

COMMUNITY MEETING REPORT

Rezoning Petition 2019-022



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting



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COMMUNITY MEETING REPORT

Petitioner: Metrolina Builders Inc
Rezoning Petition No. 2019-022

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.

There have been two community meetings to discuss this proposal.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Caren Wingate, 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 March 12, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting was held on Thursday, March 28, 2019 at 6:00 in the evening at Mallard Creek Baptist Church, located at 14901 Morehead 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 by Caren Wingate of Wingate Advisory Group, Stephen Overcash of Overcash Demmitt Architects, Dennis Norwood of Metrolina Builders and Thayne Hansen of Mallard Creek Polymers.

SUMMARY OF PRESENTATION/DISCUSSION:

Caren Wingate, Agent for the Petitioner, welcomed the attendees and introduced the Petitioner's team. The Petitioner's Architect, Stephen Overcash of Overcash Demmitt Architects, indicated that the Petitioner proposed to rezone approximately 17.63 acres of an approximately 44-acre site, located at 2450 Morehead Road from I-2 (CD) zoning to I-2 (CD) SPA zoning. The Agent provided contextual graphics of the area to be rezoned (attached as Exhibit D). She explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.



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Thayne Hansen of Mallard Creek Polymers provided background information about his experience and the typical operation of its facilities. Stephen Overcash, the Petitioner's Architect, presented the site plan and pointed out various commitments made by the Petitioner. Dennis Norwood of Metrolina Builders, answered questions about his company's development experience and the construction timeline for this project.

Questions and Answers for the meeting are included on the following page.



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Discussion Questions & Answers:

1. Will toxic chemicals be transferred in this rezoned area?
All materials held in this warehouse will have been packaged for transfer and delivery prior to being moved to the warehouse.
2. Will our homes be disturbed by construction activities?
There will be no construction activity on the lower part of the 44-acre parcel but will be concentrated in the existing truck parking area.
3. Is there a possibility that chemicals can be spilled during transfer to the warehouse?
No. There will be no transfer of unpackaged materials to the warehouse.
4. How does Mallard Creek Polymers monitor soil and water quality around operations?
Soil and water are tested on a schedule established by the EPA. Mallard Creek Polymers carefully follows safety standards to ensure soil and water quality are not impacted by operations.
5. Will the development of this warehouse increase truck traffic on Morehead and Gene Downs Roads?
An extensive traffic analysis indicates that traffic will be impacted at a rate of +/- three trucks per day.
6. Why is Mallard Creek Polymers building this warehouse?
The warehouse is being built to achieve more efficiency of operations. Currently, MCP sends trucks back and forth to Cabarrus County to pick up stored materials. This warehouse will allow MCP to be more efficient in the transfer of materials.
7. What is this specific property being used for currently?
Currently, MCP uses this property exclusively for truck parking.


Caren Wingate
Wingate Advisory Group

Respectfully submitted, this 5th day of April, 2018.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

