

COMMUNITY MEETING REPORT

Petitioner: The Arden Group
Rezoning Petition No. 2017-108

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 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 August 11, 2017. A copy of the written notice is attached hereto as Exhibit A-1.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday August 23, 2017 at 6:00PM at the Holiday Inn Express and Suites, at 6020 University Pointe Boulevard, Charlotte, NC 28262.

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 B. The Petitioner was represented at the Community Meeting by Jay Priester with Cambridge Properties, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Jay Priester, held the meeting and had two invitees attend, Councilman Phipps and University City Partners Director Darlene Heater.

Mr. Priester welcomed and thanked Councilman Phipps and Ms. Heater for coming to the community meeting. Mr. Priester had a PowerPoint presentation and skipped directly to the site plan and shared The Arden Group and Cambridge Properties' plans to develop an Entertainment District. This rezoning petition is for the first phase, which would allow for a 3-story entertainment venue with a driving range on about 14 acres. He stated the future phase uses would be compatible and complementary to the golf entertainment venue. Mr. Priester said the Petitioner was keeping a minimum of a 50' buffer along Interstate 85 and the 85 off ramp onto University City Boulevard. He also pointed out that there are existing trees and vegetation in the NCDOT right of way along 85 that provide additional screening. Mr. Priester said this is an ideal location for this use and it would not negatively impact residential homes as the property is insulated by commercial zoning classifications and major roadways. He further stated that he had met with several neighborhood associations and community leaders and they felt this was an ideal location and were enthusiastic to see this project move forward. Lastly, Mr. Priester pointed to the 4 access points into the site including a right in/right out on University City Boulevard, a full turn access at Ikea Boulevard and University City Boulevard, a full turn access at US 29 and Periwinkle, and a probable access at the I-85 Connector Road and MacFarlane Boulevard.

Mr. Priester concluded the meeting, thanked Councilman Phipps and Ms. Heater for their attendance and told them he will keep them informed throughout the zoning process.

Respectfully submitted, this 6th day of September, 2017.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit A

