

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-046

Petitioner: Take 5 Carolinas
Rezoning Petition No.: 2020-046
Property: ± 1.09 acres located at 8710 S. Tryon Street (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 virtually on Wednesday, June 10th, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/29/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, June 10th, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were William Mills, also in attendance was Scott Stone and Carrie Tanis with American Engineering. Also, in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

This Petition involves a request to rezone the ± 1.09-acre Site from I-1(CD) to I-1(CD) SPA (Site Plan Amendment), to allow the redevelopment of the site with light automotive maintenance and service uses.

The site plan associated with this rezoning petition proposes to amend the previously approved rezoning petition to allow automobile maintenance and service on a portion of the existing parcel. Access to the Site will be from S. Tryon Street and Whitehall Park Drive, by way of the existing driveway access.

II. Summary of Questions/Comments and Responses:

There were no attendees in attendance.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
William Mills, Take 5 Carolinas
Jeff Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

2020-046	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-046	20103114	WHITEHALL TECH CENTER III LLC			% AMERICAN ASSET CORP	5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2020-046	20103127	CLT STONE RIDGE LLC			C/O GAMMA REAL ESTATE LLC	101 PARK AVE 26TH FLOOR		NEW YORK	NY	10178
2020-046	20103128	LCP APPLE CHARLOTTE LLC				3500 MAPLE AVE STE 1600		DALLAS	TX	75219
2020-046	20103201	WH TECH 4 & 5 LLC			% AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD,STE 800		CHARLOTTE	NC	28210
2020-046	20103223	FIFTH THIRD BANK			%MD 10ATA1 CORP FAC	38 FOUNTAIN SQUARE PLAZA		CINCINNATI	OH	45263
2020-046	20103224	WATERS INVESTMENTS -TUFFY LLC			SAM CRAVER -TUFFY LLC	10100 PARK CEDAR DR STE 190		CHARLOTTE	NC	28210
2020-046	20103226	JAN HALLE	TRUST	TRUST	EDWARD A HALLE	4081 MT ZION RD		UPPERCO	MD	21155
2020-046	20309131	PSAF DEVELOPMENT PARTNERS LP	DEPT-PT-NC-07045			PO BOX 25025		GLENDALE	CA	91201
2020-046	20309137	SOUTH TRYON BK REALTY LLC				9210 N4TH AV		BROOKLYN	NY	28273
2020-046	20309147	OLD FORUM LLC				9224 KINGS PARADE BLVD SUITE 2101		CHARLOTTE	NC	28273
2020-046	20309157	OLD FORUM LLC				9224 KINGS PARADE BLVD SUITE 2101		CHARLOTTE	NC	28273

2020-046	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-046		Keyona	Osborne	7408 Dominion Park Lane	1308	Charlotte	NC	28273
2020-046		Keniah	Robinson	2419 Silverthorn Dr		Charlotte	NC	28273
2020-046	Arrowood Crossing	Daniel	MacRae	2000 Arrowcreek Dr Apt 301		Charlotte	NC	28273
2020-046	Arsley	Jennifer	Richardson	1943 Cambridge Beltway Dr		Charlotte	NC	28273
2020-046	Cedar Run Homeowners Association	Stephen	Perkin	8822 Cedar Runs Way		Charlotte	NC	28273
2020-046	Learn Masters Inc	William	Kannady	8514 Caden Lee Way		Charlotte	NC	28273
2020-046	Steelechase HOA	Fela	Babb	3222 Silver Spur Court		Charlotte	NC	28273
2020-046	Turley Ridge	Bryan	Richards	7514 Turley Ridge Ln		Charlotte	NC	28273

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-046 – Take 5 Carolinas

Subject: Rezoning Petition No. 2020-046
Petitioner/Developer: Take 5 Carolinas
Current Land Use: Vacant Restaurant
Existing Zoning: I-1(CD)
Rezoning Requested: I-1(CD) SPA

Date and Time of Meeting: **Wednesday, June 10th, 2020 at 6:30 p.m.**

Virtual Meeting RSVP: ***Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-046 in your response.***

Date of Notice: 5/29/2020

We are assisting Take 5 Carolinas (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site located at 8710 S. Tryon Street (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by June 9th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email dujuanakeys@mvalaw.com or call 704.331.2371 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 1.09-acre Site from I-1(CD) to I-1(CD) SPA (Site Plan Amendment), to allow the redevelopment of the site with light automotive maintenance and service uses.

The site plan associated with this rezoning petition proposes to amend the previously approved rezoning petition to allow automobile maintenance and service on a portion of the existing parcel. Access to the Site will be from S. Tryon Street and Whitehall Park Drive, by way of the existing driveway access.

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 participate in the upcoming Virtual Community Meeting to be held on Wednesday, June 10th, 2020, at 6:30 p.m.** 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 or email Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative

David Pettine, Charlotte Planning, Design and Development Department
William Mills, Take 5 Carolinas
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



2020 -046 Virtual Community Meeting Registered Attendees
6.10.2020

Name	Address	Email
There were no attendees in attendance		