

**COMMUNITY MEETING REPORT**  
**Petitioner: The Venkata Ammi Reddy**  
**Rezoning Petition No. 2019-136**

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 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 October 24, 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 Monday, November 4<sup>th</sup> at the Wallace Pruitt Recreation Center, Multipurpose Room, 440 Tuckaseegee Road, Charlotte, NC 28208.

**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 Venkata Ammi as well as by Petitioner's agents, Brittany Lins with Alexander Ricks PLLC and Brian Crutchfield with Timmons Group.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Ms. Brittany Lins welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Ms. Lins showed aerials of the approximately 1.89-acre property, which is currently vacant and located between Sloan Drive and Mulberry Church Road, north of Queen City Drive. She explained that the Petitioner is seeking a site plan amendment to the site's current O-1(CD) zoning district to accommodate a hotel. The Petitioner's team believes that the site's proximity to the airport and designation within the airport noise overlay makes hotel uses appropriate for the site.

The site is currently entitled for hotel uses but is subject to a site-specific rezoning plan from 1995 which the Petitioner would like to amend in order to allow for the desired hotel layout and additional rooms. Ms. Lins explained that the Westside Strategic Area Plan recommends office and businesses uses at the property so a hotel use would be generally consistent with the Plan recommendations.

Ms. Lins presented the proposed site plan amendment for a hotel with up to 80 rooms and a maximum height of 50 feet. The Petitioner is also committing to a buffer on the northern side of the property and streetscape improvements on the site's frontage of both Sloan Drive and Mulberry Church Road.

Ms. Lins stated that the Petitioner would be submitting a revised site plan to address minor comments from Planning Staff on November 8<sup>th</sup>. As a "best case scenario," the public hearing could be held on December 16<sup>th</sup> with a final City Council decision on January 21<sup>st</sup>.

The meeting attendees commented that they believed the Petitioner's proposal is reasonable for the area and would serve as a benefit for nearby property values. There was no opposition at the meeting.

The formal meeting concluded at approximately 6:45 p.m. and the Petitioner's representatives departed shortly thereafter.

Respectfully submitted this 8<sup>th</sup> day of November, 2019.

cc: Lisa Arnold, Charlotte-Mecklenburg Planning Department

# Exhibit A

2019-136	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-136	06122103	KHANDELWAL	KISAN	VEENA	KHANDELWAL	2813 VALENCIA TERRACE		CHARLOTTE	NC	28211
2019-136	06122104	RJN HOLDINGS LLC				13663 PROVIDENCE RD STE 236		MATTHEWS	NC	28104
2019-136	06122105	RJN HOLDINGS LLC				13663 PROVIDENCE RD STE 236		MATTHEWS	NC	28104
2019-136	06122106	RJN HOLDINGS LLC				13663 PROVIDENCE RD STE 236		MATTHEWS	NC	28104
2019-136	06122107	MARUTI HOSPITALITY LLC				PO BOX 1415		CORNELIUS	NC	28031
2019-136	06122206	HEAVEN PROPERTIES LLC				9611 BROOKDALE DR STE 100-170		CHARLOTTE	NC	28215
2019-136	06122207	LQ CHARLOTTE LLC			C/O LQ MANAGEMENT LLC	909 HIDDEN RIDGE	SUITE 600	IRVING	TX	75038
2019-136	06122218	JIAYUAN LLC				218 SAINT ANDREWS LN		CHAPEL HILL	NC	27517
2019-136	06122223	TEAGUE	BETTY ANNE CAMP		(83-E-526)	612 4TH AVE N		JACKSONVILLE	FL	32250
2019-136	06122224	AMIN	HARSHAD	KAILASH	AMIN	11427 BRANGUS LN		MINT HILL	NC	28227
2019-136	06122225	GRIER	WILLIAM N	CYNTHIA J	GRIER	2936 MULBERRY CHURCH RD		CHARLOTTE	NC	28208
2019-136	06122228	AMIN	HARSHAD	KAILASH	AMIN	11427 BRANGUS LN		MINT HILL	NC	28227
2019-136	06122233	AMMIREDDY LLC				457 WILCOX ST		CHARLOTTE	NC	28203
2019-136	06124104	SAURIN C CORPORATION, INC				3412 QUEEN CITY DRIVE		CHARLOTTE	NC	28214
2019-136	06124105	PDP HOSPITALITY LLC				3420 QUEEN CITY DR		CHARLOTTE	NC	28208
2019-136	06124107	RU LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-136	06124108	BUCH	ALAN L			3621 FRENCH WOODS RD		CHARLOTTE	NC	28269
2019-136	06124117	RI LLC				PO BOX 1357		PINEVILLE	NC	28134