Pet. No.	taxpdl	ownerlast	ownerfirst	comerfrst	comerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-108	04723101	STAG CHARLOTTE 3 LLC				ONE FEDERAL ST 23RD FL		BOSTON	MA	02110
2017-108	04723105	REEVES FLORAL PRODUCTS INC				7101 MACFARLANE BV		CHARLOTTE	NC	28262
2017-108	04723106	CBW LAKESTONE LLC				2820 SELWYN AVE SUITE 350		CHARLOTTE	NC	28209
2017-108	04723107	AUTO CRAFT INVESTMENTS INC			WLT LAKESTONE LLC		C/O MEDALIST CAPITAL	CHARLOTTE	NC	28209
2017-108	04723108	UCAM-1 LLC	% NATIONAL PARTS DEPOT			900 SOUTHWEST 38TH AV		WINSTON-SALEM	NC	34474
2017-108	04723113	UCAM-1 LLC				11 BROOKSTOWN AVE		WINSTON-SALEM	NC	27101
2017-108	04723114	UCAM-1 LLC				11 BROOKSTOWN AVE		WINSTON-SALEM	NC	27120
2017-108	04723115	UCAM-1 LLC				11 BROOKSTOWN AVE		WINSTON-SALEM	NC	27101
2017-108	04723199	UCAM-1 LLC				11 BROOKSTOWN AVE		WINSTON-SALEM	NC	27101
2017-108	04746103	DDR BELGATE LLC				3300 ENTERPRISE PARKWAY		BEACHWOOD	OH	44122
2017-108	04746104	THE PANTRY INC				1801 DOUGLAS DR		SAWFORD	NC	27330
2017-108	08925301	RAMIREZ	ALVARO			105 LEXINGTON AVE APT 11A		NEW YORK	NY	10016
2017-108	08925302	RAMIREZ	ALVARO			PO BOX 471472		NEW YORK	NY	10016
2017-108	08925303	BUFFALO RIVER REALTY LLC				105 LEXINGTON AVE #10A		CHARLOTTE	NC	28247
2017-108	08925304	BUFFALO RIVER REALTY LLC				PO BOX 471472		CHARLOTTE	NC	28247
2017-108	08925305	PATEL	MAHESH H			7711 PICKERING DR		CHARLOTTE	NC	28213
2017-108	08925306	JOE	KEN C			441 KENAN DR SE		CONCORD	NC	28025
2017-108	08925307	ORCHARD TRACE OF CONNECTICUT LLC	CATHERINES			PO BOX 1433		NEW HAVEN	CT	06506
2017-108	08925308	BRACKETT				3158 STRATFORD GREEN PL		AVONDALE ESTATES	GA	30002
2017-108	08925309	CORN 2592 LLC				15A HASTINGS AVE		RUTHERFORD	NJ	07070
2017-108	08925310	BUFFALO RIVER REALTY LLC				PO BOX 471472		CHARLOTTE	NC	28247
2017-108	08925311	RAMIREZ	ALVARO			105 LEXINGTON AVE APT 10A		NEW YORK	NY	10016
2017-108	08925312	DANDRO	JAMES L			3433 LINDEN BERRY LN		CHARLOTTE	NC	28269
2017-108	08925313	JAX PROPERTIES LLC				7135 EAST W T HARRIS BLVD		CHARLOTTE	NC	28227
2017-108	08925314	EQUITY TRUST COMPANY CUSTODIAN	FBO JAMES L DANDRO IRA			3433 LINDEN BERRY LN		CHARLOTTE	NC	28269
2017-108	08925315	DELMAN	DAVID J			4301 WESTMOUNT DR		GREENSBORO	NC	27410
2017-108	08925316	JAX PROPERTIES LLC	ALVARO			260 BROOKWOOD AVE NE STE 2A		NEW YORK	NY	10016
2017-108	08925317	RAMIREZ	ALVARO			105 LEXINGTON AVE APT 11A		NEW YORK	NY	10016
2017-108	08925318	KRT PROPERTIES LLC	MAHESH H			PO BOX 57		CORNELIUS	NC	28031
