

COMMUNITY MEETING REPORT
Petitioner: Gethsemane Cemetery and Memorial Gardens
Rezoning Petition No. 2024-039

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED: David W. Murray, 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 April 24-25, 2024. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held virtually on Tuesday, May 7, 2024, at 6:00 p.m. Link: <https://us02web.zoom.us/j/87032501995>
A call-in number was also available.

PERSONS IN ATTENDANCE AT MEETING: The Community Meeting was attended by one (1) City Council Member and (2) community members as shown on the list attached hereto as **Exhibit C**. The Petitioners were represented at the Community Meeting by David W. Murray (agent and attorney for Petitioner), owner John B. Gouch, Sr., John B. Gouch, Jr., and Ken Andrews.

SUMMARY OF PRESENTATION/DISCUSSION: Mr. Murray prepared opening statements to introduce himself and the other representatives for the Petitioners. All people present for the virtual meeting stayed the entire meeting. A copy of the PowerPoint presentation is attached hereto as **Exhibit D**. The presentation began at approximately 6:10 p.m. and was complete at approximately 6:35 p.m. The Petitioners remained on the meeting until approximately 7:00 p.m. The Petitioners indicated that they proposed to rezone an approximately 10.654 acre site (the "Site") from N1-B to IC-1. The Petitioners 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. The Petitioners informed the attendees that the proposed use was for cemetery related purposes of the adjacent Gethsemane Cemetery. The Petitioners showed the attendees the area included in the rezoning, the 2040 Plan, and the adjacent rezoning plans. The Petitioners asked if the attendees had any comments about the proposed plan. The questions from Ms. McDonald centered on what uses would likely be made of the existing houses and the questions from Mr. Margolis centered on the build-out of the existing master-planned cemetery. There were no concerns expressed by any of the attendees.

The Petitioners gave the attendees the City's rezoning case number and deadlines so that they could know when to attend the public hearings or review the comments from staff online.

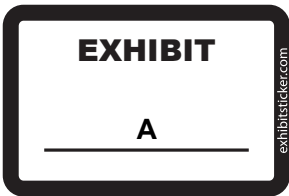
Submitted, this 13th day of May, 2024.



