

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-094**

**Petitioner:** Childress Klein

**Rezoning Petition No.:** 2020-094

**Property:** ± 9.54 acres generally located at 3737 Glen Lake 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 Thursday, September 3<sup>rd</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 8/18/2020. 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 Thursday, September 3<sup>rd</sup>, 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 Tom Coyle with Childress Klein and Kevin Caldwell with Geoscience Group. 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 the previously approved rezoning plan for uses allowed in the I-1 zoning district.

The site plan associated with this rezoning petition proposes to add additional property to the previously approved area to accommodate parking. Access to the Site will be from Glen Lake Drive and Perimeter Pointe Parkway.

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

Councilwoman Watlington had no questions or concerns with the petition in its current form and is familiar with the Petitioner's office park development.

Keith MacVean thanked Councilwoman Watlington for her time and attendance. 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: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Tom Coyle, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2020-094	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-094	14308121	SMALLWOOD	MARY L	JAMES E	SMALLWOOD	128 RANDOLPH PLACE NW		WASHINGTON	DC	20001
2020-094	14308142	PAUL	ELDO K			1314 BEDLINGTON DR NW		CHARLOTTE	NC	28269
2020-094			Wingate Neighborhood A	Garrick	Combs	1627 Dodge Avenue	<Null>	Charlotte	NC	28208
2020-094	14306213	HARRIS	ELEANOR A	KENNETH R	HARRIS	16428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2020-094			Bethlehem Center's OST	Georgett	Johnson	1720 Vilma St	<Null>	Charlotte	NC	28208
2020-094	14308143	PRUITT	BESSIE LOUISE	JESSE	COOPER	208 STATE ST		CHARLOTTE	NC	28208
2020-094	14306111	KOELBL	JAY W	REBECCA J	KOELBL	2411 REBECCA AV		CHARLOTTE	NC	28208
2020-094			Reid Park Neighborhood	Rickey	Hall	2415 Lester Street	<Null>	Charlotte	NC	28208
2020-094	14306216	LAWRENCE	THOMAS	CLAIRE	LAWRENCE	2416 REBECCA AV		CHARLOTTE	NC	28208
2020-094	14306112	POPE	JAMES NASH		SANDRA BIGGERS	2419 REBECCA AVE		CHARLOTTE	NC	28208
2020-094	14306215	FRIEND	CHRISTIAN A	KEISHA C	FRIEND	2424 REBECCA AVE		CHARLOTTE	NC	28208
2020-094	14306116	GRANT	RICHARD EUGENE	LORELLE W	GRANT	2501 REBECCA AVE		CHARLOTTE	NC	28208
2020-094			Westerly Hills Neighborh	Lillie	Williams	2619 Christie St	<Null>	Charlotte	NC	28208
2020-094			Wingate Community	Darlene	Boyd	2644 Mayfair Ave	<Null>	Charlotte	NC	28208
2020-094			Carmel Valley Homeown	Karl	Kasten	2732 Capitol Dr	<Null>	Charlotte	NC	28208
2020-094			Wingate Neighborhood A	Robin	Jones	2741 Mayfair Ave	<Null>	Charlotte	NC	28208
2020-094	14306127	LAKEPOINTE CORP CENTER /			C\O CHILDRESS KLEIN PROP	2800 FIRST UNION CENTER	301 SOUTH COLLEGE ST	CHARLOTTE	NC	28202
2020-094				Beverly	Clark	2813 Mayfair Ave.		Charlotte	NC	28208
2020-094	14306123	LAKEPOINTE CORPORATE CE			C/O CHILDRESS KLEIN PROPERTIE	301 SOUTH COLLEGE ST UNIT 2800		CHARLOTTE	NC	28202
2020-094			Plaza Shamrock Neighbc	Ervie	Pridgen	3036 Markland Dr	<Null>	Charlotte	NC	28208
2020-094			Ponderosa Neighborhoo	Elfredia	Brown	3036 Markland Dr	<Null>	Charlotte	NC	28208
2020-094	14306201	OAK GROVE MISSIONARY B/	CHURCH TRUSTEES			308 JOHNSON DR		PINEVILLE	NC	28134
2020-094	14308133	MASON	FRED	JULIA	POLK	3325 WEST BLVD		CHARLOTTE	NC	28208
2020-094	14308137	WOODS	ZADA	DAVID	WOODS	3329 WEST BV		CHARLOTTE	NC	28208
2020-094	14308140	ERWIN	POTTS ALEXANDER JR		(ET-AL BY WILL)	3423 WEST BLVD		CHARLOTTE	NC	28208
2020-094	14306110	POTLURI VENTURES LLC				4129 WEST RINCON AVE		CAMPBELL	CA	95008
2020-094	14308110	MASSEY	HEZEKIAH III			414 MOONSHADOW HAVEN		YORK	SC	29745
2020-094	14308141	WOODS	CLIFTON III	ROBERT L	WOODS	9228 GUYOT DR		KNOXVILLE	TN	37922
2020-094	14307122	BOF II NC LAKEPOINTE LLC			VILLAGES ALLARA LAKEPOINTE LI	FIVE CONCOURSE PKWY STE 3100	C/O BRIDGE INVESTMEI	ATLANTA	GA	30328
2020-094	14306129	MOXLEY	LISA	C/O HABITAT FOR HUMANITY	OF CHARLOTTE INC	PO BOX 220287		CHARLOTTE	NC	28222
2020-094	14306121	OAK GROVE MISSIONARY B/	CHURCH			PO BOX 598		PINEVILLE	NC	28134

