

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-041

Petitioner: Eastside Connections JV, LLC
Rezoning Petition No.: 2019-041
Property: ± 13.18 acres located at the intersection of Long Ave and Monroe Rd (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 Tuesday, April 2, 2019, 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 3/20/19. 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 Tuesday, April 2, 2019 at 6:30 PM, at Independence Regional Library, 6000 Conference Dr, Charlotte, NC 28212.

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 was Jensie Teague with Eastside Connections JV, LLC. Also in attendance were Bridget Grant, Land Use Consultant, and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed those in attendance. Ms. Grant then reviewed the previously approved rezoning of the site and highlighted the progress that has been made. Ms. Grant explained that the new rezoning has been filed in order to increase the allowed square footage for the site to accommodate a future tenant. Jensie Teague, the Petitioner, went on to explain that this new request will allow an additional 15,000 sq. ft. of development in a two-story building.

The meeting was then opened to questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired if the new building would be limited to two-stories. Bridget Gant explained that the previous conditions of the originally approved rezoning petition will remain in place, allowing a maximum height of 65 ft. in the MUDD zoning areas.

Attendees asked questions regarding specific tenants, amenities and project timing. The Petitioner provided a list of current leases and potential construction timing and explained that the rezoning will not be tenant specific.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Jensie Teague, Eastside Connections JV, LLC
Darius Oleksy, SunCap, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-041	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-041	16303213	PETTIS	RUFUS G			3353 HIGHWAY 160 W		FORT MILL	SC	29708
2019-041	16303214	MINA	JOSE	JUANA BLANCO	BANDA	739 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303215	DAVIS	BRONWYN	JAMES	DAVIS	801 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303216	WILLIAMS	RONNIE C	SYLVIA S	WILLIAMS	807 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303217	BENAVIDES	WENDY			817 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303218	TAH HOLDING LP				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2019-041	16303219	WATANASIRIROCH	ELIZABETH GAYE M	JAMES MATTHEW JR	MERRITT	3124 HIGH RIDGE RD		CHARLOTTE	NC	28270
2019-041	16303220	THE OLD WELL GROUP LLC				1422 BURTONWOOD DR STE100		GASTONIA	NC	28054
2019-041	16303221	LALHUNMAWIA	RONALD			804 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303222	THOMPSON	MARCEL M	SHARON B	THOMPSON	802 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303225	MORRIS	DAVID D	KAITLYN	DRISCOLL	6616 BROOKFIELD PL		CHARLOTTE	NC	28270
2019-041	16303226	AAN REAL ESTATE LLC				5326 E INDEPENDENCE BV		CHARLOTTE	NC	28212
2019-041	16303227	SHAW REALTY INVESTMENTS				4626 SOUTH BLVD		CHARLOTTE	NC	28209
2019-041	16303228	AL DE CO				7311 RUDWICK LN		CHARLOTTE	NC	28226
2019-041	16303230	LEVIN	JEROME L	BARBARA A	LEVIN	3716 CYPRESS CLUB DR UNIT 111		CHARLOTTE	NC	28210
2019-041	16303231	GUY PROPERTIES LLC				4401 E INDEPENDENCE BV STE 204		CHARLOTTE	NC	28205
2019-041	16303232	MARINAKOS	PETER			11440 BLOOMFIELD DR		CHARLOTTE	NC	28277
2019-041	16303236	DEPARTMENT OF TRANSPORTATION				1505 MAIL SERVICE CENTER		RALEIGH	NC	27699
2019-041	16303239	ASBURY HOLDINGS LLC				5200 E INDEPENDENCE BV		CHARLOTTE	NC	28212
2019-041	16303246	PLAN B2 CAPITAL LLC				4817 HARDISON RD		CHARLOTTE	NC	28226
2019-041	16303301	RUIZ	ELMER A	VILA E	RUIZ	744 JERILYN DR		CHARLOTTE	NC	28213
2019-041	16303302	KINCHELOE	LINDA C	HATCHER B	KINCHELOE	2435 MECKLENBURG AVE		CHARLOTTE	NC	28205
2019-041	16303303	ROSEMAN PROPERTIES LLC				4033 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-041	16303304	ROBLES	NEMECIO			722 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303305	BRADLEY	ERMAN FRANKLIN	JANET	BRADLEY	714 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303306	JERILYNN M MORRA AS	TRUSTEE	OF MAY 23, 2006	OF THE JERILYNN M MORRA TRUST	2470 WASHINGTON AVE UNIT 11		SAN LEANDRO	CA	94577
2019-041	16303307	STARNE RESIDENTIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2019-041	16303308	STARNE RESIDENTIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28225
2019-041	16303309	IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC				1331 EMERALD SHORES RD		MT GILEAD	NC	27306
2019-041	16303310	ROBLES	NEMECIO			722 JERILYN DR		CHARLOTTE	NC	28212
2019-041	16303311	ROSEMAN PROPERTIES LLC				4033 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-041	16303312	MMBE PROPERTIES LLC				1335 FOREST BLUFF DR		MIDLAND	NC	28107
2019-041	16305118	HENDRICK AUTOMOTIVE GROUP				6000 MONROE RD STE 100		CHARLOTTE	NC	28212
2019-041	16305120	HENDRICK AUTOMOTIVE GROUP				6000 MONROE RD #100		CHARLOTTE	NC	28212
2019-041	16305199	PROVIDENCE PARK KINGDOM HALL	OF JEHOVAH'S WITNESSES TR			5938 MONROE RD		CHARLOTTE	NC	28212
2019-041	18901309	BUTT	MUNAWAR			6200 BAINBRIDGE RD		CHARLOTTE	NC	28212
2019-041	18901311	ALC MOSAIC INC				6100 MONROE RD		CHARLOTTE	NC	28212
2019-041	19101101	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2019-041	19101102	INDEPENDENCE SHOPPING CENTER	CHARLOTTE NC LP			270 COMMERCE DR		ROCHESTER	NY	14623
2019-041	19101112	GOODE DEVELOPMENT CORP				1300 BAXTER ST STE 270		CHARLOTTE	NC	28204
2019-041	19101113	GOODE DEVELOPMENT CORP				1300 BAXTER ST STE 270		CHARLOTTE	NC	28204

