

COMMUNITY MEETING REPORT

Petitioner: MAGLC, LLC
Rezoning Petition No. 2023-029

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on June 9, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, June 22, 2023 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Community Meeting were Jeff Cropp of the Petitioner, Nick Bushon and Jennifer Greeson of Design Resource Group and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A. The attendee is identified on Exhibit B attached hereto.

SUMMARY OF ISSUES DISCUSSED:

Only one nearby property owner attended the Community Meeting. Therefore, the Community Meeting was informal and brief.

John Carmichael welcomed the attendee to the Community Meeting and introduced himself and the Petitioner's representatives.

John Carmichael reviewed the power point presentation attached hereto as Exhibit C and then opened up the meeting for questions and comments.

The attendee did not have any questions and he stated that he is supportive of the site plan amendment request and thinks that the proposed development will be good for the area.

The meeting concluded and John Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17th day of July, 2023

MAGLC, LLC, Petitioner

cc: Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2023-029	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-029	02508102	METROLINA PROPERTIES LIMITED PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2023-029	02508112	METROLINA PROPERTIES LTD PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2023-029	02508123	SNOW TAC+ PROPCO II LLC		C/O TPG REAL ESTATE		345 CALIFORNIA ST STE 3300		SAN FRANCISCO	CA	94104
2023-029	02508126	DD NORTHLAKE 14.55 LLC				403 CORPORATE CENTER DR STE 201		STOCKBRIDGE	GA	30281
2023-029	02508130A	MAGLC LLC				10724 PINEVILLE RD		PINEVILLE	NC	28134
2023-029	02508130B	MAGLC LLC				10724 PINEVILLE RD		PINEVILLE	NC	28134
2023-029	02508131	MAGLC LLC				10724 PINEVILLE RD		PINEVILLE	NC	28134

FREQUENCY	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
1		Hatisha	Guzman	8628 Swank Place Unit 201		Charlotte	NC	28216
1		Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
1	Hunter Acres Park Association, Inc	Patricia	Brown	10191 Reindeer Way Ln		Charlotte	NC	28216
1	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
1	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
1	Walden Ridge	Jesse	Boyd	8510 Prosser Way Unit 202		Charlotte	NC	28216
1	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting - **Rezoning Petition No. 2023-029** filed by MAGLC, LLC to request a site plan amendment to the approved conditional rezoning plan relating to Rezoning Petition No. 2022-010 for an approximately 16.65 acre site located on the east side of Northlake Centre Parkway adjacent to Interstate 485 (see the enclosed map)

Date and Time of Meeting: Thursday, June 22, 2023 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting MAGLC, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting a site plan amendment to the approved conditional rezoning plan relating to Rezoning Petition No. 2022-010 for an approximately 16.65 acre site located on the east side of Northlake Centre Parkway adjacent to Interstate 485 (see the enclosed map). The purposes of this site plan amendment request are to increase the allowed maximum gross floor area of the automotive sales and repair facility to be developed on the site from 78,000 square feet to 110,000 square feet and to make modifications to the site layout.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment request 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 virtual Community Meeting regarding this Rezoning Petition on Thursday, June 22, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual 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 on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2023-029), and the link to this webpage is: <https://www.charlottenc.gov/Growth-and-Development/Planning-and-velopment/Rezoning/2023/2023-029>. You can also continue to contact us with questions and comments after the virtual 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 John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

