

COMMUNITY MEETING REPORT
Petitioner: Double L Investments of Charlotte, LLP
Rezoning Petition No. 2017-144

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:

David W. Murray, 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 attached hereto by depositing such notice in the U.S. mail on January 12, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, January 30, 2018, at 6:00 p.m. at Hoskins Avenue Baptist Church at 101 South Hoskins Road, Charlotte, NC 28208, which is less than one (1) mile from the property subject to rezoning.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those five (5) individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by David W. Murray (agent and attorney for Double L Investments of Charlotte, LLP), Jeffrey Lee (representative of Double L Investments of Charlotte, LLP) and Vernon Wood (broker for Double L Investments of Charlotte, LLP).

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Murray, Mr. Lee and Mr. Wood (“Petitioners”) were present in order to meet the attendees and to answer any questions they may have. Ultimately, five (5) people attended the community meeting.

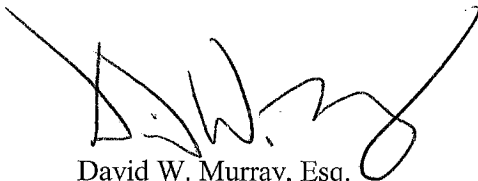
The Petitioners met with the attendees from 6:00 p.m. until approximately 6:45 p.m. to discuss the proposed rezoning and show the attendees the rezoning plan for use of the existing building on the property. The Petitioners indicated that they proposed to rezone an approximately 2.374 acre site (the “Site”) near the intersection of Hoskins Avenue Drive and S. Hoskins Road from B-1 to B-D(CD). The Petitioners explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. The Petitioners informed the attendees that the site probably would not change visually much at all, except that it is possible that the front stoop/dock on the building could be enclosed in the future. The Petitioners showed the attendees the submitted site plan and provided comment sheets to the attendees, although none of the attendees filled out the comment sheets. The Petitioners also pointed out that the Petitioners owned the adjacent property that was already zoned B-D and that the plan was for a similar use to be put on the Site subject to the rezoning. The Petitioners informed the attendees that they had received an interpretation from the City Zoning Administrator that if the front stoop/dock was not enclosed, the rezoning would likely not be needed since they could operate as a legal non-conforming use, but that the Petitioners were seeking the rezoning in order to

avoid any potential issues with enclosing the stoop/dock in the future. The attendees agreed that they preferred to have the continued use of the building on the property and not to have to deal with a large amount of clearing and construction on the site.

The Petitioners asked if any of the attendees had any concerns regarding the proposed rezoning and none of them did. Most knew the Thompson family who sold the Site to the Petitioners and currently continue to operate their trucking company (semi-trailer trucks) at the Site. One of the attendees had worked there in the past as a truck driver. The attendees did not have any issues with the continued use of semi-trailer trucks at the Site.

The Petitioners gave the attendees the City's rezoning website address and the rezoning case number so that they could know when to attend the public hearings or review the comments from staff online.

Submitted, this 6th day of February, 2018.

A handwritten signature in black ink, appearing to read 'D. W. Murray', with a large, sweeping flourish extending from the end of the signature.

David W. Murray, Esq.
The Odom Firm, PLLC

Exhibit A

First	Last	MAILADDR1	CITY	STATE	ZIPCODE
ROY CLAYTON	JOHNS	331 S GOFF ST	CHARLOTTE	NC	28208
SHALENA	BURNS	PO BOX 220287	CHARLOTTE	NC	28222
ROZA TESFAYE	MENGESHA	6018 RED CARRIAGE LN	CHARLOTTE	NC	28212
N K	WELLING	136 E 56TH ST APT PH-E	NEW YORK	NY	10022
NORMAN	MJAJ PROPERTY & DESIGN LLC	4336 WELLING AVE	CHARLOTTE	NC	28208
CLAUDE EGBERT	STEINER	136 EAST 56TH ST UNIT PH-E	NEW YORK	NY	10022
RHONDA	PERRINE	4328 WELLING AVE	CHARLOTTE	NC	28208
JOANN B	KAUFMAN	13904 WILLOW TREE DR	ROCKVILLE	MID	20850
MARGARET P	BYERS	4320 WELLING AVE	CHARLOTTE	NC	28208
VERA	ALPHA SOLUTIONS LLC	663 VENDUE PL	CHARLOTTE	NC	28226
CYNTHIA R	KELLY	2690 OCEAN STATION RD SW	SUPPLY	NC	28462
DAVID	HENDERSON	4304 WELLING AVE	CHARLOTTE	NC	28208
JUANITA	COBB	323 BELMORROW DR	CHARLOTTE	NC	28214
ANDREW	KAHN	2400 JOHNSON AVE #85	BRONX	NY	40463
GARRY LEE	PLATT	4244 ROCHELLE LN	CHARLOTTE	NC	28208
WALEED A	ROBINSON	4238 ROCHELLE LN	CHARLOTTE	NC	28208
JOHN JR	LOCKETT	4232 ROCHELLE LN	CHARLOTTE	NC	28208
JAMES	DEYAB	1154 CENTRAL DR NW	CONCORD	NC	28027
RONALD E	DOUBLE L INVESTMENTS	5226 TERMINAL ST	CHARLOTTE	NC	28208
EUGENE	SLAXMI LLC	2145 TYSONS EXECUTIVE CT	DUNN LORING	VA	22027
TRAVIS M	OSHMAN	4323 WELLING AV	CHARLOTTE	NC	28208
	HENDERSON	4329 WELLING AVE	CHARLOTTE	NC	28208
	BELL	4335 WELLING AVE	CHARLOTTE	NC	28208
	LOVE	381 S HOSKINS RD	CHARLOTTE	NC	28208
	ASHFORD	241 HOSKINS AVENUE DR	CHARLOTTE	NC	28208
	RFPJY, LLC	1286 HOLLAND RD	ROCK HILL	SC	29732
	CAMP GREENE PROPERTIES LLC	1219 E 35TH ST	CHARLOTTE	NC	28205
	C 5 PROPERTIES LLC	1501 E 7TH ST	CHARLOTTE	NC	28204
CLEMENTINA TROCHES	PAZ	4104 STEELE OAKS DR	CHARLOTTE	NC	28273
CHUNGU WEMBI	HOSKINS VIEW 32 LLC	PO BOX 1138	DENVER	NC	28037
CHURCH TRUSTEES OF THE	OMATOKO	C/O ISONYA BROOME	CHARLOTTE	NC	28205
	TERRACE VIEW 2013 LP	10610 METROMONT PKWY STE 204	CHARLOTTE	NC	28269
	CHAPPELL MEMORIAL BAPTIST	110 BRADFORD DR	CHARLOTTE	NC	28208

