

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-047**

**Petitioner:** Carolyn Associates Owner, LLC  
**Rezoning Petition No.:** 2021-047  
**Property:** ± 27.41 acres located at 400 Carolyn Lane (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 Tuesday, May 11, 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 4/27/2021. 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 Tuesday, May 11, 2021, at 6:00 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 representative at the required Community Meeting was Ian Wagoner with Carolyn Associates Owner, LLC. Also, in attendance were Keith MacVean and Djuana 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 conditional rezoning schedule and proposed site plan. This rezoning request is for a Site Plan Amendment (SPA) to clarify notes within the previously approved plan. There is no change to the site plan or its conditions. Ian Wagoner, with Carolyn Associates Owner, LLC, explained that the previous plan depicted building envelopes without a specific number of buildings. The SPA will allow for additional buildings on the site to offer smaller clusters of townhomes units, providing a better transition from the adjacent single-family homes. This will not change the total number of units allowed on the Site. Mr. Wagoner further explained the SPA revises language as it pertains to the partnership to extend Prine Place (formerly Dave McKinney). Efforts are on-going to coordinate the roadway extension.

The meeting was opened for questions.

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

Attendees inquired if the units would be owner occupied or rental units. It was explained that the intention is to have the townhome units be for sale with an HOA in place to govern occupancy guidelines. The HOA would be selected by the builder.

Attendees asked about parking and roadway improvements and the potential for a traffic signal. The proposed development will offer on-street parking. The roadways constructed will be to a public standard with two lanes and recessed parking spaces. There will be no construction traffic through the neighborhood as Brooke Nicole Place will not be opened until after the City has taken over maintenance at the completion of construction. Carolyn Lane along the Site's frontage will be repaved as well. Mr. Wagoner explained that while a traffic signal will not be installed at University City Blvd at this time, it is still being actively discussed and pursued.