David W. Murray
Murray Law Firm, PLLC

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

2024-039	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-039	04507206	MANSA TRAVEL CENTER				4205 CABARRUS CT E		GREENSBORO	NC	27407
2024-039	04507208	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2024-039	04507210	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2024-039	04507211	FLOWE	EDDIE A		BY WILL	5527 MANNING RD		CHARLOTTE	NC	28269
2024-039	04508101	HALI NGUYEN LLC				1391 MEADOWLANDS DR		WINSTON SALEM	NC	27107
2024-039	04508102	SHUJE	BRENDA GREENE	WILLIAM S		1509 WEST SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508103	SHUJE	DON A JR	JANET G		1515 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508104	BEIGLE	EMILIE GOUCH	JONATHAN		1428 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508105	CASTRO	OSCAR	HEYDI E GALVEZ	MENIVAR	1527 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508106	HARRIS-BROWN	LAURA			1535 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508107	DEL RIO	ROGELIO SORIANO	GUADALUPE AGUILERA	GARCIA	5506 WALES ST		CHARLOTTE	NC	28269
2024-039	04508108	VENTURA	JAVIER NOYOLA	REINA PEREZ	JUAREZ	1526 LISBON LN		CHARLOTTE	NC	28269
2024-039	04508110	SEFFF	JEFFERY D			8807 RED TAIL CT		CHARLOTTE	NC	28269
2024-039	04508201	BARNES	DOROTHY			1601 WEST SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508202	RETTIE	BRIAN JAMES	ANDREA GRACE	NANTZ	1611 W SUGER CREEK RD		CHARLOTTE	NC	28262
2024-039	04508203	VANG	MAI NOU YANG	TOU KAO	VANG	1617 W SUGAR CREEK RD		CHARLOTTE	NC	28269
2024-039	04508205	SHARMA	RAJNISH	ARTI	SHARMA	2529 CARNATION DR		HARRISBURG	NC	28075
2024-039	04508207	PINE GROVE RESIDENTIAL FUNDING I LLC				1999 BRYAN ST 13TH FL		DALLAS	TX	75201
2024-039	04508208	JOHNSON	DEBRA ANITA	FRANK	ELGIN	1633 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04508209	JOHNSON	DEBRA ANITA	FRANK	ELGIN	1633 W SUGAR CREEK RD		CHARLOTTE	NC	28262-4945
2024-039	04508210	TJA PROPERTIES LLP				PO BOX 687		AVONDALE	PA	19311
2024-039	04510404	DIAZ G CONSTRUCTION LLC				PO BOX 26746		CHARLOTTE	NC	28221
2024-039	04510405	REYES	CRISTINO	ALTAGRACIA	MADERA DE REYES	1711 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701101	GOUCH	JOHN B SR			3616 MICHIGAN AVE		CHARLOTTE	NC	28215
2024-039	04701102	GOUCH	JOHN B	BETTY	GOUCH	1528 WEST SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701103	GOUCH	JOHN B	BETTY D	GOUCH	3616 MICHIGAN AV		CHARLOTTE	NC	28215
2024-039	04701104	GOUCH	JOHN B	BETTY D	GOUCH	3616 MICHIGAN AV		CHARLOTTE	NC	28215
2024-039	04701105	GETHSEMANE CEMETARY AND MEMORIAL GARDENS LLC				1215 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2024-039	04701106	GOUCH	JOHN B	BETTY	GOUCH	1515 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701107	GOUCH	JOHN B	BETTY D	GOUCH	3616 MICHIGAN AVE		CHARLOTTE	NC	28215
2024-039	04701110	KINZA INC				1408 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701118	SUGAR CREEK INN CO				1416 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701119	HARRISON	CHARLES PAUL			1940 OAKLEIGH WAY		KNOXVILLE	TN	37919-8995
2024-039	04701139	GOUCH	JOHN B	BETTY D	GOUCH	3616 MICHIGAN AVE		CHARLOTTE	NC	28215
2024-039	04701141	GETHSEMANE CEMETARY AND MEMORIAL GARDENS LLC				1504 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701142	GETHSEMANE CEMETARY AND MEMORIAL GARDENS LLC				1504 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04701143	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2024-039	04701198	GETHSEMANE CEMETARY AND MEMORIAL GARDENS LLC				1504 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04724101	GOUCH	JOHN B	BETTY D	GOUCH	3616 MICHIGAN AV		CHARLOTTE	NC	28215
2024-039	04724102	GOUCH	JOHN B	BETTY	GOUCH	1215 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2024-039	04724103	TA	KELLEY SIU			628 STEEDMONG DR		HOLLY SPRINGS	NC	27540
2024-039	04724104	HARRIS	BROCK	SHELIA	HARRIS	1700 W SUGAR CREEK RD		CHARLOTTE	NC	28262
2024-039	04724105	GABRIEL	ERNEST JR			4600 GARVIS DR		CHARLOTTE	NC	28269
2024-039	04724106	CRUZ	EUGENIO VAZQUEZ	LOURDES MORALES	CRUZ	1800 CHALFONT CT		CHARLOTTE	NC	28262
2024-039	04724107	TURNER	JOHN W JR			3623 ARKLOW RD		CHARLOTTE	NC	28269
2024-039	04724108	ALMONTE	EMILIO JOSE			1812 CHALFONT CT		CHARLOTTE	NC	28262
2024-039	04724109	BUFFORD	EDNA	SHARON	OMATOKO	1818 CHALFONT CT		CHARLOTTE	NC	28262-4970
2024-039	04724110	PETTUS	YVONNE W			1822 CHALFONT CT		CHARLOTTE	NC	28262
2024-039	04724112	CHIU	TSUNG TUN			3033 PLANTERS WALK CT		CHARLOTTE	NC	28210
2024-039	04724122	TURNER	HAROLD JR	ROXIE S	TURNER	1843 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724123	JOBIN 22 LLC				3500 SOUTH DUPONT HWY		CAMDEN	DE	19934
2024-039	04724124	ADAMS	JAY H	DORETHA M	ADAMS	1831 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724125	COLLINS	PAMELA CHAPMAN			1827 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724126	FRANCO LOAEZALAAEZA	VICTOR	ELIJIO FRANCO	LOAEZA	1823 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724127	THOMAS	DEMETRIA L COX	ALETHEA R	COX	1819 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724128	DAVIS	MYRTLE A			PO BOX 19672		LOS ANGELES	CA	90019
2024-039	04724129	HUNTER	KERMIT E	LEATHA E	HUNTER	1811 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724130	HANNES	DAVID S			PO BOX 38504		CHARLOTTE	NC	28278
2024-039	04724131	PORTILLO	RAUL A	BRENDA D	PORTILLO	3732 AMBER MEADOWS DR		CHARLOTTE	NC	28269
2024-039	04724132	CLARK	VALERIE D			1804 BURGANDY DR		CHARLOTTE	NC	28262-4966
2024-039	04724133	HONEYCUTT	MARK	LISA	HONEYCUTT	1814 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724134	ADAMS	CHARLES W., JR.	MARY	ADAMS	1824 BURGANDY DR		CHARLOTTE	NC	28262
2024-039	04724135	SIMCHOWITZ	MARC R			18319 INDIAN OAKS WAY		DAVIDSON	NC	28036-7832



