

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-047

Petitioner: Gustafson Partners Commercial Real Estate
Rezoning Petition No.: 2023-047
Property: ±2.254-acre site located at 8012 Northlake Creek Drive and 9515 Reames Road

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 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 8/31/2023. 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, September 14, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Trent Gustafson with Gustafson Partners Commercial Real Estate and 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.

Mr. MacVean started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-047. He then explained how the meeting would proceed and reviewed the agenda.

Mr. MacVean explained the project includes ±2.254 acres located at 8012 Northlake Creek Road, the south side of WT Harris Blvd at the intersection of Reames Road, east of Hwy I-485 and west of Hwy I-77. Mr. MacVean showed the site location identifying the parcels to be rezoned. The site is zoned B-2(CD) and the requested zoning is B-2(CD)SPA – site plan amendment, to allow the previously approved drive-through window for limited-service EDEE to be utilized for a full-service restaurant and to add one additional EDEE with an accessory drive-through window to parcels A and D of the previously approved conditional plan. Mr. MacVean reviewed the Charlotte 2040 Place Type Map indicating a Regional Activity Center place type. The approved conditional plan, petition #2017-137, allows up to 29,000 square feet of gross floor area and a hotel with up to 150 rooms, or 54,600 square feet of non-residential uses if a hotel is not constructed. The proposed concept site plan was then displayed showing the building and parking envelopes and the SPA would allow up to two full-service EDEE on parcel A & D. There would not be an increase in the total allowed square footage. A bank with accessory drive-through windows could be substituted for one

of the allowed EDEE. All the other parcels there were part of the original rezoning petition have been developed or are under development. He added that COVID changed the landscape of full-service restaurants. Mr. Gustafson added that retailers and restaurants want the flexibility to include drive-through/pick-up windows and that the currently approved conditional plan does not adequately address this change to consumer behavior.

Mr. MacVean reviewed the proposed rezoning schedule with a proposed public hearing on November 20th, 2023, zoning committee on December 5th, 2023, and city council decision on December 18th, 2023. He explained that this can change with staff comments.

Mr. MacVean then opened the meeting for questions and answers.

II. Summary of Questions/Comments and Responses:

The participant's question centered around security and investing in the property due to the incidents/issues at the mall. Mr. Gustafson indicated that the enclosed malls throughout the country have concerns with security and congregating individuals. There was a lengthy conversation about social media and the ability for individuals to cause havoc with one simple text.

There being no further questions, Mr. MacVean thanked everyone for their participation.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Trent Gustafson, Gustafson Partners Commercial Real Estate
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
ARC NCCHRN001 LLC				23425 COMMERCE PARK STE 103		BEACHWOOD	OH	44122
KRG CHARLOTTE PERIMETER WOODS LLC			C/O PROPERTY TAX DEPT	30 SOUTH MERIDIAN ST STE 1100		INDIANAPOLIS	IN	46204
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28204
MDC NC2 LP			C/O REALTY INCOME CORPORATION	11995 EL CAMINO REAL		SAN DIEGO	CA	92130
NORTHLAKE WEST REAL ESTATE INVESTORS LLC				PO BOX 12170		CHARLOTTE	NC	28220
CD II PROPERTIES LLC				PO BOX 99		DEMOREST	GA	30535
LORAMIE MIAMI INC			C/O VICTORIA DE GIRALDO	881 OCEAN DR APT 8F		KEY BISCAYNE	FL	33149
BROWN & HOPKINS LLP			C/O TIPPERARY SALES INC	629 RONALD REAGAN DR STE A		EVANS	GA	30809
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
NORTHLAKE WEST REAL ESTATE INVESTORS LLC				PO BOX 12170		CHARLOTTE	NC	28220
NORTHLAKE WEST REAL ESTATE INVESTORS LLC				PO BOX 12170		CHARLOTTE	NC	28220
PHITAKOUN	BILLY BRANDON	LAKETTA	JACKSON	9613 SECRETARIAT DR		CHARLOTTE	NC	28216
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR		CHARLOTTE	NC	28202
KRG CHARLOTTE NORTHCREST LLC				30 SOUTH MERIDIAN ST STE 1100		INDIANAPOLIS	IN	46204

EXHIBIT A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Bahama-Havana Park Homeowners A	Calvin	McDougal	5121 HAWAII DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Braemar At Treyburn Owners Asso	Gail	Crawford	9016 SHENINGTON PL, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Historic West End Neighborhood	Calvin	McDougal	5121 HAWAII DRIVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Hunter Wood	Alan	Wells	8308 RUDOLPH RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Impact Inc	Robert	Williams	8615 WESTHOPE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
McIntyre	Makiala	Love	8520 REDDING GLEN AVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Mcintyre Homeowners Association	BJ	Jones	9510 BAYVIEW PKWY, CHARLOTTE, NC, 28216		CHARLOTTE	28216
MeckEd	Rashaan	Peek	9930 LANAKEN DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Other	Jesse	Elkins	8824 CAVONNIER LANE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Treyburn Towne Meadows Homeowne	Lisa	Luzw	9021 CINNABAY DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Treyburn Towne Meadows Homeowne	Pam	Massey	9030 CINNABAY DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Walden Ridge HOA	Syteria	Puryear	8530 WALDEN RIDGE DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Wedgewood North HOA, Inc.	Charlie	Kiper	8413 LONDONSHIRE DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Wedgewood North Homeowners Asso	Alan	Jacobson	8400 LONDONSHIRE DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Wedgewood North Homeowners Asso	Amanda	Hite	9128 WHITTEL PLACE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Wedgewood North Homeowners Asso	Mary	Spillman	9112 VERMEL COURT, CHARLOTTE, NC, 28216		CHARLOTTE	28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-047