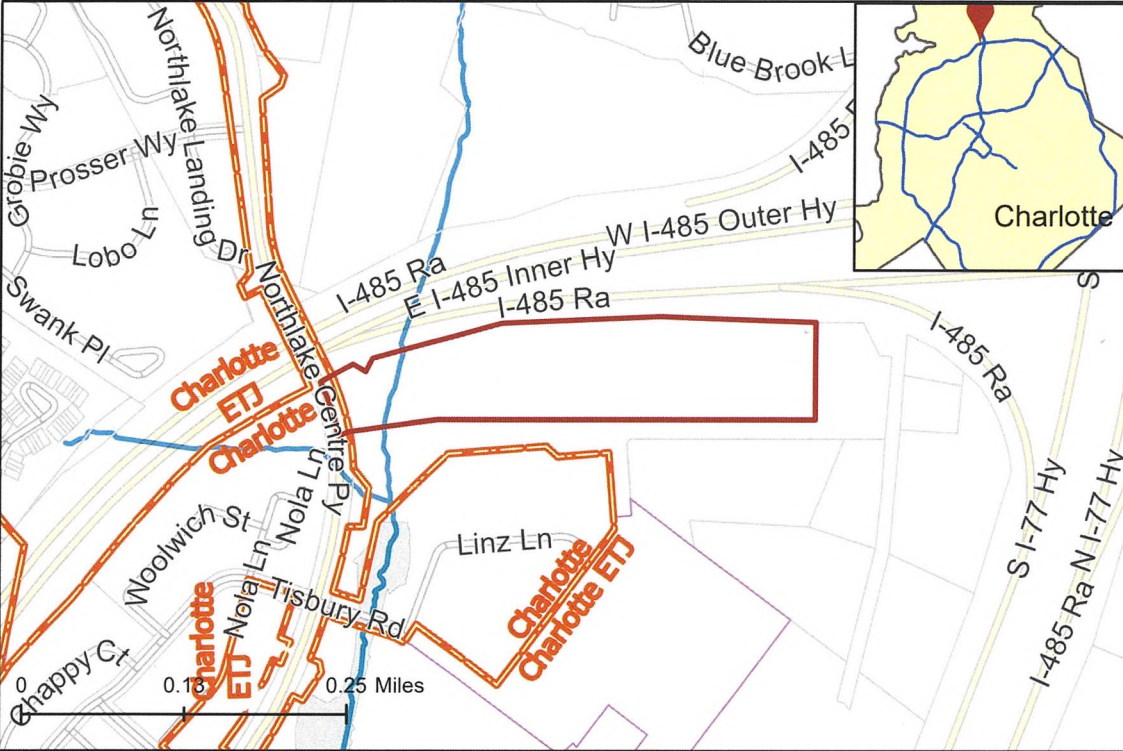
cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 9, 2023

2023-029: MAGLC LLC

Current Zoning B-2(CD) (General Business, Conditional)
Requested Zoning B-2(CD) SPA (General Business, Conditional, Site Plan Amendment)

