

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-188

Petitioner: Providence Capital Group

Rezoning Petition No.: 2017-188

Property: ± 5.96 acres located along E. Cama Street (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, December 20th, 2017. 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 12/8/2017. 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 Wednesday, December 20th, 2017 at 6:00 PM, at Scaleybark Public Library, 101 Scaleybark Road, Charlotte, NC 28209.

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 J.Q. Freeman with the Providence Capital Group. Also in attendance were Bridget Grant with Moore & Van Allen, PLLC and Kevin Gorman with Bloc Design.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant provided an overview and explained the technical nature of the rezoning and the change from TOD-M to TOD-M(O). J.Q. Freeman described the potential short term uses and businesses for the Site. Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Attendees asked about previous rezoning plans and Mr. Freeman said he believes the previously proposed rezoning was never advanced.

Attendees asked about the current businesses on the Site. Mr. Freeman cited that one business had out grown their space and was relocating. The second business was staying on site.

Attendees also asked about access and circulation around the Site. The site plan illustrates that access to the site will be improved.

Bridget Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
J.Q. Freeman, Providence Capital Group
Eric Nichols, Providence Capital Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2017-188	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-188	14901234	KEPPNER	ROBERT E	JULIE A	MANN	216 FREELAND LN		CHARLOTTE	NC	28217
2017-188	14901235	QUEENS PARK LLC				216 FREELAND LN		CHARLOTTE	NC	28208
2017-188	14901246	SCALEYBARK PARTNERS LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2017-188	14902204	FLYLO PROPERTIES INC				4020 YANCEY RD		CHARLOTTE	NC	28217
2017-188	14902205	4110 OLD PINEVILLE LLC				4020 YANCEY RD		CHARLOTTE	NC	28217
2017-188	14902301	INGRAM	HERBERT		INTERIORS	3000 BARFIELD DR		CHARLOTTE	NC	28210
2017-188	14902302	WHITESIDES INVESTMENTS PROPERTIES LLC				PO BOX 2432		MATTHEWS	NC	28206
2017-188	14902303	RINK	THEODORE C	PEGGY S	RINK	7252 RIGHTANGLE ST		SHERRLS FORD	NC	28673
2017-188	14902304	HEFNER	BILLY WINSLOW	LINDA K	HEFNER	1219 PRINCETON AVE		CHARLOTTE	NC	28209
2017-188	14902305	TPM PROPERTIES LP				3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2017-188	14902306	HEYWORTH HOLDINGS ONE LLC				217 E CAMA ST		CHARLOTTE	NC	28217
2017-188	14902307	HEYWORTH HOLDINGS ONE LLC				217 E CAMA ST		CHARLOTTE	NC	28217
2017-188	14902308	AUTOMATIC TECHNOLOGY INC				PO BOX 301		MINERAL SPRINGS	NC	28108
2017-188	14902401	POLITIS	DIMITRIOS N	ANDREA K	POLITIS	1227 PADDOCK CR		CHARLOTTE	NC	28209
2017-188	14902402	MCGOVERN	CHARLES P			7701 BABE STILLWELL FARM RD		HUNTERSVILLE	NC	28078
2017-188	14902404	BUTLER	DONALD R II	DONALD RAYMOND	BUTLER	15521 RED FEZ CLUB RD		CHARLOTTE	NC	28278
2017-188	14902405	BARRINGER PARTNERS LLC				4020 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-188	14902406	CHAPMAN WAREHOUSE LLC				604 BATTERY PLACE		ALEXANDRIA	VA	22314
2017-188	14902407	MCGARITY	DWIGHT E	CARLEN KAY	MCGARITY	6820 ROCK ISLAND RD		CHARLOTTE	NC	28216
2017-188	14902408	MAKRIGIANNIS	PANAGIOTIS			3642 MOULTRIE ST		CHARLOTTE	NC	28209
2017-188	14902409	DAVIS	WILLIE D			305 FREELAND LN		CHARLOTTE	NC	28217
2017-188	14902410	GORDON	WILLIAM S III	PATRICIA D	GORDON	9725 HATFIELD RD		CHARLOTTE	NC	28278
2017-188	14902411	CHAPMAN WAREHOUSE LLC				604 BATTERY PLACE		ALEXANDRIA	VA	22314
2017-188	14902414	BARRINGER PARTNERS LLC				4020 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-188	14902415	SUMMERFIELD	GARY A	DIANNA H	SUMMERFIELD	234 E CAMA ST		CHARLOTTE	NC	28217
2017-188	14902416	BARRINGER PARTNERS LLC				4020 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-188	14902417	PINES ON WENDOVER LLC				PO BOX 471904		CHARLOTTE	NC	28247
2017-188	14902510	PROEFROCK	MARK TODD			42435 HOLLYHOCK TER UNIT 202		ASHBURN	VA	20148
2017-188	14902511	EPIC REALTY SOLUTIONS LLC				421 W PARK AVE		CHARLOTTE	NC	28203
2017-188	14902619	DAVIS	JOHN FRANK JR		BY WILL	305 E CAMA ST		CHARLOTTE	NC	28217
2017-188	14902625	LINDER	DAN F	PATRICIA M	LINDER	PO BOX 78234		CHARLOTTE	NC	28271
2017-188	14902626	MCKELLERY	DENISE CLOUD			9910 MEADOWMEAD CT		CHARLOTTE	NC	28273
2017-188	14905468A	CROSLAND GREENS LLC			INSURANCE COMPANY	PO BOX 3151		MILWAUKEE	WI	53201
2017-188	14905468B	CROSLAND GREENS LLC				1020 BAYVIEW DR.		FORT LAUDERDALE	FL	33301
2017-188	14906111	C D C G INC				122 CHEROKEE RD		CHARLOTTE	NC	28207
2017-188	14906120	BGZ ENTERPRISES LLC				4009 SOUTH BLVD		CHARLOTTE	NC	28209
2017-188	14906123	SB INVESTMENTS LLC	(BY MERGER)			2241 PINWOOD CR		CHARLOTTE	NC	28211
2017-188	14906204	SB INVESTMENTS LLC				2241 PINWOOD CR		CHARLOTTE	NC	28211
2017-188	14906207	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-188	14906209	PINES ON WENDOVER LLC				PO BOX 471904		CHARLOTTE	NC	28247
2017-188	14906213	PINES ON WENDOVER LLC				PO BOX 471904		CHARLOTTE	NC	28247
2017-188	14906214	4110 OLD PINEVILLE LLC			INTERIORS	4020 YANCEY RD		CHARLOTTE	NC	28217
2017-188	14906220	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202

