

COMMUNITY MEETING REPORT
Petitioner: Cambridge Properties, Inc.
Rezoning Petition No. 2021-112

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:

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 September 8, 2021. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, September 28 at 6:00PM via online-only Zoom video call.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting had no attendees, as shown on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Jay Priester with Cambridge Properties, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Jay Priester, held the meeting and had no invitees attend. No invitees reached out prior to the Community Meeting for a Zoom invite via email (call details were included in the notices, as shown on Exhibit A-1) or followed up during the ten day period following the Community Meeting.

Mr. Priester concluded the meeting at 6:20PM.

Respectfully submitted, this 22nd day of October, 2021.

cc: Charlotte Planning, Design & Development Department—Rezoning Staff

Exhibit A

| 2021-112 | TAXPID | OWNERLASTN | OWNERFIRST COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 CITY | STATE | ZIPCODE |
|----------|----------|-----------------------------------|-----------------------|------------|---|----------------------------|------------------|---------|
| 2021-112 | 04722105 | FRITO LAY INC | | | C/O GEORGE MCELROY & ASSOC | PO BOX 565048 | DALLAS TX | 75356 |
| 2021-112 | 04722107 | FRITO-LAY INC | | | C/O GEORGE MCELROY & ASSOC | PO BOX 565048 | DALLAS TX | 75356 |
| 2021-112 | 04722108 | CITY ELECTRIC SUPPLY COMPANY | | | | PO BOX 130206 | DALLAS TX | 75313 |
| 2021-112 | 04722110 | NEAL | PETER C & MARIE L | | NEAL | 503 BALLYMOTE CT | MATTHEWS NC | 28104 |
| 2021-112 | 04722111 | CITY OF CHARLOTTE | | | | 600 E 4TH ST | CHARLOTTE NC | 28202 |
| 2021-112 | 04722129 | CAMINO DEL RAY | | MINISTRIES | | 133 STETSON DR | CHARLOTTE NC | 28205 |
| 2021-112 | 04722133 | DDR BELGATE LP | | | | 3300 ENTERPRISE PARKWAY | BEACHWOOD OH | 44122 |
| 2021-112 | 04723101 | STAG CHARLOTTE 3 LLC | | | | ONE FEDERAL ST 23RD FL | BOSTON MA | 02110 |
| 2021-112 | 04723102 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04723105 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04723107 | AUTO CRAFT INVESTMENTS INC | | | C/O NATIONAL PARTS DEPOT | 900 SOUTHWEST 38TH AV | OCALA FL | 34474 |
| 2021-112 | 04723111 | CITY OF CHARLOTTE | | | | 600 EAST FOURTH ST | CHARLOTTE NC | 28202 |
| 2021-112 | 04723113 | UCAM-1 LLC | | | | PO BOX 21284 | WINSTON SALEM NC | 27120 |
| 2021-112 | 04723117 | UCAM-1 LLC | | | | PO BOX 21284 | WINSTON-SALEM NC | 27120 |
| 2021-112 | 04723118 | UNIVERSITY CITY STATION NORTH LLC | | | C/O CAROLINA STATES REGIONAL CENTER LLC | 6101 CARNEGIE BLVD STE 103 | CHARLOTTE NC | 28209 |
| 2021-112 | 04723119 | LIBERTY WS CHARLOTTE BELGATE LLLP | | | | 824 HIGHLAND AVE | ORLANDO FL | 32803 |
| 2021-112 | 04723120 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04723121 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04723122 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04723123 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04723124 | UCED-1 LLC | | | | 11 BROOKSTOWN AVE | WINSTON-SALEM NC | 27101 |
| 2021-112 | 04746103 | DDR BELGATE LP | | | | 3300 ENTERPRISE PARKWAY | BEACHWOOD OH | 44122 |
| 2021-112 | 04746104 | THE PANTRY INC | | | | PO BOX 52085 DC-17 | PHOENIX AZ | 85072 |
| 2021-112 | 04746109 | OUT PARCEL HOLDINGS LLC | | | | 1040 FOUNDERS BLVD | ATHENS GA | 30606 |
| 2021-112 | 04746116 | MCCURDY HOLDINGS LLC | | | ATTN DAN MCCURDY | 122 OVERBROOK DR | CONCORD NC | 28025 |
| 2021-112 | | RENEE JOHNSON | | | | 600 East 4th Street | Charlotte NC | 28202 |

