

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-085**

**Petitioner:** Raven Property Group  
**Rezoning Petition No.:** 2021-085  
**Property:** ±5.86 acre site located at 9349 China Grove Church 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:**

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 10/26/2023. 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 Thursday, November 9, 2023, at 6:00 PM. The Petitioner also held a community meeting for this petition on 8/10/21. A 2<sup>nd</sup> meeting was required due to changes to changes to the petition.

### **PERSONS IN ATTENDANCE AT MEETING:**

None of the individual or organizations contacted by the Petitioner requested a link to the virtual meeting, therefore, since there were no registered attendees the scheduled virtual community meeting was not held.

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

No changes to the proposed rezoning petition were made because of the community meeting.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
David Voronin, Raven Property Group, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## EXHIBIT A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
H&C ASSOCIATES LLC			STEVEN G HARRIS	700 E. MOREHEAD STREET STE. 100-B		CHARLOTTE	NC	28202
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
RAVEN PROPERTY GROUP LLC				9349 CHINA GROVE CHURCH RD		PINEVILLE	NC	28134
PIEDMONT NATURAL GAS COMPANY INC				PO BOX 37996		CHARLOTTE	NC	28237
LEE	WILLIAM L			9901 PACKARD ST		PINEVILLE	NC	28139
LIQUMS	JOHNNIE HART			9358 CHINA GROVE CHURCH RD		PINEVILLE	NC	28134
LUSTER	LILLIE B		MRS G W BY ENT	9342 CHINA GROVE CHURCH RD		PINEVILLE	NC	28134
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
CUTHBERTSON	MARY L	TRUST	MARY CUTHBERTSON	2022 SHAVER ST		COMPTON	CA	90222
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
CAMERON WESTINGHOUSE OWNER LLC				6805 CARNEGIE BLVD STE 250		CHARLOTTE	NC	28211
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH PHASE 4 LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH PHASE 4 LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				701 E 2ND ST		CHARLOTTE	NC	28202
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
JPS NEVADA LLC		ATTN: TOM	GRIMMETT	1701 GREEN VALLEY PKWY SUITE 9C		HENDERSON	NV	89074
BENEDICT PROPERTIES NC LLC				440 N BARRANCA AVE 5952		COVINA	CA	91723
LIMOUS	JOHNNY EARL			1015 STERLING LN		PINEVILLE	NC	28134
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
TT OF SOUTH CHARLOTTE LLC				505 S FLAGLER DR STE 1400		WEST PALM BEACH	FL	33401
MORTEB LLC				8924 CRUMP RD		PINEVILLE	NC	28134
ALFARO HOLDINGS-9430 SOUTH BLVD LLC				2232 SOUTH BLVD		CHARLOTTE	NC	28273
SBBS ASSOCIATES LLC				1070 SHORELINE DR		STANLEY	NC	28164
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
PTM HOLDINGS 3 LLC				1070 SHORELINE DR		STANLEY	NC	28164
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
ROBINSON	RACHEL		MRS JOHN SR BY ENT	9501 CHINA GROVE CHURCH RD		PINEVILLE	NC	28134
PTM HOLDINGS 3 LLC				1070 SHORELINE DR		STANLEY	NC	28164
PTM HOLDINGS 3 LLC				1070 SHORELINE DR		STANLEY	NC	28164
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
MORTEB LLC				8924 CRUMP RD		PINEVILLE	NC	28134
CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
CHINA GROVE AME ZION CHURCH				7591 PINEVILLE RD		CHARLOTTE	NC	28210
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
CARS MTI-5 LP			C/O CAPITAL AUTOMOTIVE LLC	8484 WESTPARK DR STE 200		MCLEAN	VA	22102
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732
NNN REIT LP				450 SOUTH ORANGE AVE UNIT 900		ORLANDO	FL	32801
HALLE PROPERTIES LLC				20225 N SCOTTSDALE RD UNIT NCC04		SCOTTSDALE	AZ	85255
RAVEN PROPERTY GROUP LLC				9349 CHINA GROVE CHURCH RD		PINEVILLE	NC	28134
MORTEB LLC				8924 CRUMP RD		PINEVILLE	NC	28134
BLU SOUTH SINGLE FAMILY I LLC				1872 INDIAN HOOK RD		ROCK HILL	SC	29732

### **Exhibit A (Cont.)**

#### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	city	zip_code
Freedom Fighting Missionaries I	Kenneth	Robinson	1635 WAYBRIDGE LN	CHARLOTTE	28210
Oberbeck Farm Neighborhood Asso	Cindy	Alvarez	8809 LEIPZIG DR	CHARLOTTE	28210
Parkdale League Neighborhood As	Margaret	Lee	9400 LODGEPOLE PL	CHARLOTTE	28210
Pine Valley Community Developme	Marshall	Peay	1700 LONGLEAF DR	CHARLOTTE	28210
Pine Valley Homeowners Associat	Charles	Green	1700 LONGLEAF DR	CHARLOTTE	28210
Pine Valley Homeowners Associat	Debra	Anthony	9400 LODGE POLE PLACE	CHARLOTTE	28210
Pine Valley Homeowners Associat	Loretta	Iewis	1701 LONGLEAF DRIVE	CHARLOTTE	28210
Quail Run HOA	Joyce	Mu	7908 LAKEHOUSE LN	CHARLOTTE	28210
Ramblewood Neighborhood Associa	Denise	Hallett	10526 OLD NATIONS FORD RD.	CHARLOTTE	28273
Sharon Rd - South Blvd	Eduardo	Rivera	1347 SHARON RD WEST,	CHARLOTTE	28210
Shuffletown Homeowners Associat	MaryAnn	Page	1801 SABRINA CT	CHARLOTTE	28210
Sterling Neighborhood Associati	Denise	Hallett	10526 OLD NATIONS FORD RD.	CHARLOTTE	28273
Sterling Neighborhood Associati	Limous	Johnny	1015 STERLING LN	PINEVILLE	28134

## EXHIBIT B

### NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-085 – Raven Property Group LLC

Subject: Rezoning Petition No. 2021-085

Petitioner/Developer: Raven Property Group LLC

Current Land Use: Industrial

Existing Zoning: ML-1, ML-2 & N1-B

Rezoning Requested: I-2(CD)

**Date and Time of Meeting:** Thursday, November 9, 2023 at 6:00 p.m.

**Virtual Meeting Registration:** Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.

Date of Notice: 10/26/2023

Moore & Van Allen is assisting Raven Property Group LLC (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±5.86-acre site located at 9349 China Grove Church Road (the “Site”) from N1-B, ML-2 and ML-1 to I-2(CD). The request is to allow the truck storage associated with the existing trucking company that will remain on the Site. Access to the Site will be from China Grove Church Road.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. 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 Thursday, November 9, 2023, at 6:00 p.m.**

*Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by November 8<sup>th</sup> in order to receive a secure virtual meeting link and reference Petition #2021-085.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
David Voronin, Raven Property Group LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

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## EXHIBIT B (continued)

### Site Location