Approximately 16.65 acres
Location of Requested Rezoning



Rezoning Map



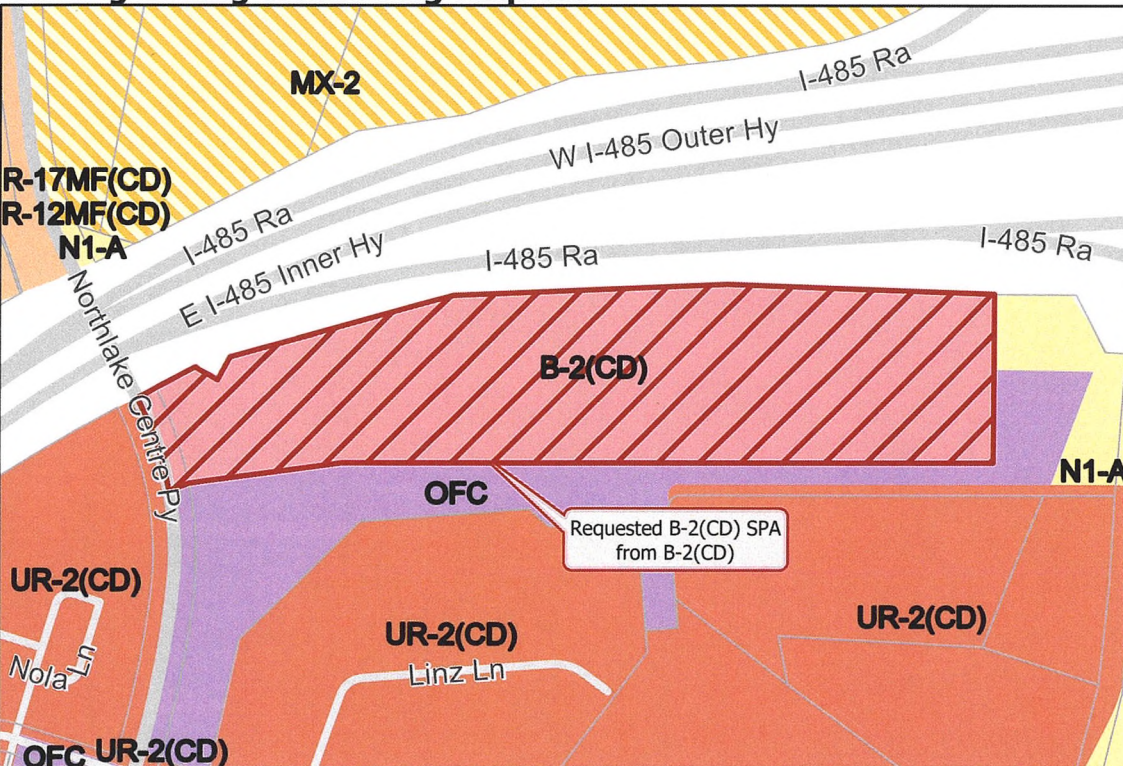
- 2023-029
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent to City Council District
 4-Renee Johnson

County Commissioner
 1-Elaine Powell



Existing Zoning & Rezoning Request



Requested B-2(CD) SPA from B-2(CD)

Zoning Classification

- Neighborhood 1
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business

0 250 500 1,000 Feet



Map Created 6/7/2023

EXHIBIT B

Attendee Report

Report Generated:

7/17/2023 9:03

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concl	Enable Registration
Virtual Community Meeting - Rezoning Petition No. 2023-029	921 2278 7505	6/22/2023 18:13	34	1	8	1	No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Nina Speed	nspeed@robinsonbradshaw.com	6/22/2023 18:15	6/22/2023 18:45	31	No	United States
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Nick Bushon	nick@drgrp.com	6/22/2023 18:30	6/22/2023 18:46	17	Yes	United States
Yes	Nick Bushon	nick@drgrp.com	6/22/2023 18:31	6/22/2023 18:46	16	Yes	United States
Yes	Jennifer Greeson	jennifer@drgrp.com	6/22/2023 18:22	6/22/2023 18:46	24	Yes	United States
Yes	John Carmichael	jcarmichael@robinsonbradshaw.com	6/22/2023 18:13	6/22/2023 18:46	34	No	United States
Yes	Jeff Cropp	jcropp@millsautogroup.com	6/22/2023 18:32	6/22/2023 18:34	3	Yes	United States
Yes	Jeff Cropp	jcropp@millsautogroup.com	6/22/2023 18:34	6/22/2023 18:46	12	Yes	United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	T. Williams	twilliams@withrowcapital.com	6/22/2023 18:28	6/22/2023 18:33	6	Yes	United States