Exhibit A

| 2021-112 | ORGANIZATION_NAME | FIRST_NAME | LAST_NAME | STREET_ADDRESS | UNIT_NUM | CITY | STATE | ZIP |
|----------|---|------------|---------------|-------------------------|----------|-----------|-------|-------|
| 2021-112 | Autumnwood Community Association | Joyce | Upchurch | 6501 Stonehill Ct | | Charlotte | NC | 28213 |
| 2021-112 | Autumnwood Neighborhood Association | Brenda | Ratliff | 6509 Dougherty Dr | | Charlotte | NC | 28213 |
| 2021-112 | Brookside Lane Business Watch | Barry | Gemberling | 217 Brookside Lane | | Charlotte | NC | 28221 |
| 2021-112 | Chastain Homeowners Association | Laura | Griggs | 526 Owen Bv | | Charlotte | NC | 28213 |
| 2021-112 | Crab Orchard Homeowners Association | John | Watson | 8214 Misty Eve Lane | | Charlotte | NC | 28213 |
| 2021-112 | Crab Orchard Neighborhood Association | Challise | Cantleberry | 736 Brooke Nicole Place | | Charlotte | NC | 28213 |
| 2021-112 | Forest Glen Neighborhood | Katherine | Olson | 7515 Batavia Ln | | Charlotte | NC | 28213 |
| 2021-112 | Hidden Valley Community Development Corporation | Odell | Witherspoon | 6601 Heatherbrooke Av | | Charlotte | NC | 28213 |
| 2021-112 | Hidden Valley Community Homeowners Association | Sandra | Jackson | 6409 Hidden Forest Dr | | Charlotte | NC | 28213 |
| 2021-112 | Hidden Valley Political Action Committee | Samuel | Love | 6417 Heatherbrooke Av | | Charlotte | NC | 28213 |
| 2021-112 | Hidden Valley Zoning Committee | Priscilla | Duncan | 6423 Heatherbrooke Av | | Charlotte | NC | 28213 |
| 2021-112 | Huntingtowne Farms Neighborhood Association | Ashlynn | Kelker | 6342 Elgywood Ln | | Charlotte | NC | 28213 |
| 2021-112 | N/A | Sherry | Lewis | 6311 Sydney Mae Lane | | Charlotte | NC | 28262 |
| 2021-112 | Orchard Trace Condominiums | Mollie | Masten | 325 Orchard Trace Lane | | Charlotte | NC | 28213 |
| 2021-112 | Orchard Trace Condominiums | Regina | Flores | 325 Orchard Trace Lane | | Charlotte | NC | 28213 |
| 2021-112 | Rocky River Village | Michelle | Pighet | 518 Elsberry Lane | | Charlotte | NC | 28214 |
| 2021-112 | Shady Hills Community Association | Elliott | Glover | 808 Carolyn Ln | | Charlotte | NC | 28213 |
| 2021-112 | Silverstone HOA | Angela | Collins-Lewis | 7409 Stone Mountain Ct. | | Charlotte | NC | 28262 |
| 2021-112 | Silverstone HOA | Angela C. | Lewis | 7409 Stone Mountain Ct. | | Charlotte | NC | 28262 |
| 2021-112 | Spring Woods Home Owners Association | Jacquie | Nettles | 1930 Aberglen Dr | | Charlotte | NC | 28262 |
| 2021-112 | Sugar Springs | Evan | Washington | 7300 Canyon Drive | | Charlotte | NC | 28262 |
| 2021-112 | Sugar Springs HOA | Sandra C. | Haynes | 925 Doby Springs Dr | | Charlotte | NC | 28262 |
| 2021-112 | University Center | Robert | Mcelhaney | 6107 Lewis St | 7109 | Charlotte | NC | 28262 |

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Regarding: Rezoning Property Parcels 04723102, 04723122, 04723120, 04723124, and a portion of 04723113 and 04723117

Site: 8530, 8650, 8552, 8710, 8810 and 8830 Ikea Blvd., 225 Stetson Drive (+/- 20.1 acres)

Meeting Date: Tuesday, September 28, 2021, 6:00 PM

Petition #: 2021-112

Petitioner: Cambridge Properties, Inc.

Meeting Place: An online-only Zoom Meeting Video Call will be conducted. Join via: <https://us02web.zoom.us/j/89519419358>
Meeting ID: 895 1941 9358 For Audio Call: 646-558-8656
To request meeting link or presentation materials, email: mlr@cambridgeprop.com

Contact: Jay Priestler (980) 260-2777

Cambridge Properties will be holding a virtual community meeting to present Petitioner's request to rezone the property from B-2 (CD) to MUDD zoning classification.

In accordance with the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition. Charlotte-Mecklenburg Planning Commission's records indicate that you're either (1) a representative of a registered neighborhood organization or (2) an owner of property that adjoins, is located across the street from or is near the Site.

CC: City Council Representative: Councilman Renee Johnson

Exhibit C

UNIVERSITY CITY ENTERTAINMENT DISTRICT PHASE II – COMMUNITY MEETING

TUESDAY, SEPTEMBER 28, 2021, 6:00 PM

VIRTUAL MEETING VIA ZOOM CALL

REZONING PETITION #2021-112

** 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. **

SIGN-IN SHEET

| | NAME | ADDRESS | PHONE | EMAIL |
|-----|-------------|----------------|--------------|--------------|
| 1. | | | | |
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| 18. | | | | |

Exhibit D

CAMBRIDGE PROPERTIES, INC.
831 E. MOREHEAD STREET, STE 245
CHARLOTTE, NC 28202
9 SEP 2021 PM 2 L



UNIVERSITY CITY STATION NORTH LLC
C/O CAROLINA STATES REGIONAL
CENTER I.L.C
6101 CARNEGIE BLVD STE 103
CHARLOTTE, NC 28202

NIXIE 282 FE 1 0009/12/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 28202271199 *2148-06289-10-02

UTF
28209-4651:



Exhibit D

CAMBRIDGE PROPERTIES, INC
831 E. MOREHEAD STREET, STE 245
CHARLOTTE, NC 282029 SEP 2021 PM 2 L



stamps.com
\$0.40 U
US POSTAGE
FIRST-CLASS
062S0009019069
28202

Jacque Nettles
Spring Woods Home Owners
Association
1930 Aberglan Dr
Charlotte NC 28262

FWD
28262-498830

282 NFE 1 RTN 72900009/15/21
FORWARD TIME EXP TO SEND
NETTLES
2005 DEEP RIVER WAY
WAXHAW NC 28173-2004
RETURN TO SENDER

CAMBRIDGE PROPERTIES, INC
831 E. MOREHEAD STREET, STE 245
CHARLOTTE, NC 28202



stamps.com
\$0.40 U
US POSTAGE
FIRST-CLASS
062S0009019069
28202

Robert Miceanany
University Center
6107 Lewis St
Charlotte, NC 28262

IA
28262-362099

NIXIE 282 DE 1 0009/15/21
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
RC: 28202271199 *2148-06151-10-02