

COMMUNITY MEETING REPORT
Petitioner: McAlway Road Ventures, LLC
Rezoning Petition No. 2024-041

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 Unified Development 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 April 18, 2024. 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 Wednesday, May 1, 2024 at 6:30 P.M. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Dale Olson of the Petitioner and Ty Shaffer, Nina Speed, and Aaron Houck of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

Aaron Houck welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. He stated that this is the official Community Meeting relating to Rezoning Petition No. 2024-041.

Mr. Houck provided the current schedule of events relating to this rezoning request:

- The Public Hearing is scheduled for Monday, June 17, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street.
- The Zoning Committee Work Session will be held on Tuesday, July 2, 2024 at 5:30 P.M. at the Government Center.
- City Council will make a decision on the rezoning request on Monday, August 19, 2024 at 5:00 P.M. at the Government Center.

Mr. Houck explained that this is the current schedule for this rezoning petition and that these are the earliest dates for these hearings and meetings. He stated that the Petitioner and its representatives intend to follow this schedule, but the timing of the meetings could be deferred.

Mr. Houck described the site subject to this rezoning request: 0.548 acres located on McAlway Road at its intersection with Craig Avenue. Using maps included in the PowerPoint slides accompanying the presentation, he explained its location using nearby roads and landmarks.

Mr. Houck noted that the majority of the site is zoned OFC, which stands for Office Flex Campus zoning. The OFC zoning district allows many commercial uses by right, including offices, banks, hotels or motels, and medical offices. Mr. Houck stated that a small sliver of the site is zoned N2-B. The Petitioner is requesting that the entire site be rezoned as N2-B, which stands for Neighborhood 2 zoning. Mr. Houck explained that the N2-B zoning district is intended for multi-family dwellings as the primary use, but other uses are permitted.

Mr. Houck stated that the Petitioner is requesting the rezoning of the site to the N2-B zoning district in order to develop a residential community on the site consisting of multi-family attached (townhome) dwelling units.

Mr. Houck highlighted the fact that the request is for a conventional rezoning, which means that if the full site were rezoned to N2-B, then the owner of the site could develop the site with any uses permitted in the N2-B zoning district, subject to the limitations and regulations in the Charlotte Unified Development Ordinance. He explained that the Petitioner's intention is to develop the site for townhomes, specifically two separate buildings, each containing no more than four townhomes each.

Mr. Houck shared a slide containing a conceptual site plan for the site. He explained that the site plan is not a part of the rezoning request since it is a conventional rezoning petition. The conceptual site plan shows two buildings containing multi-family attached dwelling units. On the conceptual site plan, one building has four townhomes and the second building has three town homes.

Mr. Houck noted that the Petitioner has developed a townhome project on property adjacent to the site subject to this rezoning request. That adjacent project has twelve townhomes across two buildings. Mr. Houck shared photographs of the adjacent townhome project developed by the Petitioner.

Mr. Houck reiterated that this is a conventional rezoning petition, which means that its approval would allow the development of any use permitted in the N2-B zoning district on this site. Nevertheless, he stated that the images of the adjacent townhome project and the conceptual site plan for the site subject to this rezoning request provide a good illustration of what the Petitioner intends to build on the site if the rezoning is approved.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting:

- An attendee asked if the anticipated project would be similar to the townhome project on the adjacent property (McAlway Towns). Mr. Olson confirmed that it would be a similar project.
- An attendee stated that he would expect this to be a straightforward request, given the existing zoning on the site. Mr. Shaffer responded that the requested N2-B zoning is consistent with the N2-B zoning on surrounding parcels, and that the attendee was correct to note that consistency.
- An attendee noted that he would like to review the slides, and the Petitioner's representatives responded that they would provide him with a copy of the slide deck.

There were no further questions, but Mr. Houck stated that the attendees could contact him if they had additional questions or comments.

Mr. Houck thanked the attendees for attending the meeting, and the meeting 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.

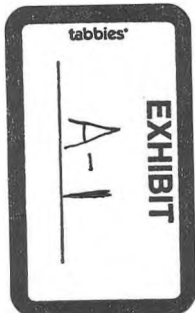
Respectfully submitted this 13th day of May, 2024.

