

Community Sterling Meeting Minutes

COMMUNITY MEETING REPORT

Petitioner: Blu South, LLC

Rezoning Petition No. 2022-183

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:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations (attached) by depositing such notice in the U.S. mail on 4/18/2023. A copy of the written notice is attached hereto.

DATE, TIME AND LOCATION OF MEETING:

The Community meeting was held on Saturday, April 29th at 6:00pm at 9400 China Grove Church Rd. Pineville, NC.

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

The Community meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The petitioner was represented at the Community Meeting by Chris Lounsbury, agent of Blu South, LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Chris Lounsbury, agent of Petitioner, made introductions and welcomed the attending audience. Chris indicated that the Petitioner proposed to rezone an approximately 32.48 acre site (the "Site"), Parcel ID 20520202, between Ervin Lane and Blu Towns Way, from current zoning of I-1 (CD) or Light Industrial, to UR-2 (CD), Urban Residential. Chris explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to any questions and concerns from nearby residents and property owners.

Chris presented a slide show presentation (attached) showing the Site, the current zoning, and the proposed future Site Plans. He explained how the new Site would fit with the current development in the area, and the benefits of the changes to zoning for the Site. The presentation showed examples of the Petitioner's previous work as well.

Once complete, Chris opened the floor to any questions or concerns any of the attendees may have. This is detailed below.

Johnnie Lioums, owner, 9358 China Grove Church Road: Questioned the flow of traffic into the sterling neighborhood with this new phase.

Chris: We have routed the flow of traffic to predominantly utilize Westinghouse blvd to avoid congestion in the neighborhood. Blu Central Road, the main road of the current community, will continue into the proposed new Site. This is a wide, road that leads out to Westinghouse. All of the amenities and mailboxes will line this road, promoting entrance and exit through this road.

Demetrio Palestina, Owner, 1501 Dendy Lane: Expressed concerns of litter that active construction on the royal duplexes is leaving behind in the neighborhood. Relayed himself and his wife (also in attendance) do what they can to pick up trash. He also expressed concerns over the parking and blocking of traffic with current construction on China Grove Church Road.

Chris: Expressed how the construction debris is not acceptable and that we will address the issue. He provided his direct contact number for Mr. Palestina and to call him any time there are issues. He discussed the traffic and parking concerns and asked if this was ongoing or previous. Mr. Palestina said it has gotten much better. Chris explained that they have implemented a system of checks and punitive measures for parking, and take the concern very seriously. It will remain monitored with future construction, however, the new Site is more insulated than the previous construction, and will likely not cause any traffic concerns on China Grove Church Road or similar.

Arnette Lioums, Owner, 9358 China Grove Church Road: Miss. Arnette explained that they have loved the work we have done so far, and that they appreciate the efforts in continuing to make the community better. There used to be a lot of crime, safety concerns, and overall poor conditions. The Petitioner and its agents have made a big difference. They are concerned however, that they may lose some of their identity as the “Sterling” community. **Deborah Feaster, Owner, 1814 Myrtle Ave, agreed with this notion.**

Chris: Explained that there are no intentions of changing the name of the community. He expressed that the Petitioner appreciates and has developed their own connection with the community, and take great pride in the changes they have made. Chris expressed their desire to spruce up the Sterling Community entrance sign on China Grove Church Road. He made a commitment to make upgrades to the sign, provide proper landscaping, and make sure Sterling Community name remains in-tact.

There were no further questions or concerns at that time. To close the meeting, Chris thanked everyone for attending and provided his contact information to all in attendance. He explained that if there are ever any concerns, he is available to handle them.

End time: 6:51 pm.

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2022-183** filed by Blu South, LLC to request the rezoning of an approximately 32.428 acre site located on East Westinghouse Boulevard, Blu Central Road, Ervin Lane, Howell Station Road, Blu Towns Way and Aileen Circle

**Date and Time
of Meeting:**

Saturday, April 29, 2023 at 6:00 p.m.

