manufacturing and Logistics Zoning District**

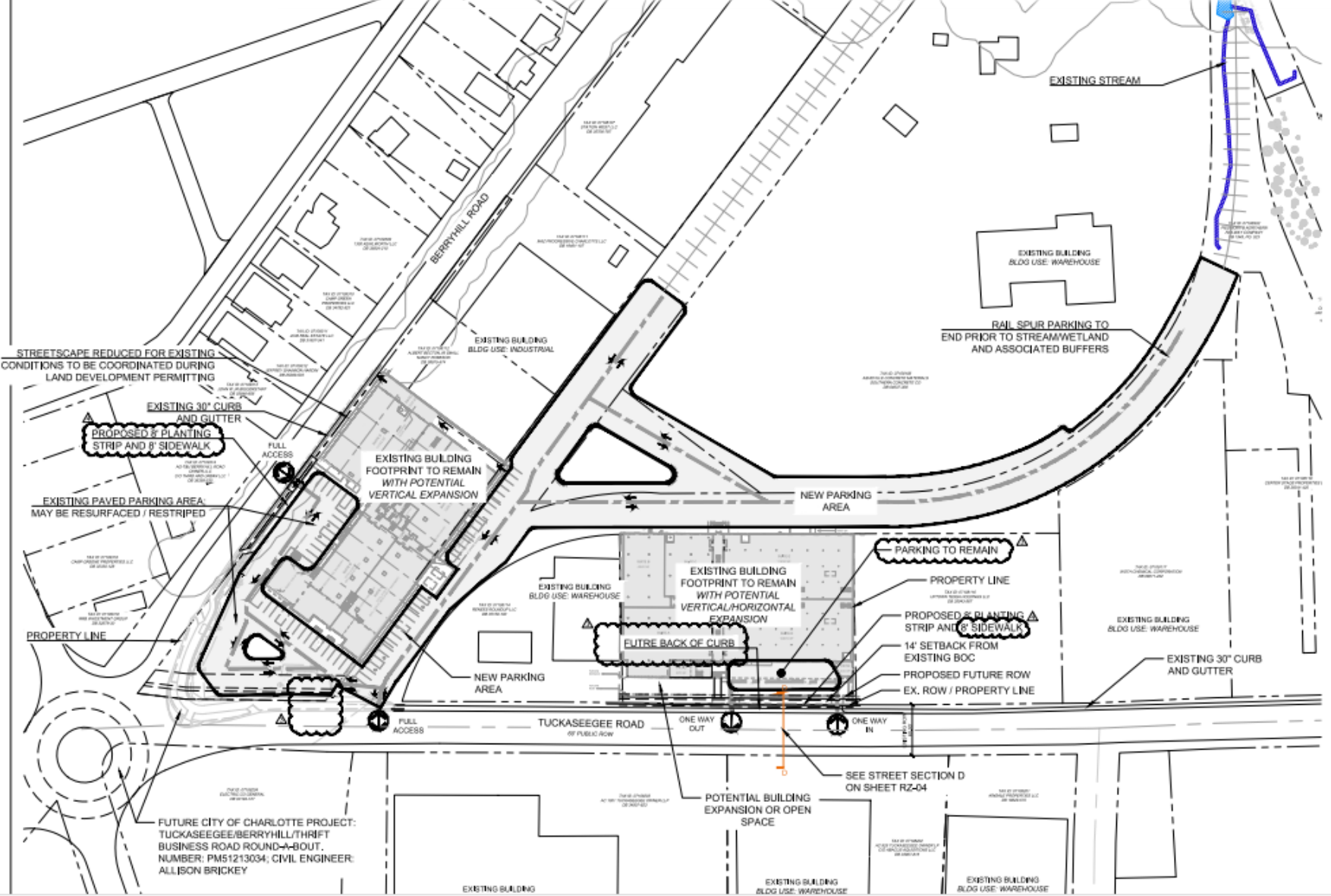
The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of **warehouse/distribution and light industrial uses**, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.