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2024-039	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-039	Because Your Tears Matter, Inc	Juanetta	Covington	1455 HIDDEN STREAM COURT, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2024-039	Cardinal Glen Homeowners Associ	WillieRoslyn	Livingston	5130 OSAGE CIRCLE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-039	Cardinal Glen Homeowners Associ	Xavier	Hodges	4943 OSAGE CR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-039	Derita Design	Hasheem	Halim	2731 GIBBON RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-039	Fairstone	Ronald	Williams	5736 FAIRCHASE AVENUE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-039	Forest Pond Homeowners Associat	Mehl	Renner	6105 SPRING FLOWER CT, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Fountaingrove Homeowners Associ	Clair	Lane	4007 ELMDALE CT, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2024-039	Great Oaks Homeowners Association	Yolanda	Thorne	2404 KALIS PL, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Hemby Woods Neighborhood Assoc	Jacqueline	Ross	6821 RAIN CREEK WY, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Hidden Valley Community Develop	Odell	Witherspoon	6601 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2024-039	Hidden Valley Community Homeown	Doris	Edwards	1224 KIRT CT, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2024-039	Hidden Valley Community Homeown	Saundra	Jackson	6409 HIDDEN FOREST DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2024-039	other	Sherry	Lewis	6311 SYDNEY MAE LANE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Rebuilding Charlotte Together	Felicia	Giles	4518 MUNSEE STREET, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2024-039	Royal Oaks Neighborhood Associa	Molly	Wilbanks	5213 PINE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-039	Silverstone HOA	Angela	Collins-Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Silverstone HOA	Angela	Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Spring Woods Home Owners Associ	Jacque	Nettles	1930 ABERGLEN DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Sugar Springs HOA	F	Washington	7300 CANYON DRIVE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2024-039	Sugar Springs HOA	Sandra	Haynes	925 DOBY SPRINGS DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262

**Mailing also included Mayor, Mayor Pro Tem and City Council members

April 24, 2024

NOTICE TO INTERESTED PARTIES OF REZONING VIRTUAL COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Gethsemane Cemetery and Memorial Gardens to rezone approximately 10.654 acres located at 1620 W. Sugar Creek Road, Charlotte, NC 28262, from N1-A (Neighborhood 1) to IC-1 (Institutional/Campus 1).

Date and Time of Meeting: Tuesday, May 7, 2024, at 6:00 p.m.

Place of Meeting: Virtual via Zoom (see instructions to join below)

Join Zoom Meeting: <https://us02web.zoom.us/j/87032501995>

Meeting ID: 870 3250 1995

Passcode: None

Petitioner: Gethsemane Cemetery and Memorial Gardens (c/o John B. Gouch)

Petition No.: 2024-039

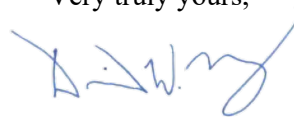
I am assisting Gethsemane Cemetery and Memorial Gardens (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 10.654 acre site (the “Site”) located at 1620 W. Sugar Creek Road, Charlotte, NC, from N1-A zoning district to IC-1 zoning district. The purpose of this rezoning is to bring the Petitioner’s properties (owned by John Gouch) into conformity with the adjacent existing institutional/cemetery use.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department’s records indicate that either you are 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, I give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, May 7, at 6:00 pm, virtually via Zoom. 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 or would like the Zoom link emailed to you, please email me, David W. Murray, attorney with Murray Law Firm, PLLC, at david@murraylawfirm.com.