Place of Meeting:

We are assisting Blu South, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 32.428 acre site located on East Westinghouse Boulevard, Blu Central Road, Ervin Lane, Howell Station Road, Blu Towns Way and Aileen Circle from the I-1(CD) zoning districts to the UR-2 (CD) zoning districts. Enclosed is a map with the site outlined in red. The purpose of this rezoning request is to accommodate the development of up to 250 units mixed with single family attached dwelling units as well as Townhomes and uses allowed in the UR-2 (CD) zoning district on the site.

The Petitioner will hold a 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 invite you to participate in the Community Meeting regarding this Rezoning Petition on Saturday, April 29, 2023 at 6:00 p.m. At 9400 China Grove Church Road. Area residents and representatives of area organizations who would like to participate in the Community Meeting would please email their personal email addresses to Ryan@chandlerconstruction.net and send RSVP for the Community Meeting. If you cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact Ryan Walton at the email address or phone number below.

Once arrive to the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available for review for a period of at least 10 days after the Community Meeting. You can also continue to contact us with questions after the Community Meeting.

 Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

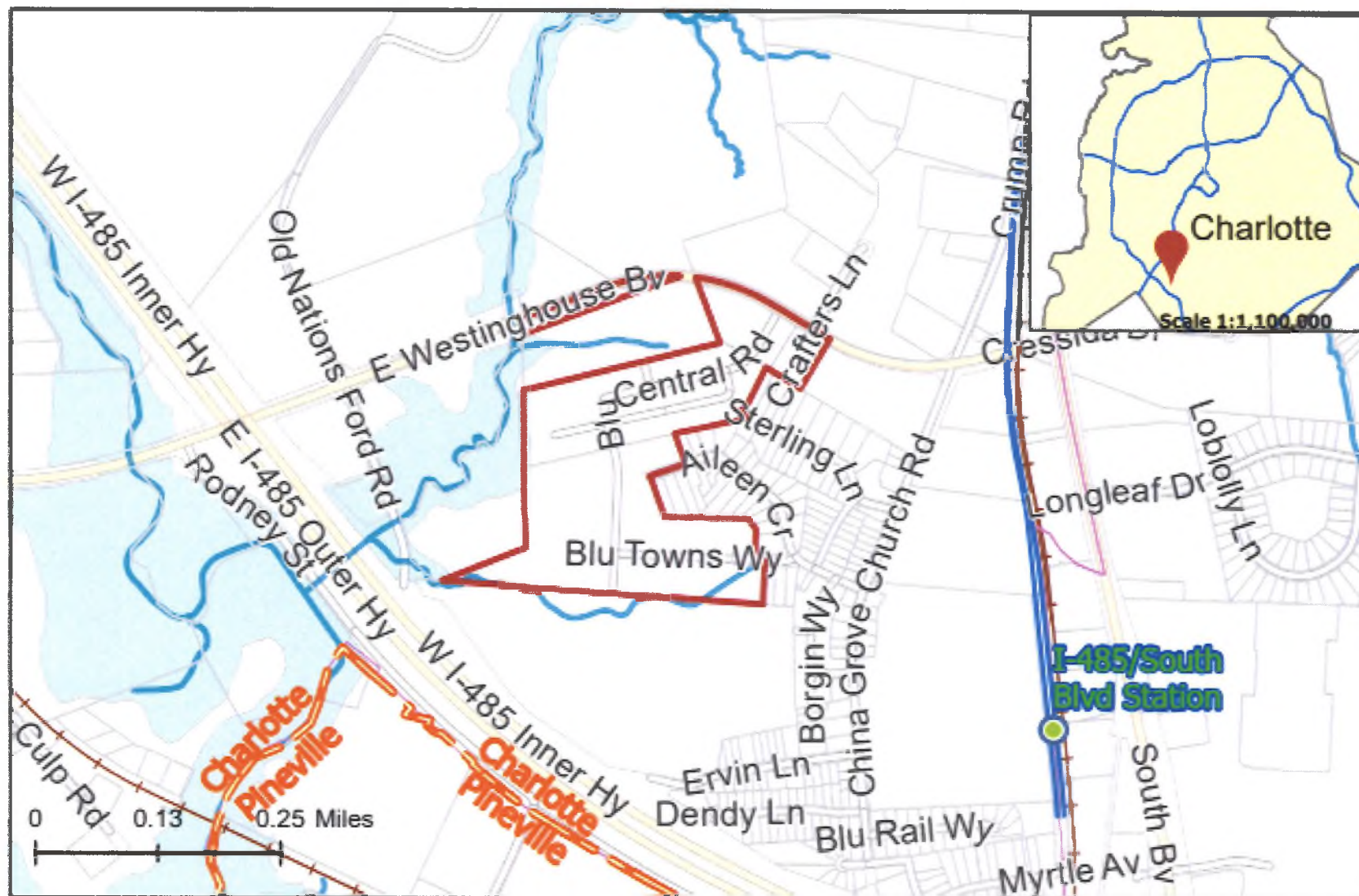
In the meantime, should you have any questions or comments, please call Ryan Walton at (704) 941-5326 or email Ryan Walton at Ryan@chandlerconstruction.net.