2019-022	TAXPID	OWNERLAST	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-022	02908108A	MALLARD CREEK POLYMERS INC	CHURCH			8901 RESEARCH DR		CHARLOTTE	NC	28262
2019-022	02909102	SILOAM PRESBYTERIAN	JASON C			2831 N SHARON AMITY RD	STE A	CHARLOTTE	NC	28205
2019-022	02909104	DALRYMPLE	EMILY DELORIS	LAURA K	DAVIS	162 OAK HAVEN PL		CONCORD	NC	28027
2019-022	02909122	LISK				2301 MOREHEAD RD		CHARLOTTE	NC	28262
2019-022	02909125	WC&C INC				3850 SHARON VIEW RD		CHARLOTTE	NC	28226
2019-022	02910101	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2019-022	02910180	CUTHBERTSON	GLENN DAVID			2627 BREKONRIDGE CENTRE DR	SUITE 101	MONROE	NC	28110
2019-022	02939101	CHEW	MARTHA GALE			2636 GENE DOWNS RD		CHARLOTTE	NC	28262
2019-022	02940101	O'KONSKY	JENNIFER	JEFFREY	DUGAI	2629 GENE DOWNS RD		CHARLOTTE	NC	28262
2019-022	02940102	GILL	MUNAZZA KOUSSAR	MUHAMMED	SIDDIQUE	14604 STROMLEY DR		CHARLOTTE	NC	28262
2019-022	02940103	WILLIAMS	MICHAEL T			14514 STROMLEY DR		CHARLOTTE	NC	28262
2019-022	02940104	JOHNSON	DARROLD ANTHONY II	JENNIFER	JOHNSON	14437 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940105	JACKSON	JANE			14501 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940210	DENNIS	CHRISTOPHER			PO BOX 35601		CHARLOTTE	NC	28235
2019-022	02940212	CAMPBELL	ELIZABETH G	ALAN F	CAMPBELL	14422 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940213	RANDALL	TODD P	NATALIE M	RANDALL	14414 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940214	WILSON	DUSTIN	HALLIE	WILSON	14406 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940215	GORZKOWSKI	MICHAELA JR	KIRSAUN A	GORZKOWSKI	14402 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940216	ARRINGTON	KELLIE L	JONATHAN	ARRINGTON	14400 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940217	AFFINITY CAPITAL LLC				9819 BUCKNER RD		MANASSAS	VA	20110
2019-022	02940218	JUSTICE	MATTHEW R	SUZANNE L	JUSTICE	14413 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940219	STEGALL	BARNEY F	KAY A	STEGALL	14421 RAYNHAM DR		CHARLOTTE	NC	28262
2019-022	02940220	RICCIARDI	JASON K	JENNIFER A	RICCIARDI	14509 STROMLEY DR		CHARLOTTE	NC	28262
2019-022	02940221	TIPTON	CECILE			14603 STROMLEY DR		CHARLOTTE	NC	28262
2019-022	02940222	WADSWORTH	LAWRENCE T	TERESA C	WADSWORTH	14611 STROMLEY DR		CHARLOTTE	NC	28262
2019-022	02940223	GRADY	HENRY S	JANICE L	GRADY	14619 STROMLEY DR		CHARLOTTE	NC	28262
2019-022	02940224	PATTERSON	RANDOLPH W	VIOLET A	PATTERSON	14627 STROMLEY DR		CHARLOTTE	NC	28269
2019-022	02940225	LITTLE	EMILY L			775 W 1200 N SUITE 100		SPRINGVILLE	UT	84663
2019-022	02940299	CHURCH	MARTHA BURDELL			2301 MOREHEAD RD		CHARLOTTE	NC	28262
2019-022	02955103	BRYANT	MARK L	RUTH C	BRYANT	2314 MOREHEAD RD		CHARLOTTE	NC	28262
2019-022	02955104	FREEDOM HOUSE CHURCH	Christie Farris			3020 I PROSPERITY CHURCH RD	STE 513	CHARLOTTE	NC	28262
2019-022	02955105	Andre Camisha	Farris			10503 Greenhead View		Charlotte	NC	28262
2019-022	02955106	Zandra Phipps	Allen			417 Withersham Dr		Charlotte	NC	28262
2019-022	02955107	Overcash	Councilman Gregory			12114 Lavershire Ct		Charlotte	NC	28262
2019-022	02955108	Norwood	Stephen			600 E 4th St		Charlotte	NC	28203
2019-022	02955109	Hansen	Dennis			2010 S Tryon St		Charlotte	NC	28203
2019-022	02955110	Hansen	Thayne			425 E Hebron St		Charlotte	NC	28273
2019-022	02955111	Wingate	Caren			8901 Research Drive		Charlotte	NC	28262
2019-022	02955112	Withdraw Down's Homeowners Association				1201 S Graham St		CHARLOTTE	NC	28203



RZ 2019-022

EXHIBIT B

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NOTICE OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Metrolina Builders Inc to rezone approximately 44 acres located 2450 Morehead Road to allow the construction of a building.

Date and Time
of Meeting: Thursday, March 28th at 6:00 pm

Place of Meeting: Mallard Creek Baptist Church
14901 Morehead Road
Charlotte, NC 28262

Petitioner: Metrolina Builders Inc

Petition No.: 2019-022

We are assisting Metrolina Builders Inc (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 44-acre site (the "Site") located at 2450 Morehead Road from the I-2 (CD) zoning district to I-2 (CD) SPA zoning district. The purpose of the rezoning is to permit the construction of a building.