2017-108	08925319	RAMIREZ	ALVARO			7711 PICKERING DR		NEW YORK	NY	10016
2017-108	08925320	PATEL	SHRILEKHA M			PO BOX 1433		CHARLOTTE	NC	28213
2017-108	08925321	ORCHARD TRACE OF CONNECTICUT LLC				PO BOX 471472		CHARLOTTE	NC	28247
2017-108	08925322	BUFFALO RIVER REALTY LLC				PO BOX 471472		CHARLOTTE	NC	28247
2017-108	08925323	BUFFALO RIVER REALTY LLC				12447 HAZARD RD		OAKBORO	NC	28129
2017-108	08925324	ROSS	WILLIAM DANIEL			PO BOX 1433		NEW HAVEN	CT	06506
2017-108	08925325	ORCHARD TRACE OF CONNECTICUT LLC				15A HASTINGS AVE		RUTHERFORD	NC	07070
2017-108	08925326	CORN 2592 LLC				3433 LINDEN BERRY LN		CHARLOTTE	NC	28269
2017-108	08925327	DANDRO PROPERTIES INC				10030 AVON FARM LN		CHARLOTTE	NC	28269
2017-108	08925328	RAVINES	TOMMY S II			7913 JOHNSON CREEK RD		CHARLOTTE	NC	28215
2017-108	08925329	RAVINES	TOMMY S II			336 ORCHARD TRACE LN UNIT 8		CHARLOTTE	NC	28213
2017-108	08925330	MITCHELL	TAMARA DAVSON			1001 E. W T HARRIS BLVD # 280		CHARLOTTE	NC	28213
2017-108	08925331	FIRST CAROLINA INVESTMENT GROUP LLC				34 MANSFIELD CR		CHARLOTTE	NC	27455
2017-108	08925332	FIRST CAROLINA INVESTMENT GROUP LLC				3009 TELEFAR LN		MONROE	NC	28110
2017-108	08925333	COOPER	LARRY C			PO BOX 471472		CHARLOTTE	NC	28247
2017-108	08925334	SIMPSON	IAN SCOTT			PO BOX 471472		CHARLOTTE	NC	28247
2017-108	08925335	BUFFALO RIVER REALTY LLC				PO BOX 1595		NEW YORK	NY	10159
2017-108	08925336	BUFFALO RIVER REALTY LLC				440 VILLAGE GREENWAY		FLAT ROCK	NC	28731
2017-108	08925337	FIRST CAROLINA INVESTMENT GROUP LLC	VIRGINIA H		C/O MATT ZUCKERMAN	7135 E WT HARRIS BV		CHARLOTTE	NC	28227
2017-108	08925338	SPENCER				330 ORCHARD TRACE LN APT 3		CHARLOTTE	NC	28213
2017-108	08925340	TAYLOR	DAVID G			7135 E WT HARRIS BV		CHARLOTTE	NC	28227
2017-108	08925341	JAX PROPERTIES LLC				105 LEXINGTON AV APT 10A		NEW YORK	NY	10016
2017-108	08925342	RAMIREZ	ALVARO			330 ORCHARD TRACE LN APT 6		CHARLOTTE	NC	28213
2017-108	08925343	WATSON	CLAUDETTE			105 LEXINGTON AVE APT 10A		NEW YORK	NY	10016
2017-108	08925344	RAMIREZ	ALVARO			632 ADELAIDE DR		NEW YORK	NY	10016
2017-108	08925345	KUSAK	YOLANDA A			PO BOX 471472		SPARTANBURG	SC	29301
2017-108	08925346	BUFFALO RIVER REALTY LLC				510 INDIAN WELLS CIRCLE		CHARLOTTE	NC	28247
2017-108	08925347	DIVERSIFIED REALTY CO				PO BOX 471472		LENGINTON	NC	27292
2017-108	08925348	BUFFALO RIVER REALTY LLC				510 INDIAN WELLS CIRCLE		CHARLOTTE	NC	28247
2017-108	08925349	DIVERSIFIED REALTY CO				PO BOX 440722		LENGINTON	NC	27292
2017-108	08925350	CORDUS PROPERTY GROUP LLC				PO BOX 440722		KENNESAW	GA	30160