McAlway Road Ventures, LLC, Petitioner

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

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

2024-041	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-041	15710109	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710110	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710111	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710112	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710113	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710114	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710115	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710116	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710117	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710118	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710119	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710120	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710126	MCALWAY TOWNS LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15710638	BAGBY	EMANUEL	THEODOSHIA	BAGBY	901 BOBBY LN		CHARLOTTE	NC	28211
2024-041	15710639	KNAPP	MICHAEL COREY			909 BOBBY LN		CHARLOTTE	NC	28211
2024-041	15710640	KRONOVET	ZOE	CONNOR T	MCGAHA	917 BOBBY LN		CHARLOTTE	NC	28211
2024-041	15710641	CREECH	WAYNE MORRIS JR	SARAH E	CREECH	921 BOBBY LN		CHARLOTTE	NC	28211
2024-041	15710642	BETHEA	DANIEL PAUL	KELLY BROCKWAY	BETHEA	925 BOBBY LN		CHARLOTTE	NC	28211
2024-041	15710650	DAY	VERNON E	SHERRI J	DAY	3428 CRAIG AVE		CHARLOTTE	NC	28211
2024-041	15710651	BRODNAX	TIMOTHY BRYAN	JANA KAYE	BRODNAX	3104 GLENVIEW AVE		AUSTIN	TX	78703
2024-041	15710652	NUNN	DEL BURLESON	TRUST	DEL BURLESON NUNN LIVING	1116 OAK ALLEY		INDIAN TRAIL	NC	28079
2024-041	15710653	ABITARE LLC				4002 1/2 OLEANDER DR 1A		WILMINGTON	NC	28403
2024-041	15710654	PISANO LLC				4002 1/2 OLEANDER DR 1A		WILMINGTON	NC	28403
2024-041	15710669	NGUYEN	SHANNON	TRUST	SHANNON NGUYEN	85 TAMALPAIS AVE		MILL VALLEY	CA	94941
2024-041	15710670	THORNDYKE	ANDREW S	MORGAN O	THORNDYKE	3430 CRAIG AVE		CHARLOTTE	NC	28211
2024-041	15710976	MCALWAY NOAH LLC				2100 CRECENT AVE STE 200		CHARLOTTE	NC	28207
2024-041	15710978	MCALWAY ROAD VENTURES LLC				1101 SOUTH BLVD STE 106		CHARLOTTE	NC	28203
2024-041	15711102	SMART INVESTMENT GROUP LLC				7403 OLD OAK LN		MINT HILL	NC	28227
2024-041	15711103	OAKWOLD LLC				4135 HIDDENBROOK DR		CHARLOTTE	NC	28205
2024-041	15711104	3401 CRAIG AVENUE LLC				3401 CRAIG AVE		CHARLOTTE	NC	28211
2024-041	15711105	EVERETT HOUSE OF CHARLOTTE INC		GROUP OF NC INC	C/O THE AFORDABLE HOUSING	4600 PARK RD,STE 390		CHARLOTTE	NC	28209
2024-041	15711106	HOEFLE	STEPHEN P JR	GWEN	HOEFLE	3425 CRAIG AVE		CHARLOTTE	NC	28211-1525
2024-041	15711141	FURR HOLDINGS LLC				PO BOX 5647		CHARLOTTE	NC	28299
2024-041	15711143	MORRISON	FRANCES ELAINE JENKINS			2078 JOHNSON RD		JEFFERSON	SC	29718
2024-041	15711201	HDP HAMPTON CRESTE LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2024-041	15711202	SYED	WAJAHAT M	FERAH DEEBA	SYED	1035 MCALWAY		CHARLOTTE	NC	28211
2024-041	15711203	SYED	WAJAHAT M	FERAH	SYED	10906 TAVERNAY PARKWAY		CHARLOTTE	NC	28262
2024-041	15711206	RAM INVESTMENTS LLC				729 N SHORE DR		CHARLESTON	SC	29412
2024-041	15711207	HD DEVELOPMENT OF MARYLAND INC			% HOME DEPOT USA INC	PO BOX 105842 STE 3608	ATTEN:PROPERTY TAX DEPT	ATLANTA	GA	30348-5842
2024-041	15711208	1053 MCALWAY LLC				5826 CARMEL STATION AVE		CHARLOTTE	NC	28226
2024-041	15711209	1053 MCALWAY LLC				5826 CARMEL STATION AVE		CHARLOTTE	NC	28226
2024-041	15711210	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715
2024-041	15711211	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715
2024-041	15711212	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715
2024-041	15711213	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715
2024-041	15711214	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715
2024-041	15711215	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715
2024-041	15711216	SRK CAPITAL 2 LLC				925 SUMMERLAKE DR		FORTMILL	SC	29715



