

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-086

Petitioner: JAG Development Company, LLC
Rezoning Petition No.: 2021-086
Property: ± 4.5 acres located at 6300 Carmel 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 Thursday, August 5, 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 7/23/2021. 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 Thursday, August 5, 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 representatives at the required Community Meeting were Jeff Sledden and Adam Ricketts with JAG Development, Dan Melvin with LandDesign and Steve Lineberger with Cline Design Associates. Also, in attendance was, Keith MacVean 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 with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting for Rezoning Petition no. 2021-086 by JAG Development. He then introduced to the Petitioners representatives to the meeting attendees. He also explained to the participants how the virtual meeting format would work and reviewed the agenda. The Petitioner will start the meeting with a brief power point presentation and then the meeting will be open to questions by the attendees. Attendees will be able to un-mute their micro-phones so they can ask their questions.

Mr. MacVean provided the following information during the presentation. The Jefferson Apartment Group (JAG) is a full-service real estate firm specializing in acquisition, development and construction and property management services. The company was founded in 2009 by Jim Butz, Greg Lamb, James Duncan and Bob Timmins. The company is headquartered in Virginia and has also recently opened an office in Charlotte. Mr. MacVean then indicated the location of the Site on the east side of Carmel Rd. north of Hwy. 51 the address of the Site is 6300 Carmel Road. The Site is approximately 4.5 acres is currently developed with an older commercial building containing 26,800 square feet and is zoned MUDD-O as part of Rezoning Petition No. 2017-021. The Site as currently zoned can be developed with an additional 96,000

square feet of climate-controlled storage and 100,000 square feet of commercial uses. An existing climate-controlled storage building with approximately 104,000 square feet and an Open Tap restaurant currently under-going review for a building permit where also part of the 2017 rezoning petition and are adjacent to the Site. The previous petition allowed building heights of 50 and 65 feet on the Site. The Open Tap restaurant which will be located along Carmel Rd. and is limited to one story. The uses approved under the previous rezoning petition can generate over 6,600 trips per day.

Mr. MacVean then described the proposed Rezoning Petition No. 2021-086. The proposed rezoning petition would allow the Site to be developed with 305 multi-family residential units and up to 3,000 square feet of non-residential uses. Access to the Site would be from Carmel Rd. via to existing connections (a private street and an existing driveway). The proposed site plan would extend Carmel Center Drive the existing private street to the western property line and would also add two additional private streets, one to the north and one to the south to create a street network and block spacing as required by the subdivision regulations. The maximum building height would be 75 feet. Parking for the proposed residential units and the new commercial use(s) would be located within a parking structure wrapped by residential units as well as parking located under the smaller residential building. The proposed 305 residential units and 3,000 square feet of non-residential uses would replace the currently approved 100,000 of commercial uses and the 96,000 square feet of climate-controlled storage.

The proposed residential buildings would utilize quality building materials (e.g. masonry and cementitious siding). The proposed buildings are setback from Carmel Rd. creating an attractive back drop to the commercial buildings along Carmel Road. The proposed buildings and units will front on the interior private streets.

The following benefits of the proposed development were noted to the attendees:

- The addition of the residential community will improve the location and overall safety and feel of the neighborhood.
- The new residential community will bring high quality residential units to the area.
- The residential community represents new investment in the Carmel Rd. and Hwy. 51 Mixed-Use Activity Center
- The residential community will helps create a 10-minute walkable neighborhood (one of the next steps in the evolution of the Carmel Rd./Hwy. 51 commercial area).
- The proposed development will help strength and sustain the marketplace for retail and personal service uses in the area.
- The new development will generate less traffic than the currently allowed uses (2,213 versus 6,600 vehicular trips per day).

The presentation was then concluded, and the attendees were invited to ask questions.

II. Summary of Questions/Comments and Responses:

A question about the type of residential units that were proposed was asked. The Petitioner's representatives responded that the units would be a mix of one, two, and three-bedroom units (about 2% of the proposed 305 units would be three-bedroom units). The residential units would be Class A apartments and would be for rent. A question about the timeline for the proposed development was also asked. The rezoning schedule was described. The anticipated public hearing is Sept. 20th followed by a Zoning Committee meeting on October 5th and a City Council decision on October 18th. If the rezoning is approved construction is expected to start in the 2nd quarter of 2022 and it would take approximately 24 months to complete.