Very truly yours,



David W. Murray

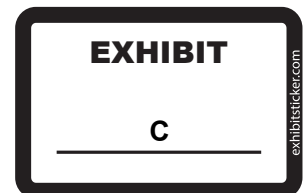
cc: Hon. René Johnson (District 4 Representative)
Date Mailed: April 25, 2024

EXHIBIT

B

Community Meeting Attendee List
Rezoning 2024-039
May 7, 2024

1. District 4 Council Member Reneé Johnson
2. Theresa McDonald
3. Joseph Margolis
4. John B. Gouch, Sr. (owner/petitioner)
5. John B. Gouch, Jr. (Gethsemane Cemetery rep)
6. Ken Andrews (architect)
7. David Murray (attorney/ rezoning agent)





Community Meeting
Rezoning 2024-039
14525 Sledge Road

AG: DAVID W. MURRAY, ESQ.
AP: GETHSEMANE CEMETERY AND
MEMORIAL GARDENS
OWR REP: JOHN GOUCH
SP: KEN ANDREWS

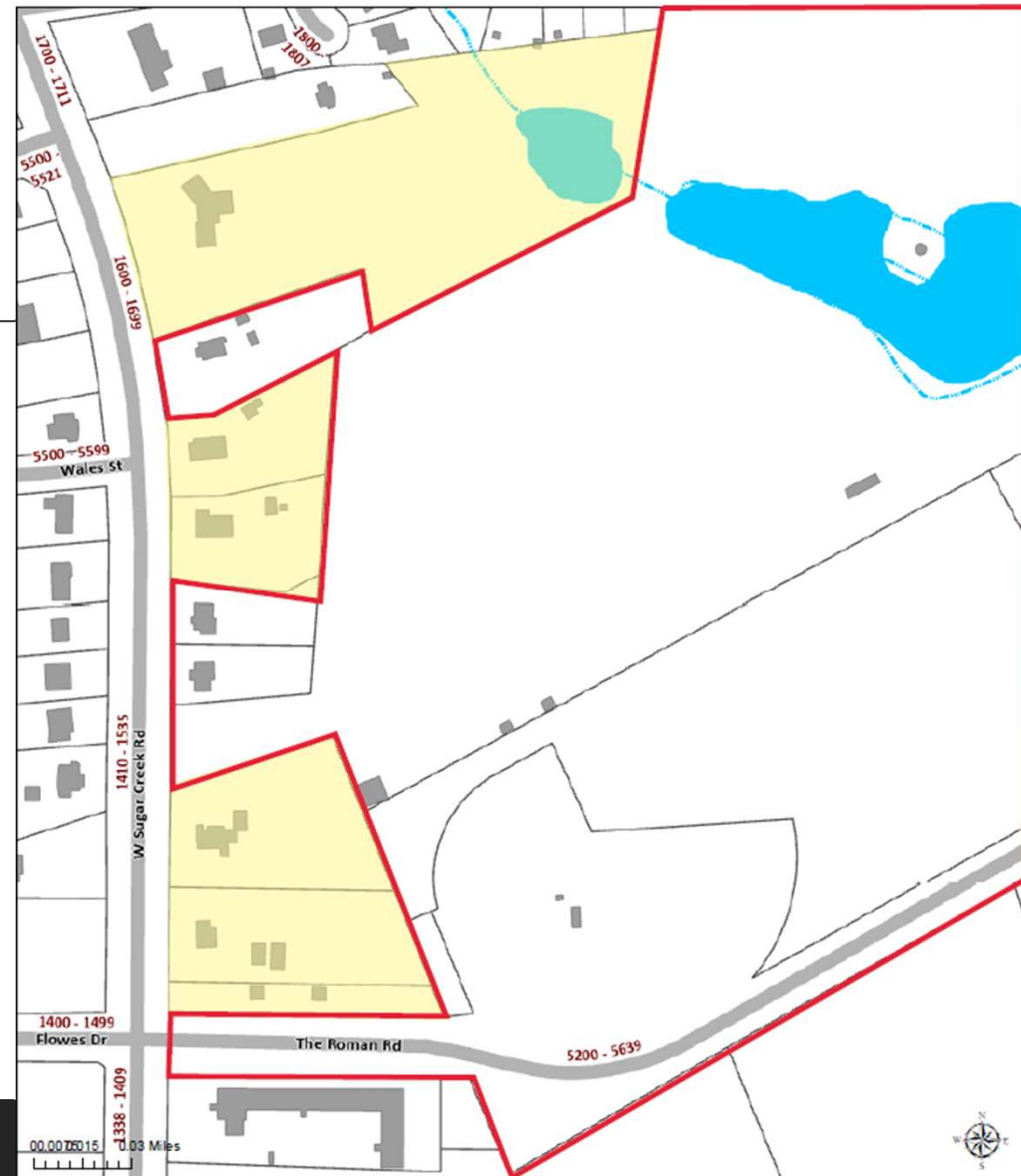


Team Introductions

- Petitioner: Gethsemane Cemetery and Memorial Gardens
- Owner Rep: Dr. John B. Gouch, Sr.
- Rezoning Agent: David W. Murray, Murray Law Firm, PLLC
- Site Planning: Ken Andrews, architect

