

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-061

Petitioner: LBP Berryhill, LLC
Rezoning Petition No.: 2017-061
Property: ± 42.11 acres located on both sides of Perimeter Road West (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, April 19th, 2017, 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** by depositing the Community Meeting Notice in the U.S. mail on 04/6/2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, April 19th, 2017 at 7:00 PM, at Hampton Inn & Suites, 2731 Little Rock Road, Charlotte, NC 28214.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Greg Copps. Also in attendance was Carlton Burton and Katie Thayer with Burton Engineering as well as Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

This Petition involves a request to rezone the ±42.11 acre Site from I-1(CD) LLWPA to I-1(CD) LLWPA-SPA. The Site was originally rezoned in 2004 to allow the development of the Site with a combination of office, manufacturing and warehouse distribution uses. A total of 462,000 square feet of these allowed uses were allowed on the Site, with the additional restriction that no more than a total of 340,000 square feet of warehouse distribution space would be allowed to be constructed on the Site.

The Site is currently developed with two (2) existing warehouse distribution buildings with a total of ±338,000 square feet of warehouse distribution space. The remainder of the Site is vacant. The Petitioner has contributed to County Parks and Recreation the portion of the Site located in the floodway of Paw Creek for future use as a greenway.

This proposed Rezoning Petition requests to eliminate the cap on the amount of warehouse distribution space originally placed on the property. This proposed change will allow the Petitioner to develop the two vacant parcels with additional buildings that may include warehouse distribution space. The total amount of allowed square footage for the Site of 462,000 will not be change. Access to the existing and proposed building will be from existing Perimeter West Drive.

II. Summary of Questions/Comments and Responses:

There were no attendees at the meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Not Applicable

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Greg Copps, Colliers International
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-061	11303105A	DBSI CHARLOTTE I-485 UNITS LLC				4201 CONGRESS ST STE 170		CHARLOTTE	NC	28209
2017-061	11303104	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2017-061	11303103	EMERALD CAROLINA CHEMICAL LLC				2020 FRONT ST	SUITE 100	CUYAHOGA FALLS	OH	44221
2017-061	05538301E	FINK	RONALD RICHARD JR			8810 JOYELAND CIR		CHARLOTTE	NC	28214
2017-061	11303101	LANE CONSTRUCTION CORP			ATTN: TAX DEPT	90 FIELDSTONE CT		CHESHIRE	CT	06410
2017-061	11303107	LANE CONSTRUCTION CORP			ATTN: TAX DEPT	90 FIELDSTONE CT		CHESHIRE	CT	06410
2017-061	11303108	LBP BERRYHILL LLC	% LORD BALTIMORE PROP			6225 SMITH AV #B-100		BALTIMORE	MD	21209
2017-061	11303111	LBP BERRYHILL LLC	% LORD BALTIMORE PROP			6225 SMITH AV #B-100		BALTIMORE	MD	21209
2017-061	11303109	LIBERTY PROPERTY LIMITED PARTNERSHIP				500 CHESTERFIELD PY		MALVERN	PA	19355
2017-061	11303110	LIBERTY PROPERTY LIMITED PARTNERSHIP				500 CHESTERFIELD PY		MALVERN	PA	19355
2017-061	05538301A	SUTCO PROPERTIES LLC				7800 WILKINSON BLVD		CHARLOTTE	NC	28214
2017-061		KEITH MACVEAN & JEFF BROWN			MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET	STE 4700	CHARLOTTE	NC	28202
2017-061		ALAN KERRY			LBP BERRYHILL, LLC	4045 PERIMETER STREET WEST		CHARLOTTE	NC	28214

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-061 – LBP Berryhill, LLC

Subject: Rezoning Petition No. 2017-061

Petitioner/Developer: LBP Berryhill, LLC

Current Land Use: Vacant/commercial

Existing Zoning: I-1(CD) LLWPA

Rezoning Requested: I-1(CD) LLWPA-SPA

Date and Time of Meeting: **Wednesday, April 19th, 2017 at 7:00 p.m.**

Location of Meeting: Hampton Inn & Suites
2731 Little Rock Road
Charlotte, NC 28214

Date of Notice: 4/6/2017

We are assisting LBP Berryhill, LLC (the “Petitioner”) on a Rezoning Petition recently filed to amend the previously approved rezoning plan for the property located on both sides of Perimeter West Drive (the “Site”). The proposed rezoning petition will remove the cap on the amount of warehouse/distribution space approved as part of the previously approved rezoning petition for the Site. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±42.11 acre Site from I-1(CD) LLWPA to I-1(CD) LLWPA-SPA. The Site was originally rezoned in 2004 to allow the development of the Site with a combination of office, manufacturing and warehouse distribution uses. A total of 462,000 square feet of these allowed uses were allowed on the Site, with the additional restriction that no more than a total of 340,000 square feet of warehouse distribution space would be allowed to be constructed on the Site.

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Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, April 19th, 2017, at 7:00 p.m. at Hampton Inn & Suites, 2731 Little Rock Road, Charlotte, NC 28214.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Greg Copps, LBP Berryhill, LLC
Alan Kerry, LBP Berryhill, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



LBP Berryhill, LLC – Perimeter West Rezoning Petition No. 2017-061
Community Meeting –April 19th, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	NO ATTENDEES			
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