

Holabird Lane and West Blvd Townhome Subdivision Community Meeting Report

COMMUNITY MEETING REPORT
Petitioner: Exponential Development, LLC
Rezoning Petition No. 2021-015

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 (02/10/21). A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on (02/23/21) at (7:00pm) through Microsoft Teams at this hyperlink (https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJiZmVhNDAtY2RiNi00YjFhLThjNTUtYmIwZmY5NzZlMTNk%40thread.v2/0?context=%7b%22Tid%22%3a%22354619d1-eb70-4490-b9be-08842a4c270e%22%2c%22Oid%22%3a%226b88b1e5-0073-4990-805b-33f1746006ab%22%7d).

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by (Brandon Maxwell of Exponential Development, LLC and Tracey McCormick and Caleb Carpenter of McKim & Creed).

SUMMARY OF PRESENTATION/DISCUSSION:

Minutes: The Petitioner's agent, Tracey McCormick, welcomed Councilwoman Victoria Watlington and introduced the Petitioner's team (Brandon Maxwell of Exponential Development, LLC. Tracey McCormick indicated that the Exponential Development LLC. proposed to rezone approximately 2.56 acres of the Holarbird Lane and West Blvd site located at 3010 West Blvd, Charlotte, NC 28208 from the B-IS CD zoning to R-22MF (CD) zoning. Tracey McCormick, Councilwoman Watlington and the Petitioner's team awaited for others notified by mail to join in but no additional members joined in. Councilwoman Watlington asked for Exponential Development, LLC to reach out to the West Blvd Neighborhood Coalition to schedule another meeting with them to see if there was any additional community feedback and she left the meeting. The meeting ended at 8:30 with no additional attendees.

Respectfully submitted, this 12th day of March, 2021.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

2021-015	11502190	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
2021-015	11502191	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
2021-015	11502192	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
2021-015	11502193	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
2021-015	11502194	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
2021-015	11502195	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666
2021-015	11502196	CHARLOTTE HOLDINGS 113 LLC				300 FRANK W BURR BLVD STE 68		TEANECK	NJ	07666

2021-015	11504507	RICKENBACKER ENTERPRISES LLC				3330 NORTH TRYON ST		CHARLOTTE	NC	28206
2021-015	11504508	HEDGES & HIGHWAYS EVANGELISTIC	CHURCH OF SALVATION			2796 HUDSON POULTRY RD		IRON STATION	NC	28080
2021-015	11504601	EXPONENTIAL DEVELOPMENT LLC				101 N TRYON ST UNIT 629		CHARLOTTE	NC	28246
2021-015	11504602	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2021-015	11504603	HEDGE HWY EVANGELISTIC	CHURCH OF SALVATION TR			2796 HUDSON POULTRY RD		IRON STATION	NC	28080
2021-015	11504611	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2021-015	11504612	3021 NESBITT LLC				13000 S TRYON ST STE F-222		CHARLOTTE	NC	28278
2021-015	11504613	EXPONENTIAL DEVELOPMENT LLC				101 N TRYON ST UNIT 629		CHARLOTTE	NC	28246
2021-015	14308101	SOUTHERN REGION INDUSTRIAL REALTY CO			C/O TAX DEPT	3 COMMERCIAL PL		NORFOLK	VA	23510
2021-015	14308102	RJN HOLDINGS LLC				13663 PROVIDENCE RD STE 236		MATTHEWS	NC	28104
2021-015	14308103	ZACARIAS	JULIANO M			3007 WEST BLVD		CHARLOTTE	NC	28208
2021-015	14308104	SOUTHERN REGION INDUSTRIAL REALTY CO			C/O TAX DEPT	3 COMMERCIAL PL		NORFOLK	VA	23510
2021-015	14308106	HARRIS	ELEANOR	KENNETH R	HARRIS	16428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2021-015	14308107	WEST BLVD LAND	TRUST			3316 N TRYON ST		CHARLOTTE	NC	28206
2021-015	14308108	MORRIS	MARCUS DEONTE			2518 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2021-015	14308153	GEAN	ALVIN KRUAH	MARTHA	GEAN	5617 WINSLOW AV NW		CONCORD	NC	28027
2021-015	14308155	GEAN	ALVIN KRUAH	MARTHA	GEAN	5617 WINSLOW AV NW		CONCORD	NC	28027
2021-015	14308159	GEAN	ALVIN KRUAH	MARTHA	GEAN	5617 WINSLOW AVE NW		CONCORD	NC	28027
2021-015	14524220	CHARLOTTE RESCUE MISSION				PO BOX 33000		CHARLOTTE	NC	28202
2021-015	14524222	STROUD	ANYSSA M		MOLLIE G STROUD ESTATE	934 WOODINGTON LN		CHARLOTTE	NC	28214

