

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-114

Petitioner: Appaloosa Real Estate Partners
Rezoning Petition No.: 2021-114
Property: ±3.55 acre site located along Ridge Road (“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:

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 9/22/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to held virtually on Wednesday, October 6, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

One individual registered to participate in the Virtual Community Meeting. Bridget Grant began the meeting at 6:00pm with representatives from Appaloosa Real Estate Partners. However, no other individuals or organizations attended the Virtual Community Meeting. At 6:15pm, Ms. Grant adjoined the meeting and followed up with the one registered individual to provide the presentation and offer to answer any questions.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Brian Miller, Appaloosa Real Estate Partners
Josh Wilkes, Appaloosa Real Estate Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

Adjacent Owners:

2021-114	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-114	02920110	BEARD	DONALD P	MARY C	BEARD	2610 BEARD RD		CHARLOTTE	NC	28269
2021-114	02920113	DEPARTMENT OF TRANSPORTATION				1505 MAIL SERVICE CENTER		RALEIGH	NC	27699
2021-114	02920122	BEARD	DONALD P	MARY C	BEARD	2610 BEARD RD		CHARLOTTE	NC	28269
2021-114	02922107	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2021-114	02972105	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2021-114	02972107	MATTAMY CAROLINA CORPORATION				2127 AYRSLEY TOWN BLVD STE 202		CHARLOTTE	NC	28273
2021-114	02972108	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
2021-114	02972109	MEANS	LILLIE BEATRICE			514 GILLETTS LAKE RD		JACKSON	MI	49201
2021-114	02972110	BEARD	RUTH W		C/O JOSEPH W BEARD	2900 BEARD RD		CHARLOTTE	NC	28269
2021-114	02972111	GRAY	LAWRENCE		C/O WILLIE P DAVIS	5500 TORRENCE ST		CHARLOTTE	NC	28269
2021-114	02972112	MATTAMY CAROLINA CORPORATION				2127 AYRSLEY TOWN BLVD STE 202		CHARLOTTE	NC	28273
2021-114	02972113	MATTAMY CAROLINA CORPORATION				2127 AYRSLEY TOWN BLVD STE 202		CHARLOTTE	NC	28273
2021-114	02972115	COLEMAN	THEODORE	ROSA K	COLEMAN	PO BOX 562685		CHARLOTTE	NC	28256

Neighborhood Organizations:

2021-114	Foundry Commercial	Kenlie	Chap	7627 Annbick Ln		Charlotte	NC	28269
2021-114	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269
2021-114	Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charlotte	NC	28269
2021-114	Wyndham Hills	Denise	Williams	6230 Shelley Ave		Charlotte	NC	28262

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-114 – Appaloosa Real Estate Partners

Subject: Rezoning Petition No. 2021-114

Petitioner/Developer: Appaloosa Real Estate Partners

Current Land Use: Vacant

Existing Zoning: R-3

Rezoning Requested: BD(CD)

Date and Time of Meeting: *October 6, 2021 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Bridget Grant at bridgetgrant@mvalaw.com to receive a secure meeting link.*

Date of Notice: 9/22/2021

We are assisting Appaloosa Real Estate Partners (the “Petitioner”) on a recently filed request to rezone an approximately ±3.55 acre site located along Ridge Road (the “Site”) from R-3 to BD(CD) The request is to allow the redevelopment of the Site with climate controlled storage and office uses. Access to the Site will be from Ridge 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 October 6, 2021, at 6:00 p.m.

Please send an email to Bridget Grant at bridgetgrant@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2021-114.

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: Renee Johnson, Charlotte City Council District 4 Representative
- David Pettine, Charlotte Planning, Design and Development Department
- Brian Miller, Appaloosa Real Estate Partners
- Josh Wilkes, Appaloosa Real Estate Partners
- Jeff Brown, Moore & Van Allen, PLLC
- Bridget Grant, Moore & Van Allen, PLLC

Approximately 3.55 acres
Location of Requested Rezoning