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2024-041	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-041	Bradfield Farms Homeowners Asso	Krystal	Rogers	3030 LATROBE DRIVE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Briar Creek-Commonwealth	Seth	Martin	3625 COMMONWEALTH AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	CMPD Crime Watch	RA	Sprague	715 N. WENDOVER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Collinswood Neighborhood Associ	Mike	Farrell	4808 WALKER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Commonwealth Park Neighborhood	Brian	Green	3616 COMMONWEALTH AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Commonwealth Park Neighborhood	Mary	Mansfield	1308 ROLLINS AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Cotswold	Doug	Macomb	1052 CHURCHILL DOWNS COURT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Cotswold Neighborhood Associati	Will	Geter	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Cotswold Wicks	Gail	Tinker	465 MERWICK CIRCLE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Cotswold Wicks	Liana	Humphrey	4415 BARWICK RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Echo Hills Neighborhood Organiz	Lori	Polite	800 FUGATE AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Grier Heights Community Improve	George	Wallace	3100 LEROY ST, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Grier Heights Community Improve	Gloria	Green	3400 BURKLAND DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Grier Heights Community Improve	Judith	WilsonBurkes	3115 GRIERTON COURT, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Grierton Heights	Sherilee	Goins	316 SKYLAND AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Hubbard Glen Homeowners Associa	Sandra	Vazquez	1114 NANCY DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-041	Independence	James	Lee	3501 EAST INDEPENDENCE BOULEVARD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Oakhurst Community Neighborhood	Elizabeth	Bradford	4414 CARTERET ST., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Oakhurst Community Neighborhood	Grace	Watkins	4317 COMMONWEALTH AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Oakhurst Community Neighborhood	Liz	MillsapsHaigler	1420 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Oakhurst Community Neighborhood	Will	Johnson	1646 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	Project 70 Forward	Judith	Brown	3115 GRIERTON COURT, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-041	SIRI HOMES,LLC	JOY	HARRIS	820 VILLA CT, CHARLOTTE, NC, 28211	Unit F	Charlotte	28211
2024-041	Villages Of Leacroft Homeowners	Julie	Shadrick	919 NORLAND RD, CHARLOTTE, NC, 28205		CHARLOTTE	28205

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

Subject: Virtual Community Meeting – **Rezoning Petition No. 2024-041** filed by McAlway Road Ventures, LLC to request the rezoning of an approximately 0.548 acre site located on the southeast corner of the intersection of McAlway Road and Craig Avenue (see enclosed map)

Date and Time of Meeting: Wednesday, May 1, 2024 at 6:30 p.m.

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

We are assisting McAlway Road Ventures, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.548 acre site located on the southeast corner of the intersection of McAlway Road and Craig Avenue (see enclosed map) from the OFC and N2-B zoning districts to the N2-B zoning district. The purpose of this rezoning request is to accommodate uses allowed in the N2-B zoning district on the site, including multi-family attached (townhome) dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal 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 Wednesday, May 1, 2024 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. You can also continue to contact us with questions and comments after the virtual Community Meeting.

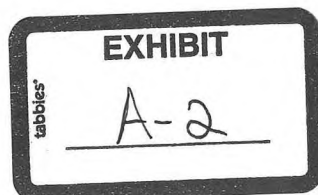
Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Marjorie Molina, Charlotte City Council District 5 (via email)
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 18, 2024



