

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-025**

**Petitioner:** SunCap Property Group  
**Rezoning Petition No.:** 2020-025  
**Property:** ± 26.34 acres located south of Sunset Road between Milhaven Lane and Statesville Road (the "Site").

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 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 Thursday, March 12<sup>th</sup>, 2020. 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 2/28/2020. 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 Thursday, March 12<sup>th</sup>, 2020 at 6:30 PM, at Oak Grove United Methodist Church, 6440 Old Statesville Road, Charlotte, NC 28269.

### **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 were Paxton Hollar and Brian Rollar with SunCap Property Group. Also in attendance were Bridget Grant 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 everyone in attendance. Ms. Grant then introduced the rezoning team to the audience.

Paxton Hollar with SunCap Property Group gave a brief overview of the company. SunCap is based in Charlotte with developments throughout the country, including their fourth project in Charlotte, along the I-77 corridor in North Charlotte.

Ms. Grant reviewed the site location, the additional parcel added to the proposed rezoning, and the current entitlements. The previously approved conditional plan allows an additional 228,000 square feet of retail including six outparcels. The number of proposed trips anticipated by the

current entitlements is significantly higher than the proposed rezoning. The site has been vacant since the 2006 rezoning.

The proposed development will create a new street between Milhaven Lane and Statesville Road reducing the number of trips utilizing Milhaven Lane to access Statesville Road. The meeting was then opened for questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees inquired about traffic along Milhaven Lane. Mr. Hollar explained that SunCap is providing a new street to support for traffic mitigation. The new street will allow traffic to flow onto Sunset and Statesville without using Milhaven Lane to the south. The addition of turn lanes and queueing will also mitigate traffic concerns along Milhaven Lane. There will be wayfinding within the site to funnel trucks through with as little impact to the surrounding communities to the south of the site as possible.

One attendee asked when the new road would be constructed. Brian Rollar explained that the road will be constructed in the beginning of the construction process and will be complete before businesses open.

It was asked if there will be any buffering along the new road to allow for separation from neighboring business. SunCap is exploring mitigation efforts at this time and will continue to work with neighboring business owners to develop solutions.

Attendees inquired about the proposed design of the development and storm water mitigation efforts. The proposed building orientation towards Milhaven Lane will resemble an office park from an aesthetics perspective. The proposed plan includes two on-site detention ponds that will slow release the water captured, including runoff from the existing shopping center that is not captured currently.