Questions about the traffic from the development, and access to the residential community were asked. It was explained that the proposed development will generate less than one third the number of trips than the existing entitlement would generate (2,200 trips per day versus 6,600 trips per day). It is anticipated the proposed residential community would add less than two cars per minute during the AM peak and just over two cars per minute in the PM peak. Access to the Site would be from the newly constructed Carmel Center Drive and from an existing private driveway. Both access points have been reviewed by CDOT and no improvements to the existing access points have been recommend. The redevelopment of the Site will include the construction of new private streets to create additional future connectivity and smaller blocks as required by the subdivision regulations. Some concern that the proposed trip generation from the development may have be underestimated was mentioned. It was explained that the trip generation amounts were based on the ITE manual that uses nationwide studies to determine trip generation amounts which have been found to be very reliable when estimating trip generation from different types of uses.

A comment about the importance of a well landscaped development was made. It was noted that having a well landscaped community was also very important to the Petitioner as the appearance and appeal of the community to future residents was part of what would help the residential community be successful. A specific landscape plan for the exterior areas of Site has been included with the rezoning petition. A question about signage was also asked and the Petitioner noted that having well designed and attractive signage that was in keeping with the character and quality of the residential community was also a very important aspect of the development. It was noted that having signage like what the new residential communities in SouthPark are providing would be good. The Petitioner noted that the signage for this Site would be of the same type and style to what has been done in SouthPark as that this proposed residential community would be very similar what has been developed in SouthPark.

A question about storm water run-off and control was asked by the owner of one of the units of the Carmel Professional Center. It was noted that the Site would have to comply PCO regulations and that storm water run-off would have to be controlled so not to exceed pre-development conditions. It was mentioned that the existing redevelopment that had occurred had created some problems for the existing storm water controls at the Carmel Professional Center, but those problems had been addressed. A request for information about that issue was made by Mr. Melvin.

Participants asked how they could get copies of the presentation. Copies of the presentation would be sent to any of the participants that would like a copy. Attendees were asked to email Mr. MacVean to request a copy.

The meeting was then concluded, and the participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner has added a specific landscape plan and proposed building rendering to the Petition. The Petitioner has also modified the conditional plan and notes to address comments from the residents regarding building materials, building design, landscape treatments, lighting, and signage.

- cc: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Jeff Sledden, Jefferson Apartment Group
Adam Ricketts, Jefferson Apartment Group
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED

