

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-035**

**Petitioner:** EM&C Investments, LLC  
**Rezoning Petition No.:** 2018-035  
**Property:** ± 13.02 acres located at 11820 University City Boulevard (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 Monday, April 30<sup>th</sup>, 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 4/18/2018. 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 Monday, April 30<sup>th</sup>, 2018 at 7:00 PM, at St. Thomas Aquinas Church – Parrish Center Room D, 1400 Suther Road, Charlotte, NC 28213.

### **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 Laurens Willard and Laurens Willard, Jr. with EM&C Investments, LLC, Nolan Mills and Bailey Patrick, Jr. with MPV Properties, Jeff Orsborn with Orsborn Engineering. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

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

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

There were no attendees at the meeting.

#### **Overview of Development Plan.**

This Petition involves a request to rezone the ±13.02 acre Site from B-1SCD to I-2(CD). The Site was rezoned to the B-1SCD (Business Shopping Center) zoning district in 1988, and is approved for a shopping center with up to 125,000 square feet, including three (3) outparcels.

The rezoning petition proposes to rezone the Site to I-2(CD) to allow the Site to be developed with up to 120,000 square feet of uses allowed in the I-2 zoning district. Retail and restaurant uses will be limited to a maximum of 5,000 square feet.

The remaining 115,000 square feet may be developed with other uses allowed in the I-2 zoning district.

**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 to the Petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Laurens Willard, EM&C Investments, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_no.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-035	05111103	JOHNSON FARMING LIMITED PARTNERSHIP				2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-035	05111105	WHITLEY	WILLIAM H JR			PO BOX 3257		CONCORD	NC	28025
2018-035	05111106	D & J LAND LLC				1906 DOVE DR		CHARLOTTE	NC	28214
2018-035	05111107	CAROLINA CEMETERY PARK CORP				PO BOX 3257		CONCORD	NC	28025
2018-035	05111109	JOHNSON FARMING LIMITED PARTNERSHIP				2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-035	05111112	HIGHWAY 49 LLC			C/O DAVID DRYE COMPANY	175 DAVIDSON HWY		CONCORD	NC	28027
2018-035	05111114	JOHNSON	SHIRLEY L	REVOCABLE TRUST	SHIRLEY L JOHNSON	2549 GRADY HARRIS SR RD		HARRISBURG	NC	28075
2018-035	05111199	JOHNSON	SHIRLEY LONG			7774 PHARR MILL RD		HARRISBURG	NC	28075
2018-035	05114101	NW SOUTHEAST HOLDINGS LLC			ATTN ROSS COWAN	575 FIFTH AVE 23FL		NEW YORK	NY	10017
2018-035	05114102	GALVAN INDUSTRIES INC				PO BOX 369		HARRISBURG	NC	28075
2018-035	05114103	TRIDOLPH LLC			J NOLAN MILLS III FAMILY LLC	101 SOUTH KINGS DR STE 200 FL 2		CHARLOTTE	NC	28204
2018-035	05114104	MYERS BROTHERS PROPERTIES LLC				6125 GRANTS FORD DR		GAINESVILLE	GA	30506
2018-035	05114109	CER-MET INC				12010 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28213
2018-035	05114121	HIGHWAY 49 STORAGE LLC				1213 LADY STREET 3RD FLOOR		COLUMBIA	SC	29601

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-035	Butterfly Visions Project	Tiffany	Sanders	11720 Windy Creek Drive	D	Charlotte	NC	28262
2018-035	Harris-Houston Community Association	Mary	Kegley	10601 Whittersham Dr		Charlotte	NC	28262
2018-035	The Townes At Bershire Homeowners Association	Denise	White	3212 Barons Court Rd		Charlotte	NC	28213
2018-035	The Townes At Bershire Homeowners Association	Melinda	Livas	3204 Barons Court Rd		Charlotte	NC	29213
2018-035	Villages Of Wexford Homeowners Association	Doug	Nitkiewicz	11048 Wiltshire Ln		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-035 – EM&C Investments, LLC**

Subject: Rezoning Petition No. 2018-035  
Petitioner/Developer: EM&C Investments, LLC  
Current Land Use: vacant  
Existing Zoning: B-1SCD  
Rezoning Requested: I-2(CD)  
**Date and Time of Meeting:** **Thursday, April 30<sup>th</sup> at 7:00 p.m.**  
Location of Meeting: St. Thomas Aquinas Church – Parrish Center Room D  
1400 Suther Road  
Charlotte, NC 28213  
Date of Notice: 4/18/2018

We are assisting EM&C Investments, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 13.02 acres located at 11820 University City Boulevard (the “Site”) with a mix of uses as allowed in the I-2 zoning district. 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 ±13.02 acre Site from B-1SCD to I-2(CD). The Site was rezoned to the B-1SCD (Business Shopping Center) zoning district in 1988, and is approved for a shopping center with up to 125,000 square feet, including three (3) outparcels.

The rezoning petition proposes to rezone the Site to I-2(CD) to allow the Site to be developed with up to 120,000 square feet of uses allowed in the I-2 zoning district. Retail and restaurant uses will be limited to a maximum of 5,000 square feet.

