

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-166

Petitioner: C4 Investments, LLC
Rezoning Petition No.: 2020-166
Property: ± 8.73 acres generally located at 6230 Statesville 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 Wednesday, December 2, 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 11/18/2020. 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 Wednesday, December 2, 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 Tim Sittema with C4 Investments, LLC, Thomas Wright SGANW, and Jenna Kennedy with LandDesign. Also, in attendance were Jeff Brown and Bridget Grant 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 introduced the development team to the audience and turned it over to the Petitioner, Tim Sittema, with C4 Investments, LLC. Mr. Sittema gave a brief overview of the Charlotte based company and development team, highlighting their commitment to provide high-quality and affordable communities.

Ms. Grant reviewed the conditional zoning process and its developmental benefits to the community. This site is in a location that provides access to schools, parks, public transit, bike lanes, neighborhood services, and employment opportunities.

The site plan for this rezoning proposes up to 156 mixed-income residential units with parking interior to the site. The community will have frontage on Statesville Road and include clubhouse amenities. A 30-foot buffer will be provided along the back periphery of the development with access from Statesville Road.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Adjacent property owners inquired about the addition of a fence to mitigate walk-through traffic. Mr. Sittema was not aware of the current foot traffic and committed to explore fence and buffer options.

Attendees asked about buffers and site drainage. The proposed 30-foot buffer will be a combination of new and existing trees. The existing berm level has not been studied but will be as the site develops. The detention area is proposed for the lowest point of the site to mitigate current and future run off.

The Petitioner anticipates beginning construction in the first quarter of 2022 with an occupancy in the latter part of 2023.

Bridget Grant thanked everyone for their time and attendance. The meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner will continue to work with the adjacent property owners and explore options to install a fence in combination with the buffer plantings.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Tim Sittema, C4 Investments, LLC
John Butler, C4 Investments, LLC
Barry James, C4 Investments, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

2020-166	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-166	04124201	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-166	04124209	1415 WATERMARK LLC				204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-166	04124210	BELK	BASCOM V JR		C/O B V B PROPERTIES	204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-166	04542101	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2020-166	04542102	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR		CHARLOTTE	NC	28202
2020-166	04543113	HARTON	HEIRS			UNKNOWN		CHARLOTTE	NC	00000
2020-166	04543117	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2020-166	04543118	GP PORTFOLIO LANDLORD #4 LLC				2999 WILDWOOD PARKWAY		ATLANTA	GA	30339
2020-166	04543119	PATEL	VALLABHBHAI N			PO BOX 1919		HUNTERSVILLE	NC	28070
2020-166	04543120	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2020-166	04543122	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-166	04543123	GOLZAR	BABAK		HASSAN RADMANESH	8811 GRUENEWALD LN		CHARLOTTE	NC	28210
2020-166	04543126	KANGDA LLC				11016 GREENHEAD VIEW RD		CHARLOTTE	NC	28262
2020-166	04543127	EDWARDS	EVA P	TRUST	EVA EDWARDS FAMILY LEGACY	3433 KEITH DR		CHARLOTTE	NC	28269
2020-166	04543128	EICH IV	ERNEST PAUL	MISTY D	EICH	3535 KEITH DR		CHARLOTTE	NC	28269
2020-166	04543131	MULLIS	GENE B	NANCY L	MULLIS	6000 LINDA VISTA LN		CHARLOTTE	NC	28216
2020-166	04543137	BELK	B V JR			204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2020-166	04543145	MCCAIN	QUDONNA S		JOYCE J MCCAIN	5934 TWIN BROOK DR		CHARLOTTE	NC	28269
2020-166	04543146	CANADY	CAROLYN MICHELLE			3537 TRACEY GLENN CT		CHARLOTTE	NC	28269
2020-166	04543147	MILLER	MARCELINO	SANDRA	MILLER	2136 E SPAULDING CT		LONG BEACH	CA	90804
2020-166	04543148	BOGGIO	JAMIE ARTURO DE LOS RIOS	NELLY FRANCIS JUNELL RUBIN	PFLUCKER	3523 TRACY GLENN CT		CHARLOTTE	NC	28269
2020-166	04543149	TORRES	ARMINDA			709 E WINDSOR RD APT 2		GLENDALE	CA	91205
2020-166	04543150	WILSON	DONNA L			3509 TRACY GLENN CT		CHARLOTTE	NC	28269
2020-166	04543151	GARCIA	TERESA M		NEHENIAS M MURCIA	3505 TRACY GLEN CT		CHARLOTTE	NC	28269
2020-166	04543152	MURCIA	JOSE W			3504 TRACY GLENN CT		CHARLOTTE	NC	28269
2020-166	04543153	SMITH	RONALD			3510 TRACY GLENN CT		CHARLOTTE	NC	28269
2020-166	04543154	BURNETT	CONTESSA R			3518 TRACY GLENN CT		CHARLOTTE	NC	28269
2020-166	04543155	COOPER	DANELL D			4639 AUSTIN DEKOTA DR		CHARLOTTE	NC	28269
2020-166	04543156	HERNANDEZ	SONIA			4635 AUSTIN DEKOTA DR		CHARLOTTE	NC	28269
2020-166	04543246	CADET	CARMEN			3935 WANAMASSA DR		CHARLOTTE	NC	28269
2020-166	04543247	HUA	LUAN			71-18 32ND AVE		EAST ELMHURST	NY	11370
2020-166	04543248	GALLAGHER	DANIEL J			4003 WANAMASSA DR		CHARLOTTE	NC	28269
2020-166	04543249	TURNER	JAMES L	YOLANDA D	TURNER	4007 WANAMASSA DR		CHARLOTTE	NC	28269
2020-166	04543250	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2020-166	04543254	LESLIE BROOKE HOMEOWNERS ASSOC				2716 WESTPORT RD		CHARLOTTE	NC	28208