2021-086	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-086	20924102	WATERFORD SQUARE APARTMENTS ASSOC LLC				PO BOX 1030		OFALLON	MO	63366
2021-086	20924103	CAP REAL ESTATE LLC				PO BOX 472045		CHARLOTTE	NC	28247
2021-086	20924117	AAROHAN LLC				7006 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2021-086	20924118	DAVID PAULSEN REVOCABLE LIVING	TRUST			7103 BRIGMORE DR		CHARLOTTE	NC	28226
2021-086	20924119	C&M INVESTMENTS-CHARLOTTE LLC				PO BOX 471026		CHARLOTTE	NC	28247
2021-086	20924120	KLUTZ	HUGH L JR	SUSAN	BLAIR-KLUTZ	5809 CHERRY HOLLOW LN		MATTHEWS	NC	28104
2021-086	20924121	PUTNAM	EDWIN Y		PATRICIA B PUTNAM	6404 CARMEL RD STE 203		CHARLOTTE	NC	28247
2021-086	20924122	CHOI	SUNG IL			3518 ARBORHILL RD		CHARLOTTE	NC	28270
2021-086	20924123	FLOYD & CROWLEY REAL ESTATE LLC				6400 CARMEL RD STE 104		CHARLOTTE	NC	28226
2021-086	20924125	FLOYD & CROWLEY REAL ESTATE LLC				6400 CARMEL RD STE 103		CHARLOTTE	NC	28226
2021-086	20924126	OWENS	CLAYTON S	IRENE ELIZABETH	EDWARDS	2409 CUTHBERTSON RD		WAXHAW	NC	28173
2021-086	20924127	OWENS	CLAYTON S	IRENE ELIZABETH	EDWARDS	1409 CUTHBERTSON RD		WAXHAW	NC	28173
2021-086	20924128	OWENS	CLAYTON S	IRENE ELIZABETH	EDWARDS	2409 CUTHBERTSON RD		WAXHAW	NC	28173
2021-086	20924129	DILL	HARRY WILLIAM	CAROL B	DILL	4445 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-086	20924130	FRUIT HILL PROPERTIES LLC				6406 CARMEL RD UNIT 306		CHARLOTTE	NC	28206
2021-086	20924131	A RAY MATHIS REVOCABLE LIVING	TRUST			7111 HOPEYON RD		CHARLOTTE	NC	28210
2021-086	20924132	TSKG HOLDINGS LLC				6406 CARMEL RD UNIT 301		CHARLOTTE	NC	28226
2021-086	20924133	ROBINSON EXECUTIVE TRAVEL SERVICES INC				6406 CARMEL RD STE 300		CHARLOTTE	NC	28226
2021-086	20924134	TSKG HOLDINGS LLC				6406 CARMEL ROAD	SUITE 301	CHARLOTTE	NC	28226
2021-086	20924135	CONNOR	JUDSON M		CAROLYN B CONNOR	6408 CARMEL RD UNIT 400		CHARLOTTE	NC	28226
2021-086	20924136	CONNOR	JUDSON M	CAROLYN B	CONNOR	6416 CARMEL RD		CHARLOTTE	NC	28226
2021-086	20924137	FLOYD & CROWLEY REAL ESTATE LLC				6400 CARMEL RD STE 104		CHARLOTTE	NC	28226
2021-086	20924138	FLOYD & CROWLEY REAL ESTATE LLC				6400 CARMEL RD STE 103		CHARLOTTE	NC	28226
2021-086	20924139	COHEN DAYCARE LLC				1658 OMNI BLVD		MOUNT PLEASANT	SC	29466
2021-086	20924140	HOSPICE & PALLIATIVE CARE CHARLOTTE				7845 LITTLE AVE		CHARLOTTE	NC	28226
2021-086	20924145	CARMEL ROAD LLC				PO BOX 35193		CHARLOTTE	NC	28235
2021-086	20924146	MSC CARMEL LLC				725 PARK CENTER DR	ATTN MATT SHAPIRO	MATTHEWS	NC	28105
2021-086	20924147	5010 CARMEL ROAD LLC				104 ONSLOW CT		MOORESVILLE	NC	28117
2021-086	21120102	CARMEL PROPERTY INVESTORS LLC				2907 PROVIDENCE RD STE A303		CHARLOTTE	NC	28211
2021-086	21120111	BELLSOUTH TELECOMMUNICATIONS	INC			PO BOX 7207		BEDMINSTER	NJ	07921
2021-086	21120190	6303 CARMEL ROAD LLC				5411 MIRABELL RD		CHARLOTTE	NC	28226
2021-086	21120191	6303 CARMEL ROAD LLC				2907 PROVIDENCE RD STE A303		CHARLOTTE	NC	28211
2021-086	21120192	6303 CARMEL ROAD LLC				5411 MIRABELL RD		CHARLOTTE	NC	28226
2021-086	21120193	6303 CARMEL ROAD LLC				5411 MIRABELL RD		CHARLOTTE	NC	28226
2021-086	21120194	6303 CARMEL ROAD LLC				5411 MIRABELL RD		CHARLOTTE	NC	28226
2021-086	21120195	6303 CARMEL ROAD LLC				5411 MIRABELL RD		CHARLOTTE	NC	28226
2021-086	21120195	6303 CARMEL ROAD LLC				C/O MR BRAD WINER		CHARLOTTE	NC	28226

