

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-137**

**Petitioner:** Northlake Real Estate Investors, LLC

**Rezoning Petition No.:** 2017-137

**Property:** ± 10.44 acres located at 7625 W W.T. Harris Blvd (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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, August 8, 2018, 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 7/27/18. 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, August 8, 2018 at 7:00 PM, at Assurance United Methodist Church, 9700 Mount Holly Huntersville Road, Charlotte, NC 28078.

### **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 were Trent Gustafson with Northlake Real Estate Investors, LLC, Rad Hudson with Bohler Engineering, and Andrew Eagle with Ramey Kemp & Associates. Also in attendance was Keith MacVean 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 ±10.44 acre Site from R-3 to B-2(CD) to allow the Site to be developed with a mix of neighborhood serving commercial uses. The proposed rezoning petition would allow the Site to be developed with, restaurants, retail, a gas station convenience store, a hotel, a bank, personal service uses, and office uses. A maximum of 29,600 square feet and no more than 125 hotel rooms may be developed on the Site.

Access to the Site will be from Reames Road as well as from Northlake Plaza Drive an existing public street built as part of the adjoining Northlake Plaza shopping center. A private street built to public street standards will be extended through the Site connecting Northlake Plaza Drive to Reames Road.

The petitioner will improve Reames Road and West W. T. Harris Boulevard with curb and gutter, an eight (8) foot planting strip, and a six (6) foot sidewalk. The proposed uses will also be connected via an internal sidewalk network to the sidewalk network along West W. T. Harris Boulevard and Reames Road.

A portion of the Site adjacent to Long Creek will be dedicated to Mecklenburg County Park and Recreation for use as a greenway.

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

There were no attendees at the meeting.

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

N/A

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Trent Gustafson, Northlake Real Estate Investors, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2017-137	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-137	02509135	ARC NCCHRN001 LLC			C/O RYAN LLC	1735 MARKET ST	SUITE A-400	PHILADELPIA	PA	19103
2017-137	02511301	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-137	02511319	KRG CHARLOTTE PERIMETER WOODS LLC			C/O PROPERTY TAX DEPT	30 SOUTH MERIDIAN ST STE 1100		INDIANAPOLIS	IN	46204
2017-137	02511320	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28204
2017-137	02511322	LONG CREEK CLUB NC PARTNERS LLC				3424 PEACHTREE RD SUITE 300		ATLANTA	GA	30326
2017-137	02511323	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2017-137	02511398	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2017-137	02511402	KRG CHARLOTTE PERIMETER WOODS LLC			C/O LOWES HOME CENTERS INC TAX	30 SOUTH MERIDIAN ST STE 1100		INDIANAPOLIS	IN	46204
2017-137	02514122	MUSKRAT POINT PROPERTIES LLC			C/O JOHN B YOUNG	5250 MASONS FERRY RD		LAKE WYLIE	SC	29710
2017-137	02522104	DENMAN	ROY I			4300 W WACO DR STE B2 #205		WACO	TX	76710
2017-137	02522105	MUSKRAT POINT PROPERTIES LLC			C/O JOHN B YOUNG	5250 MASONS FERRY RD		LAKE WYLIE	SC	29710
2017-137	02522106	JACOB	EDWARD FRED			8315 BEVERLY BLVD STE 100		LOS ANGELES	CA	90048
2017-137	02522107	HALLE PROPERTIES LLC				20225 N SCOTTSDALE RD DEPT 1100		SCOTTSDALE	AZ	85255
2017-137	02522111	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2017-137	02522112	NORTHLAKE REAL ESTATE INVESTORS LLC			ATTN: TRENT GUSTAFSON	4600 PARK RD SUITE 370		CHARLOTTE	NC	28209
2017-137	02522201	PROCEL	MANUEL OSWALDO ZEAS	PILAR DE LA GARCIA	CALLE	9620 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522202	WHITESIDE	ALBERT JERRY JR			9612 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522203	TERRY	AARON K	NICOLE L	TERRY	9606 SECRETARIAT DR		CHARLOTTE	NC	28215
2017-137	02522213	HAWTHORNE	JOHN A JR			9417 FETLOCK CT		CHARLOTTE	NC	28216
2017-137	02522260	ARRIETA	LINDA CRISTINA	ABEL A	ARRIETA SR	9443 MONARDA CT		CHARLOTTE	NC	28216
2017-137	02522261	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-137	02522278	CLEMENTE	MYLENE	ZUBIN	CLEMENTE	4213 WREXHAM CT		CHARLOTTE	NC	28269
2017-137	02522279	HOUSTON	DWIGHT M	MABEL M	HOUSTON	9512 SECRETARIAT DR		CHARLOTTE	NC	28269
2017-137	02522280	BARAJAS	JOSE D	MARIA	BARAJAS	9502 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522281	KROKHA	OLGA			9501 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522282	LEE	JOAN S	REGINALD R	LEE	9503 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522283	PAZ	MARITZA			14535 CORDIAL LN UNIT 107		HUNTERSVILLE	NC	28216
2017-137	02522284	SCHILLO	TRUDY B	JUDY	GODDARD	9509 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522285	BOUSABA	GEORGE Y	NABILA A	BOUSABA	3308 COLVARD PARKWAY		CHARLOTTE	NC	28269
2017-137	02522286	COLE	NATALIE T			9519 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522287	MANNY'S FAMIY TRUST				5 MARSHFIELD ST		GLOUCESTER	MA	01930
2017-137	02522288	CONARD	TIMOTHY S			9529 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522289	DAVIS	DEBRA D			9601 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522290	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2017-137	02522291	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-137	02522292	JACKSON	LAKETTA	BILLY	PHITAKOUN	9613 SECRETARIAT DR		CHARLOTTE	NC	28216
2017-137	02522293	TAH 2018-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2017-137	02522294	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR		CHARLOTTE	NC	28202
2017-137	02529104	KRG CHARLOTTE PERIMETER WOODS LLC			ATTN: PROPERTY TAX DEPT	PO BOX 3666		OAK BROOK	IL	60522