Property Location

- East side of W Sugar Creek Road, north of I-85
- Adjacent to existing Gethsemane Cemetery and Memorial Gardens
- Area for current rezoning petition is collectively 10.654 Acres

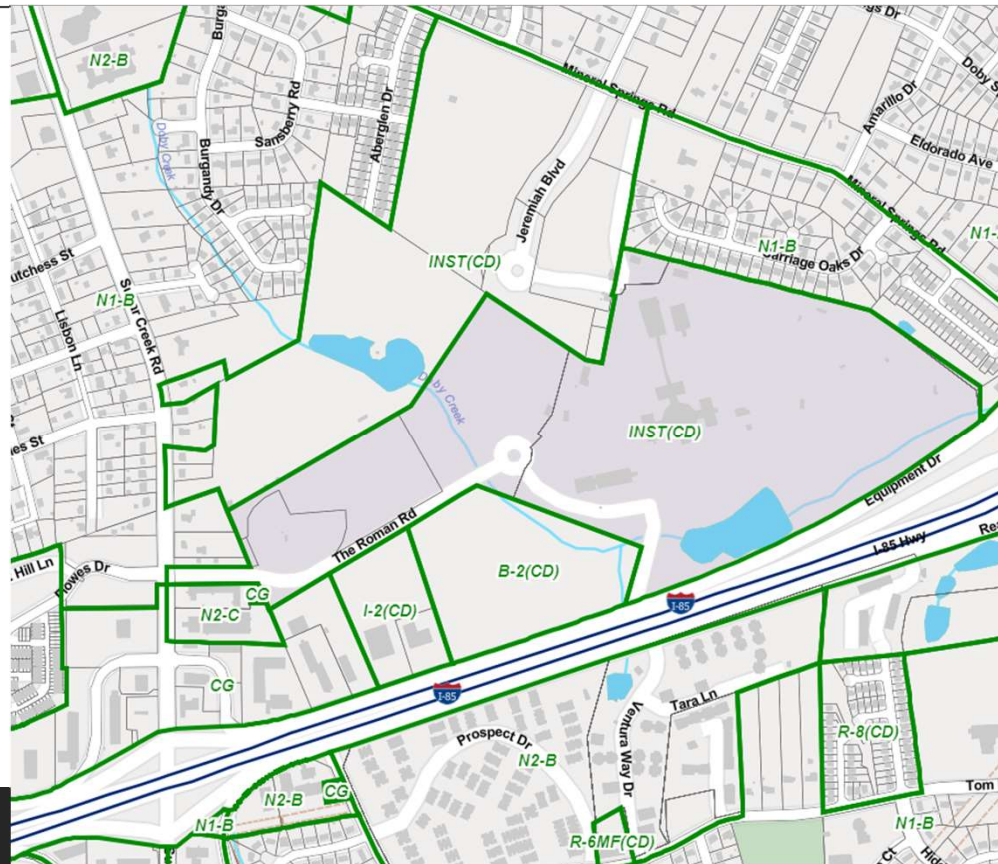




Development Considerations

- Existing Zoning
- Existing and Adjacent Uses
- Site constraints
- Ordinance / Policy Requirements
- City Priorities
- Community and Neighbor Comments/Concerns
- Market Realities

Existing Zoning - N1-B (Neighborhood 1)



Adjacent Zoning – Legacy INST (CD)