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2021-086	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-086	Cameron Wood Homeowners Association	Christopher	Corcoran	3042 Planters Walk Court		Charlotte	NC	28210
2021-086	Cameron Wood Homeowners Association	Maria	Smithson	3037 Planters Walk Court		Charlotte	NC	28210
2021-086	Cameron Wood Homeowners Association	Sherry	Williams	3425 Loch Stone Ct		Charlotte	NC	28210
2021-086	Cameron Wood Homeowners Association	Tom	Kirby	9125 Cameron Wood Drive		Charlotte	NC	28210
2021-086	Carmel Chace Condominiums	Gayle	Creasman	6547 Point Comfort Lane		Charlotte	NC	28226
2021-086	Carmel Road Neighborhoods	Lucille	Jordan	7206 Hackberry Lane		Charlotte	NC	28226
2021-086	Carmel Village II Homeowners Association	Patricia	Johanson	11011 Running Ridge Rd		Charlotte	NC	28226
2021-086	Carmel Village II Homeowners Association	Sandy	Harber	11070 Cedar View Rd		Charlotte	NC	28226
2021-086	Carmen Chace Condominiums Homeowners Association	Helena	Rea	4253 Carmel Forest Dr		Charlotte	NC	28226
2021-086	Carolinas Medical Center - University	Joe	Labovitz	6260 Carmel Station Av		Charlotte	NC	28226
2021-086	Carson's Pond Homeowners Association	Stephen	Smith	11210 Carmel Chace Dr		Charlotte	NC	28226
2021-086	Heydon Hall HOA	Peter	Dwyer	9106 Heydon Hall Circle		Charlotte	NC	28210
2021-086	NC Realtors Association/KellerWilliams Realty	Lucy	Jordan	7206 Hackberry Lane		Charlotte	NC	28226
2021-086	Shadowlake Neighborhood Association	Susan	Heusinger	6021 Carpenter Dr		Charlotte	NC	28226
2021-086	Walnut Creek	David	Elmore	11323 Harrowfield Rd		Charlotte	NC	28226

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-086 – JAG Development Company, LLC**

Subject: Rezoning Petition No. 2021-086
Petitioner/Developer: JAG Development Company, LLC
Current Land Use: Commercial/Vacant
Existing Zoning: MUDD-O
Rezoning Requested: MUDD-O SPA

Date and Time of Meeting: August 5, 2021 at 6:00 p.m.

Virtual Meeting Registration: *Please email Keith MacVean at: keithmacvean@mvalaw.com to receive a secure meeting link.*

Date of Notice: 7/23/2021

We are assisting JAG Development Company, LLC (the “Petitioner”) on a recently filed request to amend the previously approved rezoning of the approximately ±4.5-acre site located at 6300 Carmel Road (the “Site”) from MUDD-O to MUDD-O SPA. The request is to allow the redevelopment of the Site with a multi-family residential community. Access to the Site will be from Carmel Road via two existing driveways.

The Site as zoned by petition no. 2017-021 can be developed with a climate-controlled storage facility with up to 100,000 square feet and to 115,000 square feet of retail, office and other commercial uses allowed in the MUDD zoning district. The maximum building height allowed by the current zoning is 50 feet for the storage buildings and 65 feet for other buildings located on the Site, except for the building located along Carmel Road which is limited to a one-story building.

The new rezoning petition is proposing to develop the Site with two residential buildings that could contain up to 305 residential dwelling units and up to 3,000 square feet of non-residential uses on ground floor of the proposed residential buildings. The proposed building height is 75 feet. Parking will be provided in a parking structure wrapped by residential units in the larger of the two buildings as well as under the smaller of the two residential buildings.

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 August 5, 2021, at 6:00 p.m.

