



**WINGATE ADVISORY
G R O U P**

COMMUNITY MEETING 2 REPORT

Petitioner: Jay Kamdar

Rezoning Petition No. 2019-037

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.

There have been two community meetings to discuss this proposal.

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

Due to the Covid-19 pandemic, the first Virtual Community Meeting was held on Thursday, September 10, 2020 at 6:00 in the evening.

The Community Meeting was attended by those individuals identified on the roster attached hereto as Exhibit C-2. The Petitioner was represented by Caren Wingate of Wingate Advisory Group and Erica Kennedy of ODA Architecture.

Caren Wingate, Agent for the Petitioner, welcomed the attendees and introduced Erica Kennedy, the Petitioner's architect and explained that the Petitioner proposed to rezone approximately 3.08 acres, located at 2528 Sam Wilson Rd from R17-MF zoning to B-2 zoning. The Agent provided contextual graphics of the area to be rezoned, as well as latest conceptual renderings. (attached as Exhibit D-2). She explained the rezoning process in general and stated that the purpose of the second meeting was to discuss and respond to questions and concerns from nearby residents and property owners.

Discussion with meeting attendees was very positive. The neighbors expressed support of this Petition. Discussion topics are detailed on the following page.


Caren Wingate
Wingate Advisory Group

Respectfully submitted, this 12th day of October, 2020.

cc: Joe Mangum, Charlotte Mecklenburg Planning
Lisa Arnold, Charlotte Mecklenburg Planning
Richard Hobbs, Charlotte Mecklenburg Planning

RZ 2019-037

COMMUNITY MEETING 2

DISCUSSION

Are you maximizing density allowed by the B-2 rezoning?

We are not maximizing density. As a matter of fact, we are building under both the maximum FAR and height restrictions.

What kind of fencing material will be used to screen along the north boundary?

We are currently considering a solid wood fence on this boundary. There will also be a line of trees planted to enhance screening.

Will the trash and retention pond remain in the area shown on the plan?

Yes.

How will you handle additional traffic on Sam Wilson Rd.?

NCDOT requires adequate collection and taper improvements to facilitate traffic flow.

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EXHIBIT A-2

2019-037	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-037	Pawtucket On The Green HOA	Omar	Valera	1819 Sam Wilson Road		Charlotte	NC	28214
2019-037	Westerly Hills Neighborhood Association	Emma	Potts	9025 Longview Rd		Charlotte	NC	28214
2019-037	Westmoreland Homeowners Association	Larry	Ziegler	3433 Farrhill Rd		Charlotte	NC	28214
2019-037	Wilmore Neighborhood Association	Missy	Eppes	12601 Moores Chapel Rd		Charlotte	NC	28214
2019-037	Wilson Glen Homeowners Association	Bonita	Chapman	3343 Buckvalley Dr		Charlotte	NC	28214
2019-037	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILAI	CITY STATE ZIPCODE
2019-037	05314102	NISBET OIL COMPANY				PO BOX 35367	CHARL NC	28235
2019-037	05314108	BROADCAST PARTNERS LLC				3435 PERFORMANCE RD	CHARL NC	28214
2019-037	05314201	HUNTER	JERRY J	WILLIE L	HUNTER	2222 SAM WILSON RD	CHARL NC	28214
2019-037	05314202	HIPP	TIMOTHY L SR	REBECCA G	HIPP	2528 SAM WILSON RD	CHARL NC	28214
2019-037	05314203	BRADLEY	BETTY C			2512 SAM WILSON RD	CHARL NC	28214
2019-037	05314204	BRIGHT	MICHAEL W	KEITH D	BRIGHT	329 JIM STARR RD	NEWM GA	30263
2019-037	05314205	PINNER	LAVERNA J			2430 SAM WILSON RD	CHARL NC	28214
2019-037	05314213	KENNERLEY	JON MARK SR	GLORIA BROWER	KENNERLEY	2501 TAIMI DR	CHARL NC	28214
2019-037	05314215	TUCKER	AMANDA DIXON			2507 TAIMI DR	CHARL NC	28214
2019-037	05314216	THOMAS	MARSHALL GUS JR			2500 TAIMI DR	CHARL NC	28214
2019-037	05314225	ARROYO	ELIAS	DORA M	ARROYO	293 MOCKINGBIRD LN	MC AD NC	28101
2019-037	05314226	PERFORMANCE ROAD II LLC				3514 PERFORMANCE RD	CHARL NC	28214
2019-037	05314229	REEVES	ROY DOMER	CAROLE M	REEVES	3514 PERFORMANCE RD	CHARL NC	28214
2019-037	05320124	WESTPARK 85 PHASE II PROPERTY HOLDINGS LLC				C/O FOUNDRY COMMERCIAL	ORLAN FL	32801
2019-037	05521131	PROLOGIS LP				C/O PROLOGIS - RE TAX	DENVE CO	80202
2019-037	05521138	STEVENS	NELLA S			1800 WAZEE ST	CHARL NC	28215
2019-037	05523102	LOVE'S TRAVEL STOPS & COUNTRY STORES INC				7224 LAKESIDE DR EAST	CHARL NC	28215
						C/O RYAN LLC BANK OF AMERICA CENTER	TULSA OK	74119