EXHIBIT A

2020-166	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-166	Brown's Cove	Sherry	Rathod	5901 Statesville Rd		Charlotte	NC	28269
2020-166	Callaway Homeowners Association	Sam	Hicks	5901 Statesville Rd		Charlotte	NC	28269
2020-166	Devongate Homeowners Association	Sara-Marie	Miller	4463 Devonhill Ln		Charlotte	NC	28269
2020-166	Gibbon Woods	Tyler	Ferguson	4620 Gibbons Link Rd		Charlotte	North Carolina	28269
2020-166	Greenville Neighborhood	Anecia	Pharr	3440 Kelsey Emma Ct		Charlotte	NC	28269
2020-166	Oakbrooke Community Homeowners Association	Mario	French	5103 Mintvale Dr		Charlotte	NC	28269
2020-166	Scotsborough Homeowners Association	Scott	Hall	4427 Brandie Glen Rd		Charlotte	NC	28269
2020-166	Sunstone Community Organization	Carla	Cunningham	6129 Sunbridge Ct		Charlotte	NC	28269

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-166 – C4 Investments, LLC

Subject: Rezoning Petition No. 2020-166
 Petitioner/Developer: C4 Investments, LLC
 Current Land Use: Vacant
 Existing Zoning: O-1(CD)
 Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, December 2, 2020 at 6:30 p.m.**

Virtual Meeting RSVP: ***Please email BridgetGrant@mvalaw.com to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation material. Reference petition 2020-166 in your response.***

Date of Notice: 11/18/2020

We are assisting C4 Investments (the “Petitioner”) on a request recently filed to rezone an approximately ±8.73 acre site located at 6230 Statesville Road (the “Site”) from O-1(CD) to UR-2(CD). The request is to allow the development of the site with residential uses with access from Statesville Road.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. 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, December 2, 2020, at 6:30 p.m.

Please email BridgetGrant@mvalaw.com to provide your email address in order to receive a secure virtual meeting link by November 30th.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting.

Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
 David Pettine, Charlotte Planning, Design and Development Department
 Tim Sittema, C4 Investments, LLC
 John Butler, C4 Investments, LLC
 Barry James, C4 Investments, LLC
 Jeff Brown, Moore & Van Allen, PLLC
 Bridget Grant, Moore & Van Allen, PLLC

Site Location



EXHIBIT C

Miguel garcia <yellowspydergst@icloud.com>

Ernest Eich <ernestpeich@gmail.com>

Ellie kang <ellie.yikang@gmail.com>

Socorro Perez <torres647@msn.com>

sfcvalle@gmail.com

cielo1nic@gmail.com.

John Edwards <churchhealthresources@gmail.com>