2020-094	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-094		Beverly	Clark	2813 Mayfair Ave.		Charlotte	NC	28208
2020-094		Robin	Jones	2741 Mayfair Avenue		Charlotte	NC	
2020-094	Bethlehem Center's OST	Georgett	Johnson	1720 Vilma St	<Null>	Charlotte	NC	28208
2020-094	Carmel Valley Homeowners Association	Karl	Kasten	2732 Capitol Dr	<Null>	Charlotte	NC	28208
2020-094	Plaza Shamrock Neighborhood Association	Ervie	Pridgen	3036 Markland Dr	<Null>	Charlotte	NC	28208
2020-094	Ponderosa Neighborhood Association	Elfredia	Brown	3036 Markland Dr	<Null>	Charlotte	NC	28208
2020-094	Reid Park Neighborhood Association	Rickey	Hall	2415 Lester Street	<Null>	Charlotte	NC	28208
2020-094	Westerly Hills Neighborhood Association	Lillie	Williams	2619 Christie St	<Null>	Charlotte	NC	28208
2020-094	Wingate Community	Darlene	Boyd	2644 Mayfair Ave	<Null>	Charlotte	NC	28208
2020-094	Wingate Neighborhood Association	Garrick	Combs	1627 Dodge Avenue	<Null>	Charlotte	NC	28208
2020-094	Wingate Neighborhood Association	Robin	Jones	2741 Mayfair Ave	<Null>	Charlotte	NC	28208

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-094– Childress Klein**

Subject: Rezoning Petition No. 2020-094  
Petitioner/Developer: Childress Klein  
Current Land Use: Vacant  
Existing Zoning: I-1(CD) and R-22MF  
Rezoning Requested: I-1(CD) SPA and I-1(CD)

**Date and Time of Meeting:** ***Thursday, September 3<sup>rd</sup>, 2020 at 6:30 p.m.***  
**Virtual Meeting RSVP:** ***Please email [dujuanakeys@mvalaw.com](mailto: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 2020-094 in your response.***

Date of Notice: 8/18/2020

We are assisting Childress Klein (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site generally located at 3737 Glen Lake 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](mailto:dujuanakeys@mvalaw.com) or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by September 2<sup>nd</sup>.*

**Residents or property owners who expect they will be unable to access the virtual meeting are asked to email [dujuanakeys@mvalaw.com](mailto: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 ± 9.54-acre Site from I-1(CD) and R-22MF, to allow the development of the site with uses allowed in the I-1 zoning district and restricted by the previously approved rezoning petition 1998-125.

The Rezoning Petition adds additional property to the area that was originally rezoned I-1(CD) to accommodate the parking area for the previously approved uses.

The site plan associated with this rezoning petition proposes to develop the Site with uses allowed in the I-1 zoning district, including parking structures, but excluding EDEE (Eating, Drinking, Entertainment Establishment) with accessory drive-through uses. Access to the Site will be from Glen Lake Drive and Perimeter Pointe Parkway with no access from Rebecca Avenue. A 56.25-foot Class B Buffer with a fence will be provided adjacent to single-family residential.

