

COMMUNITY MEETING REPORT
Petitioner: Lat Purser & Associates, Inc.
Rezoning Petition No. 2017 - 156

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:

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 Saturday, October 28, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 8, 2017 at 6:00PM at 1500 W Morehead Street, Suite E, Charlotte, NC 28208.

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 C. The Petitioner was represented at the Community Meeting by Mark H. Miller with Lat Purser & Associates, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

Mark H. Miller opened the meeting, welcomed the attendees and gave a short introduction of the mission of Lat Purser & Associate's objective of redeveloping 2317 Thrift Road. He then explained the exact location of the site and provided the attendees with a copy of the proposed site plan.

The site is a 3.81 acre site currently zoned I-2 (Industrial - general industrial), and is located along the west side Thrift Road, just south of the Berryhill Road intersection.

He then explained the site was being rezoned to MUDD-O (Mixed Use Development District - Optional). He then 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. He then presented the site plan and pointed out various commitments made by the Petitioner.

He explained that the footprint of the building on the site is not changing and then shared the proposed plans for the site's redevelopment. He explained that most of the property is currently vacant and discussed the layout of the proposed mixed use tenants with retail users on the front side of the site and office uses being located at the rear of the site. He also shared plans to add parking, as well as green space /common space and amenities to the site. Lastly, he shared a broad timeline of the redevelopment.

The attendees were then invited to ask questions.

There were several questions around the types of tenants (mostly retail) that would go into this project. Residents made comments that they would like to see tenants that fit their respective neighborhoods. There was concern that the retail would only benefit certain demographics and not the neighborhoods it is closest to.

The following comments were made by Mr. Jarrell:

1. “Given that this development is closest to Enderly Park, and that Enderly Park likely will see the greatest effect from it, why was this meeting not held in Enderly Park, so that it would be easily accessible to more neighbors there?”
2. “The description of the development (brewery, office space, etc.) fits into the types of projects that are often associated with gentrification. What efforts are the developers making to ensure that this particular project will use the best practices for bringing about equitable outcomes for all neighbors, esp. those in Enderly Park, a neighborhood that is 90%+ African-American?”

Mark addressed the comments and questions from the attendees and stated that they want the retail to fit and be supported by the community as they want retail to be successful in this project. At the end of the meeting, he scheduled to attend the upcoming Park View Neighborhood Association meeting to continue the discussion and answer any additional questions.

11/15/17 – As a follow up from the Park View Neighborhood Association Meeting the following comments were made by Ms. Griffith, “The neighbors love the idea of a neighborhood business that draws on all the best of our community but are also willing to try new things like a coffee shop. Personally, I sense your group can find this balance—staying true to the history and richness of the neighborhood while trying new things.” – Ms. Griffith is the secretary for the Park View Neighborhood Association and also attended the Enderly Park Community Meeting on 11/8/17.

Here are the Following minutes from the Park View Neighborhood Association Meeting.
New Business

Guest: Mark Miller, Lat Purser & Associates, Inc.

Commercial real estate developer, focus on urban in fill and redevelopment

Share plans to rezone corner lot at Tuck, Berryhill, and Thrift

Historic remodel—retail/restaurant and office space; goal to generate buzz and interest in area

Currently zone industrial; petitioning for MODD zoning

Q&A

- A) The lot is registered as browns field – developer has submitted petition for browns field
- B) The lot is adjacent to a superfund site (along Berryhill)—potential to draw off superfund money
- C) Timeframe for process: Dec. 16 public hearing; January City council; likely 6 months out given browns field and superfund issues
- D) Contact information for Miller: Direct: 704-519-4247; Cell:704-501-7646
- E) Community members generally seemed pleased by opportunity to welcome a re-development of the area; sense the site might generate additional interest in our neighborhood

Respectfully submitted, this 2nd day of January, 2018.

cc: Mayor and Members of Charlotte City Council
LaWana Mayfield, District Representative