EXHIBIT C

Rezoning Petition No. 2023-029

MAGLC, LLC Petitioner

Community Meeting

June 22, 2023

ROBINSON
BRADSHAW

Charlotte : Raleigh : Research Triangle : Rock Hill
robinsonbradshaw.com

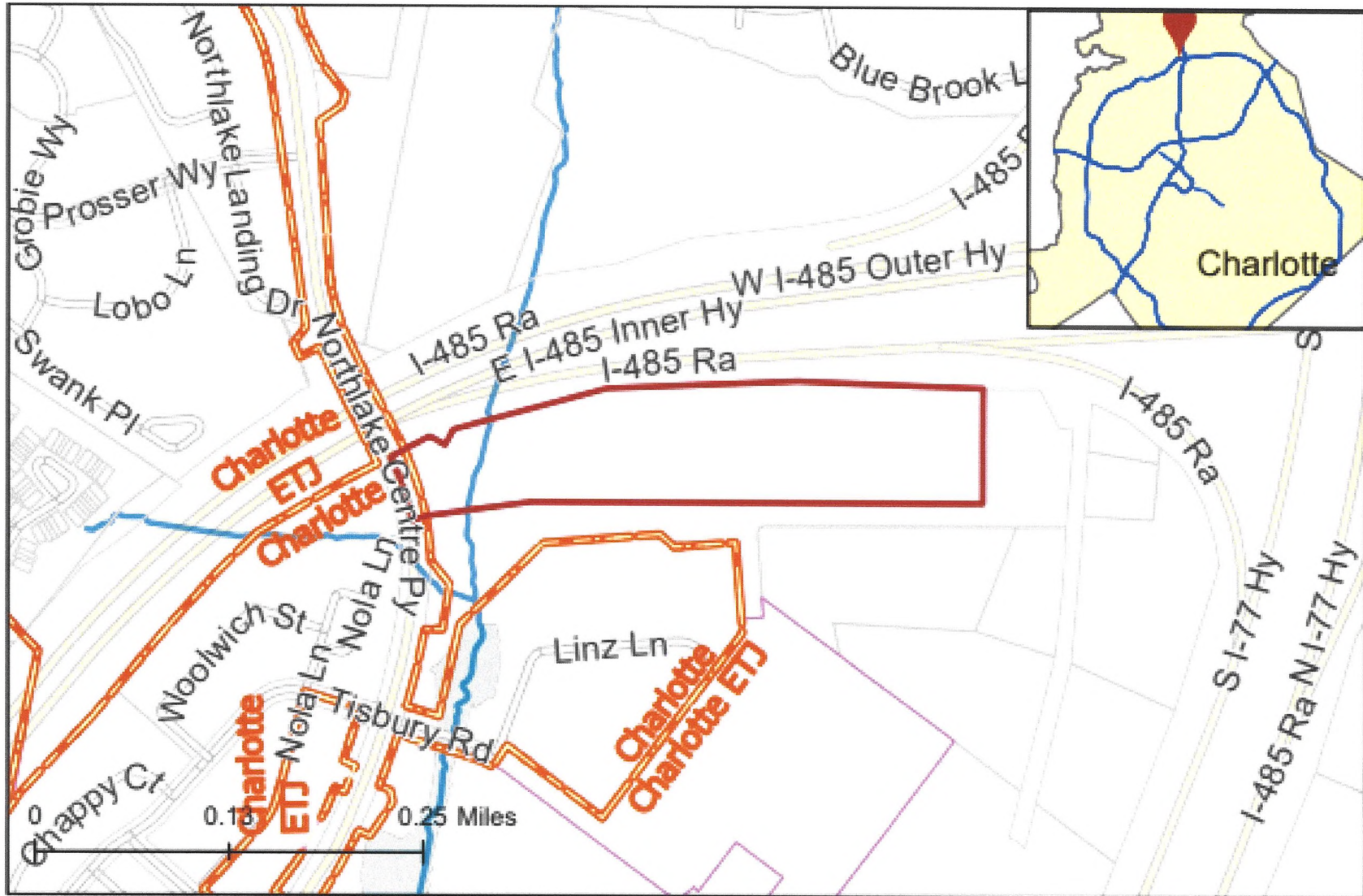
Rezoning Team

- Jeff Cropp, MAGLC,LLC
- Nick Bushon, Design Resource Group
- Jennifer Greeson, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, August 21, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, September 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 18, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 16.65 Acres



