

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-121**

**Petitioner:** Flywheel Group  
**Rezoning Petition No.:** 2017-121  
**Property:** ± 19.0 acres located at on Raleigh Street to the east of Sugar Creek Road (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 Monday, November 13<sup>th</sup>, 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 10/30/2017. 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 Monday, November 13<sup>th</sup> at 6:00 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 ±19.0 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 inquired about the Cross Charlotte Trail and potential connections to adjacent communities and sites. The Petitioner relayed that they are planning a mix of residential units that will likely be desirable to connect with great access to the trail and the light rail station.

One attendee also inquired about the Cross Charlotte Trail and connections to Dorton Street. The Petitioner confirmed that the alignment has been set as part of this rezoning process and the city will work with property owners to provide connections.

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
2017-121	09102102	THOMPSON	MARTY		ROSA T STOVER	300 LEAFMORE DR		CHARLOTTE	NC	28213
2017-121	09102103	ESPINOZA-GONZALEZ	CONSTANTINO			306 LEAFMORE DR		CHARLOTTE	NC	28213
2017-121	09102104	BARNES	SAVANNAH M			3310 N DAVIDSON ST		CHARLOTTE	NC	28205
2017-121	09102105	OTEY	REX	DEBBIE	OTEY	700 LYERLY RIDGE RD		CONCORD	NC	28027
2017-121	09102106	BLAKE CONSULTING SERVICES INC			AMAZON PROPERTIES LLC	8918 ALPINE CIR		CHARLOTTE	NC	28270
2017-121	09102107	GOLDEN BOY PROPERTIES LLC				800 LOCHRIDGE RD		CHARLOTTE	NC	28209
2017-121	09102108	GIBSON	SARA MARIE			11507 TAVERNAY PKWY		CHARLOTTE	NC	28262
2017-121	09102114	TOWNSEND	REGINA			4010 CANBURY CT		CHARLOTTE	NC	28269
2017-121	09102201	TILLMAN	JAMES F JR			5319 POPLAR SPRINGS DR		CHARLOTTE	NC	28269
2017-121	09102202	LONDON	LILLIE G	TERESA L	HUGGINS	7401 HOUNSLOW LN		CHARLOTTE	NC	28213
2017-121	09102203	KALOUDIS	SORAYA			4907 CLINTWOOD DR		CHARLOTTE	NC	28213
2017-121	09102213	LAWSON	BRENDA CAROLL			4906 GALAX DR		CHARLOTTE	NC	28213
2017-121	09102301	MILLER	LORINE J			4905 GALAX DR		CHARLOTTE	NC	28213
2017-121	09102302	SCHULTZ	BENJAMIN D	REBECCA A	SCHULTZ	4909 GALAX DR		CHARLOTTE	NC	28213
2017-121	09102312	CANTRELL	ASHLA			4901 GALAX DR		CHARLOTTE	NC	28213
2017-121	09102315	STITT	BELINDA L			4906 CURTISWOOD DR		CHARLOTTE	NC	28213
2017-121	09102316	CARSON	THOMAS B			4902 CURTISWOOD DR		CHARLOTTE	NC	28213
2017-121	09105109	USED CARS & GARAGE INC	JACKSONS PHIL			4826 N TRYON ST		CHARLOTTE	NC	28213
2017-121	09105113	OSBORN PROPERTIES LLC			CM3 PROPERTIES LLC	115 E PARK AVE SUITE B		CHARLOTTE	NC	28203
2017-121	09105119	INC	CREGGER CAPITAL INVESTMENTS			PO BOX 2197		COLUMBIA	SC	29202
2017-121	09105126	SPEIGHT	RODNEY D			801 WOODLAND DR		GREENSBORO	NC	27408
2017-121	09105131	RALEIGH 20 LLC			ATTN: TONY KUHN	212 S TRYON SUITE 980		CHARLOTTE	NC	28202
2017-121	09105133	LIONS SERVICES INC				4600 N TRYON ST STE A		CHARLOTTE	NC	28213
2017-121	09105136	STATE INDUSTRIES INC			C/O TAX DEPT	PO BOX 245008		MILWAUKEE	WI	53224
2017-121	09105137	INC	CONTECH CONSTRUCTION PRODUCTS			9025 CENTRE POINTE DR STE 400		WEST CHESTER	OH	45069
2017-121	09105143	LIONS SERVICES INC				4600-A NORTH TRYON ST		CHARLOTTE	NC	28213
2017-121	09105144	LEE TRANSPORT EQUIPMENT INC				1300 BLUFF RD		COLUMBIA	SC	29201
2017-121	09105145	PS NC III LP				701 WESTERN AVE		GLENDALE	CA	91201
2017-121	09105150	AJP MECKLENBURG LLC				3600 N SHARON AMITY RD		CHARLOTTE	NC	28205
2017-121	09105151	OSBORN PROPERTIES LLC			CM3 PROPERTIES LLC	115 E PARK AVE SUITE B		CHARLOTTE	NC	28203
2017-121	09105153	NEW SOUTH REAL ESTATE PARTNERS I, LLC				236 MCDANIEL AVE		GREENVILLE	SC	29601
2017-121	09105159	RALEIGH 20 LLC			ATTN: TONY KUHN	212 S TRYON SUITE 980		CHARLOTTE	NC	28202
2017-121		MacVean	Keith			100 N. Tryon St., Suite 4700		CHARLOTTE	NC	28202

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_N	CITY	STATE	ZIP
2017-121	Columbine Court Neighborhood Association	Marnie	Rodgers	4705 Eaves Ln		Charlotte	NC	28215
2017-121	Hampshire Hills	Ruth	Johnson	5001 Banfshire Rd		Charlotte	NC	28215
2017-121	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2017-121	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2017-121	Hidden Valley Neighborhood Association	Ella	Williams	535 Candystick Lane		Charlotte	NC	28213
2017-121	Homewood Acres Community Association	Myron	Brown	4829 Banfshire Rd		Charlotte	NC	28215
2017-121	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2017-121	My Choice Planning	April	Benson	1845 Academy Street		Charlotte	NC	28205
2017-121	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St		Charlotte	NC	28205
2017-121	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St		Charlotte	NC	28205
2017-121	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2017-121	Noda Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2017-121	Noda Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2017-121	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2017-121	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213
2017-121	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-121 – Flywheel Group**

Subject: Rezoning Petition No. 2017-121  
Petitioner/Developer: Flywheel Group  
Current Land Use: Industrial  
Existing Zoning: I-2  
Rezoning Requested: TOD-M(O)  
**Date and Time of Meeting:** **November 13th at 6:00 p.m.**  
Location of Meeting: Sugaw Creek Church  
101 W. Sugar Creek Rd.  
Charlotte, NC 28213  
Date of Notice: October 30, 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 on Raleigh Street to the east of Sugar Creek Road (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 ±19.0 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 November 13<sup>th</sup> at 6:00 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



**Flywheel – Raleigh Street Rezoning Petition No. 2017-121  
Community Meeting – November 13th @ 6:00pm**

	<u><b>NAME</b></u> <u><b>Please print legibly</b></u>	<u><b>ADDRESS</b></u> <u><b>Please print legibly</b></u>	<u><b>TELEPHONE</b></u>	<u><b>EMAIL ADDRESS</b></u> <u><b>Please print legibly</b></u>
1	Miss Espinoza-Gonzalez	306 Leafmore Drive, Charlotte, NC 28213		
2	Debbie Thomas	4826 N. Tryon Street, Charlotte, NC 28213		
3	Lee Transport Equipment Representative	150 Dorton Street, Charlotte, NC 28213		
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