2024-041: McAlway Road Ventures, LLC

Rezoning Map

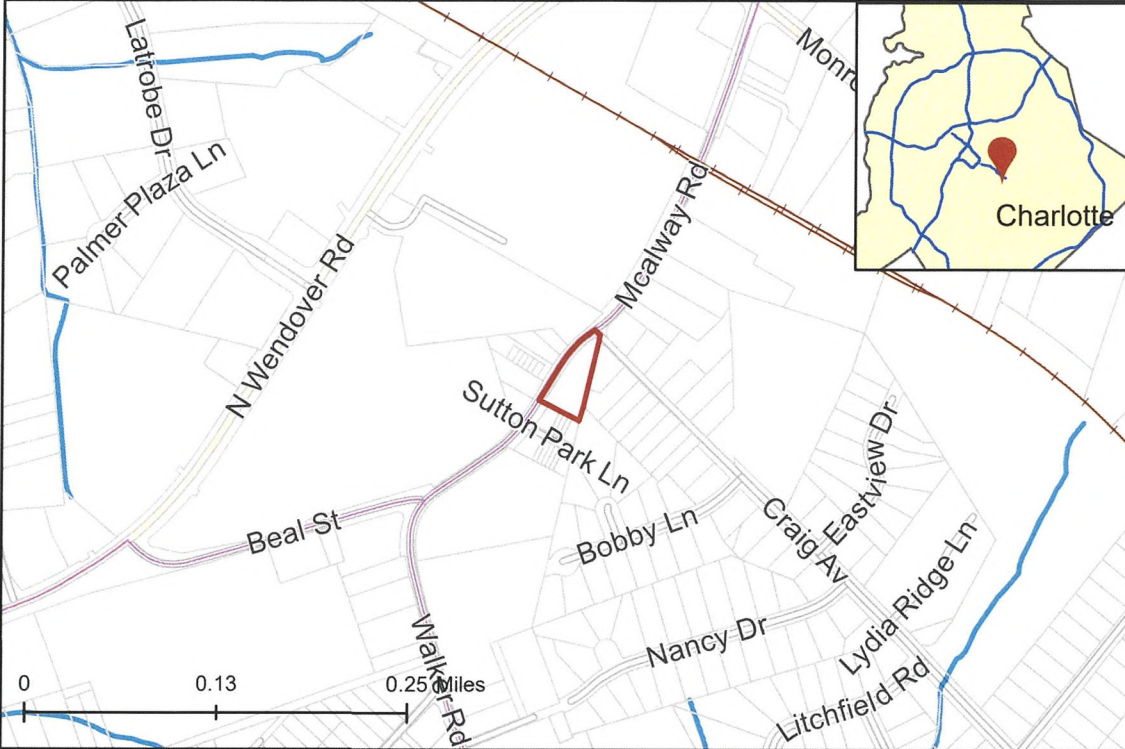
Current Zoning OFC (Office Flex Campus), N2-B (Neighborhood 2-B)

Requested Zoning N2-B (Neighborhood 2-B), N2-B SPA (Neighborhood 2-B, Site Plan Amendment)



