

COMMUNITY MEETING REPORT
Petitioner: Liberty Property Trust
Rezoning Petition No. 2019-027

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-1 attached hereto by depositing such notice in the U.S. mail on March 28, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, April 9, 2019 at 6:30 PM at Hope Community Church of Metrolina located at 3205 Sam Wilson Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Massie Flippin and Jaime Maldonado of the Petitioner, Glenn Morris of Burton Engineering and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-027.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, May 20, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that May 20, 2019 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, June 4, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speaks at this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, May 20, 2019 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, June 17, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed maps and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 20.5 acres and is located on the southeast corner of the intersection of the I-85 Service Road and Sam Wilson Road. The site is located adjacent to Hope Community Church of Metrolina.

John Carmichael shared a zoning map that depicts the site and surrounding and nearby parcels of land. John Carmichael stated that the site and the parcels of land located to the east and south of the site are zoned R-3. Parcels located to the north and northwest of the site are zoned B-2. The parcels of land located across Sam Wilson Road to the west of the site are zoned R-3. R-3 is a single-family zoning district, and B-2 is a business zoning district. John Carmichael stated that parcels further to the south are zoned O-1 (CD) and I-1 (CD).

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the I-2 (CD) zoning district to accommodate the development of a building on the site that would be devoted to warehouse, distribution, industrial and office uses and certain other uses allowed in the I-2 zoning district. The maximum gross floor area that would be allowed on the site would be 250,000 square feet. A maximum of 50,000 square feet of the allowed 250,000 square feet could be devoted to office uses.

John Carmichael stated that the maximum building height would be 50 feet.

John Carmichael then shared the site plan for the proposed development. John Carmichael stated that at this time, access into the site is proposed to be from Sam Wilson Road at two locations. The first access point would serve the truck court, and the second access point would serve automobiles. John Carmichael stated that a 56-foot wide Class B buffer would be located along the northern boundary line of the site, and this buffer would contain a berm. A 75-foot wide Class A buffer with a berm would be located along the eastern boundary line of the site. Additionally, the Petitioner would reserve 32.5 feet of right-of-way within the 75-foot Class A buffer located along the eastern boundary line of the site for a potential future street to be constructed by others. The right-of-way would be dedicated upon the request of the City. John Carmichael stated that it could be difficult to build a street due to the topography of the site. It is possible that the street could be constructed when the parcels of land located to the east of the site are redeveloped. John Carmichael stated that the buffers will be planted with a combination of trees and shrubs.

John Carmichael stated that a Class A buffer would be provided along the southern boundary line of the site.

John Carmichael stated that a small lot located at the southeast corner of the site would be created for the church. The church would retain the ownership of this lot. This lot is where the church's current maintenance building is located.

John Carmichael then shared a portion of the Dixie Berryhill Strategic Plan. He stated that under this land use plan, the site is recommended to be developed with office, retail and light industrial uses. John Carmichael stated that the parcels of land located to the east and south of the site are also recommended to be developed with office, retail and light industrial uses.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question regarding the finished floor elevation of the proposed building, Glenn Morris stated that the site would be cut down approximately ten feet from its current

elevation to construct the proposed building. In other words, the elevation of the site would be reduced by approximately ten feet to accommodate the construction of this proposed building.

- In response to a question, Glenn Morris stated that at this time, a traffic signal is not proposed to be located on Sam Wilson Road at the truck entrance into the site. Glenn Morris stated that the Petitioner is currently working with NCDOT on access issues.

- In response to a question regarding the installation of left-turn lanes on Sam Wilson Road into the site, Glenn Morris stated that the thought at this point is that left-turn lanes would be installed at each vehicular entrance into the site, but NCDOT will make the ultimate decision regarding the installation of left-turn lanes. Glenn Morris stated that the Petitioner would widen Sam Wilson Road along the site's frontage on Sam Wilson Road. The Petitioner would also dedicate right-of-way to accommodate this widening.

- In response to a question as to when NCDOT would make the decision as to whether or not left-turn lanes would be installed on Sam Wilson Road at the vehicular entrances into the site, Glenn Morris stated that the decision will be made during the permitting process. Glenn Morris reiterated that the Petitioner will widen Sam Wilson Road along the site's frontage on Sam Wilson Road. This widening will accommodate three twelve-foot wide lanes along the site's frontage on Sam Wilson Road. The Petitioner would also install curb and gutter along the site's frontage on Sam Wilson Road and a twelve-foot wide multi-use path.