2017-188	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-188		Wayne	Crowe	925 Homewood Place		Charlotte	NC	28217
2017-188	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2017-188	Clanton Park Community Neighborhood Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
2017-188	Clanton Park Community Neighborhood Association	Charese	Baker	925 Homewood Place		Charlotte	NC	28217-1214
2017-188	Clanton Park Community Neighborhood Association	Cynthia	Ward	912 Homewood Pl.		Charlotte	NC	28217
2017-188	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2017-188	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2017-188	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2017-188	Colonial Village Neighborhood Association	Carl	Swift	825 Hartford Av		Charlotte	NC	28209
2017-188	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2017-188	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2017-188	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2017-188	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209
2017-188	Hobbs Ridge HOA	Don	Means	3804 Selwyn Farms Lane #2		Charlotte	NC	28209
2017-188	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2017-188	Sedgefield Neighborhood Association	Beth	Salzberg	945 Sedgefield Road		Charlotte	NC	28209
2017-188	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2017-188	Sedgefield Neighborhood Association	Katie	Zender	3221 Mayfield Av		Charlotte	NC	28209
2017-188	Sedgefield Neighborhood Association	Will	Johns III	945 Sedgefield Road		Charlotte	NC	28209

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-188 – Providence Capital Group

Subject: Rezoning Petition No. 2017-188
Petitioner/Developer: Providence Capital Group
Current Land Use: Vacant/commercial
Existing Zoning: TOD-M
Rezoning Requested: TOD-M(O)

Date and Time of Meeting: **Wednesday, December 20th at 6:00 p.m.**

Location of Meeting: Scaleybark Public Library
101 Scaleybark Road
Charlotte, NC 28209

Date of Notice: 12/8/2017

We are assisting Providence Capital Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with transit supportive uses (the “Site”) located on East Cama Street. 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 ± 5.96 acre Site from TOD-M to TOD-M(O). This rezoning plans to accommodate the reuse of the existing buildings as well as the redevelopment of parcels with transit supportive uses as allowed in the TOD-M zoning district.

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, December 20th, 2017, at 6:00 p.m. at the Scaleybark Public Library, 101 Scaleybark Road, Charlotte, NC 28209.** 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
J.Q. Freeman, Providence Capital Group
Eric Nichols, Providence Capital Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Providence Capital Group – Cama Street Rezoning Petition No. 2017-188
 Community Meeting – December 20th, 2017 @ 6:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	JOHN & BRENDA DANKS	305 E. Cama St.	704.490-5868	deehailey72@gmail.com
2	JOE O'CONNOR	322 Robinsyn Rd Mintons	704 569 0506	joconnor@cardinal.ms.com
3	DAVID WHITESIDES	322 ROBINLYNN RD	704 516 8583	whitesides56@gmail.com
4	Eddie Heyworth	217 E. Cama St	704 523 2696	eddie@heyworthplumbing.com
5	CHRIS BUTLAK	4020 old Pinoville Rd	704 526 3579	chris.butlak@barringerconstruction.com
6	Lenny Harnack	4024 old Pinoville Rd	704 525 2994	psebeca@bellsouth.net
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