2019-136	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-136	Heather Glen Neighborhood Association	Evelyn	Minter	2108 Varden Court		Charlotte	NC	28208
2019-136	Heather Glen Neighborhood Association	James	McCoy	5534 Whistlewood Ln		Charlotte	NC	28208
2019-136	Mcdowell Farms Neighborhood Association	Randell	Cheyne	5701 Rocbridge Ln		Charlotte	NC	28208
2019-136	Megregor Downs HOA	Mr & Mrs Lee	Jenkins	2430 Sloan Dr		Charlotte	NC	28202
2019-136	Northampton Homeowners Association	Kay	Weaver	1839 J Julian Ln	Unit C	Charlotte	NC	28208
2019-136	Northampton Condos	Elson	Baldwin	1855 J Julian Lane, Condo G		Charlotte	NC	28208
2019-136	Paw Creek at Toddville Road	Robin	Emmons	2200 Toddville Rd		Charlotte	NC	28214
2019-136	Windsong Trails Neighborhood Associaition	Annie	Briggs	2421 Mary Ann Dr		Charlotte	NC	28214

# Exhibit B

Alexander  
Ricks  
PLLC

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

Collin W. Brown  
704-200-2637  
brittany.lins@alexanderricks.com

October 24, 2019

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Monday, November 4<sup>th</sup> at 6:00 p.m.  
**Location:** Wallace Pruitt Recreation Center, Multipurpose Room  
440 Tuckaseegee Road  
Charlotte, NC 28208  
**Petitioner:** AMMIREDDY LLC  
**Petition No.:** 2019-136

Dear Charlotte Neighbor,

Our firm represents AMMIREDDY LLC (the "Petitioner") in its request to rezone an approximately 1.89-acre property located on the west side of Mulberry Church Road, east side of Sloan Drive, north of Queen City Drive (the "Property"). The Petitioner requests a site plan amendment to the current O-1(CD) zoning district to accommodate a hotel 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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on Monday, November 4<sup>th</sup> at 6:00 p.m. to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Regards,



Brittany N. Lins

# Exhibit C

**Official Community Meeting  
Sign-In Sheet**

**Petitioner: Venkata Ammi Reddy  
Rezoning Petition No. 2019-136**

**November 4, 2019**

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

Name	Address	Phone No.	Email
HARSHAD Amin	3026 Mulberry ch. Rd	336-575-5846	HarshadAmin@yahoo.com
	CLT, NC 28208		
KISHAN Khandelwal	2918 Mulberry ch Rd 45105 D7	704-905-0162	Kishan.Khandelwal@gmail.com