- An attendee with the volunteer fire department stated that the fire department is worried about access into this site and into the fire station, and the fire department is concerned about the amount of traffic on Sam Wilson Road. This individual is concerned that this development will increase the amount of traffic on Sam Wilson Road.

- In response to a question, Glenn Morris stated that the Petitioner would widen Sam Wilson Road along the site's frontage on Sam Wilson Road so that portion of Sam Wilson Road could accommodate three lanes. Glenn Morris stated that the Petitioner would widen that portion of Sam Wilson Road and then stripe the lanes as directed by NCDOT. The striping of the lanes would not be tied to the rezoning.

- In response to a question, Massie Flippin confirmed that only one building would be constructed on the site. John Carmichael stated that the building would have to be located within the building envelope depicted on the site plan.

- In response to a question, Glenn Morris and John Carmichael both stated that they have no idea if and when the City will annex the site and the surrounding area.

- In response to a question regarding access into the site from the I-85 Service Road, Massie Flippin stated that the Petitioner is not buying that parcel of land located between the site and the I-85 Service Road, so the site cannot be accessed from the I-85 Service Road. Glenn Morris added that the parcel of land located between the site and the I-85 Service Road is essentially a big hole.

- The attendee associated with the volunteer fire department reiterated his concern regarding the traffic that would be generated by this proposed development.

- In response to a question, Pastor Marlow of Hope Community Church of Metrolina stated that there would be a joint common area for the church and the development located on the site. It is possible that the church could use the vehicular parking area on the site on Wednesday nights and on Sundays, however, there are no current plans or need to do so.

- In response to a question, Glenn Morris confirmed that the blue oval on the rezoning plan is the detention pond for this proposed development. Glenn Morris stated that he would try to make this detention pond a wet pond.
- In response to a question, Glenn Morris stated that the existing sediment pond could not be converted to the storm water detention pond for this proposed development.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

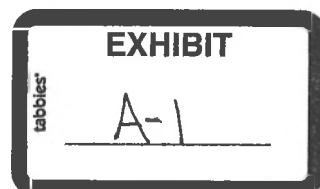
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 15th day of April, 2019.

Liberty Property Trust, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-027 05322204	COWAN	WILLIAM JR	RAE C	CORLISS	3216 SAM WILSON RD		CHARLOTTE	NC	28214
2019-027 05322205	HANNA	KAREN IRENE			3208 SAM WILSON RD		CHARLOTTE	NC	28214
2019-027 05322206	DEAL	ERIC ZEB			1055 STANLEY LUCIA RD		MOUNT HOLLY	NC	28120
2019-027 05322207	LOFTUS	CATHERINE S			9607 RIDDICK PL		MATTHEWS	NC	28105
2019-027 05322208	WEST MECK VOLUNTEER FIRE	DEPT INC		C/O TIM L HIPP	PO BOX 85		PAW CREEK	NC	28130
2019-027 05322209	LIBERTY BAPTIST CHURCH	(TRUSTEES)			2508 KENDRICK AVE		CHARLOTTE	NC	28269
2019-027 05322221	LIBERTY BAPTIST CHURCH	(TRUSTEES)			3000 SAM WILSON RD		CHARLOTTE	NC	28214
2019-027 05322401	DSA RENTAL PROPERTIES LLC			SMA RENTAL PROPERTIES LLC	16119 GARDENSIDE LN		CHARLOTTE	NC	28278
2019-027 05322402	HESTER	CEBRON W			PO BOX 595		STANLEY	NC	28164
2019-027 05539101	PINNACLE PROPERTY HOLDINGS LLC				6633 I-85 SERVICE RD		CHARLOTTE	NC	28262
2019-027 05539103	HARDAWAY	REBA LYNN CLARK	MARK WILSON	CLARK	1806 E 8TH ST		CHARLOTTE	NC	28204
2019-027 05539106	HONEY PROPERTIES INC				6701 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2019-027 05539107	CORALSTONE PROPERTIES INC				231 CORALSTONE DR		FORT MILL	SC	29708
2019-027 05539110	WESTMORELAND BAPT CHURCH	OF CHAR TRUSTEES			RFD 5 BOX 942-AA		CHARLOTTE	NC	28208
2019-027 05539111	DEESE	RICHARD H		CHARLTON C DEESE	8320 LAINE RD		CHARLOTTE	NC	28214
2019-027 05539121	DEESE	RICHARD H			8320 LAINE RD		CHARLOTTE	NC	28214
2019-027 05539302	CHARLOTTE MARKETER INC				PO BOX 341		MOORESBORO	NC	28114
2019-027 05539305	CHARLOTTE MARKETER INC				PO BOX 341		MOORESBORO	NC	28114
2019-027 05539306	CHARLOTTE MARKETER INC				PO BOX 341		MOORESBORO	NC	28114
2019-027 05554108	WIX	RALPH G	VIRGINIA E	WIX	8315 LAINE RD		CHARLOTTE	NC	28208
2019-027 05554109	WESTMORELAND BAPTIST CHURCH	OF CHARLOTTE NC			3025 SAM WILSON RD		CHARLOTTE	NC	28214
2019-027 05554116	WIX	TIMOTHY ALLEN			8307 LAINE RD		CHARLOTTE	NC	28214



