

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-141**

**Petitioner:** Flagship Healthcare Properties  
**Rezoning Petition No.:** 2020-141  
**Property:** ± 1.55 acres generally located at the northeast intersection of Randolph Road and N. Colonial Avenue (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 Wednesday, January 6, 2021. 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 12/18/2020. A copy of the written notice is attached as **Exhibit B**. A copy of the notice was also shared with Elizabeth Community Association Land Use and Development Committee.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Wednesday, January 6, 2021, 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 Dev Gregg and Thorn Baccich with Flagship Healthcare Properties, Blair Primis with OrthoCarolina, John Krueger and Brie Carlson with FMK Architects, Jacob Bachman with Cole, Jenest & Stone and Michael Wickline with Design Resource Group. Also, in attendance were Keith MacVean 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.**

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the meeting agenda and anticipated rezoning schedule. He then introduced Evan Kettler with the Elizabeth Community Association Land Use and Development Committee to address the audience and encourage the continued feedback for the Petitioner.

Thorn Baccich gave a brief overview of Flagship Healthcare Properties. Flagship is a local commercial real estate developer that focuses on healthcare and maintains long term ownership of their properties. Dev Gregg explained the rezoning process for this property thus far, and the continued input from the Elizabeth Community.

Blair Primis then gave a brief overview of OrthoCarolina. With 7 offices in the Elizabeth Community OrthoCarolina looks forward to the continued presence in Elizabeth.

Mr. MacVean gave an overview of the site and current site conditions. He then reviewed the Elizabeth Small Area Plan, adopted in 2011, that recommends continued office use.

Jacob Bachman with Cole, Jenest & Stone reviewed the proposed site plan. The site plan associated with the rezoning petition proposes a single office building with an associated parking deck. Site improvements include the potential preservation of street trees, landscaped screening, and an 8-foot sidewalk and an 8-foot planting strip along Colonial Avenue and Vail Avenue. The Site can be accessed from Colonial Avenue and Vail Avenue with a service exit onto Randolph Road. The enhanced building design includes a stepped back first floor and an urban open space at the corner of Randolph Road and Colonial Avenue. The area along Vail Avenue includes a 36-foot setback allowing for more mature trees and an enhanced pedestrian experience.

Michael Wickline explained the scope and execution of the traffic study associated with this site. Seven intersections were studied, as dictated by CDOT with the addition of Laurel Avenue and Vail Avenue at the direction of the Petitioner.

Brie Carlson with FMK Architects reviewed the building architecture and design. The building is designed so that it is stepped back from the sidewalk as to pull back the front elevation along Randolph and Colonial and include two-story window openings to provide relief from the building scale. Building accents include a nod to the tenant and the history of the Site.

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

Attendees inquired about Flagship and its previous developments. The developers have been involved in projects from Gaston County to California and have transferred their expertise to this medical office development. This project will be one of the largest developed to date for Flagship Healthcare Properties.

Attendees expressed concerns with traffic along Vail Avenue and potential signal at Randolph and Colonial. Michael Wickline explained that the traffic counts are being calculated using growth rates and previous studies due to COVID-19 and do not reflect currently reduced traffic conditions. The distance to the signal at Randolph Road and N. Caswell would cause issue with construction of a full movement signal at Randolph Road and Colonial Avenue. The Petitioner will continue to work with CDOT to address any potential concerns and has committed to all transportation improvements requested by CDOT at this time. Although this project does not warrant the study of Vail Avenue past Colonial Avenue, the petitioner found future roadway improvements are planned at the intersection of Vail Avenue and Laurel Avenue.

One attendee asked about the hours of operation in coordination with the surrounding medical office buildings. Blair Primis explained that this is not an emergency practice and maintains typical daytime office hours.

Attendees inquired about the potential open space at the corner of Vail Avenue. Improvements could include a pocket park or seating area that offers amenities to the community.

One attendee inquired about the proposed timeline. Mr. Baccich explained that the development could begin construction late this year with a duration of 20-22 months.

Keith MacVean thanked everyone for their attendance. The meeting was adjourned.