The Petitioner will continue to work with the neighboring residents and business owners to address concerns they may have. Bridget Grant closed the meeting and thanked everyone for their input. The meeting was adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The Petitioner will continue to work with adjacent property owners to address buffers and future access.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Paxton Hollar, SunCap Property Group  
Brian Rollar, SunCap Property Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2020-025	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-025	03719201	FERGUSON ENTERPRISES INC				12500 JEFFERSON AVE		NEWPORT NEWS	VA	23602
2020-025	03719202	USF HOLLAND INC				700 S WAVERLY RD		HOLLAND	MI	49423
2020-025	03719205	FERGUSON ENTERPRISES INC				12500 JEFFERSON AVE		NEWPORT NEWS	VA	23602
2020-025	03719210	NISBET TRAVEL CENTERS INC				PO BOX 35367		CHARLOTTE	NC	28235
2020-025	03719223	MCDONALDS CORP			C/O RONNIE THORNTON	109 ORCHARD RIDGE RD		LOCUST	NC	28097
2020-025	03719228	USF HOLLAND INC				700 S WAVERLY RD		HOLLAND	MI	49423
2020-025	03719230	FERGUSON ENTERPRISES INC				12500 JEFFERSON AVE		NEWPORT NEWS	VA	23602
2020-025	04120311	PITTMAN	RONNIE S			6177 MILHAVEN LN		CHARLOTTE	NC	28204
2020-025	04120312	COOPER	VANCE C			6101 MILHAVEN LN		CHARLOTTE	NC	28269
2020-025	04120314	MCGILL	HARRIET D			6119 MILHAVEN LN		CHARLOTTE	NC	28269
2020-025	04120315	JOHNSON	JAMES	LESLIE	JOHNSON	6109 MILHAVEN LN		CHARLOTTE	NC	28269
2020-025	04121324	NIKOLAYCHUK	OLENA			6215 RICHFIELD LN		CHARLOTTE	NC	28269
2020-025	04121325	FULLER	HARRY JR			6219 RICHFIELD LN		CHARLOTTE	NC	28269
2020-025	04121326	SLS REAL ESTATE LLC				PO BOX 3605		MOORESVILLE	NC	28117
2020-025	04121327	MCKENZIE	CARLTON L			6227 RICHFIELD LN		CHARLOTTE	NC	28269
2020-025	04121328	DAVIS	ERNEST L JR			9909 STEWART SPRING LN		CHARLOTTE	NC	28216
2020-025	04121329	KISER	TONYA M			3511 MARBURY RD		CHARLOTTE	NC	28269
2020-025	04121330	FOSTER	ANGELA T			6307 RICHFIELD LN		CHARLOTTE	NC	28269
2020-025	04121331	PREFERRED HOMES OF CHARLOTTE LLC				8501 TOWER POINT DR,STE A206		CHARLOTTE	NC	28227
2020-025	04121332	GRAHAM	REGGIE S			6315 RICHFIELD LN		CHARLOTTE	NC	28269
2020-025	04121333	AJA FAMILY PROPERTIES LLC				20028 KNOX RD		CORNELIUS	NC	28031
2020-025	04121334	MERRIWETHER	JULIE P			6323 RITCHEFIELD LN		CHARLOTTE	NC	28269
2020-025	04121336	MASSEY	PATRICIA			6107 SMITHWOOD CT		CHARLOTTE	NC	28269
2020-025	04121337	CROWDER	MELVIN L	MICHELE	CROWDER	6111 SMITHWOOD CT		CHARLOTTE	NC	28269
2020-025	04121338	MCCORKLE	MARLIN			6115 SMITHWOOD CT		CHARLOTTE	NC	28269
2020-025	04121339	MEEKS	FRANKIE L			6110 SMITHWOOD CT		CHARLOTTE	NC	28269
2020-025	04121342	MCWHIRTER INVESTMENTS LLC				4020 WILSON LN		CHARLOTTE	NC	28206
2020-025	04121343	LIPPARD	DENNIS L			6124 MILHAVEN LN		CHARLOTTE	NC	28213
2020-025	04121344	SOWELL	BILL JR			6108 MILHAVEN LN		CHARLOTTE	NC	28269
2020-025	04121399	GFS DEVELOPMENT INC				PO BOX 2686		MATTHEWS	NC	28106
2020-025	04123101	PITTMAN	RONNIE S	MABEL R	PITTMAN	6177 MILHAVEN LN		CHARLOTTE	NC	28204
2020-025	04123102	YANG	CHOU		SOUA THAO	6189 MILHAVEN LN		CHARLOTTE	NC	28269
2020-025	04123103	HUNT	SUSAN C			11342 ALBEMARLE RD		CHARLOTTE	NC	28227
2020-025	04123104	YANG	LEE	LY SAN	THOR	6213 MILHAVEN LN		CHARLOTTE	NC	28213
2020-025	04123105	SUNSET SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE	NC	28070
2020-025	04123106	PRCP-CHARLOTTE LLC				525 OKEECHOBEE BLVD STE 1650		WEST PALM BEACH	FL	33401
2020-025	04123108	PATEL	VON	HANSA	PATEL	PO BOX 1919		HUNTERSVILLE	NC	28070
2020-025	04123109	PATEL	VON	HANSA	PATEL	PO BOX 1919		HUNTERSVILLE	NC	28070
2020-025	04123110	MOTEL SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE	NC	28070
2020-025	04123112	YANG	LEE	LY SAN	THOR	6213 MILHAVEN LN		CHARLOTTE	NC	28213
2020-025	04124201	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124202	BELK	BASCOM V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124203	BELK	BASCOM V JR	HARRIET C	BELK	204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124204	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124205	MDC NC1,LP				ATTN: LEGAL DEPARTMENT	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
2020-025	04124206	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124207	LIPPARD	DENNIS L			6124 MILHAVEN LN		CHARLOTTE	NC	28269
2020-025	04124208	R A C INC				1515 NORTH FILMORE ST		ARLINGTON	VA	22201
2020-025	04124209	1415 WATERMARK LLC				204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124210	BELK	BASCOM V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124211	REPAT LEASING				C/O TRACY FAUST		CHARLOTTE	NC	28224
2020-025	04124212	BELK	BASCOM V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-025	04124213	BRANFUL LLC				104 MULL ST		MORGANTON	NC	28655
2020-025	04124214	FIFTH THIRD BANK				C/O MD 10ATA1 CORP FAC		CINCINNATI	OH	45263