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EXHIBIT A-2



NOTICE OF VIRTUAL SECOND COMMUNITY MEETING

Subject: Virtual Community Meeting for Rezoning Petition 2019-037 filed by Jay Kamdar to rezone approximately 3.08 acres located at 2528 Sam Wilson Rd Road Charlotte, NC 28214 to allow the construction of a new building.

Date and Time of Meeting: Thursday, October 8th at 6:00 PM

Place of Meeting: Virtual Community Meeting (See Zoom information below)

Petitioner: Jay Kamdar

Petition No.: 2019-037

We are assisting Jay Kamdar (the "Petitioner") in connection with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 3.08 acres located at 2528 Sam Wilson Road Charlotte, NC 28214 (the "Site") from the R-17 (MF) zoning district to the B-2 (CD) zoning district. The purpose of the rezoning is for commercial development.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Virtual 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 Planning, Design & Development 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 Virtual Community Meeting via Zoom regarding this Rezoning Petition on Thursday, October 8th at 6:00 PM. The Petitioner's representatives look forward to sharing this rezoning proposal with you and answering any questions you may have with respect to this Rezoning Petition.

VIRTUAL COMMUNITY MEETING INSTRUCTIONS:

Join via **video conference** by entering the following link in your internet browser search bar:

<https://us02web.zoom.us/j/82780394430?pwd=Nk1nMXlwY2ZEY1A3UzI3d0VuQ0lCQT09>

If prompted, the passcode is 860592

Join via **audio only** by dialing:

Phone Number: 312-626-6799

Meeting ID: 827 8039 4430 (If prompted to enter a Participant ID, press #)

During the Virtual Community Meeting, you will have the ability to ask questions during the Q&A portion of the presentation. Questions can be typed in and sent to the host and will be addressed in the order they are received or as appropriate.

If you would like to receive the link above to the Virtual Community Meeting electronically, or would like to RSVP to the Virtual Community Meeting, please email cwingate@wingadgroup.com.

If you do not have access to the internet and would like a hard copy of the materials that will be discussed at the Virtual Community Meeting, please call Caren Wingate at 704-641-2154. Additionally, if you cannot make the Virtual Community Meeting, a recording of the meeting and hard copies of any materials provided during the presentation will be available upon request. To request such materials, or to ask any questions about this matter, please call Caren Wingate at 704-641-2154.