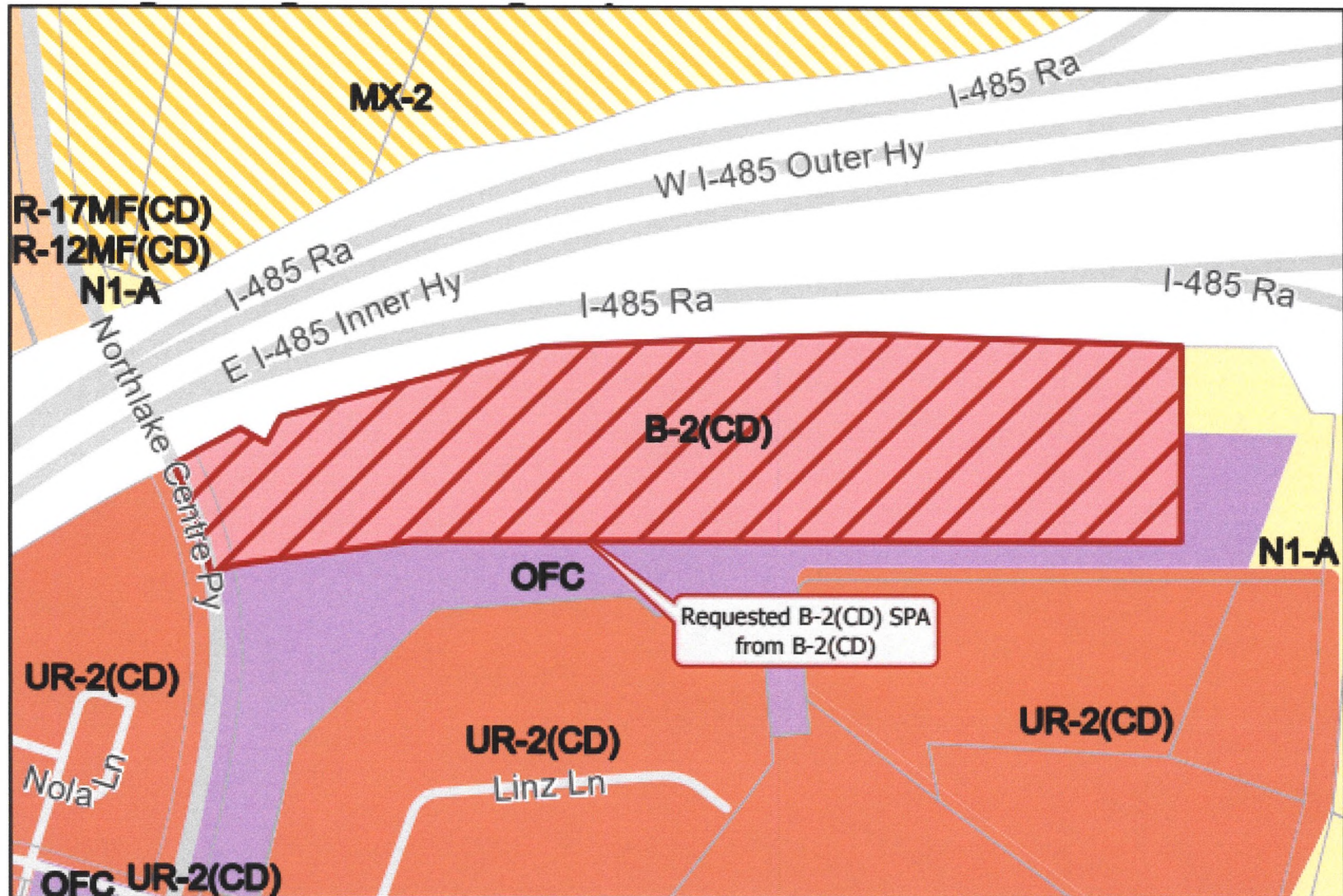
Site



Site



Current Zoning of the Site and Surrounding Parcels



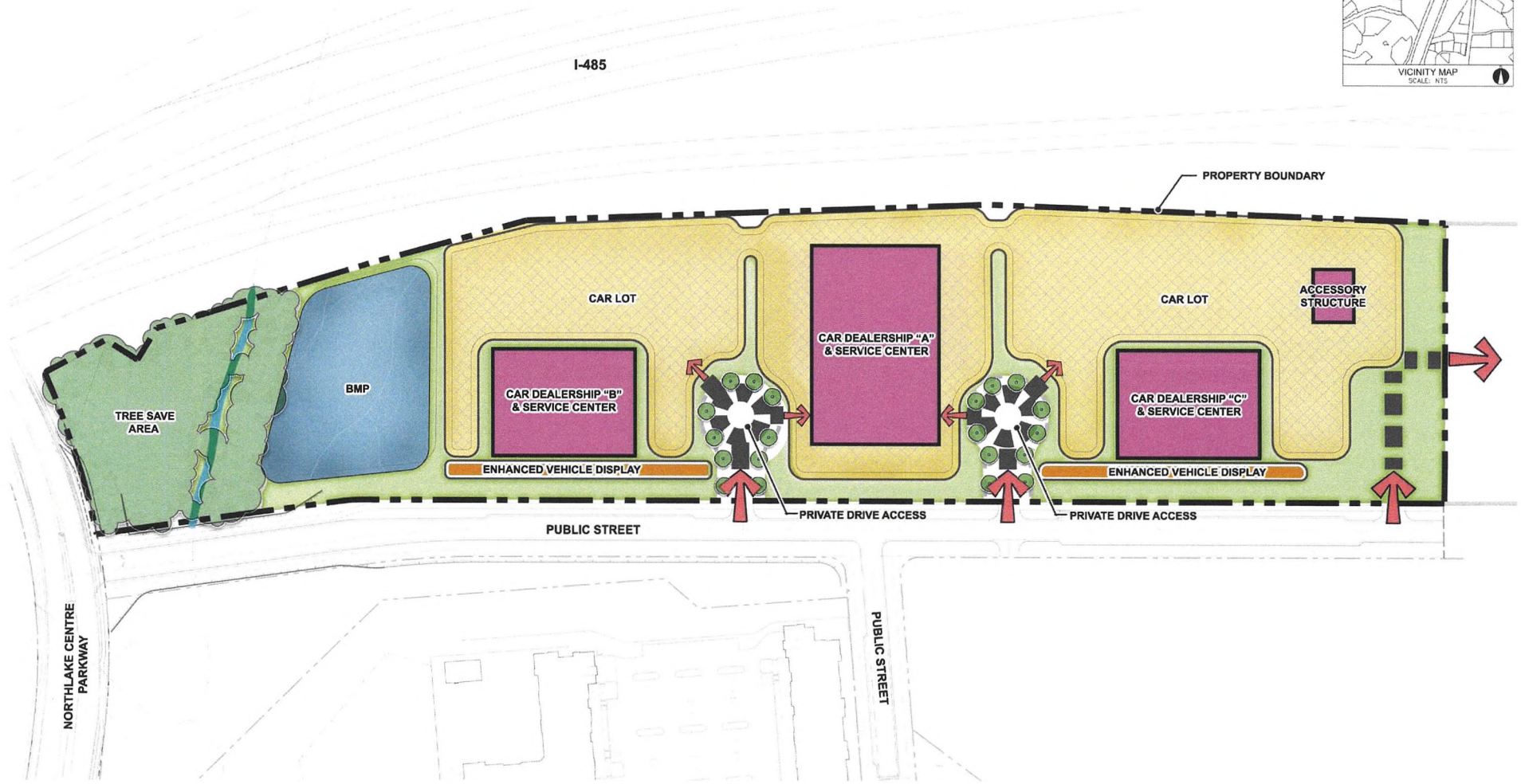


Request

Requesting a site plan amendment to the approved B-2 (CD) conditional rezoning plan for the site to increase the allowed maximum gross floor area of the automotive sales and repair facility to be located on the site from 78,000 square feet to 110,000 square feet, and to modify the site layout



Site Plan



MILLS NORTHLAKE
CHARLOTTE, NORTH CAROLINA





Questions