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

The Petitioner will continue to work with the community and CDOT to mitigate potential traffic impacts due to this development.

cc: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Dev Gregg, Flagship Healthcare Properties  
Thorn Baccich, Flagship Healthcare Properties  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2020-141	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2020-141	12703901	PRESBYTERIAN MEDICAL CARE CORP			C/O NOVANT HEALTH, INC	2085 FRONTIS PLAZA BLVD	WINSTON-SALEM	NC	27103
2020-141	12703909	PRESBYTERIAN MEDICAL CARE CORP			C/O NOVANT HEALTH, INC	2085 FRONTIS PLAZA BLVD	WINSTON-SALEM	NC	27103
2020-141	12708602	MERCY HOSPITAL INC				2000 E 5TH ST	CHARLOTTE	NC	28204
2020-141	12708631	MERCY HOSPITAL INC	ATTN: LEGAL DEPT			PO BOX 32861	CHARLOTTE	NC	28232
2020-141	12708701	ROPER FAMILY LIMITED	PARTNERSHIP			1200 WAREHAM CT	CHARLOTTE	NC	28207
2020-141	12708702	ROPER FAMILY LIMITED	PARTNERSHIP			1200 WAREHAM CT	CHARLOTTE	NC	28207
2020-141	12708703	BELGRAVIA INVESTMENTS LLC				7655 STONECROFT PERK DR	CHARLOTTE	NC	28226
2020-141	12708704	SOU MEDICAL INVESTORS INC			% SOUTHERN REAL ESTATE	4201 CONGRESS ST STE 170	CHARLOTTE	NC	28209
2020-141	12708708	CHARLOTTE PIPE & FOUNDRY CO				2109 RANDOLPH RD	CHARLOTTE	NC	28207
2020-141	12708709	CHARLOTTE PIPE & FOUNDRY CO				2109 RANDOLPH RD	CHARLOTTE	NC	28207
2020-141	12708714	CHARLOTTE PIPE & FOUNDRY CO				PO BOX 35430	CHARLOTTE	NC	28235
2020-141	12708715	CHARLOTTE PIPE & FOUNDRY CO				2109 RANDOLPH RD	CHARLOTTE	NC	28207
2020-141	12708716	SOU MEDICAL INVESTORS INC			% SOUTHERN REAL ESTATE	4201 CONGRESS ST STE 170	CHARLOTTE	NC	28209
2020-141	12708717	CGH PROPERTIES LLC				150 FAIRVIEW RD UNIT 120	MOORESVILLE	NC	28117
2020-141	12708718	ROPER FAMILY LIMITED	PARTNERSHIP			1200 WAREHAM CT	CHARLOTTE	NC	28207
2020-141	12708719	SOU MEDICAL INVESTORS INC			% SOUTHERN REAL ESTATE	4201 CONGRESS ST STE 170	CHARLOTTE	NC	28209
2020-141	12708720	ROPER FAMILY LIMITED	PARTNERSHIP			1200 WAREHAM CT	CHARLOTTE	NC	28207
2020-141	12708721	ROPER FAMILY LIMITED	PARTNERSHIP			1200 WAREHAM CT	CHARLOTTE	NC	28207
2020-141	15501101	BANK OF MECKLENBURG			C/O NATIONAL TAX SEARCH, LLC	303 EAST WACKER DR, SUITE 1040	CHICAGO	IL	60601
2020-141	15501117	ANDRINOPOULOS REALTY LLC				5820 PORTBURN RD	CHARLOTTE	NC	28211
2020-141	15501209	RANDOLPH ROAD REDEVELOPMENT LLC				9204 HEYDON HALL CR	CHARLOTTE	NC	28210
2020-141	15501212	NOVANT HEALTH INC				2085 FRONTIS PLAZA BLVD	WINSTON-SALEM	NC	27103
2020-141	15501213	FARLEY	THOMAS W	LINDA L	FARLEY	118 S COLONIAL AVE UNIT A	CHARLOTTE	NC	28207
2020-141	15501214	SHAH-KHAN	SARDAR MUSTAFA	CAROLINE S	SHAH-KHAN	118 S COLONIAL AVE UNIT B	CHARLOTTE	NC	28207
2020-141	15501215	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207
2020-141	15501216	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207
2020-141	15501217	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207
2020-141	15501218	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207