Sincerely,

Caren Wingate

cc: Lisa Arnold, Charlotte Mecklenburg Planning Department

Date Mailed: September 28, 2020



**WINGATE ADVISORY
G R O U P**

September 29, 2020

RE: Rezoning Petition 2019-037

Dear Neighbors,

Thank you very much to those who joined our virtual Community Meeting on September 10th regarding the Rezoning planned for the property at 2528 Sam Wilson Road (Rezoning Petition #2019-037). Your comments were well received, and we have a clearer picture of how the Community envisions development in this area.

I have attached the two site plan options we showed at the virtual meeting, as well as a page of renderings, which show the property design and how the building will fit into the existing landscape. I know there was some concern about the type of hotel the Petitioner plans to develop, and these images convey that the quality of this development is planned to be a catalyst for other neighborhood services to be developed in the area.

Our goal with this project is to bring a hospitality product which would appeal to tourists and business travelers. We also believe this quality of product would be a very comfortable place for your out-of-town guests. This project will feature meeting and event space to accommodate business meetings, wedding receptions, family reunions, etc.

The construction of this project would elevate the built environment in the area, breaking away from the traditional industrial flavor of the past. Your area continues to build as families seek housing and educational opportunities outside the urban core, but convenient to all that Charlotte has to offer.

I have also attached a notice for a second virtual Community Meeting to be held on Thursday, October 8th at 6:00 pm. I hope you are available to join us. This is not a required meeting, but we want to continue our discussions with you.

Thank you, again, for the time and thought you have offered for this Rezoning petition. I look forward to our next meeting and wish you safe and happy times until then.

Best Regards,

Caren Wingate

704-641-2154

1030 Edgehill Rd S, Suite 101
Charlotte, North Carolina 28207
704-641-2154

RZ 2019-037

EXHIBIT C-2

RZ 2019-037

EXHIBIT C-2

Because this was a Virtual Community Meeting Sign in Sheet is replaced with this list of attendees.

Jay Kamdar, Petitioner

Caren Wingate, Agent for the Petitioner

Erica Kennedy, ODA Architecture, Petitioner's Architect

Paul Bradley, Neighboring Property Owner

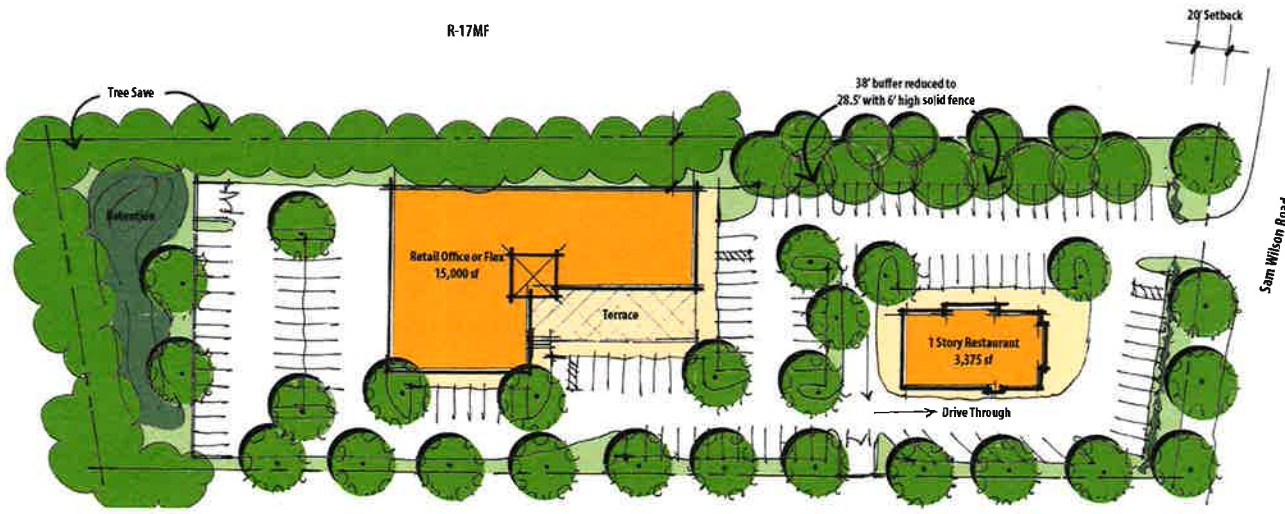
Michael Bright, Neighboring Property Owner

