

## **COMMUNITY MEETING REPORT**

**Petitioner: BSL Galbreath Inc.**

**Rezoning Petition No. 2019-036**

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 3 May 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 Thursday 16 May 2019 at 6:30 P.M. at Thrift United Methodist Church, located at 8245 Moore's Chapel Road, Charlotte, North Carolina 28214.

### **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 Artis Galbreath (Petitioner) and Attorney Anthony Fox (Petitioner's Rezoning Agent). As the Community Meeting proceeded, several others attended but did not sign the sign-in sheet, nor resided with close proximity to the site.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Attorney Anthony Fox, welcomed the attendees and introduced the Petitioner's team. Attorney Fox indicated that the Petitioner proposed to rezone an approximately 8.7-acre site located at 614 Rhyne Road, Charlotte, NC from Single Family Residential District (R3) to General Industrial District (I-2CD). Attorney Fox explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request, the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

Artis Galbreath provided background information about the Petitioner's experience and the typical operation of its warehouse facilities. Attorney Fox then presented the site plan and pointed out various commitments made by the Petitioner and shared copies with attendees. Attorney Fox also showed proposed architectural elevations and discussed the design of the proposed facilities. He used the elevations and renderings to explain the facility's design concepts and operations.

Only Ashley Tison and Alex Reed were attendees that live in vicinity of the proposed rezoning. Both are in support of the proposed project. Alex mentioned he is the owner of the adjacent

trailer park and thought it would be a valuable improvement to the location. Ashley is the owner of 708 Rhyne Road which is the other industrially zoned property in the area. He too thought the proposed project would be a valuable addition to the area.

Several members of the community attending as the neighborhood meeting asked about other uses that could be dedicated to the site. One resident asked if the owner would consider a neighborhood shopping center for the site. It was explained that a neighborhood shopping center requires a certain number of roof types and that type of development could not be supported at this time.

Another resident asked whether harmful smoke would be emitted from the site. It was explained that the proposed use as an office warehouse does not contemplate any manufacturing uses on the site.

The meeting was concluded at the start of the neighborhood meeting.

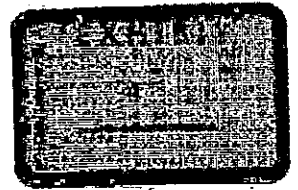
Respectfully submitted, this 21<sup>st</sup> day of June, 2019.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

614 Rhyne Road  
Rezoning Petition No. 2019-036  
EXHIBIT A

PET. NO	FIRST NAME	LAST NAME	ORG LABEL	MAIL ADDRESS	MAIL CITY	STATE	ZIPCODE
2019-036		AMH NC DEVELOPMENT LLC		30601 AGOURA RD STE 200	AGOURA HILL	CA	91301
2019-036		RPFJY LLC		1286 HOLLAND RD	ROCK HILL	SC	29732
2019-036	C M HEIRS & B H	DILLING	LASSITER HEIRS	6336 BANDY DR	CHARLOTTE	NC	28215
2019-036	ALICE RUTH	PARRISH		2422 CHAPELTON DR	CHARLOTTE	NC	28214
2019-036	JOSEPH HAIRSTON	ADAMS		716 RHYNE RD	CHARLOTTE	NC	28214
2019-036		708 RHYNE ROAD LLC		401 HAWTHORNE LN	CHARLOTTE	NC	28204
2019-036	ARTIS	GALBREATH		9300 SIR HUON LANE	WAXHAW	NC	28173
2019-036	LARRY L / REGINALD M	GREEN		9154 FONTAINE DR	BROOKSVILLE	FL	34613
2019-036	JOHN VERNON JR	LASSITER		PO BOX 213	BELMONT	NC	28012
2019-036	MARGARET E	LASSITER		3711 WINDY POINTE RD SW	SUPPLY	NC	28462
2019-036	DONALD W	THOMPSON		526 RHYNE RD	CHARLOTTE	NC	28214
2019-036	MARY P	CLEVELAND		560 RHYNE RD	CHARLOTTE	NC	28214
2019-036	MARY P	CLEVELAND		460 RHYNE RD	CHARLOTTE	NC	28214
2019-036		DSG PROPERTIES LLC		113 BLACKSNAKE RD	STANLEY	NC	28164
2019-036	ATTN: LESLIE JOHNSON	LOCOMOTIVE LAND CO LLC		128 BUNKER WAY	MOORESVILLE	NC	28117
2019-036	ATTN: L BELLE JOHNSON	TOP TEN PARTNERS LLC		113 BROCKTON LN	MOORESVILLE	NC	28117
2019-036	GINA	GUPTON	BELMEADE GREEN HOA	733 Belmeade Green Dr	CHARLOTTE	NC	28214
2019-036	REBECCA	MARTIN	BELMEADE GREEN HOA	203 Tribune Drive	CHARLOTTE	NC	28214
2019-036	T.J.	WILSON	BELMEADE GREEN HOA	10326 Hugue Wy	CHARLOTTE	NC	28214
2019-036	CHIQUENA	MOODY	CEDAR MILL HOA	507 Knothole Ln	CHARLOTTE	NC	28214
2019-036	ELAINE	TANNER	CEDAR MILL HOA	9741 Turning Wheel Drive	CHARLOTTE	NC	28214
2019-036	KHADJIAH	KARRIEM	CEDAR MILL HOA	2222 Sonoma Valley Dr	CHARLOTTE	NC	28214
2019-036	MAURICE	KARRIEM	CEDAR MILL HOA	2222 Sonoma Valley Drive	CHARLOTTE	NC	28214
2019-036	RONNIE E	LAIL	CEDAR MILL HOA	2705 Grain Mill Ln	CHARLOTTE	NC	28214
2019-036	ROBIN	WOODS	DRILLIS OF HOPE	8909 Belle Bragg Way	CHARLOTTE	NC	28214

# EXHIBIT B



## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2019-036 filed by BSL Galbreath Inc.  
To rezone approximately 8.7 acres located at 614 Rhyne Road to allow  
the development of an Industrial Park.

Date and Time  
of Meeting: Thursday, May 16, 2019 at 6:30P.M.

Place of Meeting: Thrift United Methodist Church  
8245 Moores Chapel Road  
Charlotte North Carolina 28214

Petitioner: BSL Galbreath Inc.  
Petition No.: 2019-036

We are assisting BSL Galbreath Inc., (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 8.7 acre site (the "Site") located at 614 Rhyne Road Charlotte N.C. from R3 zoning district to I2(CD) zoning district. The purpose of the rezoning is to permit the development of an Industrial Park.

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, May 16<sup>th</sup> 2019 at 6:30 P.M. 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 Attorney Anthony Fox at (704)650-7900

cc: Councilwoman LaWana Mayfield

Date Mailed: 3 May 2016.

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**PETITIONER: BSL Galbreath Inc**  
**REZONING PETITION NO.: 2019-036**  
**Date: 16<sup>th</sup> May 2019**

**Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.**

**Please PRINT CLEARLY.**

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