Thank you.

Ryan Walton

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 18, 2023



PATRICIA D REID
9614 CHINA GROVE RD
PINEVILLE NC 28134

JACKI M HOLMES
9832 ARLINGTON OAKS DR
CHARLOTTE NC 28227

MAGDALENO SANCHEZ MORAN
9624 CHINA GROVE CHURCH RD
PINEVILLE NC 28134

PARVES MUMTAZ
PO BOX 241213
CHARLOTTE NC 28224

DEMETRIO PALESTINA
1501 DENDY LN
PINEVILLE NC 28134

MECKLENBURG COUNTY
600 E 4TH ST 11TH FLOOR
CHARLOTTE NC 28202

ADAMS OUTDOOR ADVERTISING LTD
2299 SCOTT FUTRELL DR
CHARLOTTE NC 2820

LAURA E RIERA
15612 DUISKE ABBY CT
CHARLOTTE NC 28273

CHURCH OF GOD – PINEVILLE
1616 ERVIN LN
PINEVILLE NC 28134

SIGNATURE RESIDENTIAL LLC
7319 WINDALIERE DR
CORNELIUS NC 28031

JOSHUA DAVIS
1624 ERVIN LN
PINEVILLE NC 28134

SHAN BIN LI
1628 ERVIN LN
PINEVILLE NC 28134

FELIX CANENGUEZ MONTES
1632 ERVIN LN
PINEVILLE NC 28134

JULIO ADALBERTO LOVO
9700 CHINA GROVE CHURCH RD
PINEVILLE NC 28134

FRED WILSON
9630 CHINA GROVE CHURCH RD
PINEVILLE NC 28134

CHARLOTTE MECKLENBURG BOARD OF
EDUCATION
701 E 2ND ST
CHARLOTTE NC 28202

JOHNNIE HART LIOUMS
9358 CHINA GROVE CHURCH RD
PINEVILLE NC 28134

Landmark Properties
920 Blu Central Road
Pineville, NC 28134

Landmark Properties
920 Blu Central Road
Pineville, NC 28134

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Landmark Properties
920 Blu Central Road
Pineville, NC 28134

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: Blu South LLC

Rezoning petition Number 2022-183

Date: 4/29/23

Name	Address	Phone	Email
Johnnie Lioums	9356 China Grove		
Arnette Lioums	9356 China Grove	480-395-3855	
Deborah Feaster	1814 Myrtle		
Demitrio Palestina	1501 Dendy Lane		
↓ Wife	1501 Dendy Lane		
Fred wilson	9630 China grove		
↓ daughter	9630 China grove		

