

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-062**

**Petitioner:** Crowder Construction Company – Otis Crowder  
**Rezoning Petition No.:** 2024-062  
**Property:** ±7.4 acres located at Brookshire Blvd and Fred D. Alexander Blvd.

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 Community Meeting to the individuals and organizations set out on Exhibit A by depositing the Community Meeting Notice in the U.S. mail on 7/05/2024. A copy of the written notice is attached as Exhibit B.

**TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held on Tuesday, August 6th, 2024, at 6:00 p.m.

**PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner’s representative at the required Community Meeting were Karl Francis with Crowder Construction, Andrew McLellan with Ossa Studio, and Jason Dolan with Timmons Group.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

None. There were no attendees aside from the petitioner’s representatives.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

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

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Otis Crowder, Crowder Construction Company  
Jack Ossa, Ossa Studio

# Exhibit A

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. THANK YOU!

2024-062	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-062	03505401	PRAETORIAN OF CHARLOTTE LLC				838 S PARKER DR		FLORENCE	SC	29501
2024-062	03505504	BROOKSHIRE DEVELOPMENT LLC				6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2024-062	03505505	BROOKSHIRE DEVELOPMENT LLC				6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2024-062	03505507	BROOKSHIRE DEVELOPMENT LLC				6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2024-062	03505509	CROWER CONSTRUCTION EQUIPMENT LLC				PO BOX 30007		CHARLOTTE	NC	28230
2024-062	03505510	BROOKSHIRE DEVELOPMENT LLC				6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2024-062	03505512	COUSINS INVESTMENTS II LLC				PO BOX 30007		CHARLOTTE	NC	28230-0007
2024-062	03505513	COUSINS INVESTMENTS II LLC				6425 BROOKSHIRE BV		CHARLOTTE	NC	28216
2024-062	03512114	786 NC REALTY CORP				308 SILENT MEADOW CT		WAXHAW	NC	28173
2024-062	03512116	BIRMINGHAM	JOHN DAVIS		(ET-AL BY WILL)	6 ROSEMARY ST		RALEIGH	NC	27607
2024-062	03512120	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242-0001
2024-062	03512122	6350 BROOKSHIRE BLVD LLC				PO BOX 844		BATAVIA	NY	14021
2024-062	03512125	PB160 LLC				6810 OLD PROVIDENCE RD		CHARLOTTE	NC	28226
2024-062	03521112	RICK	BILLY J	ANNA W	RICK	125 S MAIN ST		MT HOLLY	NC	28120
2024-062	03521113	CIRCLE K STORES INC				PO BOX 52085	PROPERTY TAX	PHOENIX	AZ	85072

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

2024-062	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-062	Camden Ballantyne	Michael	Bridges	838 ROOK ROAD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-062	Classified Music Group	Larki	Sampson	6241 SOUTH BLVD STE 241991, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2024-062	Creekside at Coulwood	Wisdom	Jzar	1211 ELISE MARIE DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-062	E.A.S Preservation and More LLC	Edwardo	Stanley	5806 OLD PLANK RD., CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-062	Glenhaven Neighborhood	Melissa	Eddie	1711 HARLAND STREET, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-062	Montclair Park Neighborhood Ass	Kevin	Poirier	748 WILDERNESS TRAIL DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-062	Oakdale - Brookshire	Matthew	Jenkins	5831 RINGNECK ROAD, CHARLOTTE, NC, 28218		CHARLOTTE	28218
2024-062	Oakdale - Brookshire	Valerie	Jennings	307 MCGINN GROVE DRIVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-062	Oakdale Green home owners assoc	Christine	Stawinsky	1502 HOLLOW MAPLE DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-062	Oakdale Grove neighborhood	Laura	Johnson	6023 PATRICIA RYAN DRIVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216

# Exhibit B

## NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2024-062 Crowder Construction Company

Subject: Rezoning Petition No. 2024-062  
Petitioner/Developer: Crowder Construction Company  
Current Land Use: Office  
Existing Zoning: ML-2  
Rezoning Requested: IMU  
**Date and Time of Meeting:** **Tuesday, August 6th, from 6:00 – 7:00 p.m.**  
Location of Meeting: 6425 Brookshire Boulevard  
Charlotte, NC 28216  
Date of Notice: Monday, July 8th, 2024

Timmons Group is assisting the Crowder Construction Company (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site for building expansion for office use located at 6409 and 6425 Brookshire Boulevard. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

### **Background and Summary of Request:**

This Petition involves a request to rezone the ±7.4 acre Site from ML-2 (Manufacturing & Logistics 2) to IMU (Innovation Mixed-Use). The project will consist of expanding the existing buildings for additional office space.

### **Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning 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 attend the upcoming Community Meeting to be held on Tuesday, August 6th, at 6:00 p.m. until 7:00 pm. The meeting will be held at the project site.**

In the meantime, should you have questions about this matter, you may contact Jason Dolan with Timmons Group at 704-900-4945 or at [jason.dolan@timmons.com](mailto:jason.dolan@timmons.com) . Thank you.

cc: Mayor and Members of Charlotte City Council  
Maxx Oliver – City of Charlotte  
Jack Ossa – Ossa Studios