2019-027	.ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-027	Westerly Hills Neighborhood Association	Emma	Potts	9025 Longview Rd		Charlotte	NC	28214
2019-027	Westmoreland Homeowners Association	Larry	Ziegler	3433 Farrhill Rd		Charlotte	NC	28214
2019-027	Wilmore Neighborhood Association	Missy	Eppes	12601 Moores Chapel Rd		Charlotte	NC	28214
2019-027	Wilson Glen Homeowners Association	Bonita	Chapman	3343 Buckvalley Dr		Charlotte	NC	28214

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-027** filed by Liberty Property Trust to request the rezoning of an approximately 20.5 acre site located on the southeast corner of the intersection of Sam Wilson Road and South I-85 Service Road from the R-3 LLWPA zoning district to the I-2 (CD) LLWPA zoning district

**Date and Time
of Meeting:** Tuesday, April 9, 2019 at 6:30 PM

Place of Meeting: Hope Community Church of Metrolina
3205 Sam Wilson Road
Charlotte, North Carolina 28214

We are assisting Liberty Property Trust (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 20.5 acre site located on the southeast corner of the intersection of Sam Wilson Road and South I-85 Service Road from the R-3 LLWPA zoning district to the I-2 (CD) LLWPA zoning district. The purpose of this rezoning request is to accommodate the development of a building or buildings on the site that would be devoted to warehouse, distribution, industrial and office uses and certain other uses allowed in the I-2 zoning district. The total maximum gross floor area that could be developed on the site would be 250,000 square feet.

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 Department'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.

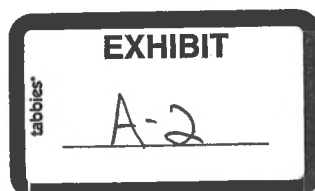
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, April 9, 2019 at 6:30 PM at Hope Community Church of Metrolina located at 3205 Sam Wilson Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: March 28, 2019





Community Meeting Sign-in-Sheet

Liberty Property Trust, Petitioner -- Rezoning Petition No. 2019-027

Hope Community Church of Metrolina
3205 Sam Wilson Road, Charlotte, NC 28214

Tuesday, April 9, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Richard DEESE	8320 LAUREL RD	704 3927215	
2.	Massie Flippin	908 Ardley Rd., Charlotte 28207	336 442 1650	mflippin@libertyproperty.com
3.	Jeff Hopkins	1937 Dove Dr. Chas 28214	704 604 5219	JND42697@CAROLINA.RR.COM
4.	LARRY SIGLAR	3433 FARRHILL CLT 28214	704 777 4487	LSIGLARF38@GMAIL.COM
5.	Tim Wix	8307 LAUREL Rd.	704-506-7117	wixt@bellsouth.net
6.				
7.				
8.				
9.				