JAMES G III	BOLTON	PO BOX 121	BANNER ELK	NC	28604
HARVEY W SR	GOUCH	524 S HOSKINS RD	CHARLOTTE	NC	28208

First	Last	Address	City	State	Zip
Bill	Riggs	4157 Tillman Rd	Charlotte	NC	28208
Eva	Barber	4938 Ridgeley Dr	Charlotte	NC	28208
Scott	Campbell	3900 Freedom Dr	Charlotte	NC	28208
Cora	Robinson	3900 Barlowe Rd	Charlotte	NC	28208
Doretha	Huey	601 Dewolfe St	Charlotte	NC	28208
Brenda	Stevenson	3900 Gossett Av	Charlotte	NC	28208
Scott	Terry	211 Lakewood Av	Charlotte	NC	28208
Chini	Nichols	212 Halsey Street	Charlotte	NC	28208
Delores	Miller	309 Harrison Street	Charlotte	NC	28208
Nola	Murphy	417 Lakewood Ave	Charlotte	NC	28208
Joel	Haecherl	308 Jones St	Charlotte	NC	28208
Eleanor	Washington	3401 Kentucky Av	Charlotte	NC	28216
Warren	Turner	4716 Willard St	Charlotte	NC	28208
Virginia S.	Woolard	308 Bradford Dr	Charlotte	NC	28208
Linda	Brooks	1012 Lewiston Av	Charlotte	NC	28208
Mary	Wallace	119 Bradford Dr	Charlotte	NC	28208
Renee	Jones	4125 Welling Av	Charlotte	NC	28208
Shamaiye K.	Crenshaw	319 Goff Street	Charlotte	NC	28208
Lyte-Graham	Claire	Planning Dept, 600 E. Fourth St. 8th Floor	Charlotte	NC	28202
Keplinger	Tammie	Rezoning Prog. Mang- 600 E. Fourth St. 8th Floor	Charlotte	NC	28202

CITY OF CHARLOTTE

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Charlotte, NC 28202
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Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2017-144 filed by Double L Investments, LLP, to rezone approximately 2.374 acres located on the west side of Hoskins Avenue Drive, south of S. Hoskins Rd. to B-D(CD) to allow for the continued use of the existing warehouse building.

Date and Time of Meeting: Tuesday, January 30, 2018, at 6:00 p.m.

Place of Meeting: Hoskins Avenue Baptist Church
Fellowship Hall
101 South Hoskins Road
Charlotte, NC 28208

Petitioner: Double L Investments, LLP

Petition No.: 2017-144

We are assisting Double L Investments, LLP (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.374 acre site (the "Site") located on the west side of Hoskins Avenue Drive, south of S. Hoskins Rd from the B-1 zoning district to the B-D(CD) zoning district. The purpose of this Rezoning application is to provide for the legal conformity of existing and future B-D uses on the site. To achieve this purpose, the Petitioner seeks the rezoning of the site to the BD(CD) district utilizing the existing building and conforming to the existing adjacent B-D district.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, January 30, 2018, at 6:00 p.m. at the Hoskins Avenue Baptist Church located at 101 South Hoskins Road, Charlotte, NC 28208. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call David W. Murray, attorney at The Odom Firm, PLLC, at 704-377-7333.

Council District: District 2 (Hon. Justin Harlow)

Date Mailed: January 12, 2018

Exhibit C
 COMMUNITY MEETING
 SIGN-IN SHEET

PETITIONER: **DOUBLE L INVESTMENTS OF CHARLOTTE, LLP**
 REZONING PETITION NO.: 2017-144
 JANUARY 30, 2018

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

Please **PRINT CLEARLY.**

Name:	Address:	Phone Number:	E-Mail Address:
Walter & Haku Williams	3311 Lakewood Edge Dr Charlotte, NC 28269	704-597-0245	hwilliams0121@gmail.com
Herbert Alexander	3501 Cypress Pond Ave	704-596-5388	halexander JR@gmail.com
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