2020-141	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-141		Ashley	Finney	2623 Vail Avenue		Charlotte	NC	28207
2020-141		Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2020-141		Madison	Hall	2513 Vail Ave	1	Charlotte	NC	28207
2020-141		Sean	Smith	318 Queens Rd		Charlotte	NC	28204
2020-141	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2020-141	Bruce Irons Camp Fund	Mollie	James	725 Providence Road	212	Charlotte	NC	28207
2020-141	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2020-141	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2020-141	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2020-141	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2020-141	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2020-141	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2020-141	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2020-141	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2020-141	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2020-141	Cherry/ Elizabeth	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2020-141	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2020-141	Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2020-141	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2020-141	Elizabeth	Stylianios	Alatsis	100 N. Laurel Ave		Charlotte	NC	28207
2020-141	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2020-141	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2020-141	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2020-141	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2020-141	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2020-141	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2020-141	Grier Heights Community Improvement Organization	Levon	Edwards	241 Heflin St		Charlotte	NC	28205
2020-141	Grier Heights Community Improvement Organization	Stacey	Brown	220 Fannie Circle		Charlotte	NC	28205
2020-141	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2020-141	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2020-141	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2020-141	Sunshine Media Network	Jennifer	Moxley	223 N Dotger Ave E3		Charlotte	NC	28207
2020-141	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-141– Flagship Healthcare Properties**

Subject: Rezoning Petition No. 2020-141  
Petitioner/Developer: Flagship Healthcare Properties  
Current Land Use: Office  
Existing Zoning: O-2  
Rezoning Requested: MUDD(CD)

**Date and Time of Meeting:** ***Wednesday, January 6, 2021 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 2020-141 in your response.***

Date of Notice: 12/18/2020

We are assisting Flagship Healthcare Properties (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the parcels generally located at the northeast intersection of Randolph Road and N. Colonial Avenue (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 January 5.*

**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 ± 1.55-acre Site from O-2 to MUDD(CD), to allow the redevelopment of the Site with a medical office building and an associated parking structure. The rezoning petition proposes to develop a six (6) story medical office building with up to 117,00 gross square feet. The medical office building will be utilized by Ortho Carolina which is also one of the current uses on the Site.

The proposed office building will front on Randolph Road and N. Colonial Avenue. The proposed parking structure will have frontage on N. Colonial and Vail Avenues. The proposed parking structure will be treated architecturally to blend with the proposed office building. In addition, the proposed parking structure will be provided with extensive landscaping and an enhanced setback of 36 feet along Vail Avenue. This treatment will help create a comfortable pedestrian environment along Vail Avenue.

The rezoning site plan will make streetscape improvements along Randolph, N. Colonial, and Vail Avenue. Each of these streets will be improved with eight (8) foot sidewalks and eight (8) foot or wider planting strips for street trees.

An improved urban open space area will be provided along Randolph Road. The proposed urban open space will be improved with seating areas, landscaping and lighting. Access to the Site will be from N Colonial Avenue, Vail Avenue and Randolph Road. The proposed access to Randolph Road is an exit only driveway that will be utilized only by service vehicles.

### 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, January 6, 2021, 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: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Dev Gregg, Flagship Healthcare Properties  
Thorn Baccich, Flagship Healthcare Properties  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



## 2020-141 Rezoning Community Meeting Attendees

Jan 6, 2021

1. Clif Settlemyer
2. Evan Kettler
3. Mel
4. Charles Blotnick
5. Chris Socha - Edifice
6. Rob Carr
7. Clif Settlemyer
8. Micki McDonough
9. Garrett Benge
10. Sarah Crowder
11. Beth Haenni
12. Chris Warren
13. Lisa Yagla
14. John Crehore
15. Will
16. Kcherep
17. John Crehore
18. Phil G
19. Joe Shull
20. Carrie Renegar
21. Steve Kaufman