

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-103**

**Petitioner:** Griffin Industrial Realty

**Rezoning Petition No.:** 2018-103

**Property:** ± 35.91 acres located on Old Statesville Road (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 Thursday, October 11, 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 9/27/18. 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 Thursday, October 11, 2018 at 6:30 PM, at Independence Hill Baptist Church, 10220 Independence Hill Rd, 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 Tim Basset and Scott Bosco with Griffin Industrial Realty and Shaun Tooley with LandDesign. Also in attendance were Bridget Grant and Djujana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Bridget Grant opened the meeting and thanked everyone in attendance. Ms. Grant gave a brief overview of the conditional rezoning process and provided upcoming meeting dates. She then reviewed the Site Plan and highlighted the road extension to Metromont Pkwy as well as the potential widening of Old Statesville Rd and the realignment of Hucks Road.

Scott Bosco with Griffin Industrial Realty gave the audience an overview of their company. It is a publicly traded company of which nearly half of the stock is owned by a family group that has actively managed the business since its inception. The business that got its start growing tobacco and has been focused on industrial development for the past 20 years. Their Sites are constructed using concrete materials and include trees and other landscaped areas. They are a hands on company that will oversee management and operation of the facility. The Site will be oriented in

a way that the truck loading will be central to the Site, between the proposed buildings to allow screening from the street.

The meeting was then opened for questions.

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

One attendee asked why they chose to develop this Site. Mr. Bosco explained that they like to develop in areas that they have ties Griffin became interested in the Charlotte area through a family friend who is also a real estate developer. The Old Statesville properties were recently brought to our attention by a real-estate broker from the area.

Scott Bosco thanked everyone in attendance and the meeting was adjourned.

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

There were no changes to the Petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Michael Gamzon, Griffin Industrial Realty  
Timothy Bassett, Griffin Industrial Realty  
Scott Bosco, Griffin Industrial Realty  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

| 2018-103 | TAXPID    | OWNERLASTN                 | OWNERFIRST            | COWNERFIRS    | COWNERLAST                    | MAILADDR1                         | MAILADDR2 | CITY               | STATE | ZIPCODE |
|----------|-----------|----------------------------|-----------------------|---------------|-------------------------------|-----------------------------------|-----------|--------------------|-------|---------|
| 2018-103 | 02503111  | HS-TAMPA FL LLC            |                       |               | ATTN: PROPERTY TAX DEPT       | 3100 CUMBERLAND BLVD,STE 1700     |           | ATLANTA            | GA    | 30339   |
| 2018-103 | 02503112  | METROMONT DEVELOPMENT CORP |                       | MATERIALS LP  | C/O CEMEX CONSTRUCTION        | 1501 BELVEDERE RD                 |           | WEST PALM BEACH    | FL    | 33406   |
| 2018-103 | 02503113  | NORRIS INC                 |                       |               |                               | PO BOX 12308                      |           | ROANOKE            | VA    | 24024   |
| 2018-103 | 02503126A | R J BREWER LLC             |                       |               |                               | 3733 KIDD LN                      |           | CHARLOTTE          | NC    | 28216   |
| 2018-103 | 02503126B | BREWER R J LLC             |                       |               |                               | 3733 KIDD LN                      |           | CHARLOTTE          | NC    | 28216   |
| 2018-103 | 02505101  | MECKLENBURG COUNTY         |                       |               | C/O REAL ESTATE /FINANCE DEPT | 600 E 4TH ST 11TH FLOOR           |           | CHARLOTTE          | NC    | 28202   |
| 2018-103 | 02505103  | SWD INVESTMENTS LLC        |                       |               |                               | 13334 BALLY BUNNION DR            |           | DAVIDSON           | NC    | 28036   |
| 2018-103 | 02527103  | CARRIER CORPORATION        |                       |               | TAX DEPARTMENT - 1ST FLOOR    | 10 FARM SPRINGS ROAD              |           | FARMINGTON         | CT    | 06032   |
| 2018-103 | 02527104  | LEARY                      | SANDRA WEST           |               |                               | 601 HILLSIDE DR N UNIT 2334       |           | NORTH MYRTLE BEACH | SC    | 29582   |
| 2018-103 | 02527105  | LEBLANC                    | CHAD MICHAEL          | NOELLE CERISE | LEBLANC                       | 9817 OLD STATESVILLE RD           |           | CHARLOTTE          | NC    | 28269   |
| 2018-103 | 02527106  | GRAY                       | KATHY DARLENE         |               |                               | 9825 OLD STATESVILLE RD           |           | CHARLOTTE          | NC    | 28269   |
| 2018-103 | 02527107  | TAYLOR                     | SHELBY WEST           |               |                               | 9917 OLD STATESVILLE RD           |           | CHARLOTTE          | NC    | 28269   |
| 2018-103 | 02527108  | TAYLOR                     | CLARENCE NATHANIEL JR |               | SHELBY WEST                   | 9917 OLD STATESVILLE RD           |           | CHARLOTTE          | NC    | 28206   |
| 2018-103 | 02527109  | TAYLOR                     | SHELBY WEST           | KATHY DARLENE | GRAY                          | 9917 OLD STATESVILLE RD           |           | CHARLOTTE          | NC    | 28269   |
| 2018-103 | 02718116  | ANDREWS                    | ROBERT O              |               |                               | 144 NIBLICK CT                    |           | DENVER             | NC    | 28037   |
| 2018-103 | 02718204  | SWD INVESTMENTS LLC        |                       |               | C/O SILAS W DAVIS JR          | 13334 BALLY BUNNION WAY           |           | DAVIDSON           | NC    | 28036   |
| 2018-103 | 02718205  | DAVIS                      | ROSE K                |               |                               | 13121 MOUNT HOLLY HUNTERSVILLE RD |           | HUNTERSVILLE       | NC    | 28078   |
| 2018-103 | 02718206  | WILLIAMSON                 | DWANE J               |               |                               | 1912 LYNDHURST AVE                |           | CHARLOTTE          | NC    | 28203   |
| 2018-103 | 02718207  | BDS HOLDINGS LLC           |                       |               |                               | 829 AUTUMNWOOD LN                 |           | CHARLOTTE          | NC    | 28213   |