2020-025	04542102	MECKLENBURG COUNTY		C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR	CHARLOTTE	NC	28202
2020-025	04543120	DUKE POWER CO	ATTN: TAX DEPT - PB05B		422 S CHURCH ST	CHARLOTTE	NC	28242
2020-025	04543122	BELK	B V JR		204-C WEST WOODLAWN RD	CHARLOTTE	NC	28217
2020-025	04543123	GOLZAR	BABAK	HASSAN RADMANESH	8811 GRUENEWALD LN	CHARLOTTE	NC	28210
2020-025	04543137	BELK	B V JR		204-C WEST WOODLAWN RD	CHARLOTTE	NC	28217

2020_025	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020_025	Brown's Cove	Sherry	Rathod	5901 Statesville Rd		Charlotte	NC	28269
2020_025	Callaway Homeowners Association	Sam	Hicks	5901 Statesville Rd		Charlotte	NC	28269
2020_025	Devongate Homeowners Association	Sara-Marie	Miller	4463 Devonhill Ln		Charlotte	NC	28269
2020_025	Greenville Neighborhood	Anecia	Pharr	3440 Kelsey Emma Ct		Charlotte	NC	28269
2020_025	Hyde Park Estates Community Association	Ray	Cantey	4374 La Brea Drive		Charlotte	NC	28216
2020_025	Hyde Park Neighborhood Association	Clayton S.	Reid	6008 Crossbow Ct		Charlotte	NC	28216
2020_025	Oakbrooke Community Homeowners Association	Mario	French	5103 Mintvale Dr		Charlotte	NC	28269
2020_025	Sunstone Community Organization	Carla	Cunningham	6129 Sunbridge Ct		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-025 – Suncap Property Group**

Subject: Rezoning Petition No. 2020-025  
Petitioner/Developer: Suncap Property Group  
Current Land Use: Vacant  
Existing Zoning: CC  
Rezoning Requested: I-1 (CD)  
**Date and Time of Meeting:** **Thursday, March 12<sup>th</sup>, 2020 at 6:30 p.m.**  
Location of Meeting: Oak Grove United Methodist Church  
6400 Old Statesville Road  
Charlotte, NC 28269  
Date of Notice: 2/28/2020

We are assisting Suncap Property Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located south of Sunset Road between Milhaven Lane and Statesville Road (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 ± 26.34 acre Site from CC to I-1(CD) to allow for distribution uses and other light industrial uses as allowed in the I-1 zoning district. Access to the Site will be from Milhaven Lane and Statesville Road.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning, Design and Development 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 Thursday, March 12<sup>th</sup>, 2020, at 6:30 p.m. at Oak Grove United Methodist Church, 6400 Old Statesville Road, Charlotte, NC 28269.** 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: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Brian Rollar, Suncap Property Group  
Paxton Hollar, Suncap Property Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Site Location



## Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: **SunCap Property Group**

Rezoning petition Number **2020-025**

Date

Name	Address	Phone	Email
Frank Mueh	6110 Simthwood	704-661-0092	_____
<del>John Mueh</del>	8209 Charles Croyford Dr	704-363-1002	
<del>John Mueh</del>	1540	704-596-2006	
Becky Kerner	2486 Blair Dr Lincoln	704-530-7606	
Ken Werde	2771 Boulder Ln	704-598-5878	
VDIV PATEL	10610 METROMONT PKWY	704-598-6833	abc one @ abcdns.com
PRITESH NAGARJI	SUITE 208 CHARLOTTE	" "	pritesh.nagarji @ abcdns.com
Bobby Drakeford	3123 Dawson Ave	704-968-3271	bobby @
Shinee Ross-Smith	6108 Milham Lane	704-287-3683	tdcrealestate.com
	CSRoss05@gmail.com		