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

There are no changes because of this meeting

cc: Renee Perkins-Johnson, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Ian Wagoner, Carolyn Associates Owner, LLC  
Jason Fish, Carolyn Associates Owner, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2021-047	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-047	04922223	PROGRESS RESIDENTIAL BORROWER 7 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2021-047	04922224	MCKELVEY	WANDA G			7803 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922225	LARK	TIASHA N			7809 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922226	PACIFIC OAKS AND ORCHARD, LLC				235 CORPORATE CENTER DR	SUITE 100	STOCKBRIDGE	GA	30281
2021-047	04922227	PACIFIC OAKS AND ORCHARD, LLC				235 CORPORATE CENTER DR	SUITE 100	STOCKBRIDGE	GA	30281
2021-047	04922228	CABREJA	MIGUEL A			7827 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922229	CONTRERAS	JUAN MANUEL ESPINOZA			7831 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922230	SHU	XIAOQIONG	XUEYU	SHI	7835 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922231	TRIMBACH	MAURINE ANN		ALFRED R AND MAURINE ANN TRIMBACH LIVING TRUST	33 MEADOW HILL DR		TIBURON	CA	94920
2021-047	04922232	KOPITPOULOU	CHRISTINA	MARCUS	HULBERT	744 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922233	CANTLEBERRY	JAMES	CHALLISE	CANTLEBERRY	736 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922234	BOONE	WESLEY K	FIONA	MUGABA	733 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922235	NGUYEN	TAM THANH	TRACY TRAN	NGUYEN	737 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922236	JOYNER	DANYELLE C			741 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922237	CAMPBELL	LETECIA			745 BROOK NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922238	CHRISTIAN	HALLELUJAH	MEENA	CHRISTIAN	749 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922239	HORSFORD	YANIQUE			803 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922272	WELLS	STANLEY	BERNADETTE L	MATTHEWS-WELLS	4436 MURDOCK AVE		BRONX	NY	10466
2021-047	04922273	HUYNH	VANG	THUY T	NGUYEN	8113 MISTY EVE LN		CHARLOTTE	NC	28213
2021-047	04922274	DESSIE	ABEY T			8121 MISTY EVE LN		CHARLOTTE	NC	28213
2021-047	04922280	HAYMOND	VONDA			810 BROOKE NICOLE PLACE		CHARLOTTE	NC	28213
2021-047	04922281	POTTS	PERTINA	JEVON L	MOORER	806 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2021-047	04922282	TATE	JIANN MARIE			7832 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922283	MURRAY	BASHIRI	DEMEKA	MURRAY	7826 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922284	PEELER	MATTHEW	ELAINA	PEELER	7820 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04922285	BELL	ANTULAH K	SHEENA	BELL	7814 ROCKLAND DR		CHARLOTTE	NC	28213
2021-047	04923103	CHARLOTTE-MECKLENBURG GOVERNMENT CENTER				600 EAST FOURTH ST 5TH FLOOR		CHARLOTTE	NC	20802
2021-047	04923127	BRADY	MICHAEL			208 E 90TH ST APT 1W		NEW YORK	NY	10128
2021-047	04923128	ZORKO	MIROSLAV			7731 BATAVIA LN		CHARLOTTE	NC	28213
2021-047	04923129	MOK	MICHAEL S	ALINA	MOM	7733 BATAVIA LN		CHARLOTTE	NC	28213
2021-047	04923130	WEINSTEIN	RAYMOND	JACQUALYN T	WEINSTEIN	7737 BATAVIA LN		CHARLOTTE	NC	28213
2021-047	04923131	MICHAEL	KERRY A	CHARLES E	MICHAEL	7740 BATAVIA LN		CHARLOTTE	NC	28213
2021-047	04923132	MILLER	STEVEN R	CAROLYN H	MILLER	7738 BATAVIA LN		CHARLOTTE	NC	28213
2021-047	04923133	BEATTY	CURTIS M III			7736 BATAVIA LN		CHARLOTTE	NC	28256
2021-047	04923152	CHARLOTTE STUDENT HOUSING DST			C/O INLAND PRIVATE CAPITAL CORPORATION	PO BOX 3666		OAK BROOK	IL	60522
2021-047	04924106	A & G BROTHERS LLC				5932 MARSAILLES CT		CHARLOTTE	NC	28277
2021-047	04924112	ALDUROOBI REAL ESTATE LLC				3412 THISTLE BLOOM CT		CHARLOTTE	NC	28269
2021-047	04924118	A&G BROTHERS LLC				5932 MARSAILLES CT		CHARLOTTE	NC	28277
2021-047	04924201	LEMCKERT	STEPHANUS T	SUSAN E	LEMCKERT	616 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924202	ARNOLD	BENJAMIN			600 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924203	WELLS	HENRY JAQUES			540 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924204	NGUYEN	KATHY LAUREN			200 KAREN CT		CHERRYVILLE	NC	28021
2021-047	04924205	GUPTA	ABHISHEK			308 HIDDEN COVE LN		MATTHEWS	NC	28104
2021-047	04924207	CAROLYN ASSOCIATES OWNER LLC			C/O THE SPECTRUM COMPANIE	300 S TRYON ST STE 200	ATTN BRENT REEL	CHARLOTTE	NC	28202
2021-047	04924212	SANTUARY 4POINT CHARLOTTE LLC				415 ROCKING CHAIR LN		FORT MILL	SC	29708
2021-047	04924221	JOHNSTON	ARNOLD W			12300 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078
2021-047	04924223	COUSINS	SHAVANNA SHAREE			508 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924224	PIPER	COURTNEY CRISTIN			442 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924225	CHISTOL	DANIEL			436 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924226	CHISTOL	PAVEL	MARIA	CHISTOL	430 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04924299	SANCTUARY AT CHARLOTTE LLC THE				8200 ROBERTS DR	SUITE 110	ATLANTA	GA	30350
2021-047	04925109	TARGET CORPORATION			C/O PROPERTY TAX DEPT T-1081	PO BOX 9456		MINNEAPOLIS	MN	55440
2021-047	04925110	ALANA F FODEMANT LLC				160 BEAGLING HILL CIRCLE		FAIRFIELD	CT	06824
2021-047	04925210	OGBAI	RUSSOM W			PO BOX 5413		CONCORD	NC	28027
2021-047	04925302	BRYNN	JUSTIN OLIVER	SAYRA H	BRYNN	725 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04925304	GEORGE	JAMES ADEBAYOH	SUSAN E	GEORGE	505 CAROLYN LN		CHARLOTTE	NC	28213
2021-047	04925308	BRYNN	SAYRA	JUSTIN	BRYNN	3306 LAKEWOOD EDGE DR		CHARLOTTE	NC	28269
2021-047	04930128	BRE RETAIL RESIDUAL NC OWNER LP			C/O RYAN LLC TAX COMPLIANCE	500 EAST BROWARD BLVD STE 1130		FORT LAUDERDALE	FL	33394