| 2018-103 | ORGANIZATI                         | FIRST_NAME | LAST_NAME   | STREET_ADD           | UNIT_NUM | CITY      | STATE | ZIP   |
|----------|------------------------------------|------------|-------------|----------------------|----------|-----------|-------|-------|
| 2018-103 | Davis Lake Community Association   | Dujuana    | Keys        | 9525 Arborview Court |          | Charlotte | NC    | 28269 |
| 2018-103 | Davis Ridge Homeowners Association | Michael J  | Aufrecht    | 5713 Brandy Ridge Ln |          | Charlotte | NC    | 28269 |
| 2018-103 | Spring Park Homeowners Association | Kurt       | Brust       | 9810 Nottinghill Ln  |          | Charlotte | NC    | 28269 |
| 2018-103 | Spring Park Homeowners Association | Margaret   | Paternostro | 9939 Spring Park Dr  |          | Charlotte | NC    | 28269 |
| 2018-103 | Starkwood/Grafton                  | Henry      | Mills       | 9938 Barbee Dr       |          | Charlotte | NC    | 28269 |

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-103– Griffin Industrial Realty**

Subject: Rezoning Petition No. 2018-103  
Petitioner/Developer: Griffin Industrial Realty  
Current Land Use: Residential  
Existing Zoning: R-4  
Rezoning Requested: I-2

**Date and Time of Meeting:** **Thursday, October 11<sup>th</sup> at 6:30 p.m.**

Location of Meeting: Independence Hill Baptist Church – the Chapel  
10220 Independence Hill Rd  
Huntersville, NC 28078

Date of Notice: 09/27/18

We are assisting Griffin Industrial Realty (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on Old Statesville Road (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 ±35.91 acre Site from R-4 to I-2 for industrial uses. Access to the Site will be provided from Old Statesville Road.