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, March 28th at 6:00pm at Mallard Creek Baptist Church, located at 14901 Morehead 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 Caren Wingate at 704-641-2154.

cc: Gregory A Phipps, Charlotte City Council Representative for District 4

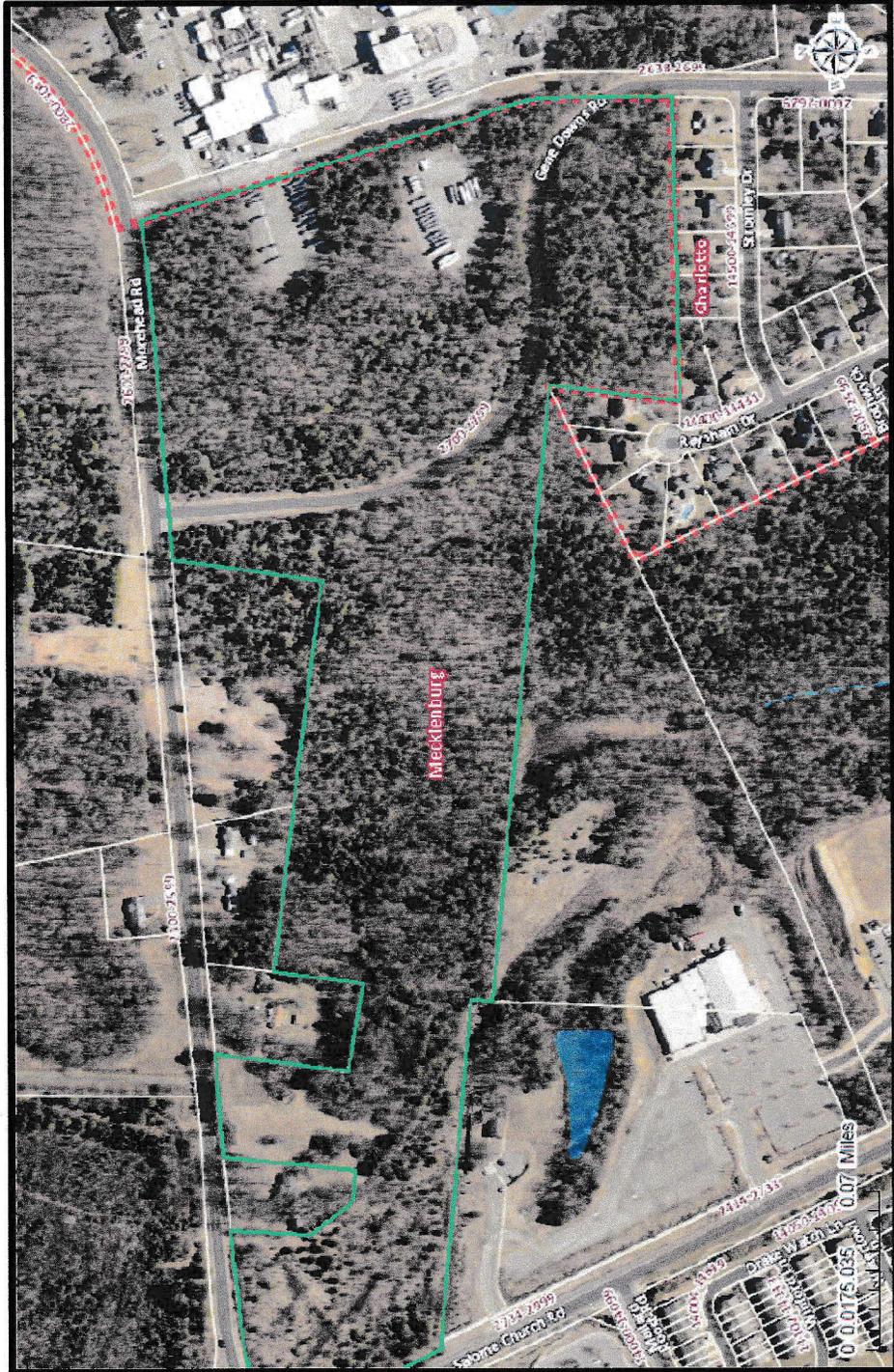
Date Mailed: March 12, 2019

WELCOME

Thank you for attending our
Community Meeting

Please sign the attendance roster, enjoy refreshments
and feel free to ask questions.

PROPERTY AERIAL



CHARLOTTE MECKLENBURG REZONING PETITION #2019-022

