

Community Meeting Report

Petitioner: Charlotte 212, LLC

Rezoning Petition No. 2023-123

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.

PERONS 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 set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on 10/24/2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The community meeting was held on November 8th at 6 PM EST online via Zoom.

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 Steven Sargent, John Lallas, and Silvian Popusoi.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Steven Sargent, welcomed the attendees and introduced the Petitioner's team. Steven indicated the Petitioner proposed to rezone approximately 4.26 acres at 1408 and 1416 W Sugar Creek Rd, Charlotte NC from CG zoning to NC-2 zoning. Steven explained the purpose of the meeting was to discuss the rezoning request, the plan for the project and to respond to questions and concerns from nearby residents and property owners.

Steven provided background information about the Petition and the plan for the subject property, which is to convert it to multifamily using the existing structure by adding kitchenettes to all hotel rooms and turning them into studio apartments. Steven also went over projects of identical scope in other municipalities, sharing before and after photographs of the scope of work proposed as conducted at other sites. Steven explained the planned use and renovation scope of the property.

John Gouch of 1504 W Sugar Creek Rd asked to see the parcels involved in the request. This was clarified.

Council member Renee Johnson asked if the Petitioner had information about how many families were living at the subject properties. Steven stated he had received information that there are 29 children living at the Charlotte Speedway Inn, and that he had been in communication with the City of Charlotte about possible solutions for the families affected by the purchase, including outreach from case workers and the potential for them to remain at the site via phased construction.

John Gouch asked about the location of a future city water building or treatment facility. Steven stated he was aware that was a future plan for a piece of the parcel at 1408 W Sugar Creek Rd, and that his company would assume the process of negotiating with the city upon potential purchase of the property.

Council member Johnson clarified that the November 20th meeting would also allow for public comment on the re-zone.

Council member Johnson asked that the members of the community reach out to her with their feelings on the petition.

Respectfully submitted, this date of November 14th, 2023.

CC: Charlotte Planning, Design & Development Department – Rezoning Staff

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. S

2023-123	TAXPID	OWNERLASTN	OWNERFIRST
2023-123	04507206	MANSA TRAVEL CENTER CHARLOTTE LLC	
2023-123	04507208	FLOWE	EDDIE A
2023-123	04507210	FLOWE	EDDIE A
2023-123	04507211	FLOWE	EDDIE A
2023-123	04507301	TULSI HOTELS LLC	
2023-123	04507304	LARUE HOLDINGS LLC	
2023-123	04701106	GOUCH	JOHN B
2023-123	04701107	GOUCH	JOHN B
2023-123	04701110	KINZA INC	
2023-123	04701112	SAI AND AUM INC	
2023-123	04701115	LAXMI06 INC	
2023-123	04701117	VAN NGUYEN	PHUONG
2023-123	04701118	SUGAR CREEK INN CO	
2023-123	04701119	HARRISON	CHARLES PAUL
2023-123	04701137	NORTH CORRIDOR LLC	
2023-123	04701138	SAI AND AUM INC	
2023-123	04701139	GOUCH	JOHN B
2023-123	04701141	GETHSEMANE CEMETARY AND MEMORIAL GARDENS LLC	
2023-123	04701142	GETHSEMANE CEMTARY AND MEMORIAL GARDENS LLC	
2023-123	04701143	CITY OF CHARLOTTE	
2023-123	04701198	GETHSEMANE CEMETARY AND MEMORIAL GARDENS LLC	
2023-123	04701401	ZELAYA	JOSE E
2023-123	04701403	COFLO PROPERTIES LP	

SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE C

COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY
		4205 CABARRUS CT E		GREENSBORO
		5527 MANNING RD		CHARLOTTE
		5527 MANNING RD		CHARLOTTE
	BY WILL	5527 MANNING RD		CHARLOTTE
		5100 EQUIPMENT DR		CHARLOTTE
		1331 W SUGAR CREEK RD		CHARLOTTE
BETTY	GOUCH	1515 W SUGAR CREEK RD		CHARLOTTE
BETTY D	GOUCH	3616 MICHIGAN AVE		CHARLOTTE
		1408 W SUGAR CREEK RD		CHARLOTTE
		5301 EQUIPMENT DR		CHARLOTTE
		1352 W SUGAR CREEK RD		CHARLOTTE
MYLOI T	NGUYEN	2721 NESTLEBROOK TRAIL		VIRGINIA BEACH
		1416 W SUGAR CREEK RD		CHARLOTTE
		1940 OAKLEIGH WAY		KNOXVILLE
		5415 EQUIPMENT DR		CHARLOTTE
		5301 EQUIPMENT DR		CHARLOTTE
BETTY D	GOUCH	3616 MICHIGAN AVE		CHARLOTTE
		1504 W SUGAR CREEK RD		CHARLOTTE
		1504 W SUGAR CREEK RD		CHARLOTTE
		600 E 4TH ST		CHARLOTTE
		1504 W SUGAR CREEK RD		CHARLOTTE
ROSIBEL	ZELAYA	1310 W SUGAR CREEK RD		CHARLOTTE
		2545 S ATLANTIC AVE STE 1801		DAYTONA BEACH