Rezoning Petition No. 2019-027

Liberty Property Trust, Petitioner

Community Meeting

April 9, 2019



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning of the Site
- IV. Rezoning Request
- V. Review and Discussion of the Site Plan
- VI. Question, Answer and Comment Session

Rezoning Team

- Massie Flippin, Liberty Property Trust
- Jaime Maldonado, Liberty Property Trust
- Glenn Morris, Burton Engineering
- John Carmichael, Robinson, Bradshaw & Hinson

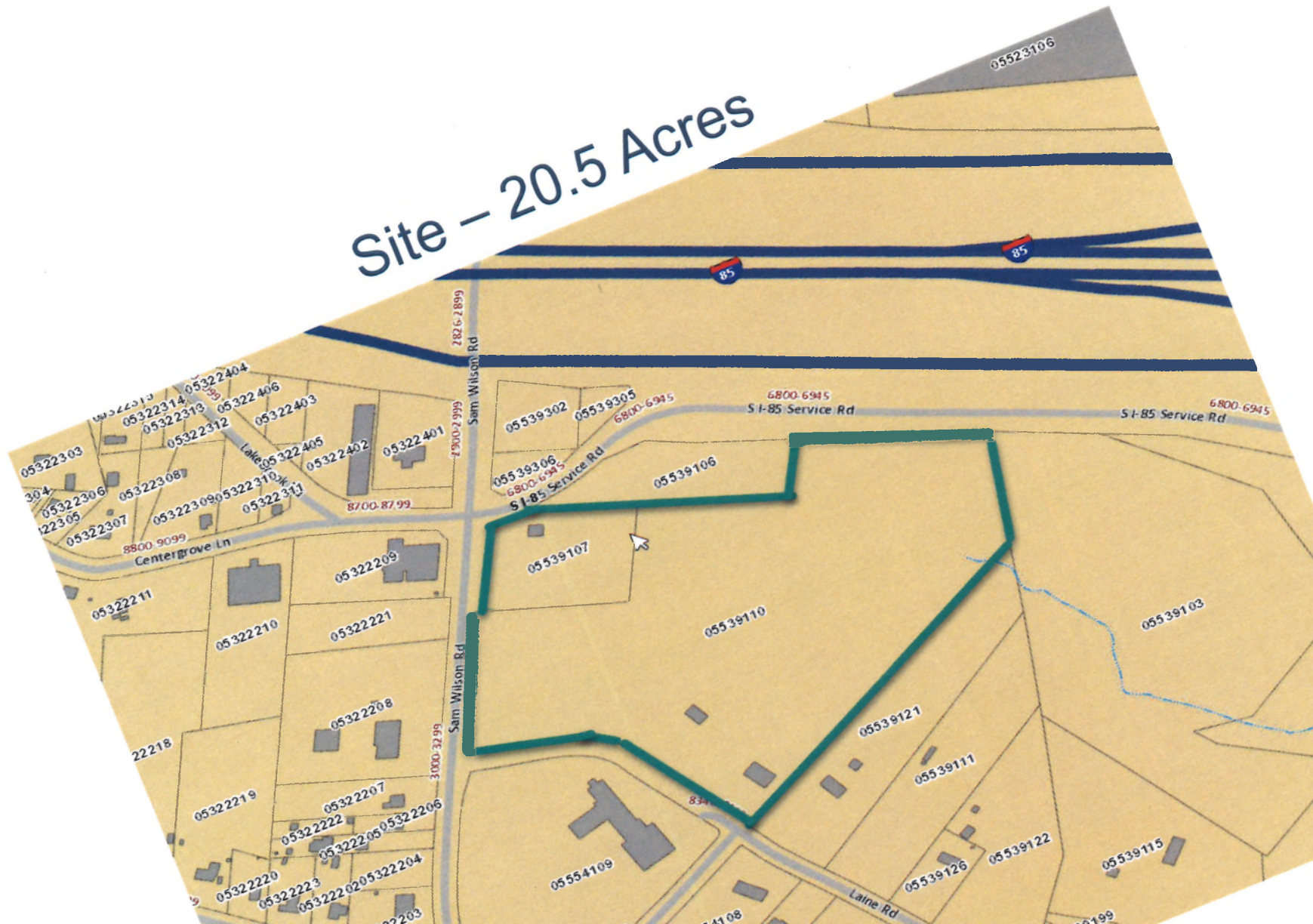
Current Rezoning Schedule

- Public Hearing: Monday, May 20, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, June 4, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, June 17, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center