Subject: Rezoning Petition No. 2023-047
Petitioner/Developer: Gustafson Partners Commercial Real Estate
Current Land Use: Commercial
Existing Zoning: B-2(CD)
Rezoning Requested: B-2(CD)SPA

Date and Time of Meeting: *Thursday, September 14, 2023, at 6:00 p.m.*

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

Date of Notice: 8/31/2023

Moore & Van Allen is assisting Gustafson Partners Commercial Real Estate (the "Petitioner") on a recently filed request to rezone an approximately ±2.254-acre site located at 8012 Northlake Creek Drive and 9515 Reames Road (the "Site"), in Charlotte, North Carolina, from B-2(CD) to B-2(CD)SPA. The purpose of the rezoning is to allow the redevelopment of the Site to allow two full-service eating, drinking and entertainment establishments (EDEE) with drive through windows or one full-service EDEE with drive-through window and a bank with a full-service window on the parcels. The request is consistent with the 2040 Policy Map Recommendation for Regional Activity Center.

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, September 14, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by September 13th in order to receive a secure virtual meeting link and reference Petition #2023-047.

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 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: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Trent Gustafson, Gustafson Partners Commercial Real Estate
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (Cont.)

Site location:

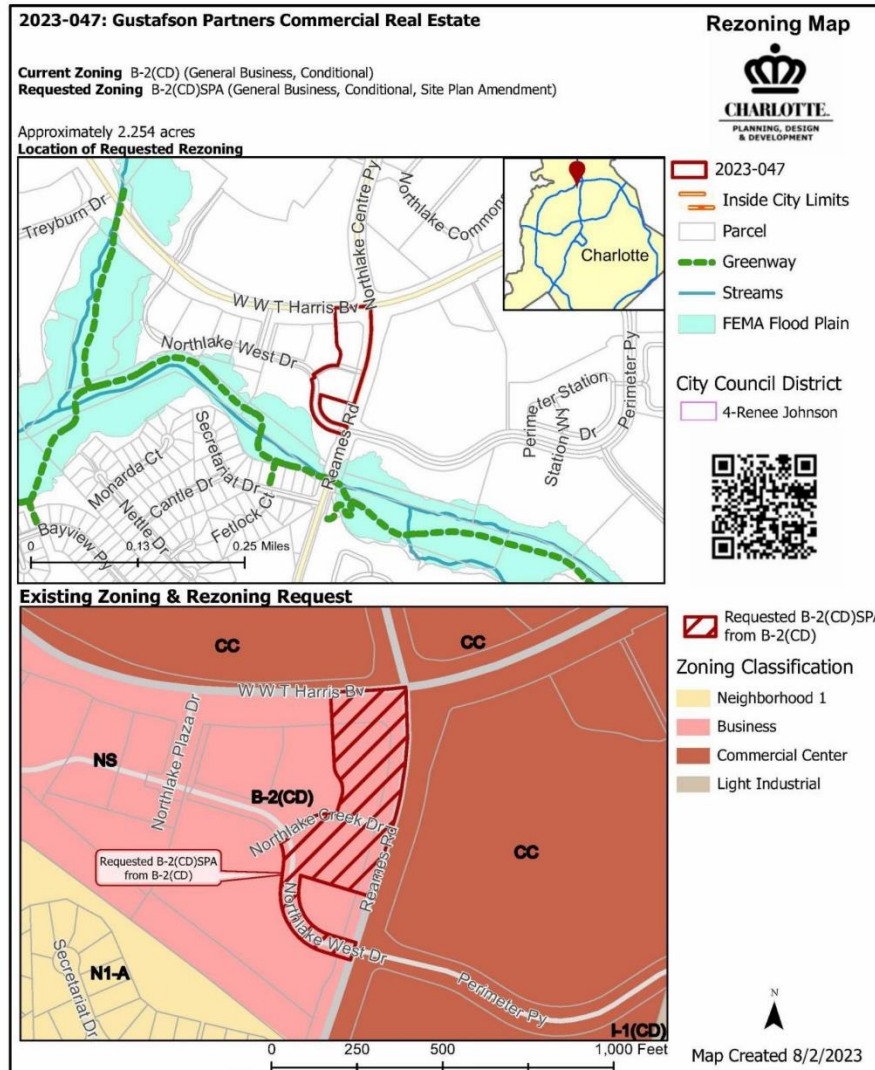


Exhibit C

Name	Email
Denise Mann	dmann@hiffman.com