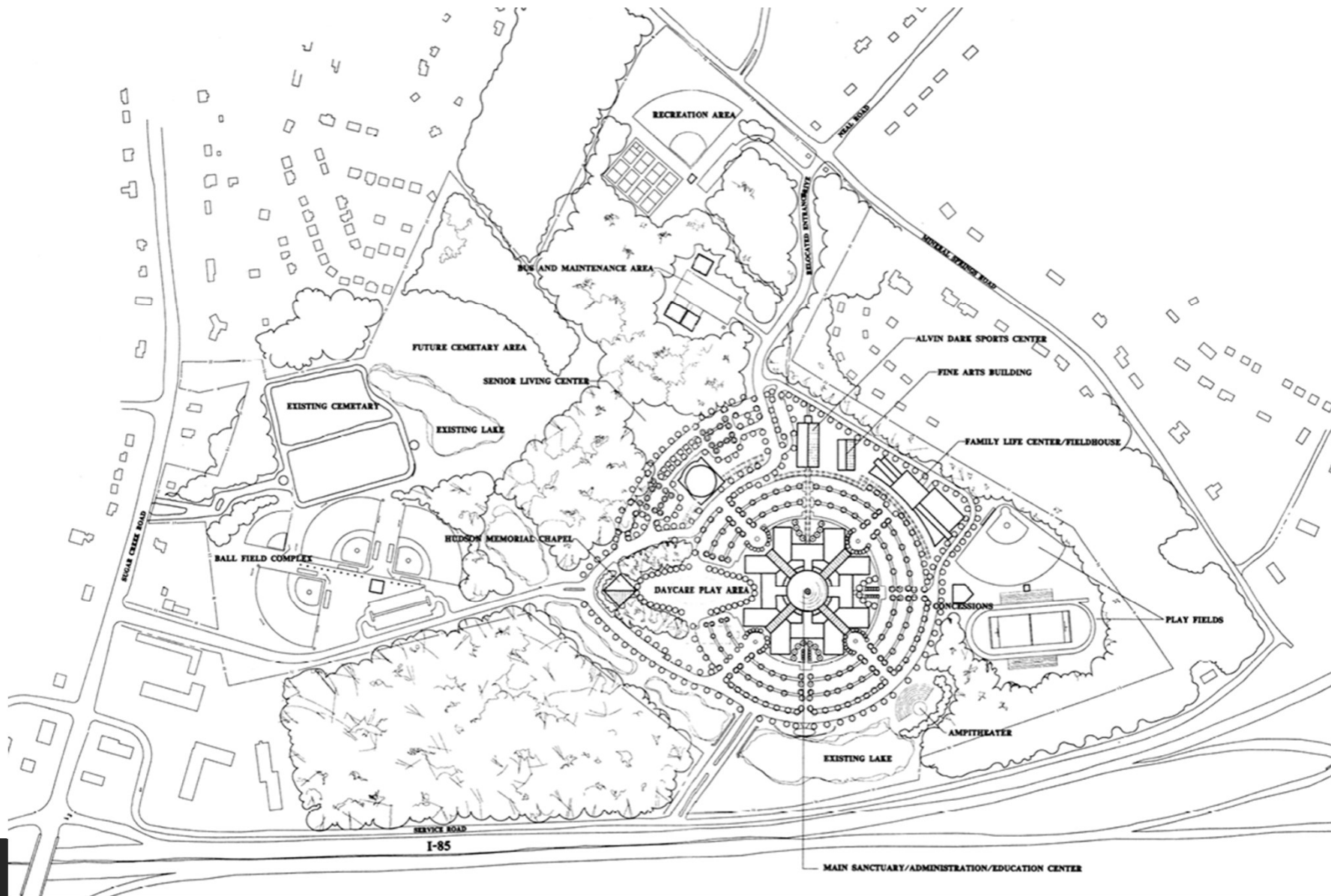
Rezoned 1/22/1996

Rezoning 1995-089

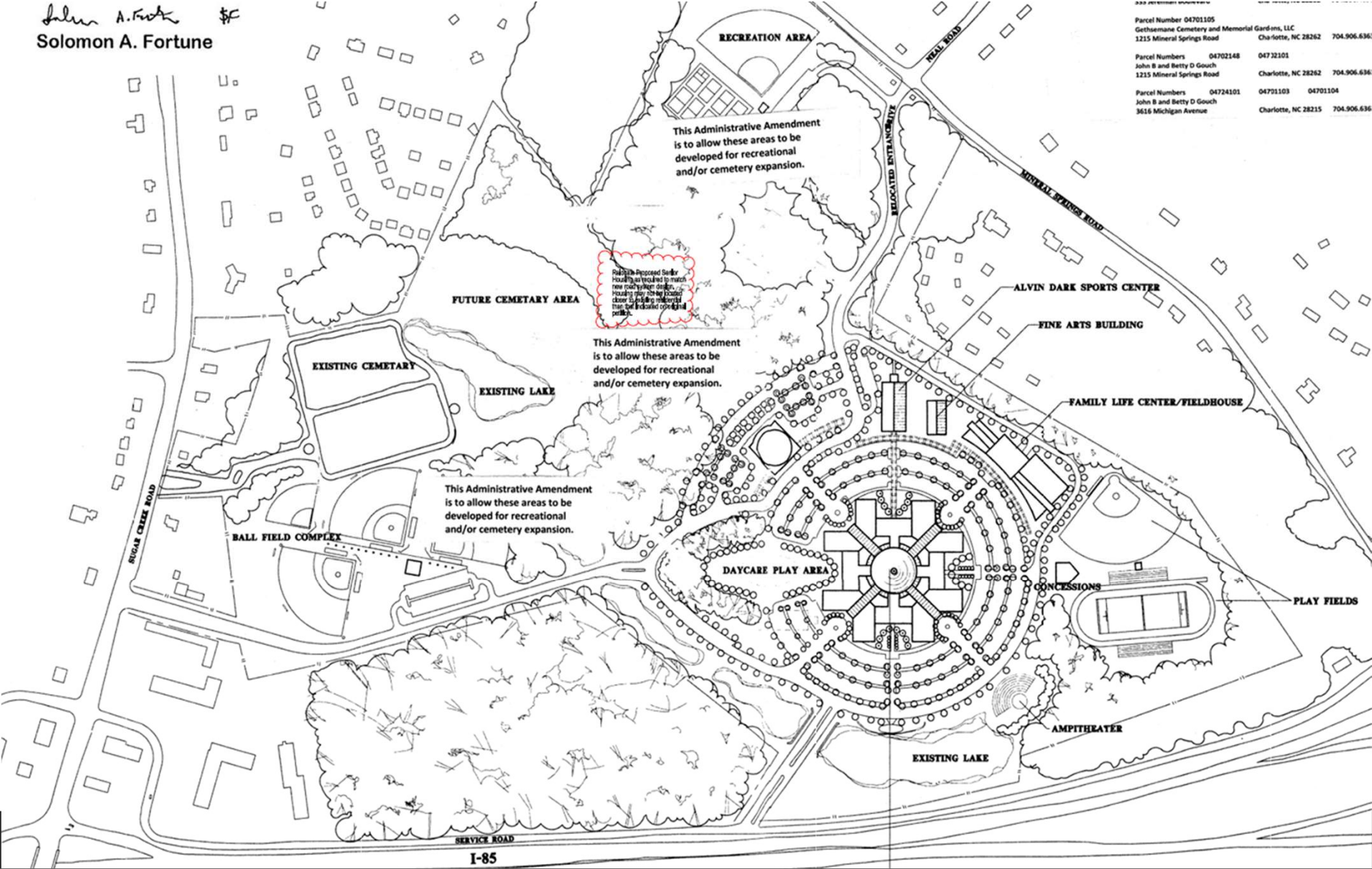
Allows cemetery, crematorium, active adult facility, storage, etc.

Also requires buffers along residential zoned parcels.

Nothing about this rezoning will change the legacy INST (CD) zoning.



