

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-026**

**Petitioner:** Annex of Charlotte, LLC  
**Rezoning Petition No.:** 2020-026  
**Property:** ± 7.531 acres located north of N. Shopping Center Drive and south of Hampton Church Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held virtually on Monday, May 11<sup>th</sup>, 2020. 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 4/29/2020. 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 virtually on Monday, May 11<sup>th</sup>, 2020 at 6:30PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The attendance sheet from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Kraig Gallagher with Annex of Charlotte, LLC and Chuck Ditchman with KTG Architecture & Planning. Also in attendance were Bridget Grant and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant then introduced the rezoning team to the audience.

Ms. Grant reviewed the conditional rezoning process, current rezoning schedule, and proposed site plan. The Petitioner proposes to construct an affordable multi-family housing community in a location that has access to employment, retail, and transit within walking distance. The site plan includes sidewalk improvements as well as a new north/south connection between Hampton Church Road and Shopping Center Drive.

The meeting was then opened for questions.

#### **II. Summary of Questions/Comments and Responses:**

Mr. Glenn inquired about the location of the new connector street and the building layout on the site. Bridget Grant described the location of the new Public Street as it relates to nearby retail establishments

and Mr. Glenn's property. Ms. Grant then explained that the buildings are oriented in a way that a majority of the parking will be behind the buildings.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

This report is inclusive of all questions or comments received through May 21<sup>st</sup>.

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

There were no changes as a result of this meeting.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Mecklenburg Planning, Design and Development Department  
Joy Skidmore, Annex of Charlotte LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2020-026	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-026	04930139	HOUZE	VICKIE L			16516 BEALLE HILL RD		WALDORF	MD	20601
2020-026	04933108	NEW HAMPTON PRESBYTERIAN	CHURCH (TRUSTEES)			211 HAMPSTON CHURCH RD		CHARLOTTE	NC	28256
2020-026	04933109	NEW HAMPTON PRESBYTERIAN	CHURCH			201 HAMPTON CHURCH RD		CHARLOTTE	NC	28262
2020-026	04933111	NEW HAMPTON PRESBYTERIAN	CHURCH			11617 N TRYON ST		CHARLOTTE	NC	28206
2020-026	04933508	BLAIR	JACKIE LOUISE &		CYNTHIA BLAIR	224 HAMPTON CHURCH RD		CHARLOTTE	NC	28262
2020-026	04933509	THOMPSON	MARGARINE R			400 PLYMOUTH AVE		CHARLOTTE	NC	28206
2020-026	04933510	HOWER	LEWIS			228 HAMPTON CHURCH RD		CHARLOTTE	NC	28262
2020-026	04933511	BIDII INVESTMENT GROUP LLC				8819 UNIVERSITY EAST DRIVE UNIT 100		CHARLOTTE	NC	28213
2020-026	04933513	REED	EUGENE			5832 LIDEN RIDGE LN		CHARLOTTE	NC	28216
2020-026	04933514	CAROLINA BLUE SKY PROPERTY LLC				2017 THOMAS AVE		CHARLOTTE	NC	28205
2020-026	04933515	TAMRAKAR	RESHMA			10806 TRADITIONS VIEW DR		CHARLOTTE	NC	28269
2020-026	04933516	EAZYLIVING LLC				2499 TIBBITS -WICK RD		GIRARD	OH	44420
2020-026	04933517	LONG	DIANE GLOVER			130 HAMPTON CHURCH RD		CHARLOTTE	NC	28262
2020-026	04933518	MOUNGLE	LUCILLE			128 HAMPTON CHURCH RD		CHARLOTTE	NC	28262
2020-026	04933519	GLENN	JOHN D	ALBERTA M	GLENN	1711 VANTAGE PL		CHARLOTTE	NC	28216
2020-026	04933521	GRIFFIN BROTHERS AUTO CENTERS LLC				19141 W CATAWBA AVE		CORNELIUS	NC	28031
2020-026	04933522	TALFORD	R M		CYNTHIA BLAIR & JACKIE BLAIR	105 LAW BLDG		CHARLOTTE	NC	28204
2020-026	04940101	SAMS COMMERCIAL PROPERTIES LLC				7935 COUNCIL PLACE		MATTHEWS	NC	28105
2020-026	04940102	PATEL	BHARAT V	DUSHYANT R	PATEL	PO BOX 1560		HARDWICK	GA	31034
2020-026	04940104	ZIPS TRYON STREET LLC				127 WEST BERRY ST STE 300		FORT WAYNE	IN	46802
2020-026	04940105	HALLE PROPERTIES LLC				20225 N. SCOTTSDALE RD STE NCC03		SCOTTSDALE	AZ	85255
2020-026	04940106	FIELDS	GEORGE D JR			113 STARLINE DR		SPARTANBURG	SC	29307
2020-026	04940107	DUKE POWER CO	ATTN: TAX DEPT-PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2020-026	04940110	PS CHARLOTTE TRYON 2013 LLC				701 WESTERN AVE		GLENDALE	CA	91201
2020-026	04940112	UNIVERSITY PARTNERS LP				122 CHEROKEE RD,SUITE 2		CHARLOTTE	NC	28207
2020-026	04940199	BRE RETAIL RESIDUAL NC OWNER LP			C/O RYAN LLC TAX COMPLIANCE	PO BOX 4900 DEPT 124		SCOTTSDALE	AZ	85261

