

Community Meeting Report

Petitioner: Plant 4 Partners, Inc. Rezoning Petition No. RZP-2023-156

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 Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED

The Petitioner mailed a written notice including the date, time and location of the Community Meeting to the individuals and organizations set out in Exhibit "A" attached hereto by depositing such notice in the U.S. mail on 21 May 2024. A copy of the written notice is attached hereto as Exhibit "B".

DATE, TIME AND LOCATION OF MEETING

The Community Meeting was held on Wednesday, 5th of June 2024 at 6:00 PM at "Autism 360" located at 2315 East W.T. Harris Blvd., Suite 101, charlotte, NC 28213.

PERSONS IN ATTENDANCE

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 me, F. Richard Flowe, AICP of Plant 4 Partners, Inc. and by Mr. Steve Farney of Sonshine Construction, Inc.

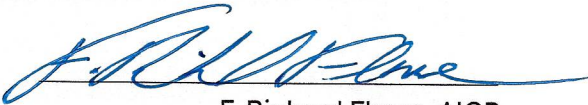
SUMMARY OF PRESENTATION AND DISCUSSION

The Petitioner's agent, F. Richard "Rick" Flowe, AICP welcomed the attendees at 6:02 PM and introduced the other member of the team present. First, I introduced the attendees to the team and provided an overview of our education, experience, and local projects. Next, I described the proposed zoning map amendment (rezoning) and the property subject to the petition utilizing an exhibit that reflected the site and the surrounding properties. This presentation described the site size, the current zoning designation and the proposed designation. Each attendee was provided with an 11x17 copy of the exhibit for their personal use. This information was followed by an overview of the goals of the project utilizing an illustration of the site development plan concept on a 24"x36" color print.

Then I outlined the rezoning process and shared that they will also be receiving notice of a public legislative hearing in the future as both the Planning Commission and the City Council examined the proposal. This summary included the fact that Ms. Johnson, their District 4 Council Member, was also consulted and subsequently invited to the Community Meeting.

Attendee's questions focused on the typical tenants in the proposed professional office campus and took advantage of the fact that we were hosting the meeting in the initial phase of the office campus by looking around and behind buildings to examine the buffer areas and screening used in the initial phase. The existing buildings and site are the real examples of the future buildings regarding tree preservation, screening, buffers, tree save areas, parking, landscaping, building elevations, sizing, finish quality, outdoor amenity, accessibility, etc. Ultimately discussion initiated by the attendees centered on the future phase buildings and exterior finishes.

Respectfully submitted this the 10th day of June 2024



F. Richard Flowe, AICP

Cc: Charlotte Planning, design & Development Department – Rezoning staff

EXHIBIT "A" Pg. 1 of 3

STAPLES®

ATTN: TAX DEPT-PB05B DUKE ✓
POWER CO422 S CHURCH ST
CHARLOTTE, NC 28242

AHMED ARIF and FARHAT AHMED

8324 GETALONG RD ✓
CHARLOTTE, NC 28213

BAUCOMS NURSERY CO

PO BOX 560008 ✓
CHARLOTTE, NC 28256RHONA APRIL CUKIC and BOJAN
CUKIC ✓8420 GETALONG RD
CHARLOTTE, NC 28213MARIANA SANTOS and NELSON
SANTOS ✓8401 GETALONG RD
CHARLOTTE, NC 28213VAN N NGUYEN and THANH T
NGUYEN ✓8501 GETALONG RD
CHARLOTTE, NC 28213CAROLINA CONFERENCE OF
SEVENTH DAY ADVENTISTS INC and
PO BOX 44270 ✓

CHARLOTTE, NC 28215

CONSTANCE A CALDWELL and ERIC
CALDWELL ✓8245 LOST BOY CT
CHARLOTTE, NC 28213JOAN U VILLARREAL-BARRAZA and
SARAH C VILLARREAL ✓2413 ROCKY RIVER RD
CHARLOTTE, NC 28213KIMSOUR EMOUY THACH and
SOMKONG HUM ✓8315 GETALONG RD
CHARLOTTE, NC 28213

AAG PROPERTIES LLC ✓

2720 EAST WT HARRIS BV
CHARLOTTE, NC 28213

SHENIA R NURSE

8334 GETALONG RD
CHARLOTTE, NC 28213

YUKUN JIN and ZHENGCHANG SU

8502 GEALONG RD
CHARLOTTE, NC 28213HACH HA NGUYEN and THUNGAN
THI VU ✓8414 GETALONG RD
CHARLOTTE, NC 28213KENNETH HEINEMANN and
HAYFORD GYAMPOH ✓8415 GETALONG RD
CHARLOTTE, NC 28213KEITH E SALTERS and DAWN
SALTERS ✓8515 GETALONG RD
CHARLOTTE, NC 28213DANIEL D MCFARLAND and AUDREY
S MCFARLAND ✓8233 LOST BOY CT
CHARLOTTE, NC 28213VIRGINIA L TRACY and VICTORIA L
C/O TRACY ✓8246 LOST BOY CT
CHARLOTTE, NC 28213KEVIN JAMES HULL and ARIANA LU
HULL ✓8229 GETALONG RD
CHARLOTTE, NC 28213THOMAS F SAVOY and DEBORAH A
SAVOY ✓8329 GETALONG RD
CHARLOTTE, NC 28213GARY C BAUCOM and PATRICIA F
BAUCOMPO BOX 560008
CHARLOTTE, NC 28256