Missy Eppes, Neighboring Property Owner and Member of the Northwest Community Alliance

Amanda Tucker, Neighboring Property Owner

Gloria Kennerley, Neighboring Property Owner

Nella Stevens, Neighboring Property Owner

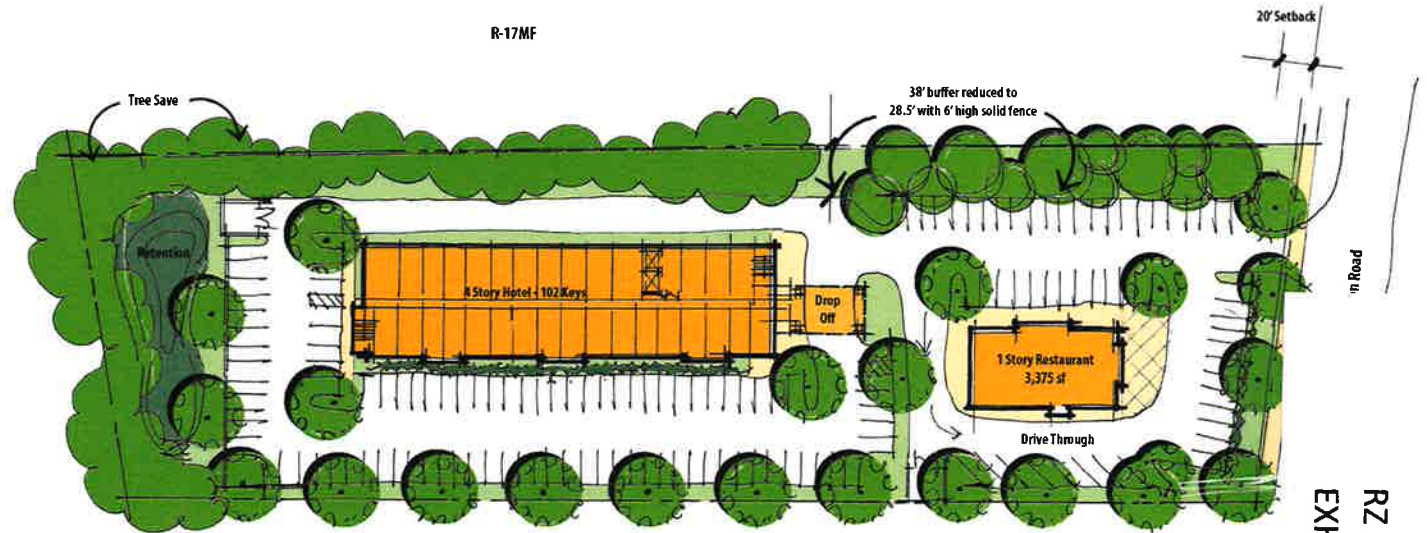


Option A

Restaurant: 3,375 sf • 45 Parking Spaces
 Retail: 15,000 sf • 75 Parking Spaces
 Parking Required: 120 Spaces
 Parking Provided: 145 Spaces (Allowing Additional Restaurants)

Option B

Hotel: 4 Stories / 102 Keys
 Restaurant: 3,375 sf • 45 Parking Spaces
 Total Parking Required & Provided: 149 Spaces



2528 SAM WILSON ROAD
 CHARLOTTE, NORTH CAROLINA

SITE PLANS

RZ 2019-037
 EXHIBIT D-2





2528 SAM WILSON ROAD
CHARLOTTE, NORTH CAROLINA

30 SEPTEMBER 2020

EXTERIOR RENDERINGS

oda.us.com | ODA ARCHITECTURE