2020-026	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-026	Autumnwood Neighborhood Association	Brenda	Ratliff	6509 Dougherty Dr		Charlotte	NC	28213
2020-026	Back Creek Chase Homeowners Association	Selina	Stewart	8640 University City Blvd	A3#101	Charlotte	NC	28213
2020-026	Back Creek II HOA, Inc	Felicia	Thompkins	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2020-026	Back Creek II HOA, Inc	Gregory A.	Phipps	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2020-026	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2020-026	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2020-026	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2020-026	College Downs Community Association	Cheri	Strickland	8840 University City Blvd		Charlotte	NC	28213
2020-026	College Downs Community Association	Glenda	Martin	9013 Nottoway Dr		Charlotte	NC	28213
2020-026	College Downs Community Association	Meg	Morgan	9001 Nottoway Drive		Charlotte	NC	28213
2020-026	Crab Orchard Neighborhood Association	Challise	Cantleberry	736 Brooke Nicole Place		Charlotte	NC	28213
2020-026	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2020-026	Grenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2020-026	MeckEd	Tiyana	Brown	8211 University Ridge	308	Charlotte	NC	28213
2020-026	Newell/ Rocky River Road	Tamara	Glover	8616 Knollwood Circle		Charlotte	NC	28213
2020-026	Rocky River Village	Michelle	Pighet	518 Elsberry Lane		Charlotte	NC	28214
2020-026	Shady Hills Community Association	Elliott	Glover	808 Carolyn Ln		Charlotte	NC	28213

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-026 – Annex of Charlotte, LLC**

Subject: Rezoning Petition No. 2020-026  
Petitioner/Developer: Annex of Charlotte, LLC  
Current Land Use: Vacant  
Existing Zoning: B-1(CD)  
Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Monday, May 11<sup>th</sup>, 2020 at 6:30 p.m.**

**Virtual Meeting RSVP:** *Please email [BridgetGrant@mvalaw.com](mailto:BridgetGrant@mvalaw.com) or call 704-331-2379 to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation material.*

Date of Notice: 4/29/2020

We are assisting Annex of Charlotte, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located north of N. Shopping Center Drive and south of Hampton Church Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email [BridgetGrant@mvalaw.com](mailto:BridgetGrant@mvalaw.com) or call 704-331-2379 to provide your email address in order to receive a secure virtual meeting link by May 10<sup>th</sup>.*

Residents who expect they will be unable to access the virtual meeting are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call 704-331-2379 to make alternative arrangements for receiving the presentation information. Residents are invited to share feedback through May 21<sup>st</sup>.