2019-041	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-041	Amity Gardens Neighborhood Association	Alan	Thomas	5362 Buena Vista Ave		Charlotte	NC	28205
2019-041	Amity Gardens Neighborhood Association	Amy	Harris	5101 Kistler Avenue		Charlotte	NC	28205
2019-041	Amity Gardens Neighborhood Association	Donna	Fisher	2421 Eaton Rd		Charlotte	NC	28205
2019-041	Amity Gardens Neighborhood Association	Donna	Thomas	5362 Buena Vista Ave		Charlotte	NC	28205
2019-041	Amity Gardens Neighborhood Association	Luke	Carter	5237 Lynnvilve Ave		Charlotte	NC	28205
2019-041	Brighton Woods Community Organization	Pat	Emma	7021 Brighton Brook Dr		Charlotte	NC	28212
2019-041	Burtonwood Neighborhood Association	David	Molinaro	7115 Chartwell Lane		Charlotte	NC	28212
2019-041	Chadwyck Homeowners Association	Michael D.	Olert, Jr	7000 Reddman Rd		Charlotte	NC	28212
2019-041	Coventry Woods Neighborhood Association	John	Bordsen	4810 Beechknoll Ct		Charlotte	NC	28212
2019-041	East Meck Area	Judy	Henley	7212 Guyandotte Place		Charlotte	NC	28212
2019-041	Girl Scouts- Hornets' Nest Council	Gayle	Sims	7007 Idlewild Road		Charlotte	NC	28212
2019-041	Kelsey Glen Community Watch	Lester	Lemley	6628 Crab Orchard Ct		Charlotte	NC	28212
2019-041	Mcclintock Woods Neighborhood Watch	Mark	Barringer	6937 Old Post Rd		Charlotte	NC	28212
2019-041	OMITT Trade School (OIS)	Zeke	Burns	6801 Monroe Road		Charlotte	NC	28212
2019-041	Park On Oaklawn (Cha)	Mary	Stitt	1013 Eaglewood Av		Charlotte	NC	28212
2019-041	University Park North Homeowners Association	Henry	McCown	7120 Wallace Rd	Unit B	Charlotte	NC	28212
2019-041	Woodburn Neighborhood Community Watch	Stephen	Bruce	5842 McNair Rd		Charlotte	NC	28212

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-041 – Eastside Connections JV, LLC

Subject: Rezoning Petition No. 2019-041
Petitioner/Developer: Eastside Connections JV, LLC
Current Land Use: commercial
Existing Zoning: MUDD-O and NS
Rezoning Requested: MUDD-O SPA and NS SPA
Date and Time of Meeting: **Tuesday, April 2, 2019 at 6:30 p.m.**
Location of Meeting: Independence Regional Library
6000 Conference Dr
Charlotte, NC 28212
Date of Notice: 3/20/19

We are assisting Eastside Connections JV, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the intersection of Long Ave and Monroe Rd (the “Site”). 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 ± 13.18 acre Site from MUDD-O and NS to MUDD-O SPA and NS SPA. This rezoning will amend the petition that was approved in 2017 in order to allow a modest square footage increase for development on the existing 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 Tuesday, April 2, 2019, at 6:30 p.m. at Independence Regional Library, 6000 Conference Dr, Charlotte, NC 28212.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Jensie Teague, Eastside Connections JV, LLC
Darius Oleksy, SunCap, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Eastside Connections JV, LLC – MoRA Point Rezoning Petition No. 2019-041
Community Meeting – April 2, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Scott Thomas	7131 Burlwood Rd	980-579-8559	scott.smt@gmail.com
2	Frank Summers	1135 Moray Ct		fsummers@icloud.com
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Eastside Connections JV, LLC – MoRA Point Rezoning Petition No. 2019-041
Community Meeting – April 2, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	Sherrie McLamb	Sherriemclamb@aol.com	704-572-2936	
16	Kereshmeh Odulate	2028 Knickerbocker Dr	704-579-8810	Kereshmeh9@gmail.com
17	Deborah King	7620 Campbell Crk Ln	704-651-1225	king629@gmail.com
18	Juni Merritt	820 JERILYN DR	704-536-6181	cutter700@hotmail.com
19	Sue Edwards	9801 Glastonbury Ct	704-608-5307	Lulaedwards ²⁵⁸ @gmail.com
20	Gaye Watanasirirosch	3124 High Ridge	704-564-3028	gwatanasirirosch@Cardenas-rr.com
21	Kathy Hill	1300 Braeburn Rd	704-231-2228	kathyhill.nc@gmail.com
22	Shannon Acree	2140 Knickerbocker Dr.	330-780-3230	acree.shan@gmail.com
23	Chuck Brockman	2140 Knickerbocker Dr.	216-570-5843	brockman82@gmail.com
24	Jack Miller	6634 Ronda Ave	704-458-1630	jmiller@rcdlaw.net
25	James Scanlon	1100 Comed Ct	704-280-2550	jflscanlon@gmail.com
26	Judith Brown	3115 GRIERTON CT #8 28205	704-200-3763	judielise@yahoo.com
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