

COMMUNITY MEETING REPORT  
**Petitioner: Tzeggai Yohannes** Rezoning  
Petition No. 2018-164

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 January 31, 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 March 5th, 2019 at 6:pm at **Charlotte Mecklenburg Library at Hickory Grove** (Community Room) 5935 Hickory Grove Rd Charlotte NC 28215

**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 Ran Shapira, Azieb Yohannes and Tzeggai Yohannes.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Ran Shapira, welcomed the attendees and introduced the Petitioner's team. Ran Shapira indicated that the Petitioner proposed to rezone an approximately 0.92 acres site (the "Site") 3717 N Sharon Amity Rd. Charlotte NC 28205

from the Zoning 02 to Zoning B1. Ran Shapira explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Ran Shapira provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Ran showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Two invitees showed up to the meeting.

Respectfully submitted, this 11th day of March, 2019.



2018-164	ORGANIZATI	FIRST_NAME
2018-164	Back Creek I Homeowners Association	Management
2018-164	Charlotte East Community Partners	Darrell
2018-164	Charlotte East Community Partners	Heather
2018-164	Charlotte East Community Partners	Susie
2018-164	Easthaven Neighborhood Association	Sue
2018-164	Eastway Park/ Sheffield Park Neighborhood Association	Nathan
2018-164	Harris Lake COA	Hal
2018-164	Oaks Condominiums, The	Louise
2018-164	Sheffield Park Neighborhood Association	Sandy
2018-164	Starmount Neighborhood Association	Craig
2018-164	Vernedale Farmes/ Glenn	Susie
2018-164	Vernedale Farms	Heather
2018-164	Vernedale Farms	Larry
2018-164	Westerly Hills Neighborhood Association	Joe
2018-164	Westerly Hills Neighborhood Association	Tollie
2018-164	Wilora Lake Neighborhood Association	Mary
2018-164	Wilora Lake/ Verndale Glen Neighborhood Association	Bobbi
2018-164	Windsor Park Neighbors Association	John
2018-164	Windsor Park Neighbors, Inc.	Scott
2018-164	Winterfield Neighborhood Association	Diane
2018-164	Winterfield Neighborhood Association	John
2018-164	Winterfield Neighborhood Association	Karen

Exhibit A

LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
	4957 Albemarle Rd		Charlotte	NC	28205
Bonapart	5707 Justins Forest Dr		Charlotte	NC	28212
Ferguson	6031 Hanna Ct		Charlotte	NC	28212
Hines	6023 Hanna Court		Charlotte	NC	28212
McKenzie	3733 Driftwood Dr		Charlotte	NC	28205
Karow	3319 Diftwood Dr		Charlotte	NC	28205
Roth	5843 Harris Grove Lane		Charlotte	NC	28212
Barden	1501 Lansdale Dr	Unit G	Charlotte	NC	28205
Weaver	5129 Greenbrook Dr		Charlotte	NC	28205
Harmon	5514 Starkwood Dr		Charlotte	NC	28212
Hines	6023 Hanna Court		Charlotte	NC	28212
Ferguson	6031 Hanna Ct		Charlotte	NC	28212
Hines	6023 Hanna Ct		Charlotte	NC	28212
Wise	617 Wilora Landing Road		Charlotte	NC	28212
Woods	5701 Wilora Lake Rd		Charlotte	NC	28212
Traynham	4044 Mayberry lane		Charlotte	NC	28212
Almond	617 Wilora Landing Road		Charlotte	NC	28212
Ryan	1826 Lansdale Dr		Charlotte	NC	28205
Robinson	4026 Woodgreen Terrace		Charlotte	NC	28205
Langevin	3825 Winterfield Pl		Charlotte	NC	28205
Griffith	3514 Rosehaven Dr		Charlotte	NC	28205
MacKenzie	3601 Winterfield Pl		Charlotte	NC	28205