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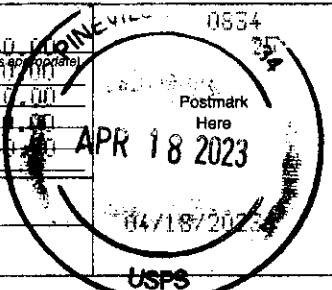
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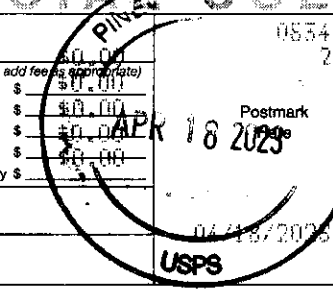
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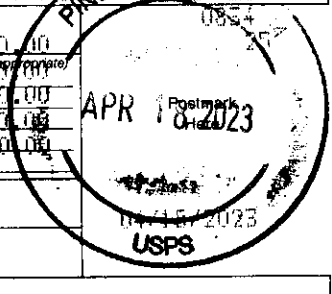
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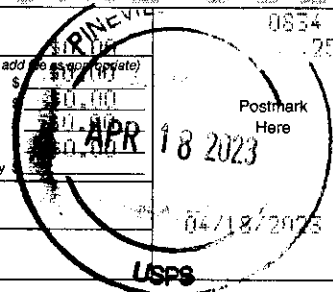
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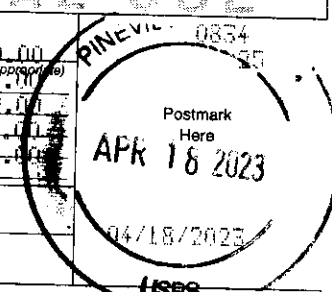
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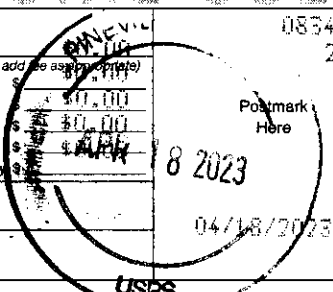
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Chapel Hill, NC 28134

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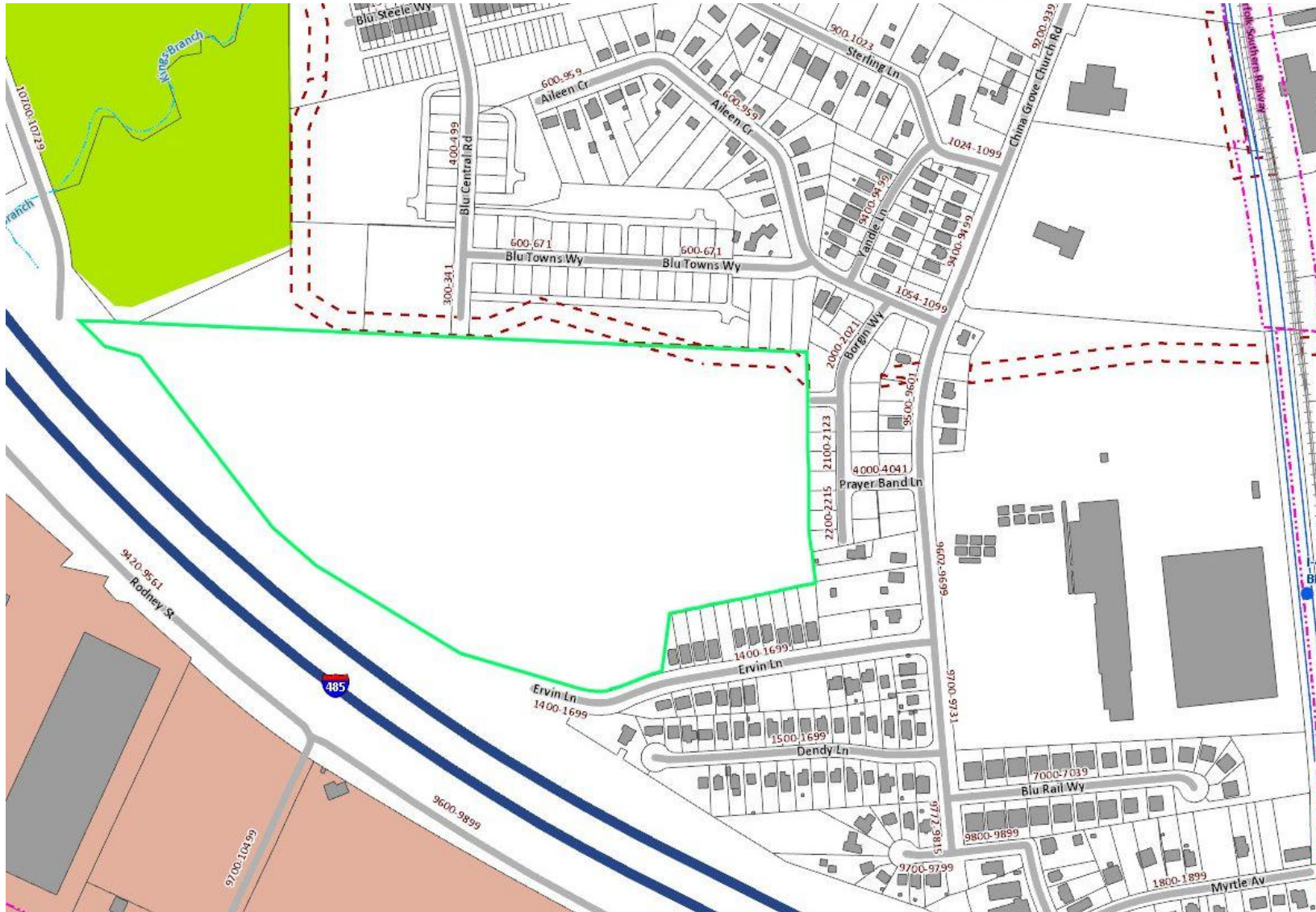
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Current Rezoning Schedule