Site – 20.5 Acres



Site – 20.5 Acres



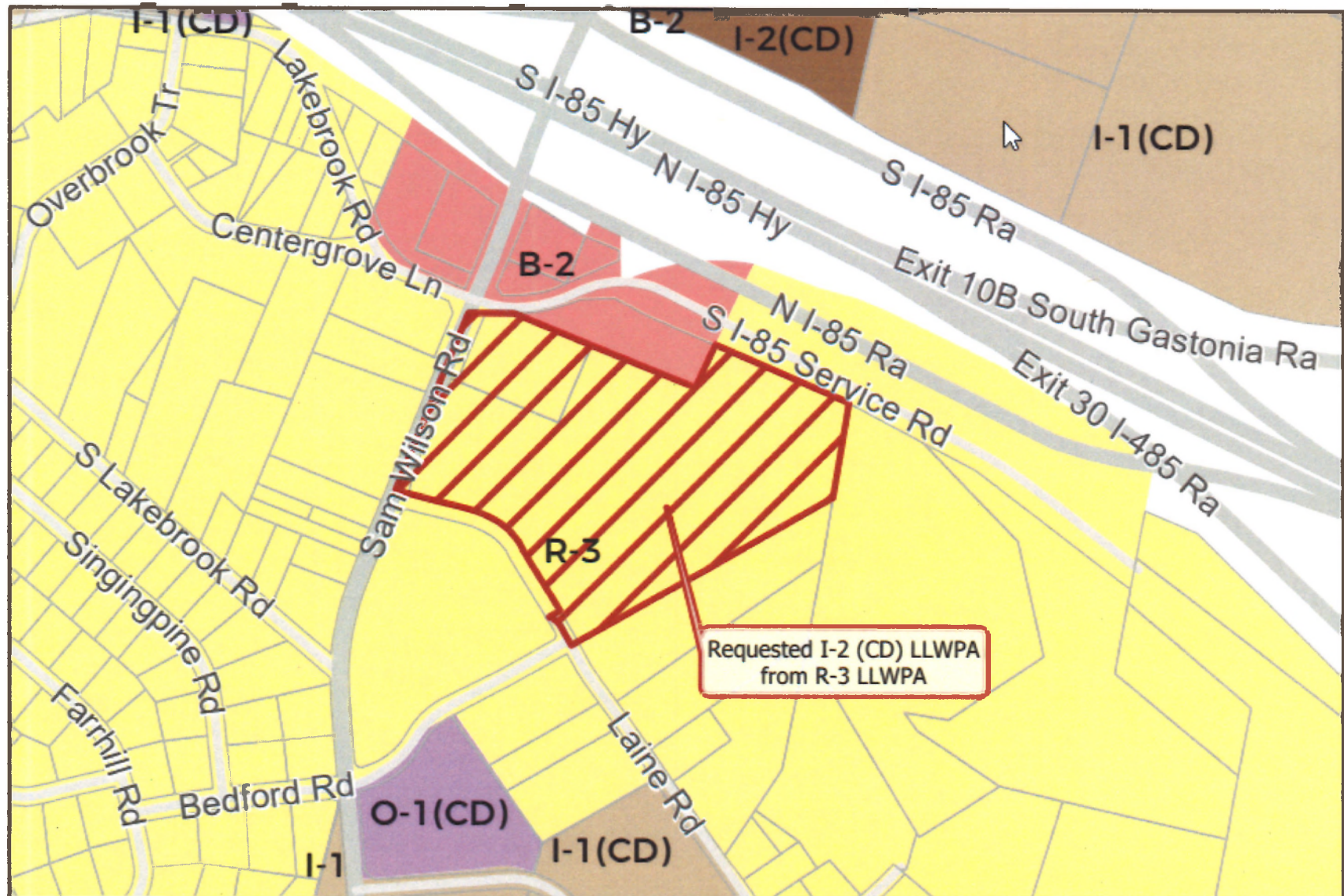
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Current Zoning of the Site