# Exhibit D

# SLOAN DRIVE REZONING

PETITION #2019-136

VENKATA AMMI REDDY

Official Community Meeting  
Wallace Pruitt Recreation Center  
November 4, 2019

Alexander  
Ricks  
PLLC

# PROPERTY LOCATION

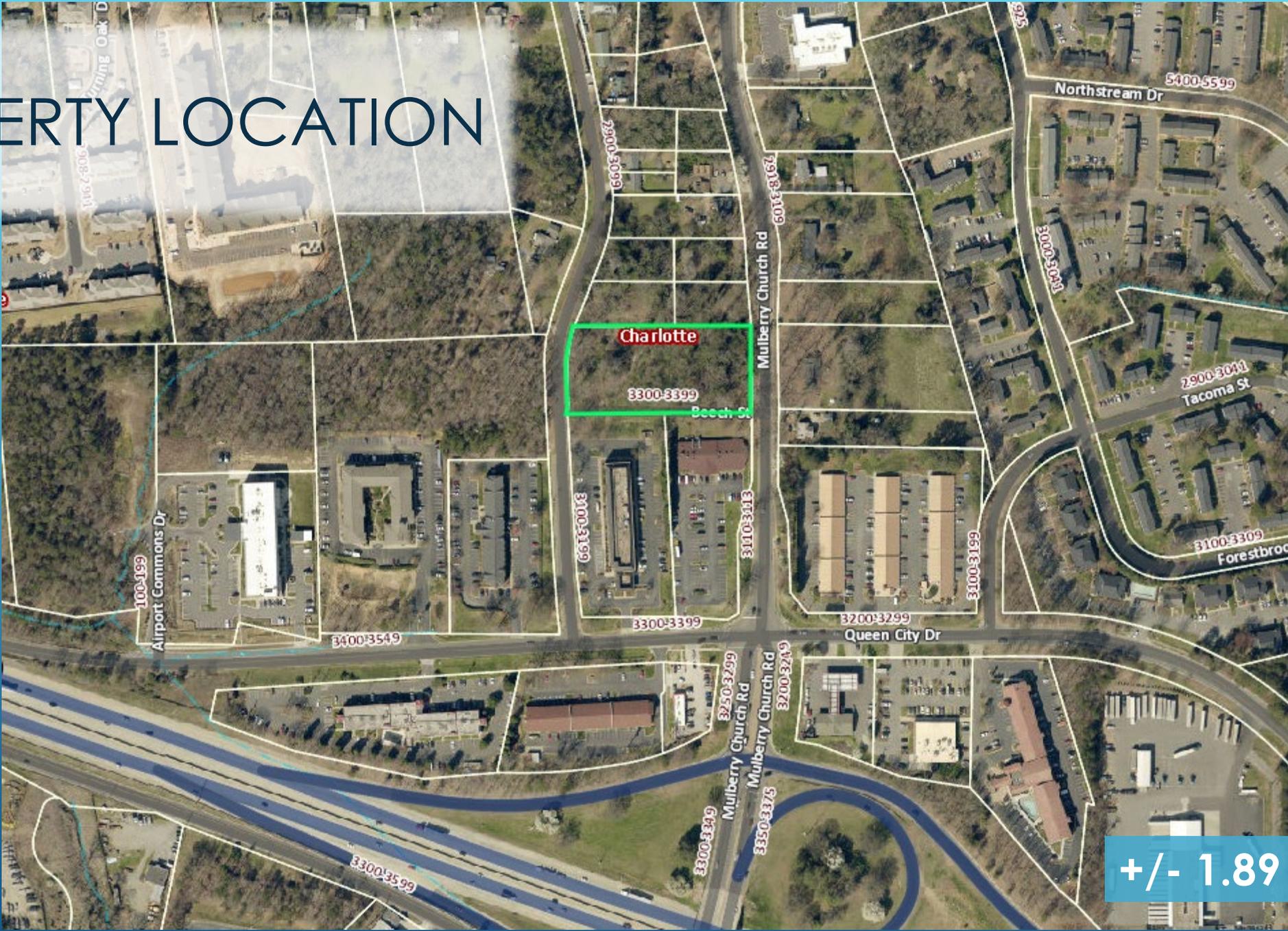


**Airport**

**Uptown**

**2.5 miles from Airport  
6 miles from Uptown**

# PROPERTY LOCATION

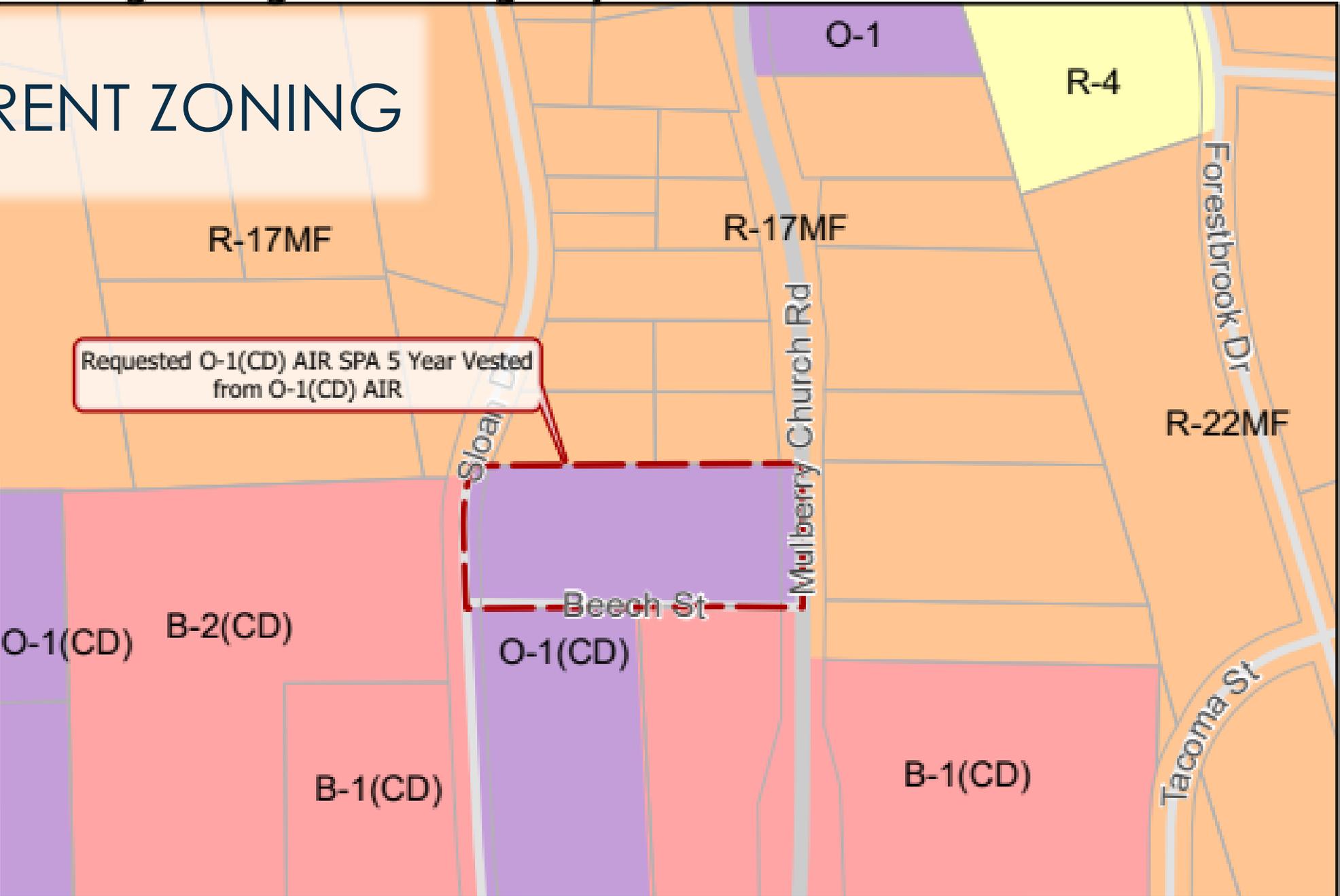


