

## **SECOND COMMUNITY MEETING REPORT**

**Petitioner: BSL Galbreath Inc.**

**Rezoning Petition No. 2019-036**

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 September 3, 2019. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday September 12, 2019 at 6:00 PM at Thrift United Methodist Church, located at 8245 Moore's Chapel Road, Charlotte, North Carolina 28214.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner was represented at the Community Meeting by Artis Galbreath (Petitioner) and Attorney Anthony Fox (Petitioner's Rezoning Agent).

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Attorney Anthony Fox, opened the meeting at 6:00 PM. Attending also was the Petitioner, Artis Galbreath, of BSL Galbreath Inc. The Petitioner planned to present a PowerPoint presentation as attached. However, no individuals attended the Second Community Meeting. The Petitioner closed the meeting at approximately 6:40 PM without any attendees appearing.

Respectfully submitted, this 13<sup>th</sup> day of September, 2019.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

# EXHIBIT A

2019-036	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-036	05301114	AMH NC DEVELOPMENT LLC				30601 AGOURA RD STE 200		AGOURA HILL	CA	91301
2019-036	05301119	RPFJY LLC				1286 HOLLAND RD		ROCK HILL	SC	29732
2019-036	05301120	DILLING	C M HEIRS & B H		LASSITER HEIRS	6336 BANDY DR		CHARLOTTE	NC	28215
2019-036	05301127	PARRISH	ALICE RUTH			2422 CHAPELTON DR		CHARLOTTE	NC	28214
2019-036	05301129	ADAMS	JOSEPH HAIRSTON			716 RHYNE RD		CHARLOTTE	NC	28214
2019-036	05301130	708 RHYNE ROAD LLC				401 HAWTHORNE LN		CHARLOTTE	NC	28204
2019-036	05301131	GALBREATH	ARTIS			9300 SIR HUON LANE		WAXHAW	NC	28173
2019-036	05301133	GREEN	LARRY L	REGINALD M	GREEN	9154 FONTAINE DR		BROOKSVILLE	FL	34613
2019-036	05301134	LASSITER	JOHN VERNON JR			PO BOX 213		BELMONT	NC	28012
2019-036	05301135	LASSITER	MARGARET E			3711 WINDY POINTE RD SW		SUPPLY	NC	28462
2019-036	05301136	THOMPSON	DONALD W			526 RHYNE RD		CHARLOTTE	NC	28214
2019-036	05301137	CLEVELAND	MARY P			560 RHYNE RD		CHARLOTTE	NC	28214
2019-036	05301145	CLEVELAND	MARY P			460 RHYNE RD		CHARLOTTE	NC	28214
2019-036	05325113	DSG PROPERTIES LLC				113 BLACKSNAKE RD		STANLEY	NC	28164
2019-036	05508105	LOCOMOTIVE LAND CO LLC			ATTN: LESLIE JOHNSON	128 BUNKER WAY		MOORESVILLE	NC	28117
2019-036	05508121	TOP TEN PARTNERS LLC			ATTN:L BELLE JOHNSON	113 BROCKTON LN		MOORESVILLE	NC	28117

# EXHIBIT A

2019-036	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-036	Belmeade Green Homeowners Association Inc.	Gina	Gupton	733 Belmeade Green Dr		Charlotte	NC	28214
2019-036	Belmeade Green Homeowners Association Inc.	Rebecca	Martin	203 Tribune Drive		Charlotte	NC	28214
2019-036	Belmeade Green Homeowners Association Inc.	T.J.	Wilson	10326 Hugue Wy		Charlotte	NC	28214
2019-036	Cedar Mill HOA	Chiquena	Moody	507 Knothole Ln		Charlotte	NC	28214
2019-036	Cedar Mill HOA	Elaine	Tanner	9741 Turning Wheel Drive		Charlotte	NC	28214
2019-036	Cedar Mill Homeowners Neighborhoods	Khadijah	Karriem	2222 Sonoma Valley Dr		Charlotte	NC	28214
2019-036	Cedar Mill Homeowners Neighborhoods	Maurice	Karriem	2222 Sonoma Valley Drive		Charlotte	NC	28214
2019-036	Cedar Mill Homeowners Neighborhoods	Ronnie E.	Lail	2705 Grain Mill Ln		Charlotte	NC	28214
2019-036	Drills of Hope	Robin	Woods	8909 Belle Bragg Way		Charlotte	NC	28214

# EXHIBIT B

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition 2019-036 filed by BSL Galbreath Inc. To rezone approximately 8.7 acres located at 614 Rhyne Road to allow the development of an Industrial Park. This meeting will be to discuss redesigned site plan.

Date and Time of Meeting: Thursday, September 12, 2019 at 6:00 p.m.

Place of Meeting: Thrift United Methodist Church  
8245 Moores Chapel Road  
Charlotte, NC 28214

Petitioner: BSL Galbreath Inc.