2017-137	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-137	Bahama-Havana Park Homeowners Association	Calvin	McDougal	5121 Hawaii Dr		Charlotte	NC	28216
2017-137	Braemar At Treyburn Owners Association Inc.	Gail	Crawford	9016 Shenington Pl		Charlotte	NC	28216
2017-137	Historic West End Neighborhood Association (HWENA)	Calvin	McDougal	5121 Hawaii Drive		Charlotte	NC	28216
2017-137	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2017-137	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview P		Charlotte	NC	28216
2017-137	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2017-137	Treyburn Owners Association	kevin	farrow	9228 darbyshire place		charlotte	NC	28216
2017-137	Treyburn Towne Meadows Homeowners Association	Lisa	Luzw	9021 Cinnabay Dr		Charlotte	NC	28216
2017-137	Treyburn Towne Meadows Homeowners Association	Pam	Massey	9030 Cinnabay Dr		Charlotte	NC	28216
2017-137	Urban Institute - Uncc	Bill	McCoy	8921 McCartney Wy		Charlotte	NC	28216
2017-137	Wedgewood North	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2017-137	Wedgewood North HOA, Inc.	Mike	Cimbotti	8921 McCartney Way		Charlotte	NC	28216
2017-137	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2017-137	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-137 – Northlake Real Estate Investors, LLC**

Subject: Rezoning Petition No. 2017-137

Petitioner/Developer: North Lake Real Estate Investors, LLC

Current Land Use: vacant

Existing Zoning: R-3

Rezoning Requested: B-2(CD)

**Date and Time of Meeting:** **Wednesday, August 8<sup>th</sup>, 2018 at 7:00 p.m.**

Location of Meeting: Assurance United Methodist Church – Basement  
9700 Mount Holly Huntersville Road  
Huntersville, NC 28078

Date of Notice: 7/27/18

We are assisting Northlake Real Estate Investors, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 10.44 acre site located on the southwest quadrant of the intersection of West W.T. Harris Boulevard and Reames Road with neighborhood serving retail and restaurant uses (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 ±10.44 acre Site from R-3 to B-2(CD) to allow the Site to be developed with a mix of neighborhood serving commercial uses. The proposed rezoning petition would allow the Site to be developed with, restaurants, retail, a gas station convenience store, a hotel, a bank, personal service uses, and office uses. A maximum of 29,600 square feet and no more than 125 hotel rooms may be developed on the Site.

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A portion of the Site adjacent to Long Creek will be dedicated to Mecklenburg County Park and Recreation for use as a greenway.

**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, August 8<sup>th</sup>, 2018, at 7:00 p.m. at Assurance United Methodist Church, 9700 Mount Holly Huntersville Road, Huntersville, NC 28078.** 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 Department  
Trent Gustafson, Northlake Real Estate Investors, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



**Northlake Real Estate Investors, LLC Rezoning Petition No. 2017-137  
Community Meeting – August 8, 2018 @ 7:00pm**

	<b><u>NAME</u></b> <b><u>Please print legibly</u></b>	<b><u>ADDRESS</u></b> <b><u>Please print legibly</u></b>	<b><u>TELEPHONE</u></b>	<b><u>EMAIL ADDRESS</u></b> <b><u>Please print legibly</u></b>
1	<b>No Attendees in Attendance</b>			
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