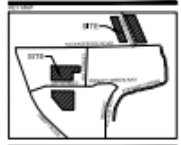
- **ML-2 Manufacturing and Logistics Zoning District**

The ML-2 Manufacturing and Logistics Zoning District is intended to accommodate **industrial uses**, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

Existing conditional zoning plan for portions of property



5. PROPOSED USE:
- OFFICE, RETAIL
6. TOTAL SITE SF (ACREAGE):
- 1100 TUCKASEEGEE ROAD: 196,891 SF (4.52)
- 929 TUCKASEEGEE ROAD: 95,899 SF (2.20)
7. TOTAL BLDG SF:
- 1100 TUCKASEEGEE ROAD: 41,073 SF
- 929 TUCKASEEGEE ROAD: 46,908 SF
8. DIMENSIONAL REQUIREMENTS:
- MIN LOT AREA: NONE REQUIRED
- MIN SETBACK: 14' FROM BOC
- MIN SIDE YARD: NONE
- REAR YARD: NONE
- MAX HEIGHT: 80'
9. BUILDING HEIGHT:
- 30' MAX HEIGHT FOR FRONTAGE ALONG BERRYHILL ROAD, 80' MAX FOR ALL OTHER FRONTAGES.
10. PARKING:
- REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
11. URBAN OPEN SPACE:
- RENOVATED AND REHABILITATED STRUCTURES THAT ARE ALREADY IN PLACE DO NOT HAVE TO COMPLY WITH THE SETBACK REQUIREMENTS OR URBAN OPEN SPACE REQUIREMENTS, BUT MUST NOT MODIFY OR ADD TO THE EXISTING STRUCTURE IN ANY FASHION THAT WOULD RESULT IN A REDUCTION IN THE DISTANCE FROM THE BACK OF THE CURB TO THE EXISTING BUILDING FRONT. OPEN SPACE CAN OCCUR ANYWHERE INSIDE THE LIMITS OF THE OVERALL REZONING BOUNDARY.



PETITIONER: THIRD AND URBAN TUCKASEEGEE AND GESCO REZONING PLAN NO. 2021-196 01/17/2022

LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING

THIRD & URBAN
 700 TUCKASEEGEE ROAD
 CHARLOTTE, NC 28226

101658

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	11/03/2021
2	REZONING	01/17/2022
3	REZONING	02/04/2022
4	REZONING	02/04/2022

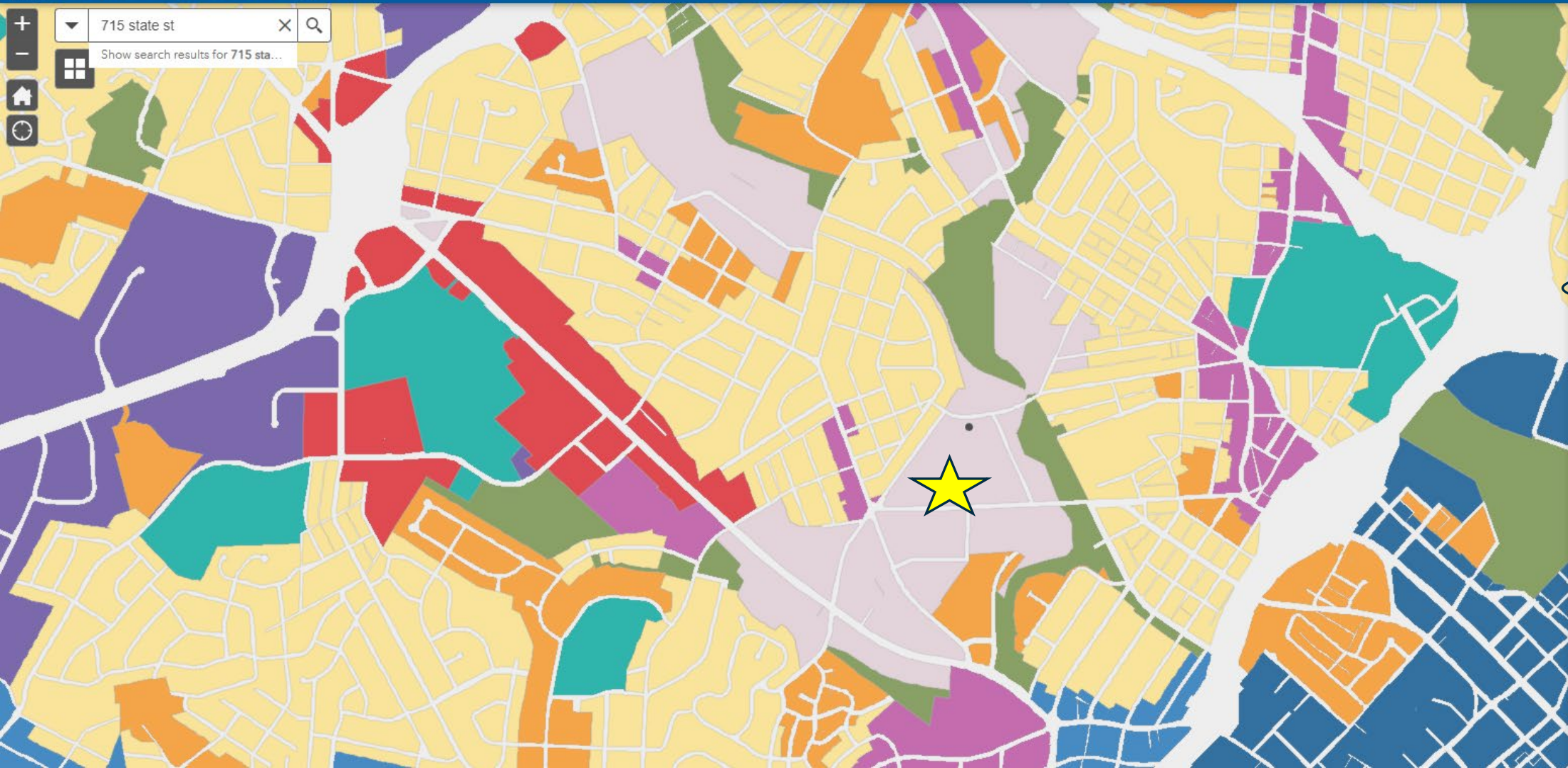
DESIGNED BY: AM
 DRAWN BY: CP
 CHECKED BY: SP