Petition No.: 2019-036

We are assisting BSL Galbreath Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 8.7 acre site (the "Site") located at 614 Rhyne Road Charlotte N.C. from the R3 zoning district to 12(CD) zoning district. The purpose of the rezoning is to permit the development of an Industrial Park.

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 Thursday, September 12, 2019 at 6:00 P.M. 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 Anthony Fox at (704) 335-9841.

cc: Councilwoman Lawana Mayfield

Date Mailed: September 3, 2019

BSL GALBREATH INC.  
REZONING PETITION #2019-036



Welcome

# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036

---

Community Meeting

Thrift United Methodist Church

8245 Moores Chapel Road, Charlotte

6:00 p.m. – August 29, 2019



Please be sure to sign in on the sheets provided

[illegible]

# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036

---

## Agenda

- Introduction
- Rezoning Process / Timeline
- Project Description
- Design Concepts
  - Site Plan Review
  - Exterior
  - Interior
- Discussion / Next Steps



# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036

We are assisting BSL Galbreath Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 8.7 acre site (the "Site") located at 614 Rhyne Road Charlotte N.C. from the R3 zoning district to I2(CD) zoning district. The purpose of the rezoning is to permit the development of an Industrial Park.

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 Thursday, May 16th 2019 at 6:30 P.M. 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 Attorney Anthony Fox at (704)335-9841

cc: Councilwoman LaWana Mayfield

Date Mailed: 15 August 2019.

# OUR DESIGN TEAM

---

Prad Group-Architectural/Engineering  
Shanice Johnson - P.E.



Anthony Fox

Partner & Rezoning Attorney

Parker Poe Law Firm



Anthony assists companies in structuring complex public-private deals that include elements of land use, zoning, and annexations. He also provides advice on economic development matters and incentives. His clients include corporations, developers, municipalities, and regulated industries. Anthony provides his clients with a sense of being connected by giving them access to his 30 years of vast experience and to key individuals at the local and state levels. In this way, he is often able to use creative strategies to help the public and private sectors come together to achieve their desired results.

# ABOUT BSL GALBREATH, INC.

---

- 20 Years Construction Experience
- Retired Air Force Pilot

- 
- *Expert Builders & Project Managers*
  - *Residential & Commercial Contractor*
  - *Out of the Box Thinking*
  - *Committed to Strengthening Communities*



**GALBREATH**

General Contractors

*"Thinking Outside The Box"*

# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036

---

## Rezoning Timeline

- February 25, 2019 – Rezoning Application Submitted
- May 16, 2019, 6:30 pm – Required Community Meeting (Thrift United Methodist Church, 8245 Moores Chapel Road, Charlotte)
- August 29, 2019, 6:00 pm – Second Community Meeting (Thrift United Methodist Church, 8245 Moores Chapel Road, Charlotte)
- September 16, 2019, 5:30 p.m. – City Council Meeting/Public Hearing
- October 21, 2019, 5:30 p.m. – City Council Meeting/Decision



# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036 PROJECT DESCRIPTION

---



Our Vision is to create an upscale Industrial Park that:

MAINTAINS INTEGRITY OF COMMUNITY

- HAS EXCELLENT CURB APPEAL
- JOB CREATION
- BUSINESS INTEGRATION

## RE-SHAPING THE COMMUNITY

- Rhyne Road is situated between
  - Undeveloped Land
  - Mobile Home Park
  - Car Dealership
  - Commercial Businesses
- City Council has approved rezoning a nearby property





# EXISTING ZONING

- 2<sup>nd</sup> Largest Zoning Category in the plan area is industrial
- Concentrations of industrial zoned land include:

Clariant Corporation, situated between the Catawba River and Belmeade Drive, and several industrial sites along Performance Road.

## Existing Zoning

Zoning	Percent of Total Area	Acres	Square Feet
Business / Commercial	5.64%	273.84	11,928,329
Industrial	26.89%	1306.19	56,897,685
Mixed-Use (MX)	16.13%	783.25	34,118,342
Neighborhood Service	0.89%	43.13	1,878,907
Multi-Family (R-17)	0.94%	45.60	1,986,123
Single-Family	48.31%	2346.16	106,063,972
Manufactured Homes (R-MH)	1.21%	58.64	2,554,385
	<b>Total Acres</b>	<b>4856.81</b>	<b>420,571,040</b>
<i>Source: Charlotte-Mecklenburg Planning Department, 2008</i>			

# BSL GALBREATH INC. REZONING

## REZONING PETITION #2019-036

### SITE PLAN

SITE SUMMARY	
PROJECT NAME:	BSL GALBREATH INDUSTRIAL SITE DEVELOPMENT
PARCEL ID:	05301131
ADDRESS:	614 RHYNE RD CHARLOTTE, NC 28214
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-2
DEVELOPMENT TYPE:	INDUSTRIAL
PROPOSED UNITS:	2
DISTURBED AREA:	TBD
SITE AREA:	8.70 AC
EXISTING BUILD-UPON-AREA:	0
EXISTING BUA TO BE REMOVED:	0
EXISTING BUA TO REMAIN:	0
PROPOSED NEW BUA:	TBD
POST CONSTRUCTION DISTRICT:	WESTERN CATAMBA
STREAM WATERSHED NAME:	LONG
REGULATED DRINKING WATERSHED:	LAKE WILDE