Approximately 0.548 acres

Location of Requested Rezoning



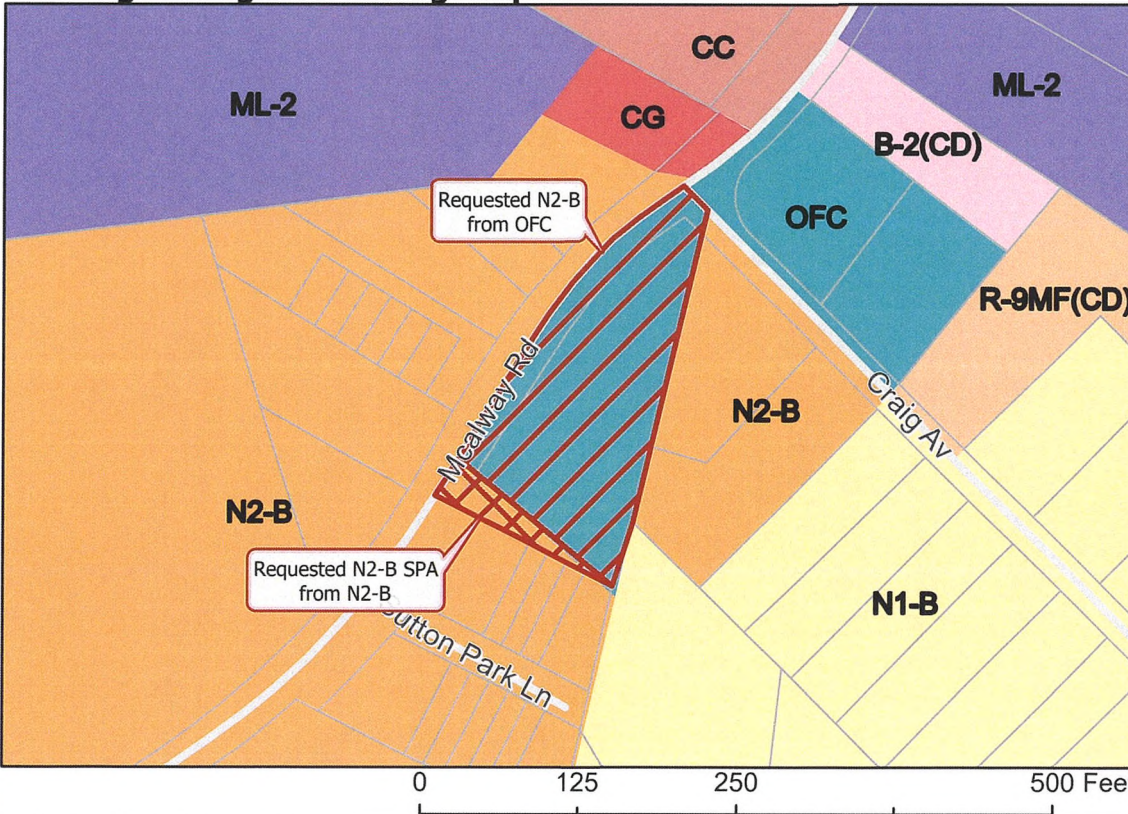
- 2024-041
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N2-B SPA from N2-B
- Requested N2-B from OFC

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Campus
- Commercial
- Business
- Commercial Center
- Manufacturing & Logistics



Map Created 4/2/2024

Attendee Report
Report Generated:

5/2/2024 11:08
Topic Webinar ID Actual Start Time Actual Duration (minutes) # Registered # Cancelled Unique Viewers Total Users Max Concurrent Enable Registration
Virtual Community Meeting for Rezoning Petition No. 2024-041 965 5564 6352 5/1/2024 18:05 45 2 0 1 5 1 Yes

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@robinsonbrads 5/1/2024 18:15 5/1/2024 18:41 27 No United States

Panelist Details

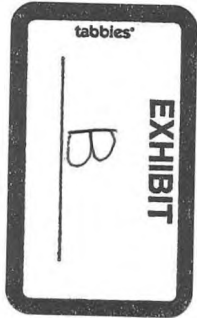
Attended User Name (Original Name) Email Join Time Leave Time Time in Session (minutes) Is Guest Country/Region Name
Yes Aaron Houck ahouck@robinsonbrads 5/1/2024 18:05 5/1/2024 18:49 45 No United States
Yes Ty Shaffer TShaffer@robinsonbrad 5/1/2024 18:10 5/1/2024 18:49 40 No United States
Yes Dale Olson dolson@suttoncapitalgr 5/1/2024 18:14 5/1/2024 18:49 35 Yes United States

Attendee Details

Attended User Name (Original Name) First Name Last Name Email Registration Time Approval Status Join Time Leave Time Time in Session (minutes) Is Guest Country/Region Name
No Marjorie Marjorie Molina marjorie.molina@charlo 4/19/2024 8:58 approved -- -- -- --
No Steve Steve Floyd scfloyd1@gmail.com 4/22/2024 16:39 approved -- -- -- --

Other Attended

User Name Join Time Leave Time Time in Session (minutes) Is Guest Country/Region Name
17044582300 5/1/2024 18:33 5/1/2024 18:49 16 Yes United States