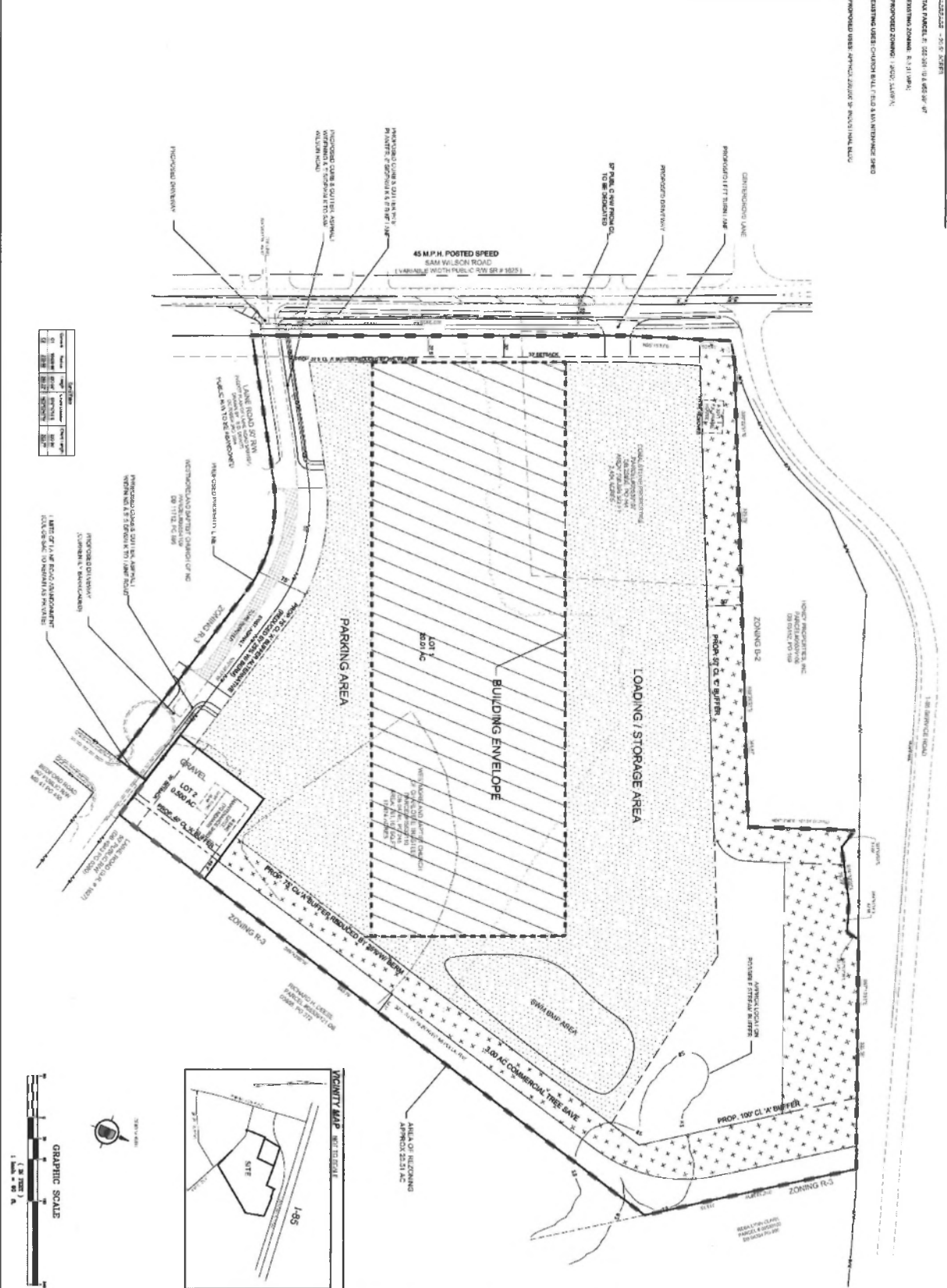
Rezoning Request

- Requesting that the site be rezoned from the R-3 zoning district to the I-2 (CD) zoning district to accommodate the development of a building or buildings on the site that would be devoted to warehouse, distribution, industrial and office uses and certain other uses allowed in the I-2 zoning district.
- Maximum gross floor area would be 250,000 square feet. A maximum of 50,000 square feet of the allowed 250,000 square feet may be devoted to office uses.
- Maximum building height of 50 feet.