2021-047	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-047	Autumnwood Community	Cynthia	King	1131 Autumnwood Lane		Charlotte	NC	28213
2021-047	Autumnwood Community Association	John	Neilson	1016 Autumnwood Ln		Charlotte	NC	28213
2021-047	Autumnwood Community Association	Joyce	Upchurch	6501 Stonehill Ct		Charlotte	NC	28213
2021-047	Autumnwood Community Association	William H.	Jett	7041 Summer Pl		Charlotte	NC	28213
2021-047	Autumnwood Neighborhood Association	Brenda	Ratliff	6509 Dougherty Dr		Charlotte	NC	28213
2021-047	Back Creek Chase Homeowners Association	Selina	Stewart	8640 University City Blvd	A3#101	Charlotte	NC	28213
2021-047	Back Creek II Homeowners Association	Felicia	Thompkins	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2021-047	Back Creek II Homeowners Association	Gregory A.	Phipps	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2021-047	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2021-047	Brookside Lane Business Watch	Barry	Gemberling	217 Brookside Lane		Charlotte	NC	28221
2021-047	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2021-047	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2021-047	Chastain Homeowners Association	Laura	Griggs	526 Owen Bv		Charlotte	NC	28213
2021-047	College Downs Community Association	Cheri	Strickland	8840 University City Blvd		Charlotte	NC	28213
2021-047	College Downs Community Association	Glenda	Martin	9013 Nottoway Dr		Charlotte	NC	28213
2021-047	College Downs Community Association	Meg	Morgan	9001 Nottoway Drive		Charlotte	NC	28213
2021-047	Crab Orchard Neighborhood Association	Challise	Cantleberry	736 Brooke Nicole Place		Charlotte	NC	28213
2021-047	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2021-047	Garden Renaissance In The South (GRITS)	Don	Boekelheide	7117 Leaves Lane		Charlotte	NC	28213
2021-047	Grenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2021-047	MeckEd	Tiyana	Brown	8211 University Ridge	308	Charlotte	NC	28213
2021-047	NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
2021-047	Newell/ Rocky River Road	Tamara	Glover	8616 Knollwood Circle		Charlotte	NC	28213
2021-047	Rocky River Village	Michelle	Pighet	518 Elsberry Lane		Charlotte	NC	28214
2021-047	Shady Hills Community Association	Elliott	Glover	808 Carolyn Ln		Charlotte	NC	28213
2021-047	Thomasboro Neighborhood Association	Bill	Jones	7117 Leaves Ln		Charlotte	NC	28213
2021-047	Thomasboro Neighborhood Association	Vanessa	Johnson	7117 Leaves Ln		Charlotte	NC	28213
2021-047	University Center	Robert	Mcelhaney	6107 Lewis St	7109	Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2021-047 – Carolyn Associates Owner, LLC**

Subject: Rezoning Petition No. 2021-047  
Petitioner/Developer: Carolyn Associates Owner, LLC  
Current Land Use: Vacant/Residential  
Existing Zoning: UR-2(CD)  
Rezoning Requested: UR-2(CD) SPA

**Date and Time of Meeting:** **Tuesday, May 11, 2021 at 6:00 p.m.**

**Virtual Meeting Registration:** ***Please register at <https://attendee.gotowebinar.com/register/7500766484618225936> to receive a secure meeting link.***

Date of Notice: 4/27/2021

We are assisting Carolyn Associates Owner, LLC (the “Petitioner”) on a recently filed request for a Site Plan Amendment to the previously approved rezoning of the approximately ±27.41-acre site located at 400 Carolyn Lane (the “Site”). The request will update the approved conditional plan to remove a note that indicated the total number of buildings proposed which did not align with approved conditional site plan. The Petition will also update the conditional notes regarding the Petitioners work with the City to extend Dave McKinney Boulevard. No other changes to the previously approved conditional plan are proposed.

The number of units or type of units proposed does not change and no changes are proposed to required buffers or landscape treatments.

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 Tuesday, May 11, 2021, at 6:00 p.m.**

***Please register at <https://attendee.gotowebinar.com/register/7500766484618225936> in order to receive a secure virtual meeting link.***

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) or call **704-331-3531** 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: Renee Perkins-Johnson, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Ian Wagoner, Carolyn Associates Owner, LLC  
Jason Fish, Carolyn Associates Owner, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**2021-047 – Carolyn Associates  
Rezoning Community Meeting Attendance**

1. Jim Cantleberry [jcandleberry@gmail.com](mailto:jcandleberry@gmail.com)
2. Susan Lemckert [selemckert@aol.com](mailto:selemckert@aol.com)
3. Danyelle Joyner [djoyner75@gmail.com](mailto:djoyner75@gmail.com)