Rezoning Petition No. 2024-041

McAlway Road Ventures, LLC, Petitioner

Community Meeting

May 1, 2024



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

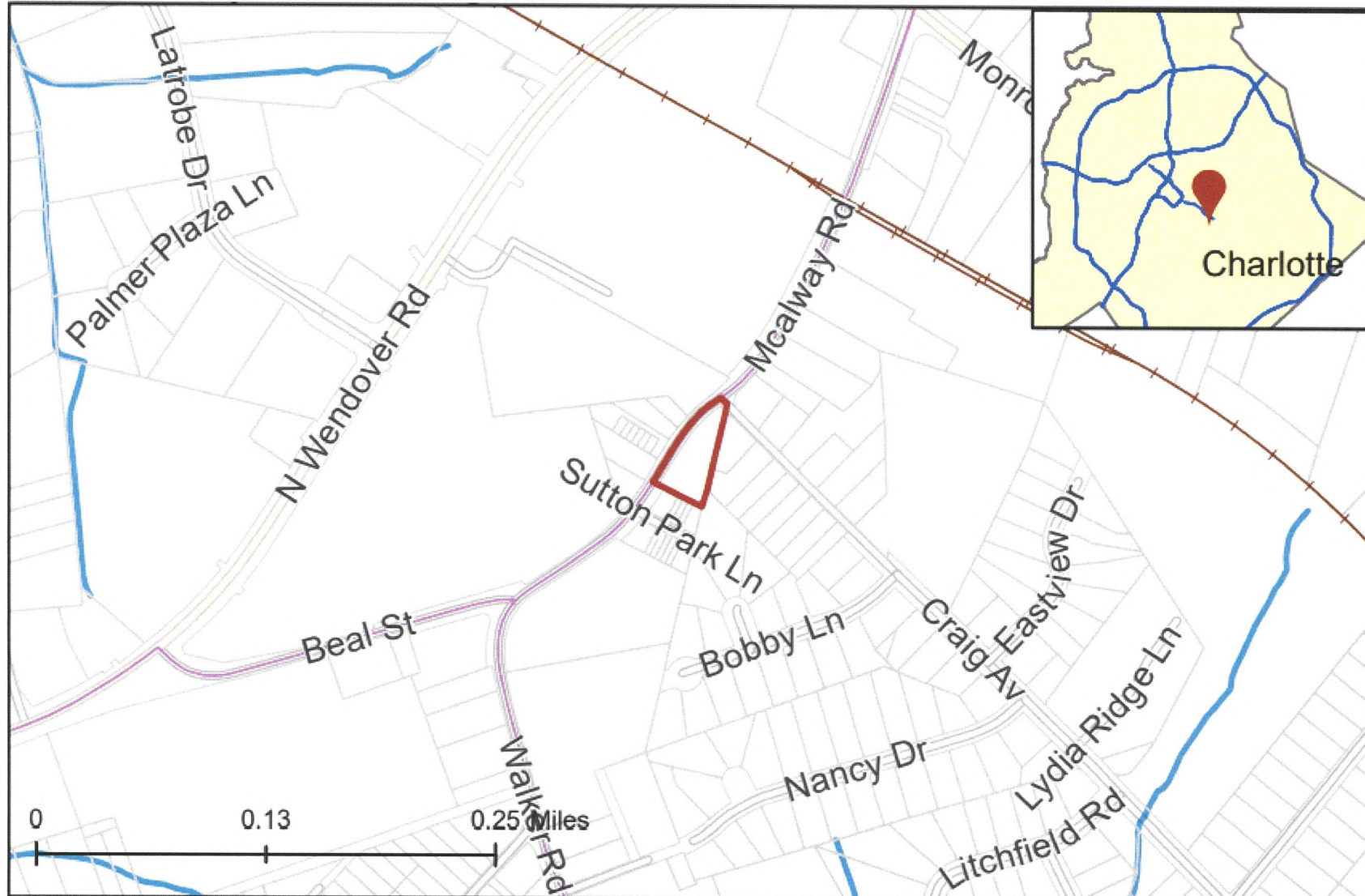
Team

- Dale Olson, McAlway Road Ventures, LLC
- Ty Shaffer, Robinson, Bradshaw & Hinson
- Aaron Houck, Robinson, Bradshaw & Hinson
- Nina Speed, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, June 17, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 2, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, August 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 0.548 Acres