Exhibit A

2017-108	08925351	SOSKEL								ROBERT E	EVELYN M	SOSKEL	3750 HUDSON MANOR TERR APT 1A E PO BOX 471472	BRONX	NY	10463
2017-108	08925352	BUFFALO RIVER REALTY LLC								MARY SUSAN			701 ROYAL CT UNIT 901 PO BOX 34	CHARLOTTE	NC	28247
2017-108	08925353	MIKHAIL								JASON L			PO BOX 471472	CHARLOTTE	NC	28202
2017-108	08925354	MORRIS											PO BOX 471472	RURAL HALL	NC	27045
2017-108	08925355	BUFFALO RIVER REALTY LLC											PO BOX 471472	CHARLOTTE	NC	28247
2017-108	08925356	BUFFALO RIVER REALTY LLC											PO BOX 471472	CHARLOTTE	NC	28247
2017-108	08925357	DANDRO								JAMES L	DEBRA G	DANDRO	3433 LINDEN BERRY LN 34 MANSFIELD CR	CHARLOTTE	NC	28269
2017-108	08925358	COOPER								LARRY C	INEZ T	COOPER	320 ORCHARD TRACE LANE #7 PO BOX 1595	CHARLOTTE	NC	27455
2017-108	08925359	CUBRIC								RADISA	MASA TODIC	CUBRIC	PO BOX 1493	NEW YORK	NY	10159
2017-108	08925360	FIRST CAROLINA INVESTMENT GROUP LLC											PO BOX 1595	NEW HAVEN	CT	06506
2017-108	08925361	ORCHARD TRACE OF CONNECTICUT LLC								IAN SCOTT	HANNAH	LINCH	3009 TELFAIR LN 7135 EAST W T HARRIS BLVD	CHARLOTTE	NC	28227
2017-108	08925362	SIMPSON											PO BOX 471472	MONROE	NC	28110
2017-108	08925363	JAX PROPERTIES LLC											PO BOX 471472	CHARLOTTE	NC	28227
2017-108	08925364	BODSFORD								BILL F	LOIS T	BODSFORD	1077 LAVERNE LN PO BOX 445	KENNESVILLE	NC	27284
2017-108	08925365	MICHAEL								MICHAEL	OLGA	MICHAEL	PO BOX 445	GROTON	MA	01450
2017-108	08925366	RAYNOR								DONALD B	MILICENT D	RAYNOR	1364 HWY 61 SOUTH 306 ORCHARD TRACE LN, UNIT 7	WHITSETT	NC	27377
2017-108	08925367	BETKHTIN								GEORGE			PO BOX 471472	CHARLOTTE	NC	28213
2017-108	08925368	EQUITY TRUST COMPANY CUSTODIAN								FBO JAMES L DANDRO IRA			3433 LINDEN BERRY LN 105 LEXINGTON AV APT 11A	CHARLOTTE	NC	28269
2017-108	08925369	RAMIREZ								ALVARO			105 LEXINGTON AV APT 11A 105 LEXINGTON AVE APT 10A	NEW YORK	NY	10016
2017-108	08925370	RAMIREZ								ALVARO			105 LEXINGTON AVE APT 11A 7913 JOHNSON CREEK RD	NEW YORK	NY	10016
2017-108	08925371	RAMIREZ								ALVARO			105 LEXINGTON AVE APT 11A 105 LEXINGTON AVE APT 11A	NEW YORK	NY	10016
2017-108	08925372	RAMIREZ								ALVARO			7913 JOHNSON CREEK RD 105 LEXINGTON AVE APT 11A	NEW YORK	NY	10016
2017-108	08925373	RAYNES								TOMMY S II			PO BOX 1595 MADISON SQUARE STATION PO BOX 471472	NEW YORK	NY	10159
2017-108	08925374	RAMIREZ								ALVARO			PO BOX 471472 7 WHISPERING PINES	NEW YORK	NY	10159
2017-108	08925375	FIRST CAROLINA INVESTMENT GROUP LLC											PO BOX 471472 7135 E. WT HARRIS BLVD	CHARLOTTE	NC	28247
2017-108	08925376	BUFFALO RIVER REALTY LLC											PO BOX 471472	BALLSTON LAKE	NY	12019
2017-108	08925377	NARAYANASAMY								VISVALINGAM	RITA	NARAYANASAMY	7135 E. WT HARRIS BLVD PO BOX 1433	ATTN: DENNIS DICARLOS	NC	28227
2017-108	08925378	JAX PROPERTIES LLC											PO BOX 471472	CHARLOTTE	NC	28227
2017-108	08925379	BUFFALO RIVER REALTY LLC											PO BOX 1433	CHARLOTTE	NC	28247
2017-108	08925380	CHEVER								JERRY RAY	BARBARA ANN	CHEVER	PO BOX 471472	CHARLOTTE	NC	28213
2017-108	08925381	ORCHARD TRACE OF CONNECTICUT LLC											PO BOX 1433	NEW HAVEN	CT	06506
2017-108	08925382	BUFFALO RIVER REALTY LLC											PO BOX 2171	CHARLOTTE	NC	28247
2017-108	08925383	HEFNER											PO BOX 2171	CHARLOTTE	NC	28247
2017-108	08925384	EQUITY TRUST COMPANY CUSTODIAN								MARK BARCLAY			PO BOX 2171	CHARLOTTE	NC	28247
2017-108	08925385	JAX PROPERTIES LLC											PO BOX 1433	CONCORD	NC	28025
2017-108	08925386	ORCHARD TRACE OF CONNECTICUT LLC											3433 LINDEN BERRY LN 260 BROOKWOOD AVE NE STE 2A	NEW HAVEN	CT	06506
2017-108	08925387	DANDRO								JAMES L	DEBRA G	DANDRO	3433 LINDEN BERRY LN 3433 LINDEN BERRY LN	CHARLOTTE	NC	28269
2017-108	08925388	DANDRO								JAMES L	DEBRA G	DANDRO	PO BOX 1433	CHARLOTTE	NC	28269
2017-108	08925389	VANSTORY								JAMES L	DEBRA G	DANDRO	PO BOX 1433	CHARLOTTE	NC	28269
2017-108	08925390	JAX PROPERTIES LLC								JAMES L	DEBRA G	DANDRO	PO BOX 1433	CHARLOTTE	NC	28269
2017-108	08925391	JAX PROPERTIES LLC								JAMES L	DEBRA G	DANDRO	PO BOX 1433	CHARLOTTE	NC	28269
2017-108	08925392	JAX PROPERTIES LLC								JAMES L	DEBRA G	DANDRO	PO BOX 1433	CHARLOTTE	NC	28269
2017-108	08925393	SMITH								VIRGINIA BELL			PO BOX 2171	BLOWING ROCK	NC	28605
2017-108	08925394	RAYNES								GEORGE W			PO BOX 2171	CHARLOTTE	NC	28227
2017-108	08925395	JAX PROPERTIES LLC								TOMMY S II			PO BOX 2171	CHARLOTTE	NC	28227
2017-108	08925396	CAVUSE INVESTMENTS LLC											PO BOX 2171	CHARLOTTE	NC	28227
2017-108	08925397	JAX PROPERTIES LLC											PO BOX 2171	CHARLOTTE	NC	28227
2017-108	08925420	UNIVERSITY CITY COMMUNITY LLC											PO BOX 2171	CHARLOTTE	NC	28227
2017-108													PO BOX 2171	CHARLOTTE	NC	28211

