

COMMUNITY MEETING REPORT

Petitioner: Lightbridge Academy Daycare

Rezoning Petition No. 2020-111

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A; attached hereto by depositing such notice in the U.S. mail on 16th of September, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on September 30th at 6:30 pm. This meeting was held virtually through a Zoom Meeting.

PERSONS IN ATTENDANCE AT MEETING:

There were no attendees at the Zoom Meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

There were no attendees at the Zoom Meeting for discussion.

APPENDIX A

Adjacent Owners

| TAXPID | OWNERLASTN | OWNERFIRST | COWNERLAST | MAILADDR1 | CITY | STATE | ZIPCODE |
|----------|------------------------------|------------|---------------------------|------------------------------|------------|-------|---------|
| 14117104 | DIXIE RIVER LAND COMPANY LLC | | | 4777 SHARON RD STE 550 | CHARLOTTE | NC | 28210 |
| 14117105 | BEREWICK VENTURE LLC | | ATTN/ STEVEN SHORES | 5605 GLENRIDGE DR STE 775 | ATLANTA | GA | 30342 |
| 14117129 | BEREWICK SENIORS LLC | | | 511 EAST BOULEVARD | CHARLOTTE | NC | 28203 |
| 19924157 | SRI VARI CRE DEVELOPMENT LLC | | | 5720 CREEDMOOR RD SUITE 205 | RALEIGH | NC | 27612 |
| 19925102 | BES BEREWICK FUND XI LLC | | BES BEREWICK FUND XII LLC | 400 SKOKIE BOULEVARD STE 200 | NORTHBROOK | IL | 60062 |
| 19925115 | STEELE CREEK CHURCH OF | CHARLOTTE | | 1929 W ARROWOOD RD | CHARLOTTE | NC | 28217 |
| 19925166 | BEREWICK VENTURE LLC | | ATTN/ STEVEN SHORES | 5605 GLENRIDGE DR STE 775 | ATLANTA | GA | 30342 |

Neighborhood Orgs

| ORGANIZATION_NAME | FIRST_NAME | LAST_NAME | STREET_ADDRESS | UNIT_NUM | CITY | STATE | ZIP |
|---|------------|-----------|-----------------------|----------|-----------|-------|-------|
| | Melinda | Lilly | 10020 Perth Moor Rd | | Charlotte | NC | 28278 |
| | Tifini | Bradbury | 5659 Garrow Glen Road | | Charlotte | NC | 28278 |
| Berewick HOA | Victor | Brown | 9445 Glenburn Lane | <Null> | Charlotte | NC | 28278 |
| Berewick Neighborhood Association | Beverly | Berglass | 6327 Breckfield Court | <Null> | Charlotte | NC | 28278 |
| Clearview Acres | William | Harraman | 9100 Paragon Dr | <Null> | Charlotte | NC | 28273 |
| Sullivan's Trace Homeowners Association | Alex | Taylor | 8849 Gerrin Ct | <Null> | Charlotte | NC | 28217 |
| Village at Prestwick HOA | Jonathan | DuBose | 5649 Tipperlinn Way | <Null> | Charlotte | NC | 28278 |

APPENDIX B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-111

Subject: Rezoning Petition No. 2020-**111**
Petitioner/Developer: Dixie River Land Company/MR3 Development
Current Land Use: Vacant
Existing Zoning: R-17MF (CD)
Rezoning Requested: CC

Date and Time of Meeting: ***Wednesday, September 30, 2020 at 6:30 p.m.***

Virtual Meeting RSVP: ***Please email greg.ripple@kimley-horn.com or call 317-912-4171 to provide your email address in order to receive a secure virtual meeting link.***

Date of Notice: 9/18/20

We are assisting MR3 Development, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.61-acre site (the "Site") located northeast of the intersection of Dixie River Road and Shopton Road from the R-17MF(CD) zoning district to CC zoning district. 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 greg.ripple@kimley-horn.com or call 317-912-4171 to provide your email address in order to receive a secure virtual meeting link by September 29th.

Residents who expect they will be unable to access the virtual meeting are asked to email greg.ripple@kimley-horn.com or call 317-912-4171 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 1.61-acre Site from R-17MF (Residential Multi-Family) to CC (Commercial Center), to allow the development of the site with uses permitted in the CC zoning classification, specifically for a daycare use.

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 Wednesday, September 30, 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 Greg Ripple (317-912-4171) greg.ripple@kimley-horn.com; or Justin Houston (704-319-7694) justin.houston@kimley-horn.com - Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
Lisa Arnold, Charlotte Planning, Design and Development Department
John R Kinley, Charlotte Planning, Design and Development Department