- Public Hearing: No sooner than June 20th, 2023
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: No sooner than July 5th, 2023
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: No sooner than July 17, 2023 at
at the Charlotte-Mecklenburg
Government Center

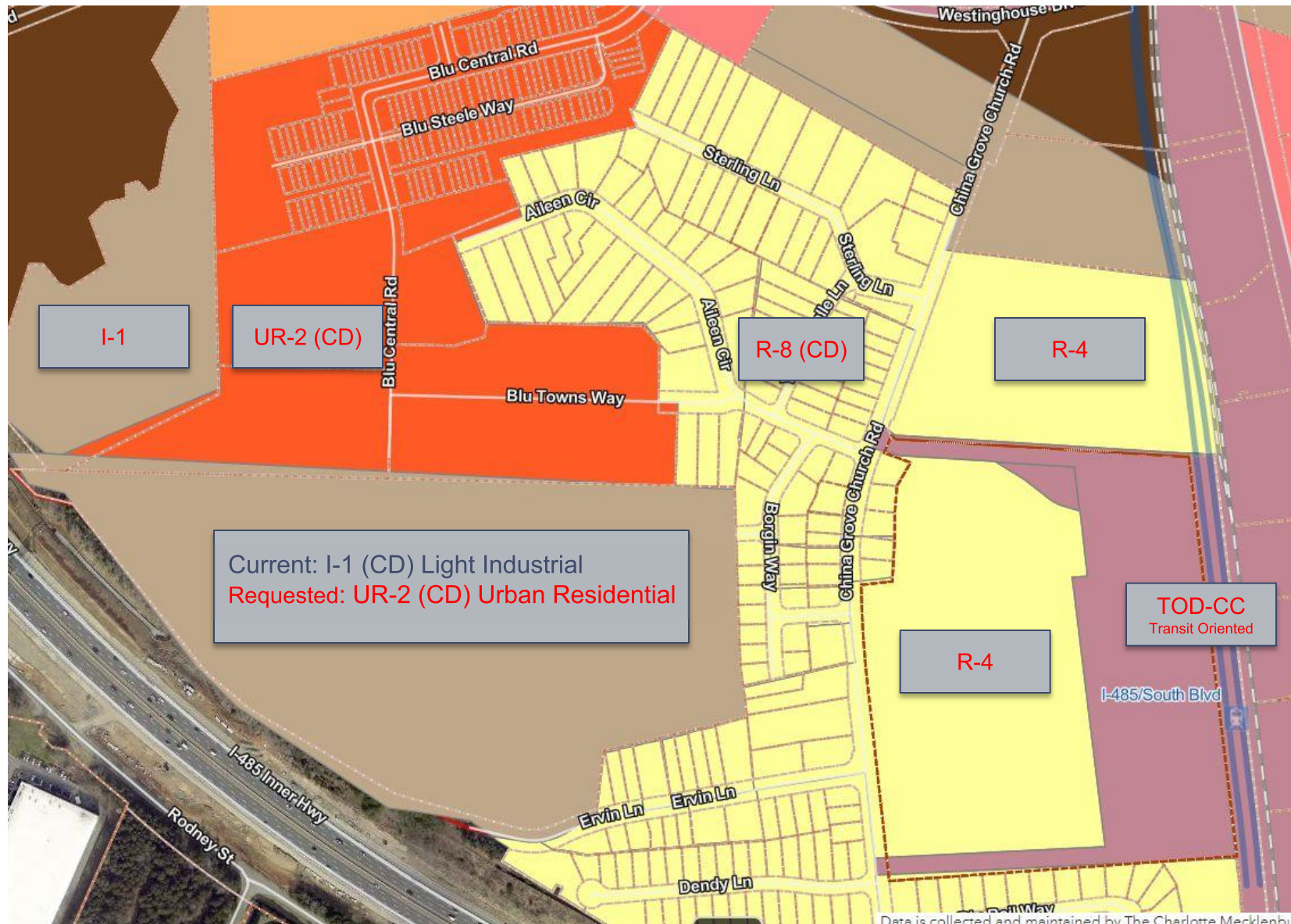
Site – 32.428 Acres



Site



Current Zoning of the Site and Nearby Parcels

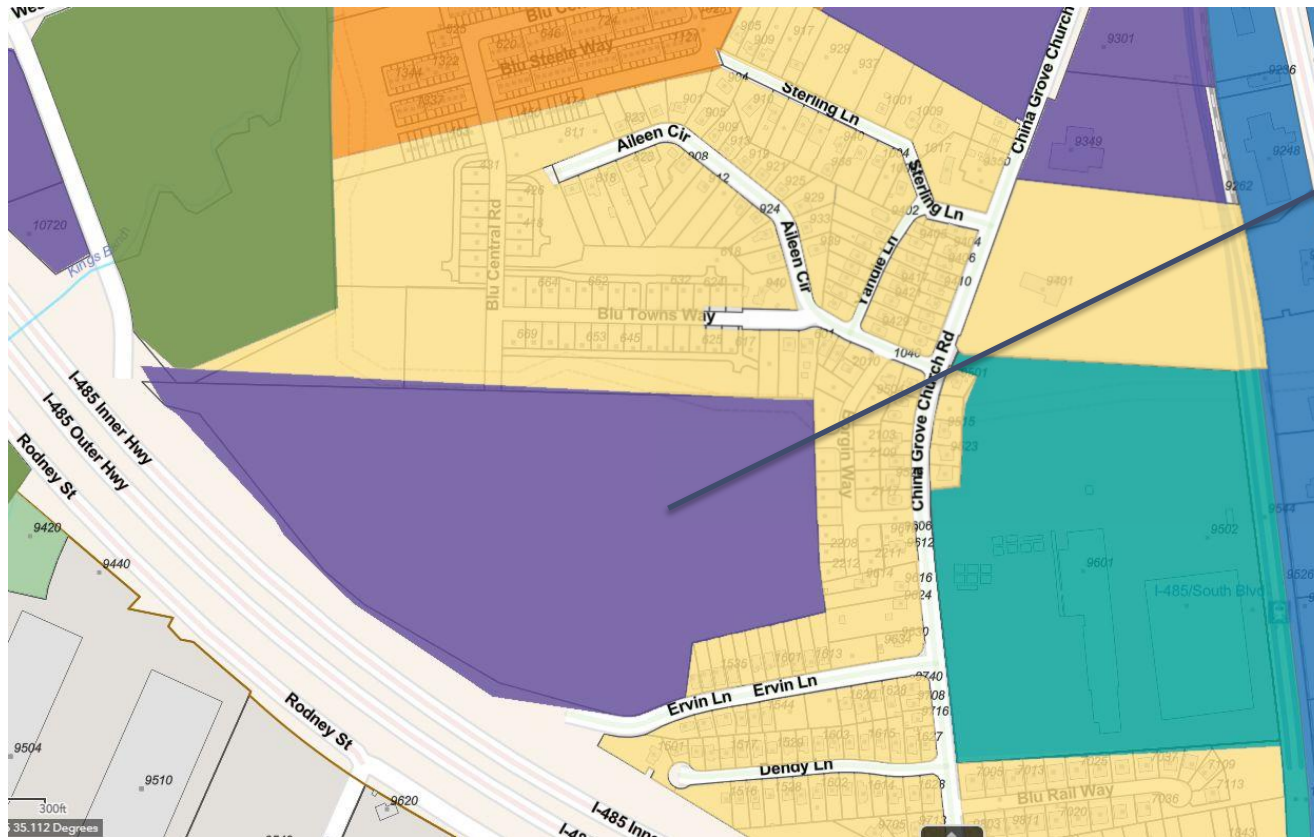


Rezoning Request

Requesting that the site be rezoned from the I-1 (CD) zoning district to the UR-2 (CD) zoning district to accommodate the following on the site:

Up to 250 mixed Single Family Attached Homes, Duplexes, and uses allowed in the UR-2 (CD) zoning district on the 34.428 Acre plot highlighted previously.

Land Use Plan



Charlotte Future 2040 Policy Map - Manufacturing & Logistics

Place Type Manufacturing & Logistics
Adoption Type Comprehensive Plan
Adoption Date 3/27/2022

- The Current 2040 Policy Map designates this land as Manufacturing and Logistics.
- Our petition will allow for the community to remain residential in nature