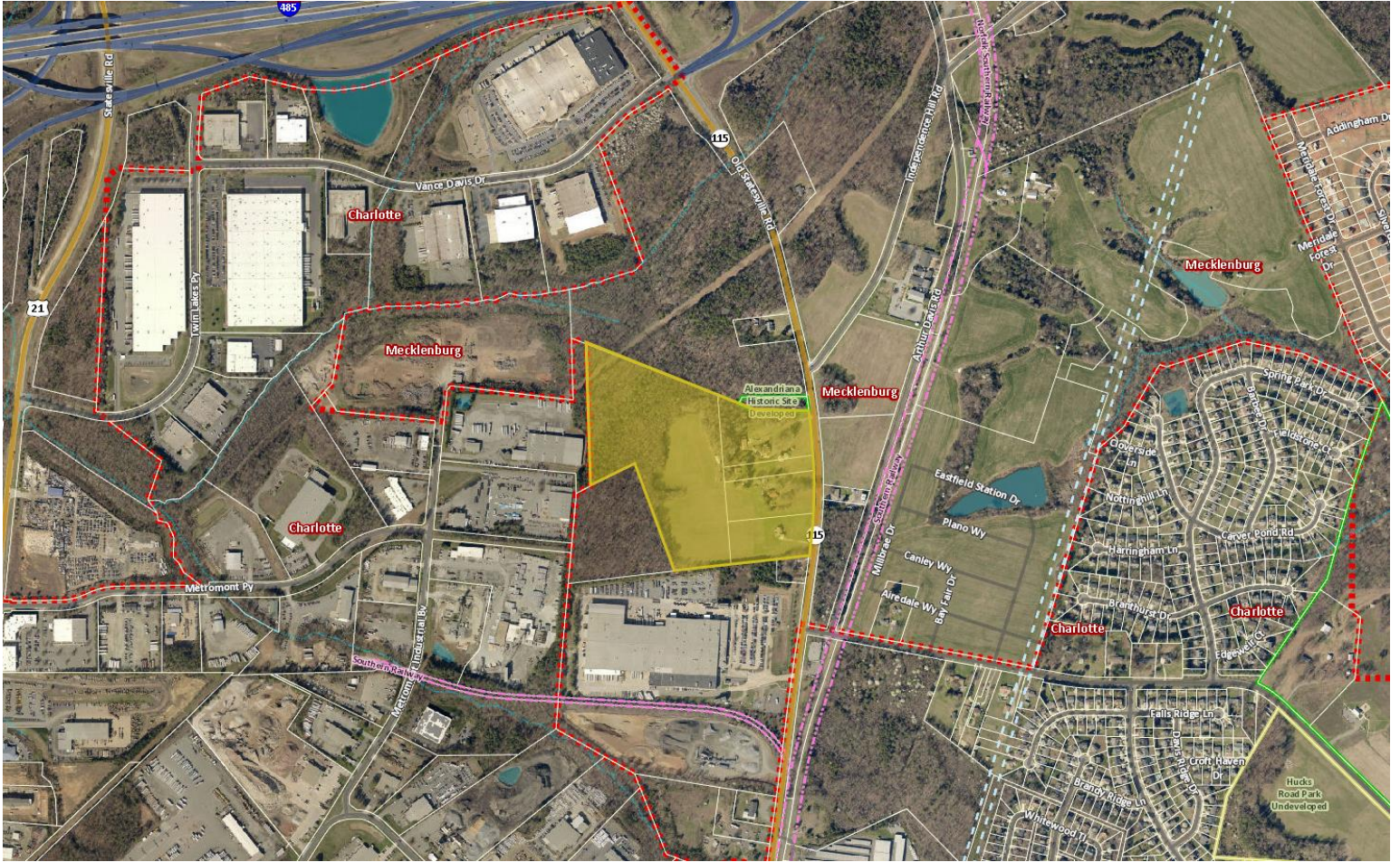
**Community Meeting Date and Location:**

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 Thursday, October 11<sup>th</sup>, 2018, at 6:30 p.m. at Independence Hill Baptist Church – the Chapel, 10220 Independence Hill Rd, 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Michael Gamzon, Griffin Industrial Realty  
Timothy Bassett, Griffin Industrial Realty  
Scott Bosco, Griffin Industrial Realty  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# Site Location



Griffin Industrial Realty Rezoning Petition No. 2018-103  
Community Meeting – 10/11/18 @ 6:30pm

|    | <u>NAME</u><br>Please print legibly | <u>ADDRESS</u><br>Please print legibly | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u><br>Please print legibly   |
|----|-------------------------------------|--|------------------|--|
| 1  | CN of Shelby Taylor                 | CN of Shelby Taylor                    | 704 904 9307     | Shelby.w.Taylor@gmail.com                      |
| 2  | Noelle & Chad LeBlanc               |  | 704.578.8132     | gigileblanc44@outlook.com                      |
| 3  | Norman Walters                      | 5916 marseilles Ct. Charlotte NC 28227 | 704 608 0212     | NORMAN@WALTERSPSCOMMERCIAL.COM                 |
| 4  | Marlene & Ron Gray                  |  |                  |  |
| 5  | Sandy LEARY                         | NMB, SC                                | 704-779-8872     | loveleary1@Live- <del>com</del> <sup>com</sup> |
| 6  |                                     |  |                  |  |
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