The remaining 115,000 square feet may be developed with other uses allowed in the I-2 zoning district. The following uses will not be permitted on the Site:

Airports, Heliports and helistops, Railroad freight yards, repair shops and marshalling yards, Theatres, drive-in motion picture, Agricultural industries, Junkyards, gas stations with or without a convenience store, auction sales, automobiles, truck and utility trailer rental, automotive repair garages, automotive sales and repair, automotive service stations, manufactured housing sales or repair, recycling or drop off centers, billboards, jails and prisons, religious institutions, adult establishment, auction sales, medical waste disposal facilities as a principal use, power generation plants, truck stops, Truck terminals, waste incinerators (excluding medical waste incinerators), beneficial fill site, Construction and demolition (C & D) landfills, land clearing and inert debris landfill (LCID) off-site, mobile Food Vending Services, quarries, raceways and dragstrips, sanitary landfills, solid waste transfer stations, crematory, within a cemetery, Manufacture (heavy) of: Abrasive and asbestos products, agricultural chemicals, asphalt paving and roofing materials, brick, tile and clay products, chemical manufacture, refining and processing, cut stone and stone products, Fats and oils processing, guided missiles, space vehicles and parts, leather tanning, Manufactured housing, Meat products, including slaughtering and dressing, Ordnance and accessories, Paper and allied products, Petroleum and coal products, plastic and rubber products, railroad equipment, Sugar refining, Tires and Inner tubes

Access to the Site will be from University City Boulevard and from the adjoining parcels located to the east and west of the Site.

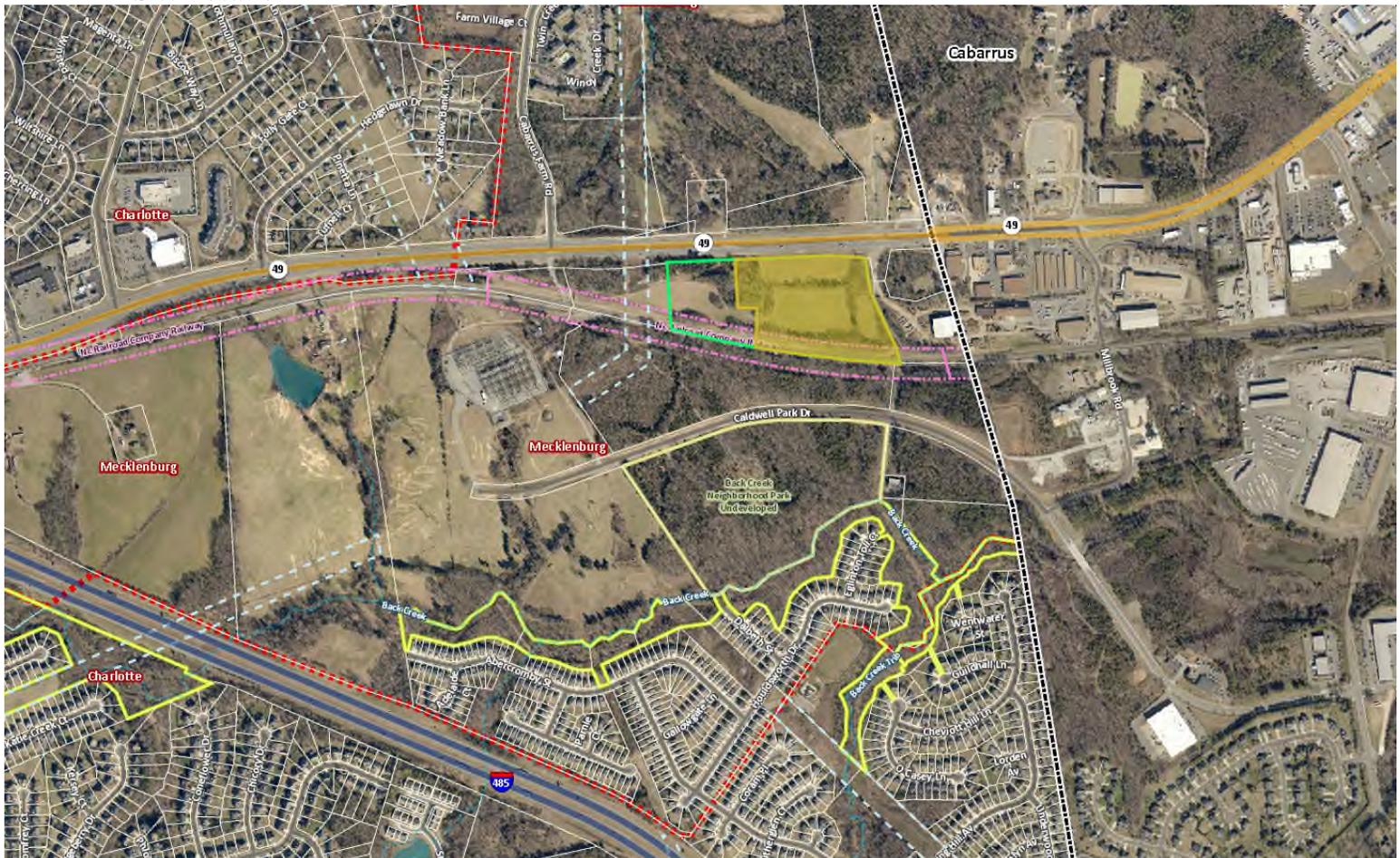
## Community Meeting Date and Location:

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, April 30th, at 7:00 p.m. at St. Thomas Aquinas Church – Parrish Center Room D, 1400 Suther Road, 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 Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Laurens Willard, EM&C Investments, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



EM&C Investments, LLC – Rezoning Petition No. 2018-035  
Community Meeting – April 30, 2018 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1		No Attendees in Attendance		
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