Rezoning Plan

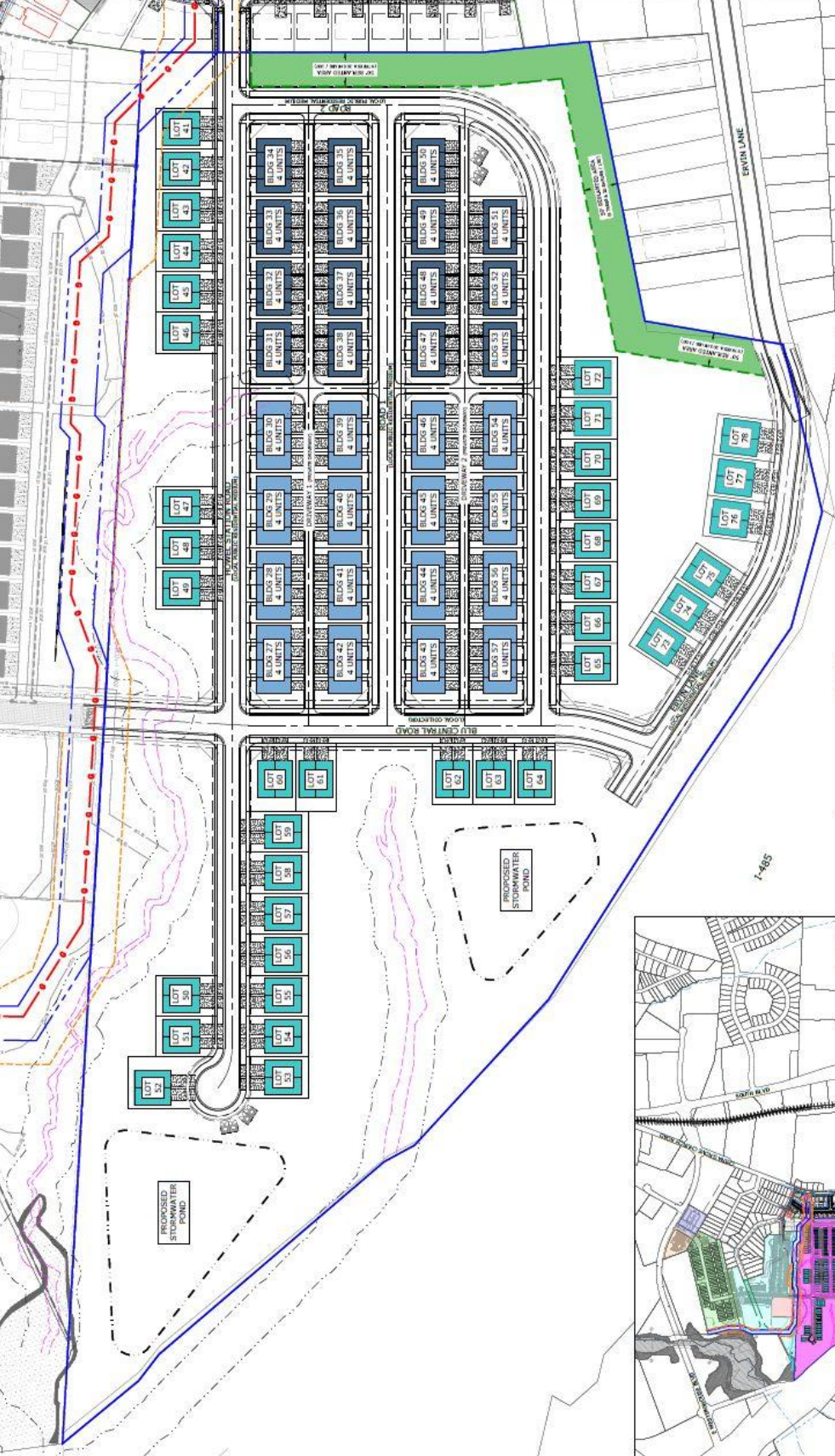


Engineering & Construction, Inc.
Scale: 1" = 1,000'



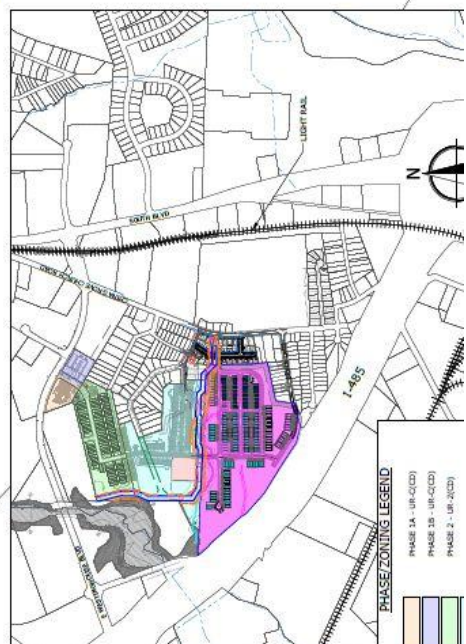
March 20, 2023

Revising Plan
For
**Blu South
Phase 5**
City of Charlotte, North Carolina
Prepared For: **Blu South LLC**
1875 South Main Road
Raleigh, NC 27603
(919) 244-0433
Project Number: **2207**
Sheet Name: **Dwelling C/A Plan**



SITE DATA TABLE	
LOCATION:	818 Blu Center Road, Charlotte, NC 28273
PARCEL #:	280500021
TOTAL AREA:	100,000 SQ. FT.
EXISTING ZONING:	UR-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT / WOODS
PROPOSED USE:	UP TO 128 SINGLE FAMILY ATTACHED (TOWNHOUSE) UNITS & UP TO 64 SINGLE FAMILY ATTACHED (DUPLEX) UNITS
MAX. BUILDING HEIGHT:	40'
MIN. CITY OF CHARLOTTE ZONING DISTANCE:	40' DUE TO PRIVATE OPEN SPACE PER LOT

LEGEND	
	SINGLE FAMILY ATTACHED (20-60) UNITS
	SINGLE FAMILY ATTACHED (20-60) UNITS
	DUPLEX (20-60) UNITS
	REZONING PROPERTY BOUNDARY (C/D)
	ROAD CENTERLINE
	SUB-LOT LINE
	CRUISE RIGHT OF WAY LINE
	SEWER AND UTILITY EASEMENT LINE



Townhomes and Duplexes