Site Plan

SITE DEVELOPMENT DATA 11/20/2013 10:00 AM EXISTING ZONING: R-1 (RURAL) PROPOSED ZONING: C-1 (COMMERCIAL) EXISTING LOTS: 1.00 AC (1.00 AC) PROPOSED LOTS: 1.00 AC (1.00 AC)



LIBERTY LOGISTICS CENTER
8340 LAINE ROAD
CITY OF CHARLOTTE, N.C. 28210

TECHNICAL DATA SHEET

BURTON
ENGINEERING

3901 HANCOCK RD. STE. 100
CHARLOTTE, NC 28210
(704) 555-1881
FAX: (704) 555-1157

REVISIONS

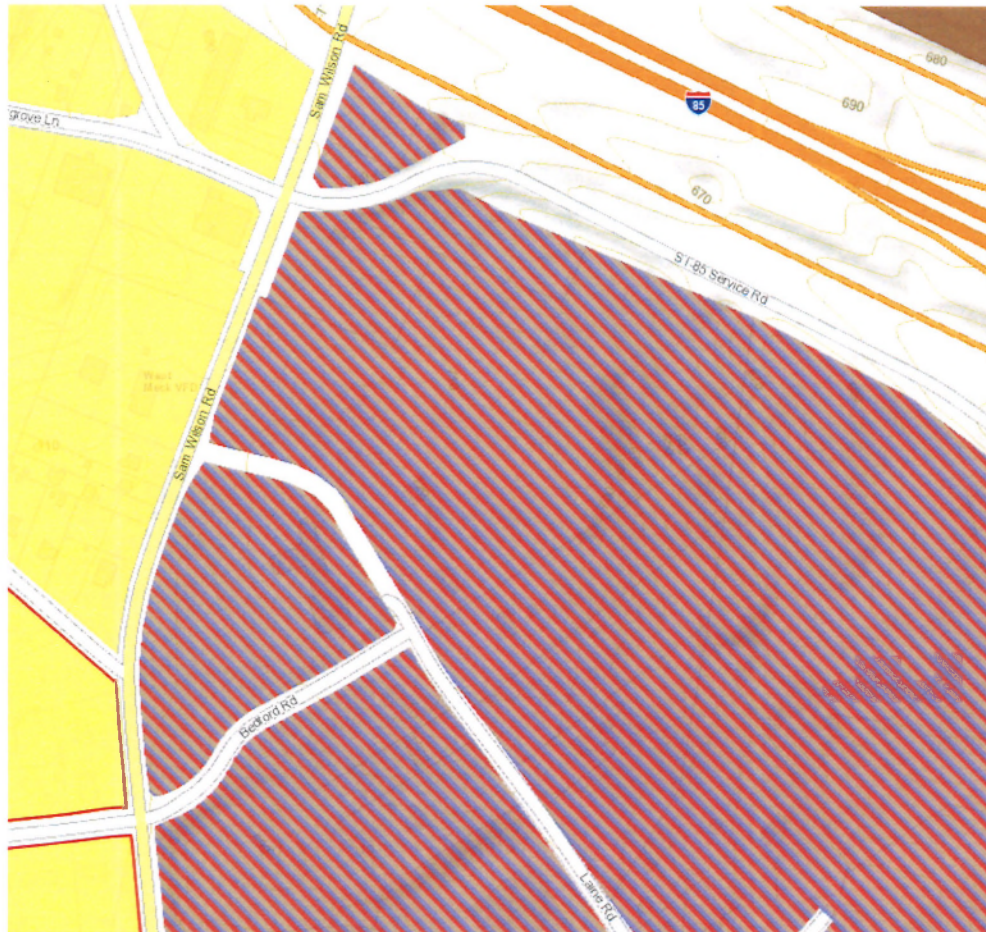
NO.	DATE	DESCRIPTION
1	11/20/2013	INITIAL DESIGN

PROJECT NUMBER
018318003

SCALE
1" = 100' (AS SHOWN)

DATE
11/20/2013

Land Use Plan



Proposed Land Use: Dixie Berryhill Strategic Plan

Planning District	Southwest
Plan Name	Dixie Berryhill Strategic Plan
Plan Adoption Date	4/14/2003
Adoption Type	Area Plan
Proposed Landuse Code	MIX35
Proposed Landuse Description	Office/Retail/Light Industrial
Residential Density	-9
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Non-Residential
created_user	
created_date	
last_edited_user	
last_edited_date	

[StreetView](#) | [BirdsEye](#)

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