

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-055

Petitioner: RangeWater Real Estate
Rezoning Petition No.: 2020-055
Property: ± 27.97 acres located at the southeast intersection of West W.T. Harris Blvd and IBM Drive (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 Tuesday, July 28th, 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 7/15/2020. 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 Tuesday, July 28th, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Palmer McArthur and Matthew Beck with RangeWater Real Estate and Dennis Walls with LandDesign. Also, in attendance were Keith MacVean and Djujana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the site location and current conditional rezoning schedule.

Palmer McArthur gave a brief overview of RangeWater Real Estate. Founded in 2006, RangeWater is a multi-family real estate company with developments across the Southeast and Southwest.

The site plan associated with this rezoning petition proposes to develop a multi-family residential community with up to 300 dwelling units. Access to the Site will be from IBM Drive. Areas of the Site located within the 100-foot SWIM buffer for Doby Creek and its tributary will be dedicated to Mecklenburg County for use as a greenway. Along IBM Drive the Petitioner will be constructing a 12-foot multi-use path (MUP) that can be utilized by pedestrians and bicyclists. This 12-foot MUP will connect to the future greenway system.

II. Summary of Questions/Comments and Responses:

The attendee asked how the plan had evolved from two access points to one access point along IBM Drive. The development team explained that the topography and grading of the site has eliminated one of the original access points.

Keith MacVean thanked the attendee and the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There are no changes as a result of this meeting

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Palmer McArthur, RangeWater Real Estate
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2020-055	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-055	04711104	FIRST UNION NATIONAL BANK OF NORTH CAROLINA			C/O WACHOVIA BANK	PO BOX 36246		CHARLOTTE	NC	28236
2020-055	04711105	BRI 1882 INNOVATION PARK DEVELOPMENT LLC			C\O ACCESSO AQUISITIONS LLC	ATTN BRIAN ROSEN	100 N FEDERAL HWY STE 400	HALLANDALE	FL	33009
2020-055	04711107	BRI 1882 INNOVATION PARK DEVELOPMENT LLC			C\O ACCESSO AQUISITIONS LLC	ATTN BRIAN ROSEN	100 N FEDERAL HWY STE 400	HALLANDALE	FL	33009
2020-055	04714112	ASHFORD CHARLOTTE LP				14185 DALLAS PKWY STE 1100		DALLAS	TX	75254
2020-055	04714118	OMILOS 1 LLC				5242 YORKTOWN BLVD		ARLINGTON	VA	22207
2020-055	04714120	ASHFORD CHARLOTTE LP				14185 DALLAS PKWY STE 1100		DALLAS	TX	75254
2020-055	04739108	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2020-055	04739109	IBM CORPORATION			ATTN: RONNIE THOMAS	10925 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2020-055	04739138	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2020-055	04739139	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2020-055	04739140	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2020-055	04740111	FOX SPORTS 1 LLC				1220 W W T HARRIS BLVD		CHARLOTTE	NC	28262

2020-055	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-055		Barry	Gemberling	217 Brookside Lane		Charlotte	NC	28221
2020-055		Nakisha	Hall	9039 J M Keynes Drive	12	Charlotte	NC	28262
2020-055		Robert	Mcelhaney	6107 Lewis St	7109	Charlotte	NC	28262
2020-055	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St	<Null>	Charlotte	NC	28262
2020-055	Castle Gardens	Dave A.	Parker	8800 N Tryon St	<Null>	Charlotte	NC	28262
2020-055	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St	<Null>	Charlotte	NC	28262
2020-055	Lakeshore Village Condominiums	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2020-055	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes	<Null>	Charlotte	NC	28262
2020-055	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.	<Null>	Charlotte	NC	28262
2020-055	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.	<Null>	Charlotte	NC	28262
2020-055	Sugar Springs	Evan	Washington	7300 Canyon Drive		Charlotte	NC	28262
2020-055	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd	<Null>	Charlotte	NC	28262
2020-055	Welwyn	Karen	Tannenbaum	9506 Glenwater Drive	<Null>	Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-055– RangeWater Real Estate

Subject: Rezoning Petition No. 2020-055
Petitioner/Developer: RangeWater Real Estate
Current Land Use: Vacant
Existing Zoning: RE-2
Rezoning Requested: R-17MF(CD)

Date and Time of Meeting: ***Tuesday, July 28th, 2020 at 6:30 p.m.***
Virtual Meeting RSVP: ***Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-055 in your response.***

Date of Notice: 7/15/2020

We are assisting RangeWater Real Estate (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the southeast intersection of West W.T. Harris Blvd and IBM Drive (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 dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by July 27th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email dujuanakeys@mvalaw.com or call 704.331.2371 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 27.97-acre Site from RE-2 to R-17MF(CD), to allow the development of the site with residential uses.

The site plan associated with this rezoning petition proposes to develop a multi-family residential community with up to 300 dwelling units. Access to the Site will be from IBM Drive. Areas of the Site located within the 100-foot SWIM buffer for Doby Creek and its tributary will be dedicated to Mecklenburg County for use as a greenway. Along IBM Drive the Petitioner will be constructing a 12-foot multi-use path (MUP) that can be utilized by pedestrians and bicyclists. This 12-foot MUP will connect to the future greenway system.

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 Tuesday, July 28th, 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 Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Palmer McArthur, RangeWater Real Estate
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**2020-055 REZONING COMMUNITY MEETING
REGISTERED PARTICIPANTS**

Thomas.Creter@fox.com

Fulk, Elizabeth <Elizabeth.Fulk@fox.com>

Tobe Holmes <tholmes@universitycitypartners.org>