

COMMUNITY MEETING REPORT

Petitioner: Zepa Industries Inc.

Rezoning Petition No. 2017-204

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 2/22/2018. 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 7, 2018 at 6 pm at Zepa Stairs – 4516 Nations Crossing Road.

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 property owner Ed Zepa, Tom West PE, and Cristin Donley, a project designer with Zepa Industries.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Tom West, welcomed the attendees and introduced the Petitioner's team. Mr. West indicated that the Petitioner proposed to rezone an approximately .95 site located on the west side of Nations Crossing Road (between Verbena and Exmore Streets) and south of Old Pineville Road, from the I-2 to MUDD (CD). Mr. West explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and go over the conditional site plan and project renderings and respond to questions and concerns from nearby residents and property owners.

Mr. Zepa provided background information about the typical operation of the property, both the usage over the years as a woodworking facility, and the proposed usage for mixed development. Mr. West then presented the site plan and pointed out various intended uses for the buildings, both the restoration of the existing and proposed new construction (Phase 2). Mr. West showed architectural renderings and discussed the design of the proposed facility. He used the plans and renderings to explain the facility's design concepts, materials and operations.

A question was asked by attendee Lauren Greene regarding the timeframe for the project. Mr. West answered with timing for Phase 1 being approximately 2-3 years with a total site build out over a 5 year period. Mr. Zepa plans to grow the businesses on site organically. The project will begin with the restoration of the existing building and to have those businesses available to the community while he undertakes Phase II; ultimately, joining the two phases together with a dining and entertainment courtyard. Mr. Zepa pointed out that he is not a developer, but rather a family business owner. It is his vision to transform the property that was acquired in 1992 to reflect the changing neighborhood landscape.

Attendee and neighboring property owner Patrick Hunter Jr. asked what or if elements on the site were able to be grandfathered. Mr. West responded with explaining that the storm water ordinance in place allows the property to be expanded to 20K square feet with no additional impact to the storm water system, and pointed out that this includes redevelopment. Additionally, the project is adhering to the tree ordinance, parking, etc.

Mr. Hunter also asked if we had considered petitioning for TOD zoning. Mr. Zepa replied that yes, we had in fact asked for TOD zoning when starting this process, as we are within ½ mile of a Woodlawn Transit Station, However, the city had reservations and wanted to see this property comply with the existing 2007 Woodlawn Transit Station study. The redevelopment of the recently sold Woodlawn Green complex, now slated for demolition will give way for many more new residential units by the transit station was discussed as a very impactful project. This shall help to increase the pedestrian culture desired by the Charlotte Planning Board and City Council.

Additional conversation with nearby property owner Patrick Hunter Sr. related to the ongoing transition in the neighborhood and addition of new businesses such as the dog daycare across the street, Bowers Fiber project, and breweries took place next with lots of enthusiasm about the future of the area.

The meeting was concluded with an open call for additional questions or comments, and all three attendees agreed that the project is exciting and very much in keeping with the character of the neighborhood and the surrounding developments, and they would approve of having it go forward.

Respectfully submitted, March 12, 2018.

cc: Charlotte-Mecklenburg Planning Department

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2017-204 filed by Zepa Industries Inc. to rezone approximately 0.95 acres located on the west side of Nations Crossing Road (between Verbena and Exmore Streets) and south of Old Pineville Road to allow the development of a mixed development of office, marketing center, restaurants, and residential units.

Date and Time of Meeting: Wednesday March 7th 2018 at 6 pm

Place of Meeting: Zepa Stairs - 4516 Nations Crossing Road

Petitioner: Zepa Industries Inc.

Petition No.: 2017-204

We are assisting Zepa Industries Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.95 acre site (the "Site") located from the I-2 zoning district to MUDD (CD) zoning district. The purpose of the rezoning is to permit a mixed development of office, marketing center, restaurants, and residential units.

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 7th, 2018 at 6 pm at 4516 Nations Crossing Road. 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 Ed Zepa at 704-583-9220.

cc: Ms. LaWanna Mayfield

Date Mailed: 2/22/2018

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-204	14903101	PIEDMONT NATURAL	GAS CO INC			PO. BOX 33068		CHARLOTTE	NC	28233
2017-204	14903108	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
2017-204	14903405	STALLINGS	DENNIS M			4528 NATIONS CROSSING RD		CHARLOTTE	NC	28217
2017-204	14903406	ZEPSA PROPERTIES LLC				1501 WESTINGHOUSE BLVD		CHARLOTTE	NC	28273
2017-204	14903407	CRITTENDON K S INC				417 S SHARON AMITY RD STE C		CHARLOTTE	NC	28211
2017-204	14903408	BARBER	KARA LYNETTE			117 VERBENA ST		CHARLOTTE	NC	28217
2017-204	14903409	MIRIAM TWO LLC				4532 LONGWOOD DR		CHARLOTTE	NC	28209
2017-204	14903410	DAWKINS	COLEMAN & WIFE		ANNIE	2527 SCARLET CIR		CHARLOTTE	NC	28273
2017-204	14903411	BAKER	ROBERT E	WILLIAM L	BAKER	129 VERBENA ST		CHARLOTTE	NC	28217
2017-204	14903412	CHARLOTTE VAN & STORAGE	CO INC			PO BOX 36817		CHARLOTTE	NC	28236
2017-204	14904317	WOODLAWN BAPTIST CHURCH				4622 NATIONS CROSSING RD		CHARLOTTE	NC	28217
2017-204	14904318	EXMORE LLC				4124 TAPPERTY CIR		CHARLOTTE	NC	28226
2017-204	14906202	CAROLINA FOODS INC				PO BOX 36816		CHARLOTTE	NC	28236
2017-204	14907101	KIMBARK LLC				417 E BLVD,STE 205		CHARLOTTE	NC	28203
2017-204	14907102	AGW PROPERTIES LLC				4460 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-204	14907104	UNKNOWN				UNKNOWN		CHARLOTTE	NC	28200
2017-204	14907215	SCOTT	JOHN L	SUSAN S	SCOTT	PO BOX 241222		CHARLOTTE	NC	28224
2017-204	14907217	BURWELL	JOHN A	MARCIA O	BURWELL	4500 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-204	14907219	NATIONS GROUP LLC				628 GRIFFITH RD STE B		CHARLOTTE	NC	28217
2017-204	14907313	FONVILLE & CO				PO BOX 11309		CHARLOTTE	NC	28220
2017-204	14907318	GREENWOOD DEVELOPMENT GROUP LLC				8410 FAIRVIEW RD		CHARLOTTE	NC	28226
2017-204	14907319	GREENWOOD DEVELOPMENT GROUP LLC				8410 FAIRVIEW RD		CHARLOTTE	NC	28226

EXHIBIT A.1

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-204	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2017-204	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2017-204	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2017-204	Colonial Village Neighborhood Association	Carl	Swift	825 Hartford Av		Charlotte	NC	28209
2017-204	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2017-204	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2017-204	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2017-204	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209

EXHIBIT A.2

