

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-148

Petitioner: Branful, LLC
Rezoning Petition No.: 2019-148
Property: ± 1.554 acres located at 1037 and 1045 W Sugar Creek Rd (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 4, 2019, 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 11/22/2019. 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 4, 2019 at 6:30 PM, at Mayfield Memorial Baptist Church, 700 W Sugar Creek Road, Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Adam McCurry with Branful, LLC and Brian Upton with The Isaacs Group. Also in attendance were Bridget Grant and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

This Petition involves a request to rezone the ± 1.554 acre Site from B-1(CD) & NS to NS & NS SPA to allow redevelopment of the Site with an updated building and uses. Access to the Site shall be from Wilson Lane and W. Sugar Creek Road.

II. Summary of Questions/Comments and Responses:

There were no attendees in attendance.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Adam McCurry, Branful, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-148	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-148	08706101	MECKLENBURG COUNTY		DEPT.	C/O REAL ESTATE /FINANCE	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-148	08707114	LOR	NAO			4135 WILSON LN		CHARLOTTE	NC	28213
2019-148	08707115	JP HOTELS CHARLOTTE INC				1111 WEST SUGAR CREEK RD		CHARLOTTE	NC	28213
2019-148	08707116	REAGAN INVESTORS LLC				1031 SOUTH CALDWELL ST STE 220		CHARLOTTE	NC	28203
2019-148	08707119	786 DISTRIBUTION INC				150 AUTRY AVE		MOORESVILLE	NC	28177
2019-148	08707121	LEWISVILLE SUGAR CREEK LLC				3520 PIEDMONT RD NE STE 410		ATLANTA	GA	30305
2019-148	08707124	CHELINI 1031 FDS NC LLC			C/O FAMILY DOLLAR	500 VOLVO PKWY	CHESAPEAKE	MATTHEWS	VA	23320
2019-148	08707125	BRANFUL LLC				104 MULL ST		MORGANTON	NC	28655
2019-148	08707127	WAVECREST ASSET MANAGEMENT LLC				53 GOLDEN EAGLE LN		LITTLETON	CO	80127
2019-148	08707128	REYES	JULIO			4200 WILSON LN		CHARLOTTE	NC	28206
2019-148	08707129	ZELAYA	OSMIN A COREAS			4138 WILSON LN		CHARLOTTE	NC	28206
2019-148	08707130	KIDD	MARGARET S		MRS P B BY ENT	4128 WILSON LN		CHARLOTTE	NC	28206
2019-148	08707140	BRANFUL LLC				104 MULL ST		MORGANTON	NC	28655
2019-148	08707148	RODRIGUEZ	PEDRO			2514 BUCKLEIGH DR		CHARLOTTE	NC	28215
2019-148	08707168	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707169	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707170	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707171	ERMER	BRETT			4131 MERIANE DR		CHARLOTTE	NC	28206
2019-148	08707172	ERMER REAL ESTATE HOLDINGS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707173	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707174	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707175	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08707177	SUGARTREE DEVELOPMENT PARTNERS LLC				2622 MILLIE LN		CHARLOTTE	NC	28205
2019-148	08906435	ANTONIOU REALTY OF NC LLC		INC	C/O CAROLINA RESTAURANT GROUP,	8040 ARROWRIDGE BLVD		CHARLOTTE	NC	28273
2019-148	08906436	LAXMI INVESTMENTS INC				10225 RIDGEMORE DR		CHARLOTTE	NC	28277
2019-148	08906437	GRUBER	BRENDA B	KIMBERLY G	SMITH	221 CHARING CROSS DR		MATTHEWS	NC	28105
2019-148	08906438	BROWN	CHARLES MARK	SHARON O	BROWN	1776 Twisted Oak Lane SW		Ocean Isle Beach	NC	28469
2019-148	08906439	SUGAR CREEK HOUSING LLC			C/O MOSAIC DEVELOPMENT GROUP INC	4600 PARK RD STE 390		CHARLOTTE	NC	28209
2019-148	08906442	SAM'S INVESTMENTS VIII LLC				7935 COUNCIL PL		MATTHEWS	NC	28105

2019-148	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-148	Faith Christian Methodist Episcopal Church	Sandra	Gripper	457 Wellingford Street		Charlotte	NC	28213
2019-148	Farmcrest Community Neighborhood Association	Tonya	Clarkston	801 Farmcrest Dr		Charlotte	NC	28206
2019-148	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct		Charlotte	NC	28213
2019-148	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2019-148	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2019-148	Hidden Valley Community Association	Marjorie	Parker	5131 Springview Road		Charlotte	NC	28213
2019-148	Hidden Valley Community Development Corporation	Odell	Witherspoon	6601 Heatherbrooke Av		Charlotte	NC	28213
2019-148	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct		Charlotte	NC	28213
2019-148	Hidden Valley Community Homeowners Association	Saundra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2019-148	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213
2019-148	Royal Oaks Neighborhood Association	Molly	Wilbanks	5213 Pine Dr		Charlotte	NC	28269
2019-148	Spring Woods Home Owners Association	Jacque	Nettles	1930 Aberglen Dr		Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-148 – Branful, LLC

Subject: Rezoning Petition No. 2019-148
Petitioner/Developer: Branful, LLC
Current Land Use: Restaurant/Vacant
Existing Zoning: B-1(CD) & NS
Rezoning Requested: NS & NS SPA

Date and Time of Meeting: **Wednesday, December 4th, 2019 at 6:30 p.m.**

Location of Meeting: Mayfield Memorial Baptist Church - Sanctuary
700 Sugar Creek Road West
Charlotte, NC 28213

Date of Notice: 11/22/2019

We are assisting Branful, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on W Sugar Creek 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.

Background and Summary of Request:

This Petition involves a request to rezone the ± 1.554 acre Site from B-1(CD) & NS to NS & NS SPA to allow redevelopment of the Site with an updated building and uses. Access to the Site shall be from Wilson Lane and W. Sugar Creek 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 Wednesday, December 4th, 2019, at 6:30 p.m. at Mayfield Memorial Baptist Church, 700 Sugar Creek Road West, Charlotte, NC 28213.** 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: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Adam McCurry, Branful, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Branful, LLC Rezoning Petition No. 2019-148
Community Meeting – December 4, 2019 @ 6:30pm

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
1	There were no attendees in attendance			
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