

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-015

Petitioner: BVB Properties
Rezoning Petition No.: 2024-015
Property: ±0.375 acres located at 5310 Sunset Road

This Community Meeting Report is being filed with the City of Charlotte 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 3/29/2024. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was to be held virtually on Thursday, April 11, 2024, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

There were no registered attendees and thus the virtual community meeting was not held.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Randy Smith, BVB Properties
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
03719201	FERGUSON ENTERPRISES INC				12500 JEFFERSON AVE		NEWPORT N VA		23602
03719210	NISBET TRAVEL CENTERS INC				PO BOX 35367		CHARLOTTE NC		28235
04121343	LIPPARD	DENNIS L			6124 MILHAVEN LN		CHARLOTTE NC		28213
04123102	YANG	CHOU		SOUA THAO	6189 MILHAVEN LN		CHARLOTTE NC		28269
04123103	HUNT	SUSAN C			11342 ALBEMARLE RD		CHARLOTTE NC		28227
04123104	YANG	LEE	LY SAN	THOR	6213 MILHAVEN LN		CHARLOTTE NC		28213
04123105	SUNSET SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE NC		28070-1919
04123106	4920 TANAGER PARK DRIVE LLC			C/O GVA PRO LLC	500 W 2ND ST STE 1900-29		AUSTIN TX		78701
04123108	PATEL	VON	HANSA	PATEL	PO BOX 1919		HUNTERSVILLE NC		28070
04123109	PATEL	VON	HANSA	PATEL	PO BOX 1919		HUNTERSVILLE NC		28070
04123110	MOTEL SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE NC		28070
04124201	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE NC		28217
04124202	BELK	BASCOM V JR		C/O B V B PROPERTIES	204-C WEST WOODLAWN RD		CHARLOTTE NC		28217
04124203	BELK	BASCOM V JR	HARRIET C	BELK	204-C WEST WOODLAWN RD		CHARLOTTE NC		28217
04124204	BELK	B V JR		C/O B V B PROPERTIES	204-C WEST WOODLAWN RD		CHARLOTTE NC		28217
04124205	5018 SUNSET ROAD INVESTMENT LLC				204 C W WOODLAWN RD		CHARLOTTE NC		28217
04124206	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE NC		28217
04124207	LIPPARD	DENNIS L			6124 MILHAVEN LN		CHARLOTTE NC		28269
04124208	R A C INC				509 MCENERY ALLEY		CHARLESTON SC		29412
04124212	BELK	BASCOM V JR		C/O BELK INVESTMENTS	204-C WEST WOODLAWN RD		CHARLOTTE NC		28217
04124213	BRANFUL LLC				104 MULL ST		MORGANTON NC		28655

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite
Brown's Cove	Sherry	Rathod	5901 STATESVILLE RD, CHARLOTTE, NC, 28269	
Callaway Homeowners Association	Sam	Hicks	5901 STATESVILLE RD, CHARLOTTE, NC, 28269	
Hyde Park Estates Community Ass	Ray	Cantey	4374 LA BREA DRIVE, CHARLOTTE, NC, 28216	
Hyde Park Neighborhood Associat	Clayton	Reid	6008 CROSSBOW CT, CHARLOTTE, NC, 28216	
Oakbrooke Community Homeowners	Mario	French	5103 MINTVALE DR, CHARLOTTE, NC, 28269	
Statesville Road Area/Nevin Roa	Jwantina	Williams	5531 STATESVILLE ROAD, CHARLOTTE, NC, 28269	
Sunstone Community Organization	Carla	Cunningham	6129 SUNBRIDGE CT, CHARLOTTE, NC, 28269	

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2024-015

Subject: Rezoning Petition No. 2024-015
Petitioner/Developer: BV Belk Properties
Current Land Use: Vacant
Existing Zoning: I-1(CD)
Rezoning Requested: CG

Date and Time of Meeting: ***Thursday, April 11, 2024, 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: 3/29/2024

Moore & Van Allen is assisting BV Belk Properties (the "Petitioner") on a recently filed request to rezone an approximately ±0.375-acre site located near the intersection of Milhaven Land and Sunset Road (the "Site"), in Charlotte, North Carolina, from I-1(CD) to CG. The purpose of the rezoning is to allow uses as permitted in the CG (Commercial General) zoning district.

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, April 11, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by April 10th in order to receive a secure virtual meeting link and reference Petition #2024-015.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-301-3137** 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: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Randy Smith, BV Belk Properties
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