2021-015	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-015	Arbor Glen Homeowners Association	Evelyn	Jones	1600 Spring Forest Dr	Unit B	Charlotte	NC	28208
2021-015	Bethlehem Center's OST	Georgett	Johnson	1720 Vilma St		Charlotte	NC	28208
2021-015	Carmel Valley Homeowners Association	Karl	Kasten	2732 Capitol Dr		Charlotte	NC	28208
2021-015	Montibello	Robin	Jones	2741 Mayfair Avenue		Charlotte	NC	
2021-015	Parkview East	Christine	Howell	2508 Old Steele Creek Rd		Charlotte	NC	28208
2021-015	Plaza Shamrock Neighborhood Association	Ervie	Pridgen	3036 Markland Dr		Charlotte	NC	28208
2021-015	Ponderosa - Wingate	Beverly	Clark	2813 Mayfair Ave.		Charlotte	NC	28208
2021-015	Ponderosa Neighborhood Association	Elfredia	Brown	3036 Markland Dr		Charlotte	NC	28208
2021-015	Reid Park Neighborhood Association	Harriette	Mahoney	2930 Reid Av		Charlotte	NC	28208
2021-015	Reid Park Neighborhood Association	Rickey	Hall	2415 Lester Street		Charlotte	NC	28208
2021-015	Westerly Hills Neighborhood Association	Lillie	Williams	2619 Christie St		Charlotte	NC	28208
2021-015	Wingate Community	Darlene	Boyd	2644 Mayfair Ave		Charlotte	NC	28208
2021-015	Wingate Neighborhood Association	Garrick	Combs	1627 Dodge Avenue		Charlotte	NC	28208
2021-015	Wingate Neighborhood Association	Robin	Jones	2741 Mayfair Ave		Charlotte	NC	28208

EXHIBIT B
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Exponential Development, LLC to rezone approximately 2.556 acres located at 3010 West Blvd, Charlotte, NC 28208 to allow development of 31 townhomes.

Date and Time of Meeting: Tuesday, 02/23/2021 at 7:00 PM.

Place of Meeting: Online at https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJiZmVhNDAtY2RiNi00YjFhLThjNTUtYmIwZmY5NzZlMTNk%40thread.v2/0?context=%7b%22Tid%22%3a%22354619d1-eb70-4490-b9be-08842a4c270e%22%2c%22Oid%22%3a%226b88b1e5-0073-4990-805b-33f1746006ab%22%7d

Petitioner: Exponential Development, LLC

Petition No.: RZP-2021-015

We (Mckim and Creed) are assisting Exponential Development, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 2.556-acre site (the "Holabird Lane & West Blvd" site) located at 3010 West Blvd, Charlotte, NC 28208 from the B-1S CD zoning district to R-22MF (CD) zoning district. The purpose of the rezoning is to permit the development of 31 townhomes on parcels 11504601 & 11504613.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, 02/23/2021, 7:00 PM, online at https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJiZmVhNDAtY2RiNi00YjFhLThjNTUtYmIwZmY5NzZlMTNk%40thread.v2/0?context=%7b%22Tid%22%3a%22354619d1-eb70-4490-b9be-08842a4c270e%22%2c%22Oid%22%3a%226b88b1e5-0073-4990-805b-33f1746006ab%22%7d. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Tracey McCormick at 704-841-2588.

cc: Victoria Watlington

Date Mailed: 02/10/2021

EXHIBIT C

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Exponential Development, LLC

Rezoning petition Number 2021-015

Date

Name	Address	Phone	Email

Add additional sheets as needed