+/- 1.89 acres

# PROPERTY LOCATION

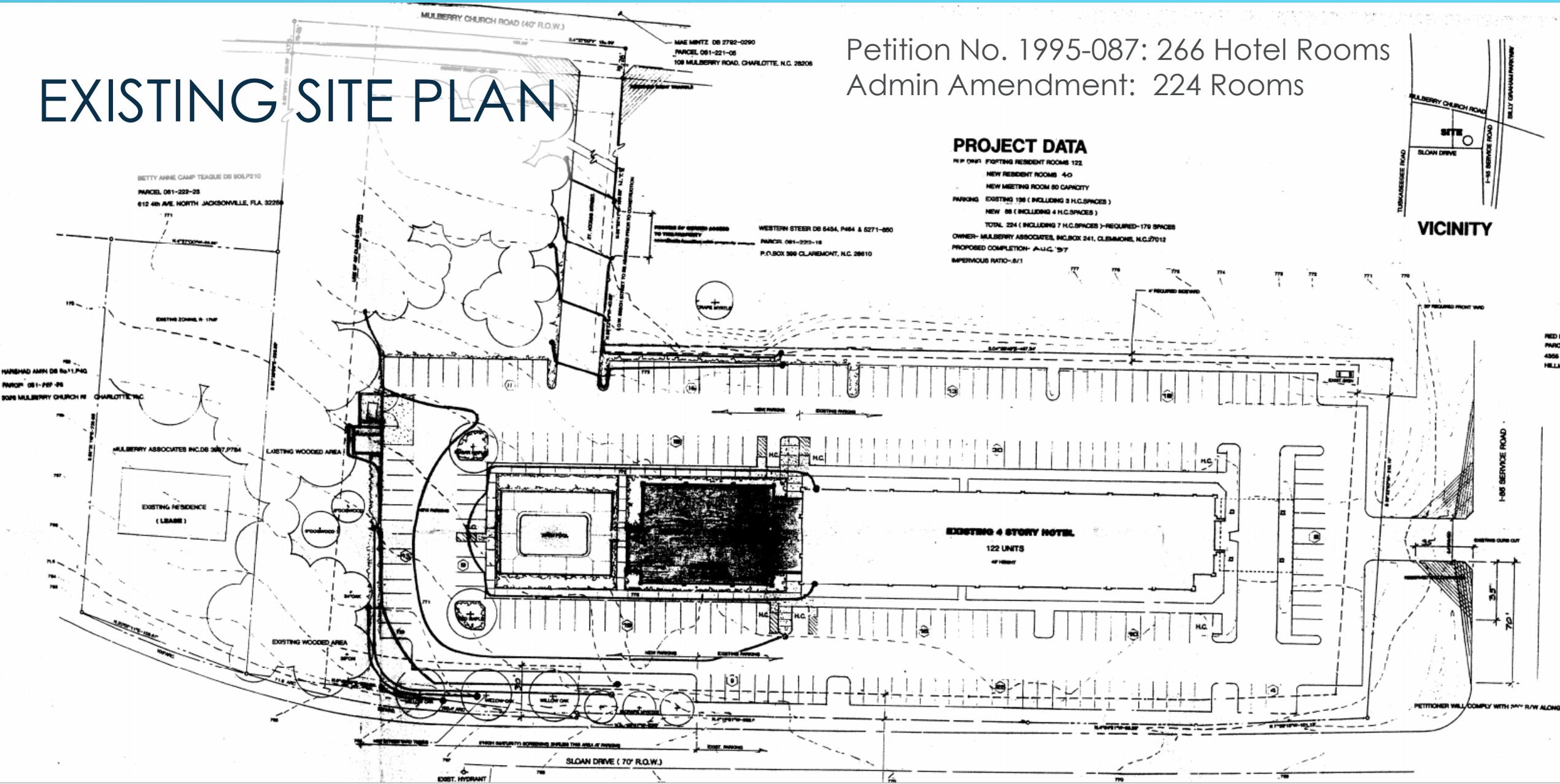


# CURRENT ZONING



# EXISTING SITE PLAN

Petition No. 1995-087: 266 Hotel Rooms  
Admin Amendment: 224 Rooms



## PROJECT DATA

N.P. UNIT: EXISTING RESIDENT ROOMS 122  
 NEW RESIDENT ROOMS 40  
 NEW MEETING ROOM 80 CAPACITY  
 PARKING: EXISTING 198 (INCLUDING 3 H.C. SPACES)  
 NEW 88 (INCLUDING 4 H.C. SPACES)  
 TOTAL 284 (INCLUDING 7 H.C. SPACES) - REQUIRED - 179 SPACES  
 OWNER: MULBERRY ASSOCIATES, INC. BOX 341, CLEMMONS, N.C. 27012  
 PROPOSED COMPLETION: A.U.C. '97  
 IMPERVIOUS RATIO: 6/1



VICINITY

RED R  
PARCE  
435  
MILLI

PETITIONER WILL COMPLY WITH 20' R/W ALONG

# EXISTING CONDITIONS



O-1(CD)

