

COMMUNITY MEETING REPORT

Petitioner: JV Transport, Inc.

Rezoning Petition No. 2018-030

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 03/19/2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on March 29, 2018 at 6:00 Pm at the Friendship Missionary Baptist Church, located in 3400 Beatties Ford Rd. Charlotte, NC 28216.

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 Jose Contreras, owner of JV Transport, Hoover Gutierrez, Petitioner Real Estate agent and Ty Chapman, current owners Real Estate agent.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Hoover Gutierrez, welcomed the attendees and introduced the Petitioner's team. Mr. Gutierrez indicated that the Petitioner proposed to rezone an approximately 2.75 acres located on the east side of Northpointe Industrial Blvd. site from the I-1 zoning district to I-2 (CD) zoning district. The agent 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.

Hoover Gutierrez provided background information about the Petitioner's experience and the typical operation of its facilities.

The meeting began at 6:00 PM as scheduled. There were approximately 10 or so attendees to start the meeting and more came in as the meeting progressed. The owner's agent Ty Chapman began by explaining the overall planned use for the property and the layout of the site plan. I then introduced the Petitioner and gave a brief description of his business and overall plans with the property for the first 10 minutes of the meeting. This was met with questions and objections from the attendees. Several of the homeowners read prepared statements and made their points against the rezoning for approximately 40 minutes. The attendees asked the why the petitioner had chose this particular site for his trucking company and he explained it was a convenient location and based on the surrounding businesses and current uses that it would be a good place to park his vehicles. The attendees had concerns about the amount of traffic, times and frequency that the trucks would be coming in. We explained that he has only 5 trucks of and they are on designated routes, leaving Monday mornings and returning on Friday mornings to afternoon baring something out of the ordinary. There was also concern about warehousing and loading of trucks and it was explained that this is not going to be a warehousing facility. This lot will be strictly used for a dispatching/administrative office and parking spots for his vehicles. The attendees voiced their frustrations with the city, concerns and opposition to the rezoning and project all together. We thanked them for coming in we passed out our contact information and welcomed any questions. All the attendees left by 6:55 pm and the meeting ended promptly at 7:00 PM.

cc: Charlotte-Mecklenburg Planning Department

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
LATOUR PROPERTIES LLC				4101 NORTHPOINTE INDUSTRIAL	CHARLOTTE	NC	28216
PASCHALL ENTERPRISES LLC				4101 WILCOX ST	CHESAPEAKE	VA	23324
PASCHALL ENTERPRISES LLC				4101 WILCOX ST	CHESAPEAKE	VA	23324
BASF CORPORATION				100 PARK AVE	FLORHAM PAR NJ		07932
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
MACLEOD FAMILY LLC				PO BOX 320	DENVER	NC	28037
YARBROUGH REALTY & MANAGSERVICES, INC				1500 DOUNE STREET	WINSTON-SALE NC		27127
BLACKWELL	PATTI A			PO BOX 824	CORNELIUS	NC	28031
BLACKWELL	PATTI A			PO BOX 824	CORNELIUS	NC	28031
ITS HQ LLC				PO BOX 32605	CHARLOTTE	NC	28232
MITCHELL	BRIDGETT			1530 PLUMSTEAD RD	CHARLOTTE	NC	28216
DANIEL	CARL	DELPHIA S	DANIEL	6700 MORROWICK CIR DR	CHARLOTTE	NC	28226
CONREX RESIDENTIAL PROPERTY GROUP			2012 OPERATING COMPANY	1100 QUEENSBOROUGH BLVD	MT PLEASANT	SC	29464
FIELDS	DAVIE LEE	LULA MORRIS	FIELDS	1512 PLUMSTEAD RD	CHARLOTTE	NC	28216
COLBERT	LINDA H			1506 PLUMSTEAD RD	CHARLOTTE	NC	28216
EZELL	DAVID	ALVA K	EZELL	1500 PLUMSTEAD RD	CHARLOTTE	NC	28214
COLEMAN	LEWIS C JR	SARAH M	COLEMAN	1470 PLUMSTEAD RD	CHARLOTTE	NC	28216
WARREN	DARRELL P	SHARLA L	WARREN	1464 PLUMSTEAD RD	CHARLOTTE	NC	28216
LIPSCOMB	WILLIE L			1458 PLUMSTEAD RD	CHARLOTTE	NC	28216
WALTON	THELMA A			1454 PLUMSTEAD RD	CHARLOTTE	NC	28216
HOWARD	ELLIE B			1450 PLUMSTEAD RD	CHARLOTTE	NC	28216
MCCOWN	HENRY RAPHAEL	DOROTHY E	MCCOWN	1444 PLUMSTEAD RD	CHARLOTTE	NC	28216
GLOVER	ALFRED B			P.O. BOX 784	WEST JEFFERSON	NC	28696
DIXON	CANDACE S			3817 STONEHAVEN DR	CHARLOTTE	NC	28215
GLOVER	ROGER SR	ALFRED	GLOVER	358 OLDE CHARTER CIRCLE	JEFFERSON	NC	28640
DUNLAP	VERNON GERARD		KATHY DOWDY	1420 PLUMSTEAD RD	CHARLOTTE	NC	28216
JACKSON	KENESHIA L.			1439 PLUMSTEAD RD	CHARLOTTE	NC	28216
BITTLE	RALPH ANTHONY			1445 PLUMSTEAD RD	CHARLOTTE	NC	28216
BROOKS	ROBERT			1451 PLUMSTEAD RD	CHARLOTTE	NC	28216
MORELAND	GEORGE III	DORETHA	MUNNERLYN	PO BOX 16685	CHARLOTTE	NC	28297
WALKER	FRANCIS D	BETTVE C	WALKER	1459 PLUMSTEAD RD	CHARLOTTE	NC	28216
BECKLES	MALCOLM LEON	MELVINA D	MILLER	1467 PLUMSTEAD RD	CHARLOTTE	NC	28216
SHAH	DEBRA L	PATRICIA N	JOHNSON	1501 PLUMSTEAD RD	CHARLOTTE	NC	28216
LIXL	KORISHA HOSEIN			1507 PLUMSTEAD RD	CHARLOTTE	NC	28216
DUREN	GEORGE W JR	SANDRA B	DUREN	1513 PLUMSTEAD RD	CHARLOTTE	NC	28216
JOHNSON	EDDIE	CLARA	JOHNSON	1517 PLUMSTEAD RD	CHARLOTTE	NC	28216