Please send an email to Keith MacVean; keithmacvean@mvalaw.com 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 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: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Adam Ricketts, JAG Development Company, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

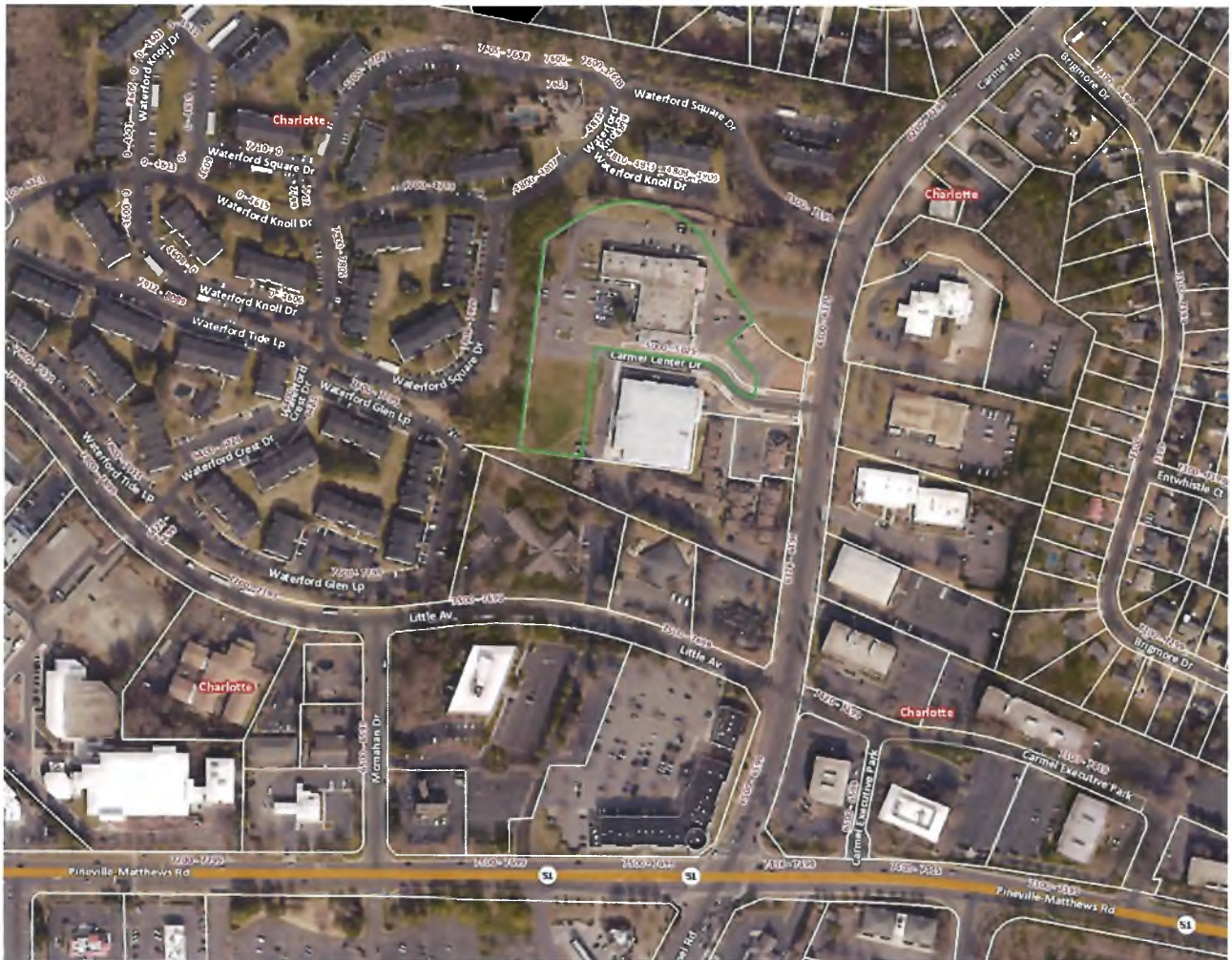


EXHIBIT C

REGISTERED PARTICIPANTS

**COMMUNITY MEETING
REZONING PETITION NO. 2021-086
AUGUST 16, 2021**

1. Jane Parrish
jparrish002@carolina.rr.com
2. Matt Karres
MKARRES@dollartree.com
3. Harry Dill
hdill@carolina.rr.com
4. William Green
garlandg2003@carolina.rr.com
5. Frank Bolt
6. Dee Sumlin