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-108	Autumnwood Community Association	Joyce	Upchurch	6501 Stonehill Ct		Charlotte	NC	28213
2017-108	Chastain HOA	Laura	Griggs	526 Owen Bv		Charlotte	NC	28213
2017-108	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2017-108	Hidden Valley Community Development Corporation	Odell	Witherspoon	6601 Heatherbrooke Av		Charlotte	NC	28213
2017-108	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct		Charlotte	NC	28213
2017-108	Hidden Valley Community Homeowners Association	Sandra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2017-108	Hidden Valley Political Action Committee	Samuel	Love	6417 Heatherbrooke Av		Charlotte	NC	28213
2017-108	Hidden Valley Zoning Committee	Priscilla	Duncan	6423 Heatherbrooke Av		Charlotte	NC	28213
2017-108	Huntingtowne Farms Neighborhood Association	Ashlynn	Kelker	6342 Elgywood Ln		Charlotte	NC	28213
2017-108	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2017-108	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2017-108	Spring Woods Home Owners Association	Jacque	Nettles	1930 Aberglan Dr		Charlotte	NC	28262
2017-108	Sugar Springs HOA	Sandra C.	Haynes	925 Doby Springs Dr		Charlotte	NC	28262
2017-108	The Law Offices of Keith L. Howard, PLLC	Keith	Howard	301 McCullough Dr	Suite 400	Charlotte	NC	28262

Exhibit A

Exhibit A-1

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Regarding: Rezoning of portions of Property Parcels 04723199, 04723114, and 04723105
Site: 7101 McFarlane Blvd. and 8810 Ikea Blvd. (+/- 15.87 acres)
Meeting Date: Wednesday, August 23, 2017, 6:00 PM
Petition #: 2017-108
Petitioner: Arden Group, LLC
Meeting Place: Holiday Inn Express & Suites – Charlotte/ University
6020 University Pointe Blvd., Charlotte, NC 28262
Contact: Jay Priester (704) 333-2393, ext. 108

Cambridge Properties will be holding a community meeting to present Petitioner's request to rezone the property from I-1 and B-2 (CD) to MUDD zoning classification.

In accordance with the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition. Charlotte-Mecklenburg Planning Commission's records indicate that you're either (1) a representative of a registered neighborhood organization or (2) an owner of property that adjoins, is located across the street from or is near the Site.

cc City Council Representative: Councilman Gregory A. Phipps

**COMMUNITY MEETING
SIGN-IN SHEET**

PETITIONER: CAMBRIDGE PROPERTIES, INC.

REZONING PETITION NO.: 2017-108

Rezoning of portions of Property Parcels 04723199, 04723114, and 04723105

7101 McFarlane Blvd. and 8810 Ikea Blvd.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

PRINT CLEARLY.

Exhibit B

	Name	Address	Phone No.	Email
1.	Greg Higgs	600 E. 4 th Street	704-334-3436	gahiggs@charlotte-nc.gov
2.	Ayrene Heaver	8335 IBM Dr. #11D	704-549-4141	ahaver@westgovernments.com
3.				
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