CHAT QUANG LE and ANGIE LE

8344 GETALONG RD
CHARLOTTE, NC 28213BERONIE B RICHARDSON and
VIVIAN C RICHARDSON8428 GETALONG RD
CHARLOTTE, NC 28213

LINDA LUONG and MYA P LUONG

8404 GETALONG RD
CHARLOTTE, NC 28213BRETT E GILBERT and NANCY S
GILBERT8431 GETALONG RD
CHARLOTTE, NC 28213~~OF SEVENTH-DAY ADVENTISTS
CAROLINA CONFERENCE OF
SEVENTH DAY ADVENTISTS INC
PO BOX 44270~~TERRY L CLINE and TEZELLA G CLINE
1903 HAMPTON RD
KINSTON, NC 28504*Returned
to sender*

BENNY B HALL and SHERRIE M HALL

8242 LOST BOY CT
CHARLOTTE, NC 28213KENNETH R CLINKSCALE and
GLORIA C CLINKSCALE8301 GETALONG RD
CHARLOTTE, NC 28213

JIMMY EXUM and SHARON S EXUM

8343 GETALONG RD
CHARLOTTE, NC 28213

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Étiquette do format 25 mm x 67 mm compatible avec Avery ©5160/8160

✓ Andrea Hankins
 Back Creek Farms HOA
 2104 GELBRAY COURT, CHARLOTTE, NC, 28213

✓ Terry Leonard
 College Downs Community Associa
 1821 BONNIE LANE, CHARLOTTE, NC, 28213

Ursula Smith
 Grenelefe Village Homeowners' A
 ✓ 7800 KNOLLWOOD CR, CHARLOTTE, NC, 28213

Kelley Fluharty *Returned to sender*
 Monroe Road Advocates (MORA)
 8211 UNIVERSITY RIDGE DR, CHARLOTTE, NC, 28213

Tiyana Brown
 Other *Returned to sender*
 8211 UNIVERSITY RIDGE, CHARLOTTE, NC, 28213

✓ Rodney Moore
 Seven Oaks Neighborhood
 1914 YAUPON RD, CHARLOTTE, NC, 28215

Jannette Webb-Barnett
 ✓ Buckleigh
 4718 MORTONHALL RD, CHARLOTTE, NC, 28215

Jill Stephenson
 General's Point
 6702 IRON BRIGADE LANE, CHARLOTTE, NC, 28269

✓ Shannon Homesley
 Loren Farms
 2528 WINGDALE DRIVE, CHARLOTTE, NC, 28213

John Aneralla
 NC State Senate #40 Candidate
 7714 PICKERING DR, CHARLOTTE, NC, 28213

✓ Miranda Moore
 Seven Oaks Community Group
 1914 YAUPON ROAD, CHARLOTTE, NC, 28215

Johnelle Causwell
 University City
 1320 IVY MEADOW DRIVE, CHARLOTTE, NC, 28213

Sylvia Nance
 ✓ College Downs Community Associa
 1928 BONNIE LN, CHARLOTTE, NC, 28213

Cynthia Meadows
 ✓ Glen Laurel
 3024 WILLAMETTE VALLEY DR, CHARLOTTE, NC, 28215

Robin Harris
 ✓ McGregor Downs Neighborhood Ass
 2415 MCLEAN RD, CHARLOTTE, NC, 28213

Demetra Dunlop *Returned to sender*
 ✓ Neighbors Bordering Celanese
 1806 ROCKY RIVER RD, CHARLOTTE, NC, 28213

Angela Browder
 ✓ Seven Oaks Neighborhood
 2614 IMPATIEN DRIVE, CHARLOTTE, NC, 28215

✓ Brian Nelson
 Vera Jones Neighborhood Associa
 9421 VERA JONES LANE, CHARLOTTE, NC, 28213

EXHIBIT "A" Pg. 3 of 3

STAPLES®

TRUST SOUTHEASTERN
CARPENTERS TRAINING and
PO BOX 7
CALHOUN, GA 30703

SONSHINE PROPERTIES LLC and
C/O STEVEN J FARNIE JR
9110 HOOD RD
CHARLOTTE, NC 28215

EXHIBIT "B"

Plant 4 Partners

May 21, 2024

Dear Neighbors,

You are invited to a community meeting concerning rezoning a property owned by Carolina Conference of Seventh Day Adventists, Inc. We are seeking to rezone the property located at 2501 E WT Harris BV (Parcel ID 10503515). Currently, the property is zoned "N1-A" (Neighborhood 1) and we seek to rezone the property as "OFC" (Campus).

We hope that you will attend the community meeting located next to the subject property on Wednesday, June 5, 2024 at 6:00 pm where you will have the opportunity to join in the discussion about this zoning change and the professional office campus we propose.

The community meeting will be located at 2315 East W.T. Harris Blvd., Suite 101, Charlotte, NC 28213

Respectfully,

F. Richard Flowe

F. Richard Flowe, AICP
Plant 4 Partners, Inc.

Plant 4 Partners
Development Services
315 South Main Street, Suite 200
Kannapolis, NC 28081
704.933.0772

F. Richard Flowe
704.793.7205

Patricia A. Rader
704.699-6770

EXHIBIT "C"

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: ABC Development

PLANT 4 PARTNERS, INC

Rezoning petition Number 20XX-000

ZEP - 2023-156

Date

Name	Address	Phone	Email
Brett Gilbert	8431 Getalong Road	(704) 315-6775	BGilbert2@ ^{Carolina} rr.com
Jimmy Exum	8343 GETALONG Rd	704-596-8867	Jimmy@EXUMS.NET
SHARON EXUM	8343 GETALONG Rd	704-596-8867	
Deborah Savoy	8329 Getalong Rd	518.875.9156	deb.savoy@gmail.com
Steve Farnie	2329 E. WT Harris Blvd	7045604449	Steve.Farnie@gmail.com

Add additional sheets as needed

Petitioner team member