

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-120**

**Petitioner:** Flywheel Group  
**Rezoning Petition No.:** 2017-120  
**Property:** ± 8.3 acres located at East Sugar Creek and Raleigh Street (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 Thursday, September 7th, 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 8/23/2017. 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 Thursday, September 7th at 7:00 PM**, at Sugaw Creek Church, 101 W. Sugar Creek Road, Charlotte, NC 28213.

### **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 Tony Kuhn with The Flywheel Group. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **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 ±8.3 acre Site from I-2 to TOD-M(O). Redevelopment of the Sites will include a mix of uses in a pedestrian friendly form with connections to the Cross Charlotte Trail and the nearby station area consistent with Transit Oriented Development standards.

#### **II. Summary of Questions/Comments and Responses:**

Attendees asked about the phasing of the project to which they learned that this is a long range effort over a period of years. They also wanted to know the timing on City construction projects. Attendees were directed to City Staff for questions regarding the Blue Line Extension.

One attendee also inquired about the Cross Charlotte Trail alignment. The Petitioner confirmed that the alignment has been set as part of this rezoning process.

Attendees were thanked for their time and the meeting was adjourned.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes were made as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Tony Kuhn, Flywheel Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-120	09104101	AOA LEASING CO				PO BOX 31144		CHARLOTTE	NC	28231
2017-120	09104102	LIGHT RAIL PROPERTIES LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2017-120	09104103	LIGHT RAIL PROPERTIES LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2017-120	09105114	AJP MECKLENBURG LLC				3600 N. SHARON AMITY RD		CHARLOTTE	NC	28205
2017-120	09105116	DORTON HELEN LLC				1422 RUTLEGE RD		CHARLOTTE	NC	28211
2017-120	09105140	SMITH	CRAIG			2000 INNOVATION DR		INDIAN TRAIL	NC	28079
2017-120	09105148	VIET-MY CORPORATION	%BELL MOORE GROUP INC			5200 PARK RD SUITE 120		CHARLOTTE	NC	28209
2017-120	09105151	OSBORN PROPERTIES LLC			CM3 PROPERTIES LLC	115 E PARK AVE SUITE B		CHARLOTTE	NC	28203
2017-120	09105157	AJP MECKLENBURG LLC				3600 N. SHARON AMITY RD		CHARLOTTE	NC	28205
2017-120	09105158	AJP MECKLENBURG LLC				3600 N SHARON AMITY RD		CHARLOTTE	NC	28205
2017-120	09106706	CHARLOTTE LUMBER & MFG	INC			PO BOX 36094		CHARLOTTE	NC	28236
2017-120	09106707	STERLING DEVELOPMENT COMPANY				PO BOX 221069		CHARLOTTE	NC	28222
2017-120	09106708	STERLING DEVELOPMENT COMPANY				PO BOX 221069		CHARLOTTE	NC	28222
2017-120	09106709	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2017-120	09107103	GENERAL BONDED WAREHOUSES	INC			PO BOX 790035		CHARLOTTE	NC	28206
2017-120	09107104	SUGAR CREEK ONE LLC				1001 ELIZABETH AVE STE 1D		CHARLOTTE	NC	28204
2017-120	09107105	STAR MOUNTAIN PROPERTIES LLC				402 E SUGAR CREEK RD		CHARLOTTE	NC	28213
2017-120	09107106	CONCRETE SUPPLY CO LLC				PO BOX 5247		CHARLOTTE	NC	28225
2017-120	09107108	WELLMON	CURTIS L	BRENDA C	WELLMON	2612 WAMATH DR		CHARLOTTE	NC	28210
2017-120	09107204	SUGAR CREEK STATION LLC				427 SHASTA LN		CHARLOTTE	NC	28211
2017-120	09107206	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2017-120	09108106	METROMONT PRESTRESS COMPANY				PO BOX 2486		GREENVILLE	SC	29602
2017-120	09108107	BELIGRINIS	VASILIOS K		KONSTANTINOS V BELIGRINIS	350 E SUGAR CREEK RD		CHARLOTTE	NC	28213

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-120	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2017-120	Hidden Valley Neighborhood Association	Ella	Williams	535 Candystick Lane		Charlotte	NC	28213
2017-120	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2017-120	My Choice Planning	April	Benson	1845 Academy Street		Charlotte	NC	28205
2017-120	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St		Charlotte	NC	28205
2017-120	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St		Charlotte	NC	28205
2017-120	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2017-120	Noda Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2017-120	Noda Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2017-120	Noda Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2017-120	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2017-120	Plaza Central Partners Neighborhood Association	Garrett	LaDue	3325 Maywood Dr		Charlotte	NC	28205
2017-120	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-120 – Flywheel Group**

Subject: Rezoning Petition No. 2017-120  
Petitioner/Developer: Flywheel Group  
Current Land Use: Industrial  
Existing Zoning: I-2  
Rezoning Requested: TOD-M(O)  
**Date and Time of Meeting:** **September 7th at 7:00 p.m.**  
Location of Meeting: Sugaw Creek Church  
101 W. Sugar Creek Rd.  
Charlotte, NC 28213  
Date of Notice: August 23, 2017

We are assisting the Flywheel Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with transit oriented development consistent with the goals of the Blue Line Extension Area Plans (the “Site”) located at East Sugar Creek and Raleigh Street (see locator map). 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 ±8.3 acre Site from I-2 to TOD-M(O). Redevelopment of the Site will include a mix of uses in a pedestrian friendly form with connections to the Cross Charlotte Trail and the nearby station area consistent with Transit Oriented Development standards.

**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 September 7<sup>th</sup> at 7:00 p.m. at Sugaw Creek Church, 101 W. Sugar Creek Rd, Charlotte, NC 28213.** 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 Bridget Grant (704-331-2379) or Keith MacVean (704-331-3531). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Tony Kuhn, Flywheel Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**Flywheel Group**  
**Sugar Creek Station Rezoning Petition No. 2017-120 and Raleigh Street Rezoning Petition No. 2017-121**  
**Community Meeting – 09/07/2017 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Vaughn Pollman	2039 Troubridge Ct.	913-671-9256	vipollman@yahoo.com
2	Mike Estremonte	402 E Sugar Creek Rd	704-277-0510	michael@stamont healthcare.com
3	Stacie Kennard	402 E Sugar Creek Rd	631-487-4753	Stacie@stamont healthcare.com
4	April BENSON	1845 Academy St.	24-605-8828	ajpartyp/annings@yahoo.com
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				