La Quinta  
+/- 120 Rooms

# Westside Strategic Plan



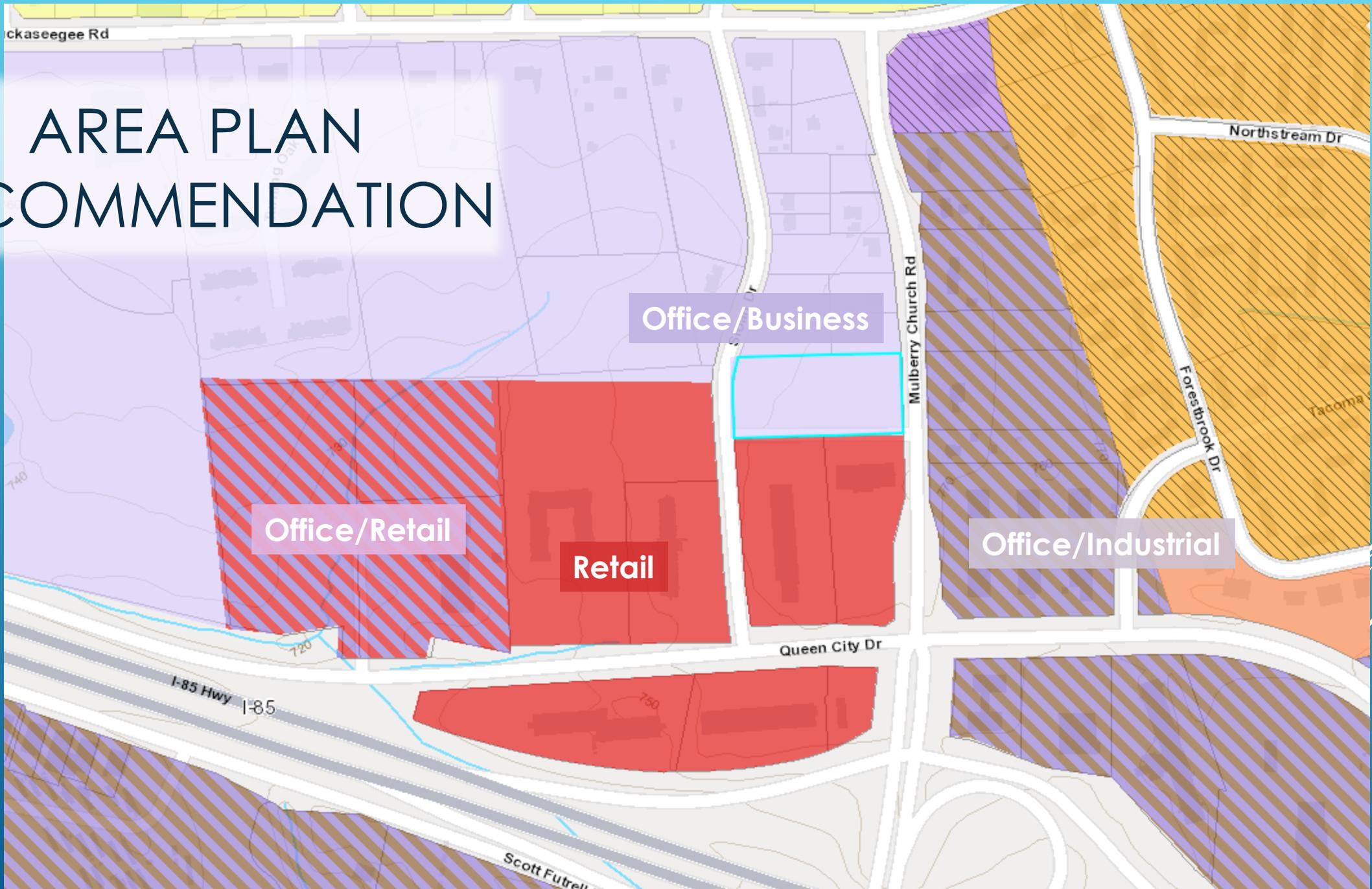
Adopted by  
*Charlotte City Council*  
June 2000