CONTACT US WITH ANY

STATE	ZIPCODE
NC	27407
NC	28269
NC	28269
NC	28269
NC	28269
NC	28262
NC	28262
NC	28215
NC	28262
NC	28262
NC	28262
VA	23456
NC	28262
TN	37919
NC	28262
NC	28262
NC	28215
NC	28262
NC	28262
NC	28202
NC	28262
NC	28262
FL	32118

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU M

2023-123	full_name_neighborhood	first_name	last_name
2023-123	Cardinal Glen Homeowners Associ	WillieRoslyn	Livingston
2023-123	Cardinal Glen Homeowners Associ	Xavier	Hodges
2023-123	Fairstone	Ronald	Williams
2023-123	Fountaingrove Homeowners Associ	Clair	Lane
2023-123	Great Oaks Homeowners Association	Yolanda	Thorne
2023-123	Hidden Valley Community Develop	Odell	Witherspoon
2023-123	Hidden Valley Community Homeown	Doris	Edwards
2023-123	Hidden Valley Community Homeown	Saundra	Jackson
2023-123	Hidden Valley Zoning Committee	Priscilla	Duncan
2023-123	other	Sherry	Lewis
2023-123	Rebuilding Charlotte Together	Felicia	Giles
2023-123	Royal Oaks Neighborhood Associa	Molly	Wilbanks
2023-123	Spring Woods Home Owners Associ	Jacquie	Nettles
2023-123	Sugar Springs HOA	Sandra	Haynes

NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES I

physical_address	apartment_unit_or_suite	city
5130 OSAGE CIRCLE, CHARLOTTE, NC, 28269		CHARLOTTE
4943 OSAGE CR, CHARLOTTE, NC, 28269		CHARLOTTE
5736 FAIRCHASE AVENUE, CHARLOTTE, NC, 28269		CHARLOTTE
4007 ELMDALE CT, CHARLOTTE, NC, 28206		CHARLOTTE
2404 KALIS PL, CHARLOTTE, NC, 28262		CHARLOTTE
6601 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE
1224 KIRT CT, CHARLOTTE, NC, 28213		CHARLOTTE
6409 HIDDEN FOREST DR, CHARLOTTE, NC, 28213		CHARLOTTE
6423 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE
6311 SYDNEY MAE LANE, CHARLOTTE, NC, 28262		CHARLOTTE
4518 MUNSEE STREET, CHARLOTTE, NC, 28213		CHARLOTTE
5213 PINE DR, CHARLOTTE, NC, 28269		CHARLOTTE
1930 ABERGLEN DR, CHARLOTTE, NC, 28262		CHARLOTTE
925 DOBY SPRINGS DR, CHARLOTTE, NC, 28262		CHARLOTTE

LISTED. PLEASE CONTACT US WITH ANY

zip_code

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NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Charlotte 212, LLC to rezone approximately 4.26 acres located at 1408 and 1416 West Sugar Creek RD, Charlotte, NC 28262, to allow the properties to be renovated into apartments.

Date and Time of Meeting: Wednesday, November 8th, 2023 at 6 PM EST.

Place of Meeting: If you would like the zoom link or a copy of the presentation emailed to you after the meeting, please email Steven@sageinvestment.group or John@sageinvestment.group.

<https://us02web.zoom.us/j/84846046489?pwd=YzRzYUZxOVgzUW9sVFIxRDZrdUZnUT09>
Passcode: 970949

Petitioner: Charlotte 212 LLC

Petition No.: RZP-2023-123

We are assisting Charlotte 212, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.26-acre site (the "Site") located at 1408 and 1416 West Sugar Creek RD, Charlotte, NC 28262, from the CG zoning district to N2-C zoning district. The purpose of the rezoning is to allow the existing property/building to be renovated into multi family use. The exterior structure will remain the same and will be painted, landscaped and beautified. The interior of the property will be renovated into studio apartments.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, November 8th, 2023, 6 PM EST, on the Zoom platform. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Steven Sargent at 206-478-5767.

cc: Council Person Renee Johnson, District 4

Date Mailed: Tuesday, October 24th, 2023

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: Charlotte 212, LLC

Rezoning petition Number: RZP-2023-123

Date: Wednesday, November 8th, 2023

Name	Address	Phone	Email
John Gouch	1504 W Sugar Creek Rd Charlotte, NC 28262		
Michael Landrum	333 Jeremiah Blvd Charlotte, NC 28262		
Renee Johnson	600 E. Fourth St. Charlotte, NC 28262		jocella.palmer@charlottenc.gov renee.johnson@charlottenc.gov
Veronica Washington			
Jenna Knox			
John Lallas	12707 NE 124th St Kirkland, WA 98034		john@saveinvestment.group
Silvian Popusoi	12707 NE 124th St Kirkland, WA 98034		silvian@sageinvestment.group
Steven Sargent	12707 NE 124th St Kirkland, WA 98034		steven@sageinvestment.group

Add additional sheets as needed