DEVELOPMENT WITHIN ANY 500-FOOT BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

AMH NC DEVELOPMENT, LLC  
PRL 05301131  
ZONING R-3, USE: RESIDENTIAL

RPW JV, LLC  
PRL 05301131  
ZONING R-3, USE: RESIDENTIAL

C M PERS & P H DILLING  
LASSITER HILLS  
PRL 05301130  
ZONING R-3, USE: RESIDENTIAL

THOMPSON, DONALD R  
PRL 05301130  
ZONING R-3, USE: RESIDENTIAL

LASSITER, JOHN VERNON JR  
PRL 05301130  
ZONING R-3, USE: RESIDENTIAL

LASSITER, JOHN VERNON JR  
PRL 05301130  
ZONING R-3, USE: RESIDENTIAL

NOTE: SYMMETRIC OR  
ASYMMETRIC MOULDING  
TO BE DETERMINED

6-FT SIDEWALK  
8-FT PLANTING STRIP, STREET  
TREES WILL BE INSTALLED PER  
ORDINANCE

PROPOSED CDDT RIGHT-OF-WAY,  
2' BEHIND BACK OF SIDEWALK.  
PERSONS AGREE TO DEDICATE,  
BY MEANS OF FEE SIMPLE  
CONVEYANCE ALL RIGHT OF WAY  
TO THE CITY BEFORE THE FIRST  
BUILDING CERTIFICATE OF  
OCCUPANCY  
ALL TRANSPORTATION  
IMPROVEMENTS WILL BE APPROVED  
AND CONSTRUCTED BEFORE THE  
SITE'S FIRST BUILDING CERTIFICATE  
OF OCCUPANCY IS ISSUED.

LOCOMOTIVE LAND CO, LLC  
PRL 05301130  
ZONING CC, USE: COMMERCIAL

70'x10' AND 30'x30' SITE  
TRIANGLES, TYP, EACH SIDE

PROPOSED ENTRANCE ALIGNED  
WITH VICTORY CHEVROLET  
FUTURE ENTRANCE

TOP TEN PARTNERS, LLC  
PRL 05301130  
ZONING R-2 (C3), USE: COMMERCIAL

NOTE: SYMMETRIC OR  
ASYMMETRIC MOULDING  
TO BE DETERMINED

SCALE 1" = 40'

BSL GALBREATH, INC.  
Charlotte, NC

NO.	DATE	DESCRIPTION	DATE	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

Chambers Engineering, PA

DESIGNED BY: 3-14-13

DATE: 3-14-13

CONTRACT NO.: 2019-036

PROJECT NO.: 2019-036

PROJECT NAME: BSL GALBREATH INDUSTRIAL SITE DEVELOPMENT

PROJECT ADDRESS: 614 RHYNE RD, CHARLOTTE, NC 28214

PROJECT PHONE: 704-366-1234

PROJECT FAX: 704-366-1235

PROJECT EMAIL: bsl@bslgalbreath.com

PROJECT WEBSITE: www.bsgalbreath.com

TOP TEN PARTNERS, LLC

DESIGNED BY: 3-14-13

DATE: 3-14-13

CONTRACT NO.: 2019-036

PROJECT NO.: 2019-036

PROJECT NAME: BSL GALBREATH INDUSTRIAL SITE DEVELOPMENT

PROJECT ADDRESS: 614 RHYNE RD, CHARLOTTE, NC 28214

PROJECT PHONE: 704-366-1234

PROJECT FAX: 704-366-1235

PROJECT EMAIL: bsl@bslgalbreath.com

PROJECT WEBSITE: www.bsgalbreath.com

614 RHYNE ROAD SITE DEVELOPMENT  
2019-036  
CHARLOTTE NORTH CAROLINA  
PRL NO. 2019-036  
SITE OVERVIEW MAP

SHEET NUMBER  
1



# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036 SITE PLAN





# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036 EXTERIOR DESIGN CONCEPTS

8.7 acres  
Rhyne Rd rezoned from R3 to I-(CD)  
Construct an Industrial Park



RHYNE ROAD INDUSTRIAL PARK

# BSL GALBREATH INC. REZONING REZONING PETITION #2019-036

---

## Contact Information

Anthony Fox

Parker Poe Adams & Bernstein LLP

401 South Tryon Street, Suite 300

Charlotte, NC 28202

(704) 335-9841

[anthonyfox@parkerpoe.com](mailto:anthonyfox@parkerpoe.com)



BSL GALBREATH INC.  
REZONING PETITION #2019-036



Q&A