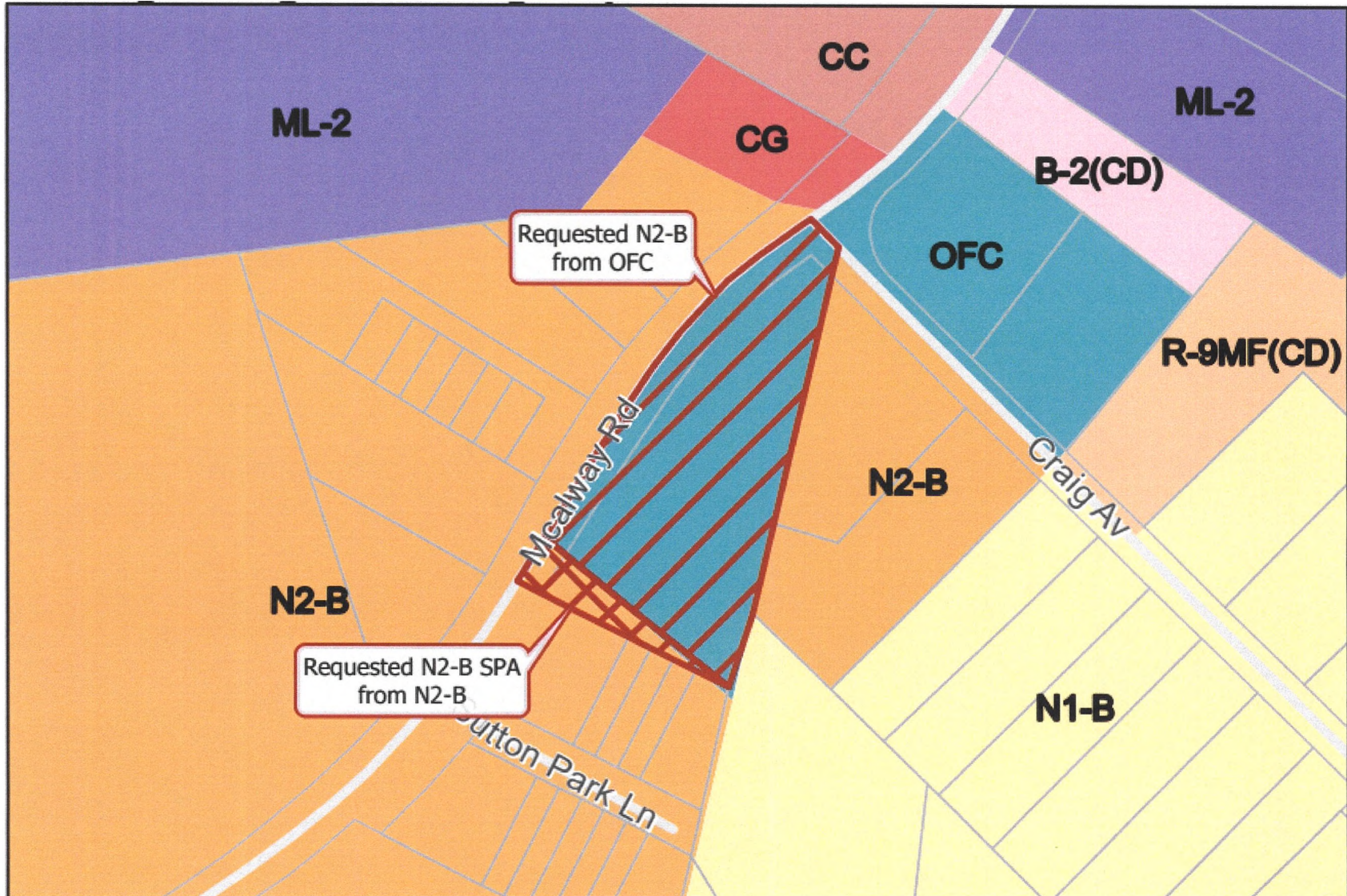
Site



Site



Zoning of the Site and Surrounding Parcels





Rezoning Request

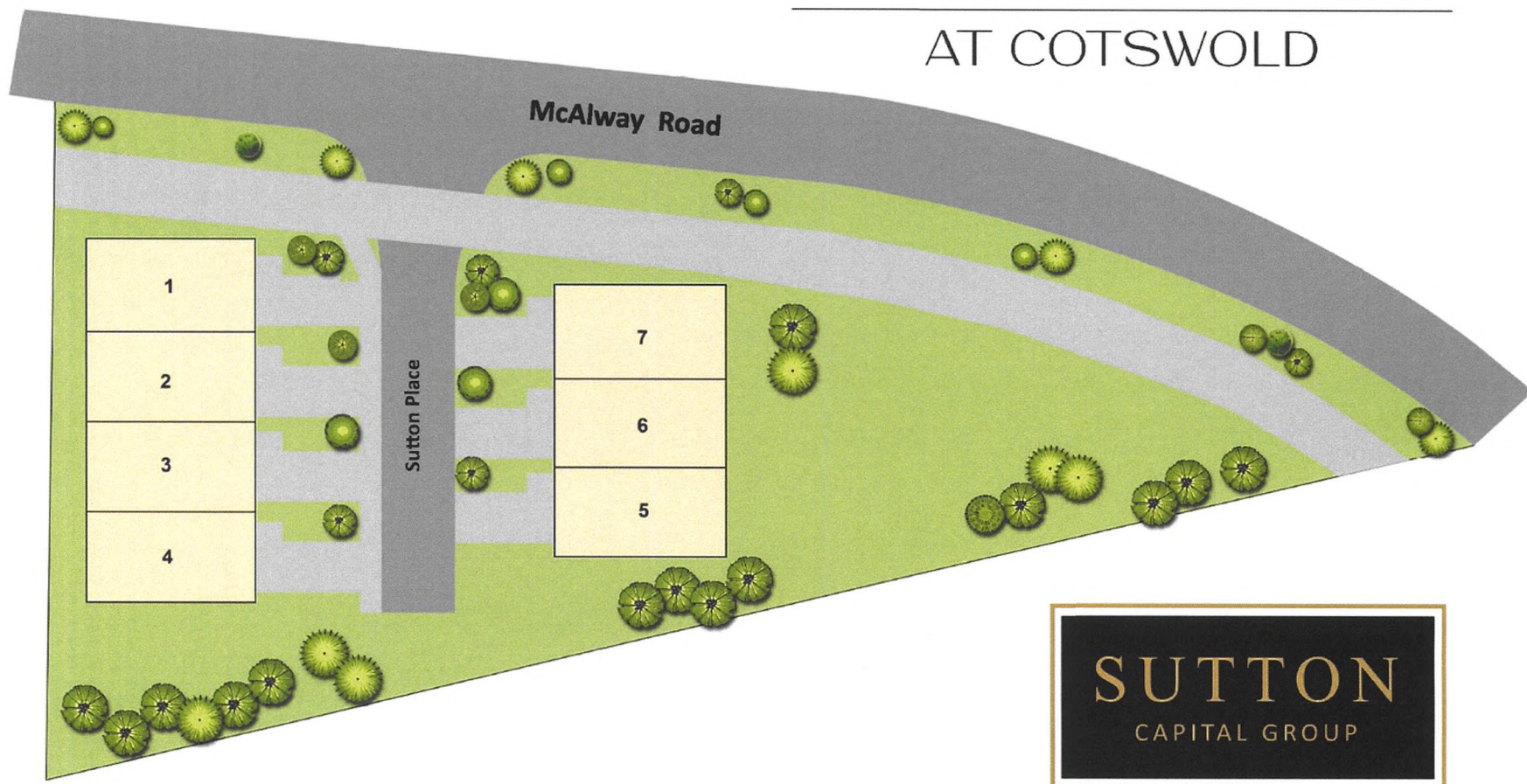
Requesting that the site be rezoned to the N2-B zoning district to accommodate uses allowed in the N2-B zoning district on the site, including multi-family attached (townhome) dwelling units



Conceptual Site Plan
(Not Part of the Rezoning Request)



MCALWAY TOWNS AT COTSWOLD



THIS SITE PLAN IS FOR REPRESENTATIVE PURPOSES ONLY. IT IS NOT FOR USE RELATED TO SALES, NOR CONSUMER PURCHASE. THIS SITE PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO EXACT SCALE. PLEASE CONTACT SUTTON CAPITAL LLC WITH ANY QUESTIONS. 4/25/24



Adjacent Townhome Community Developed by the Petitioner



Charlotte

Mcalway Rd

1092-1099

3100-3510

Charlot

Charlotte

Adjacent Townhome
Community

200-243

Sutton Park Ln

Craig Av

Mcalway Rd

1000-1091

1000-1025
Bobby Ln

1000-1025

Bo









Questions