SCALE

NOTE

2040 POLICY MAP RECOMMENDATION





- 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

715 state st

Show search results for 715 sta...

IMU Innovation Mixed-Use Zoning District

The IMU Innovation Mixed-Use Zoning District is intended to accommodate those areas that have typically developed as industrial areas but are **transitioning** from an exclusively industrial orientation to a broader **mix of light industrial, artisan industrial, commercial, and moderate density residential uses**, within a more walkable environment. As such, IMU Zoning District standards **encourage and accommodate the adaptive reuse of existing structures**.



REZONING REQUEST

**REQUESTING IMU
INNOVATIVE MIXED USE
DISTRICT**

CONSISTENT WITH 2040 PLAN RECOMMENDATION

REZONING TIMELINE

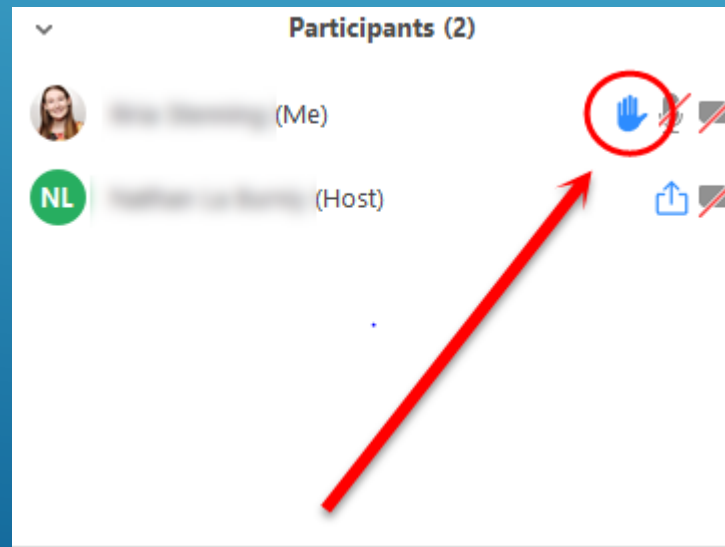
- Rezoning Application: March Cycle
 - Official Community Meeting: Today, May 10th
 - Earliest Possible Public Hearing: June 20th
 - Zoning Committee: July 5th
 - Earliest Possible Decision: July 17th
- 

QUESTIONS?

Type your
questions



Or ask out loud



THANK YOU!