Solomon A. Fortune \$F
Solomon A. Fortune



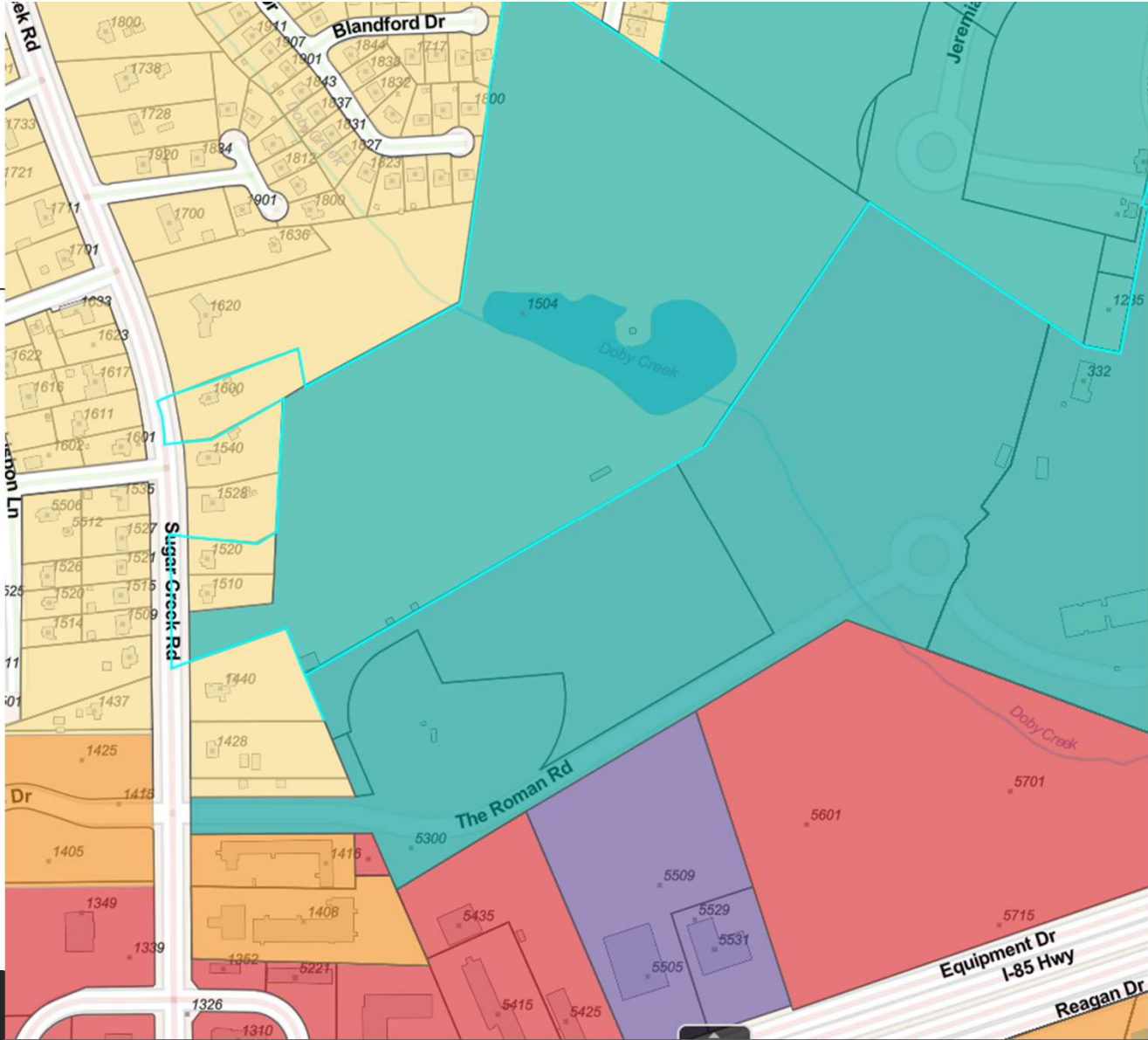
Parcel Number 04701105 Gethsemane Cemetery and Memorial Gardens, LLC 1215 Mineral Springs Road	Charlotte, NC 28262	704.906.6366
Parcel Numbers 04702148 John B and Betty D Gouch 1215 Mineral Springs Road	0472101 Charlotte, NC 28262	704.906.6366
Parcel Numbers 04724101 John B and Betty D Gouch 3616 Michigan Avenue	04701103 Charlotte, NC 28215	04701104 704.906.6366

Existing Uses

- This site is currently used for office and single-family residential uses. Office uses are grandfathered.

Recommended 2040 Plan

- There is no small area plan for this property.
- Place Type map for 2040 plan calls for Neighborhood 1 residential type uses primarily because of existing uses.
- New UDO allows cemetery uses in Neighborhood 1 zoning; however, it doesn't allow the supportive office/institutional type uses of the existing structures and also requires buffers which limit the use of the subject properties since they're zoned N1-B.



Rezoning Sought – IC-1

- Conventional rezonings do not require a site plan. They are limited to the uses allowed in the UDO and development standards.
- IC stands for Institutional/Campus.
- Purpose of this rezoning is to allow conformity of the existing structures and land to the adjacent INST (CD) rezoning. Allows more flexibility in future improvements and expansion of the cemetery.
- This is not a change to the existing master planned INST (CD) zoning.
- The intention is not to demolish the existing structures.

GETHSEMANE

Cemetery and Memorial Gardens



Potential Timeline (Subject to Change)

- Community Meeting Deadline: 5/10/24
- Public Hearing: 6/17/24
- Planning Commission Zoning Meeting: 7/2/24
- City Council Vote: 8/19/24

Questions?

Rezoning Contact - David Murray - david@murraylawfirm.com

City rezoning staff Contact - Michael Russell - Michael.Russell@charlottenc.gov

City Council District 4 Rep - Reneé Johnson

Thank you for your time!