2018-164	TAXPID	OWNERLASTN	OWNERFIRST
2018-164	10121206	CAROLINAS TELCO FEDERAL	CREDIT UNION
2018-164	10121207	FINANCIAL SOLUTIONS MULTISERVICIOS LLC	
2018-164	10121208	KEITH	PEGGY M
2018-164	10121209	PAK	KEUN BO
2018-164	10121210	KOSKINAS	SAM
2018-164	10121211	ADULIS LLC	
2018-164	10121212	BLANCO	DANIEL VASQUEZ
2018-164	10121213	STONE	RANDY E
2018-164	10121214	SHUMAN	GEORGE W
2018-164	10121226	CENTRAL POINTE APARTMENTS LLC	
2018-164	10121256	ALFARO HOLDINGS LLC	
2018-164	10304128	QUICKTRIP CORPORATION	
2018-164	10304199	CITY OF CHARLOTTE	
2018-164	10305324	BEACHLEY	JUDY HANEY &
2018-164	10305325	ALVARENGA	TRANSITO
2018-164	10305326	GRANVILLE LLC	

MAILADDR2	CITY	STATE	ZIPCODE
	CHARLOTTE	NC	28226
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28208
	MINT HILL	NC	28227
	CHARLOTTE	NC	28211
	MATTHEWS	NC	28105
	CHARLOTTE	NC	28205
	MATTHEWS	NC	28105
	CHARLOTTE	NC	28205
SUITE 301	CHARLOTTE	NC	28208
	CHARLOTTE	NC	28213
	TULSA	OK	74101
	CHARLOTTE	NC	28202
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28211

Exhibit A

COWNERFIRS	COWNERLAST	MAILADDR1
		PO BOX 668467
		5101 CENTRAL AVE
		4010 TRIANGLE DR
		6323 WILLOW BRANCH DR
IRO	KOSKINAS	534 LYTTLETON DR
		2022 TANFIELD DR
		3731 N SHARON AMITY RD
JOANNE	DOUGHERTY-STONE	212 W MATTHEWS ST # 101
		3815 N SHARON AMITY RD
		1023 W. MOREHEAD ST
		4221 SAWMILL TRACE DR
	ATTN: TAX DEPT	PO BOX 3475
		600 E FOURTH ST
	SANDRA HANEY ALLEN	3814 N SHARON AMITY RD
SUSAN M	ALVARENGA	3800 N SHARON AMITY RD
		4517 RANDOLPH RD

January 31, 2019

**Change of Date & Notice to Interested Parties of Community Meeting**

**Subject:** Community Meeting -- Rezoning Petition filed by Tzeggai Yohannes to rezone approximately 0.92 acres located 3717 N Sharon Amity Rd. Charlotte NC 28205 to allow the permit the usage of the newly constructed commercial building to retail use.

**Date and Time of Meeting:** **Tuesday 03/05/2019 at 6pm**

**Place of Meeting:** **Charlotte Mecklenburg Library at Hickory Grove** (Community Room)  
5935 Hickory Grove Rd Charlotte NC 28215

**Petitioner:** Tzeggai Yohannes

**Petition No.:** 2018-164

Please disregard our previous invitation, a new date has been set up for the Community Meeting.

We are assisting Tzeggai Yohannes (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.92 acre site (the "Site") located (3717 N Sharon Amity Rd. Charlotte NC 28205 from the 02 zoning district to B1 zoning district. The purpose of the rezoning is to permit the usage of a newly constructed commercial building to retail use.

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. 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 Ran Shapira at Summit Properties International LLC

Sincerely,

**cc :Larken Egleston Council member, District 1**

**Ran Shapira**

**Broker/Relator NC/SC**

**www.spiclt.com Phone: 704.497.0828**

**ran@spiclt.com**

**2400 Crownpoint Executive Dr. Suite 300 Charlotte NC 28227**

*Exhibit B*





**Rezoning Petition 2018-164**  
**Community Meeting - March 05, 2019 6pm**  
**Charlotte Mecklenburg Library at Hickory Grove (Community Room)**  
**5935 Hickory Grove Rd Charlotte NC 28215**

### Check in List - of People attended the Meeting

Name	Phone	Email	Entity	Signature
George Shuman			6:00 pm	George Shuman
Michael Chark			6:20 PM	<u>M. Chark</u>