ORGANIZATION	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP
Charlotte Community Group For Development	Joshua	Richardson	1244 Plumstead Road	Charlotte	NC	28216
Colony Acres Homeowners Association	Wilkins	Smith	2125 Cindy Creek Ln	Charlotte	NC	28216
Garden City Firestone Neighborhood Association	Daphne	Smith	501 Milan rd. east	Charlotte	NC	28216
Garden Park/Northwood Park/Northwood Hills	Mary	Gill	1609 Griens Grove Road	Charlotte	NC	28216
Gracious Hands Transitional Housing for Women & Children	Sonja	Chisholm	245 North Hoskins Road	Charlotte	NC	28216
Northwood Estates Community Organization (Neco)	Aaron	Orr	3132 Dawnshire Av	Charlotte	NC	28216
Northwood Estates Community Organization (Neco)	Delores	Sanders	1808 Northbrook Dr	Charlotte	NC	28216
Tuckaway Park Maintenance Association	Tina	Patton	1444 Pumstead Rd	Charlotte	NC	28216
University Park North Community Association	Mary	Williams	1621 Northbrook Dr.	Charlotte	NC	28216
University Park North Community Neighborhood Association	Samuel L.	Reid	3040 Cricketeer Dr	Charlotte	NC	28216
University Park/Oaklawn Park Homeowners Association	Venita	Hood	2513 Senior Dr	Charlotte	NC	28216

FIRST NAME	LAST NAME	COUNCIL	ADDRESS	CITY	STATE	ZIP
Mayor Vi Alexander	Lyles	Mayor	600 East 4th Street	Charlotte	NC	28202
Julie	Eiselt	Council member at large	600 East 4th Street	Charlotte	NC	28202
James	Mitchell Jr.	Council member at large	600 East 4th Street	Charlotte	NC	28202
Braxton	Winston, III	Council member at large	600 East 4th Street	Charlotte	NC	28202
Dimple	Ajmera	Council member at large	600 East 4th Street	Charlotte	NC	28202
Larken	Egleston	Council member, district 1	600 East 4th Street	Charlotte	NC	28202
Justin	Harlow	Council member, district 2	600 East 4th Street	Charlotte	NC	28202
LaWana	Mayfield	Council member, district 3	600 East 4th Street	Charlotte	NC	28202
Gregory A.	Phipps	Council member, district 4	600 East 4th Street	Charlotte	NC	28202
Matt	Newton	Council member, district 5	600 East 4th Street	Charlotte	NC	28202
Tariq	Bokhari	Council member, district 6	600 East 4th Street	Charlotte	NC	28202
Edmund H.	Driggs	Council member, district 7	600 East 4th Street	Charlotte	NC	28202

NOTICE TO
INTERESTED PARTIES
OF COMMUNITY
MEETING

Subject: Community Meeting -- Rezoning Petition filed by JV Transport, Inc, to rezone approximately 2.75 acres located on the east side of Northpointe Industrial Blvd, north of N. Hoskins Rd. to allow the development of a trucking/logistics office and parking.

Date and Time of Meeting: March 29,2018 at 6:00 pm.

Place of Meeting: Friendship Missionary Baptist Church
3400 Beatties Ford Rd, Charlotte, NC 28216

Petitioner: JV Transport, Inc.

Petition No.: 2018-030

We are assisting JV Transport, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.75 acres site (the "Site") located on the east side of Northpointe Industrial Blvd, north of N. Hoskins Rd. (location) from the I-1 zoning district to I-2(CD) zoning district. The purpose of the rezoning is to permit the development of a trucking/logistics office and parking

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 March 29,2018 at 6:00 pm. Friendship Missionary Baptist Church 3400 Beatties Ford Rd, Charlotte, NC 28216.

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 Carolina Cano with HG Realty Company at 704-756-1323.

cc: (City Council representative)

Date Mailed: 03/19/2018

Exhibit C

JV Transport
 DEVELOPMENT REZONING PETITION NO.:
 2018-030
 March 29, 2018

3/29/18

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

Please PRINT CLEARLY.

Name	Address	Phone No.	Email
Ellie Howard	1450 Plumstead Rd	704-599-5876	ibellie2@yahoo.com
Constance Leasure	1450 Plumstead Rd	704-399-3876	leasurec57@yahoo
Dorothy Lipscomb	1458 Plumstead Rd	704-488-6155	dslipscomb@att.net
Wendie Lipscomb	1454	704-399-9818	Wlipscomb@att.net
Melona Melton	1506 Plumstead Rd	(704) 392-9352	
Linda Gilbert	1506 Plumstead Rd	(704) 392-4402	Mslithe@hotmail.com
Maie Griffin	1400 Plumstead Rd	704-399-4388	Maiegriffin@yahoo.com
Harold Orr	3132 Plumstead Rd	704-393-0912	Harold Orr@BlueSky.com
Ronald Ross	3108 Annashtate	704-399-5969	ronross@gmail.com
Henry Melton	1444 Plumstead Rd	(704) 399-6490	