Adopted by  
*Board of County Commissioners*  
August 2000

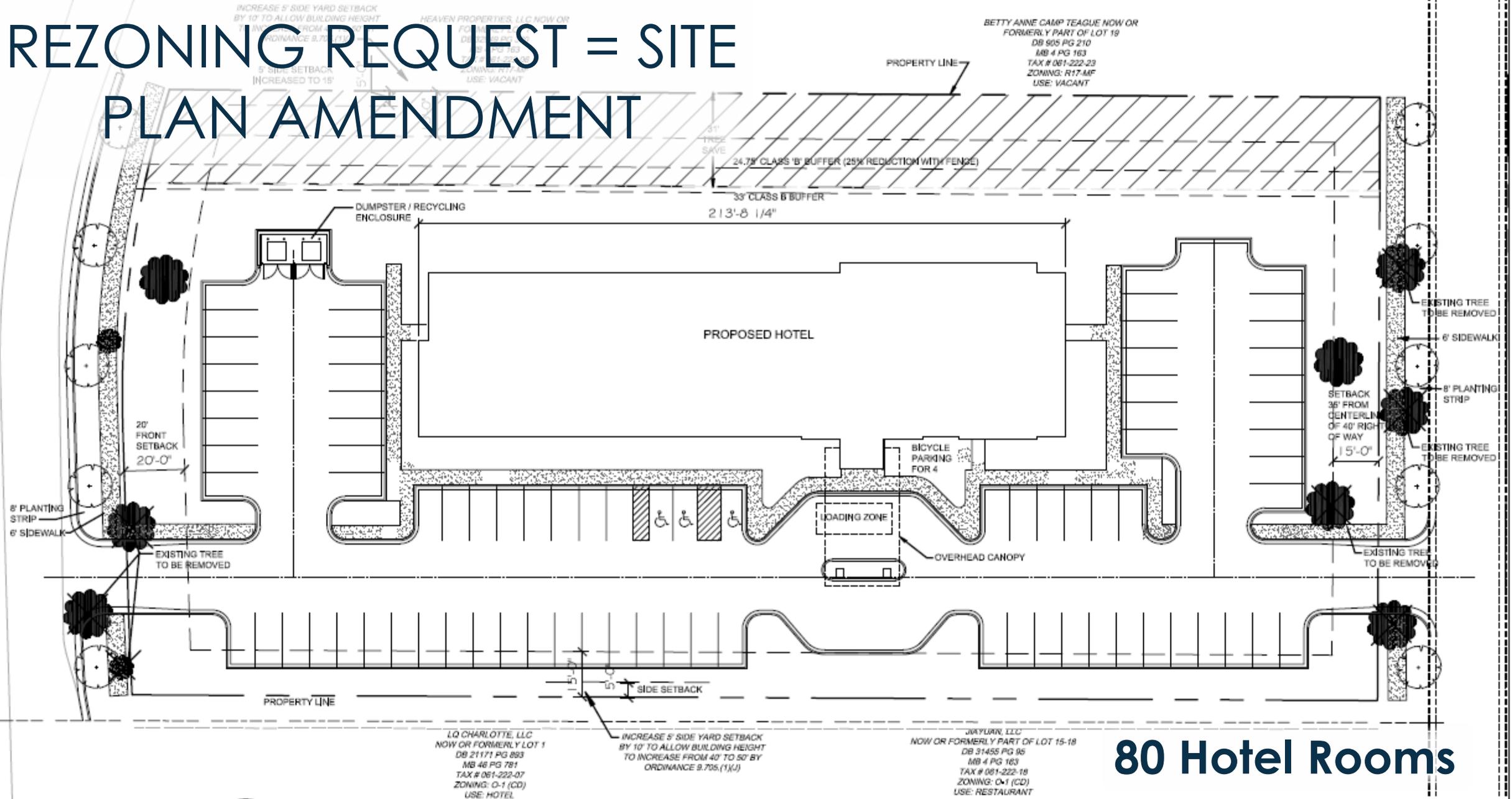
*Volume I: Concept Plan*

2000

# AREA PLAN RECOMMENDATION



# REZONING REQUEST = SITE PLAN AMENDMENT



**80 Hotel Rooms**

**QUESTIONS?**