**Background and Summary of Request:**

This Petition involves a request to rezone the ± 7.531-acre Site from B-1(CD) to MUDD-O, to allow the development of the site with a multi-family residential community.

The site plan associated with this rezoning petition proposes to redevelop the Site with up to 200 residential dwelling units. Access to the Site will be from N. Shopping Center Drive and Hampton Church Road.

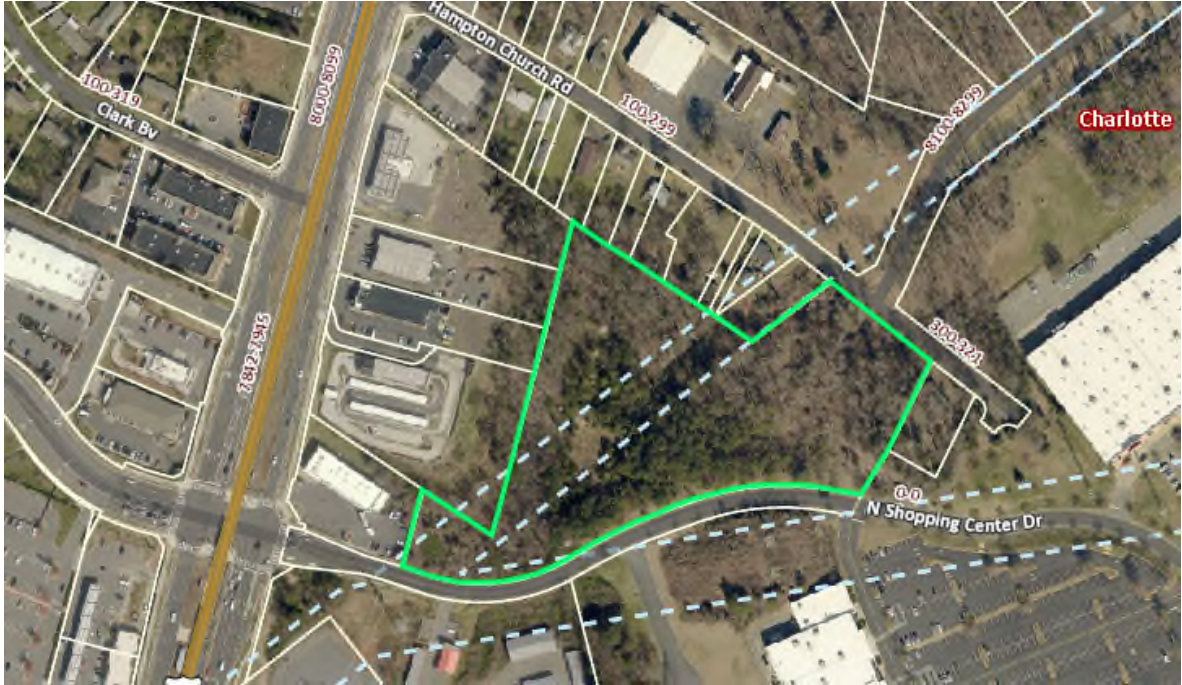
**Community Meeting Date and Location:**

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 Monday, May 11<sup>th</sup>, 2020, at 6:30 p.m.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Bridget Grant (704-331-2379) [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) - Thank you.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Joy Skidmore, Annex of Charlotte, LLC  
Jeff Brown, Moore & Van Allen, PLLC

Site Location



## 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: Annex of Charlotte LLC

Rezoning petition Number 2020-026

Date

Name	Address	Phone	Email
Jimmy Glenn	1711 VANTAGE PL		<a href="mailto:carolinakid1337@aol.com">carolinakid1337@aol.com</a>