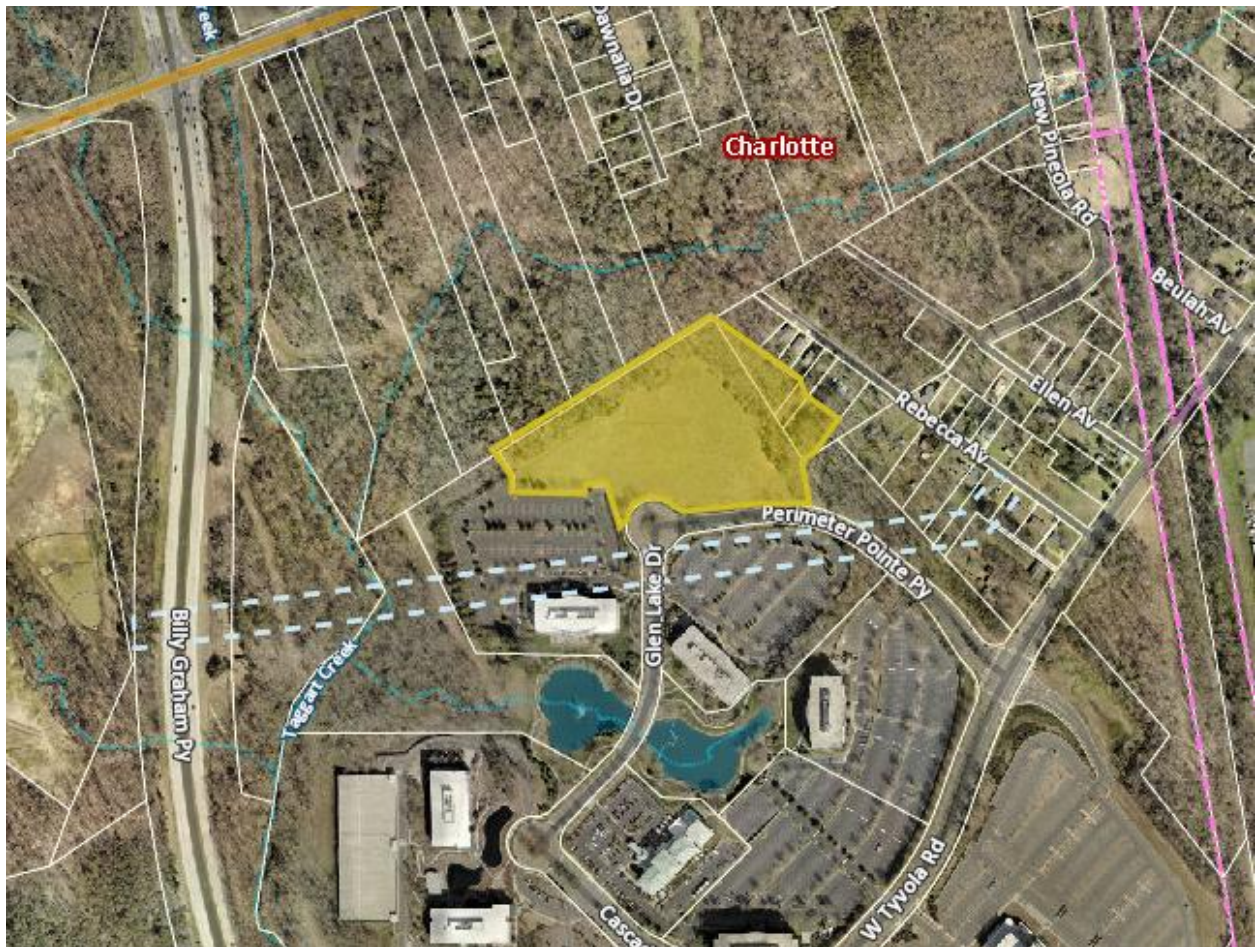
**Community Meeting Date and Location:**

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 Thursday, September 3<sup>rd</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 Keith MacVean (704-331-3531) [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) - Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Tom Coyle, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



**REZONING PETITION 2020-094**

**COMMUNITY MEETING REGISTERED PARTICIPANTS**

Watlington, Victoria <Victoria.Watlington@ci.charlotte.nc.us>