

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-127**

**Petitioner:** Flagship Healthcare Properties Inc.  
**Rezoning Petition No.:** 2021-127  
**Property:** ± 5.2 acres located on the east side of Hwy. 160 south of Huntington Meadow Ln. (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, September 29, 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 9/09/2021. 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 Wednesday, September 29<sup>th</sup>, 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 Thorn Baccich, Dev Gregg and Garrett Benge with Flagship Healthcare Properties, Jason Dolan and Brian Crutchfield with Timmons Group. 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 participant to the meeting and thanking him for attending the community meeting for Rezoning Petition no. 2021-127 by Flagship Healthcare Properties Inc. He then introduced to the Petitioners representatives to the meeting attendee. 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 and the Petitioners representatives provided the following information during the presentation. Mr. Baccich explained that Flagship Healthcare Properties is local full service commercial real estate firm with headquarters in Charlotte which currently has 85 employees. Flagship Healthcare is exclusive focused on the development, leasing and management of medical office uses focused on outpatient care. Flagship is a private REIT that develops property to hold for the long term.

Mr. MacVean then continued the presentation explaining that the rezoning petition was made up of three parcels with a total of just over 5 acres with frontage on Steele Creek Rd. and located between Huntington

Meadow Ln. and the Steele Creek Masonic Lodge. The rezoning request is proposing to rezone the Site from R-3 to O-1(CD) to allow the development of the Site with two office buildings containing up to 28,500 square feet. The development would occur in phases with the building on the southern end of the Site occurring first.

Mr. MacVean explained that access to the Site would be from Steel Creek Rd. via two driveways, however, CDOT and NCDOT have requested that the northern most driveway be eliminated and only one driveway be use to access the Site from Hwy. 160. Mr. MacVean also explained how Walker Branch (an existing Creek) created a natural buffer and separation between the propose development and the Huntington Farms neighborhood. He also explained that both zoning and water quality buffers would be provided between the proposed office development and the adjoining homes. It was pointed out that Mecklenburg County was the current owner of the area where Walker Branch is located, and a future greenway is planned for this area by Mecklenburg Co. Park and Recreation.

It was also pointed out that as part of the development of the Site improvements would be made along the Site's frontage on Steele Creek Road. The improvements would include left and right turn lanes as well as a 12-foot multi-use-path.

The Petitioner also provided a rendering of the proposed building indicating the type of materials that would be used and the architectural style and quality of the proposed buildings. It was noted that the proposed building would be a class A office building.

The rezoning schedule was reviewed with the date for the Public Hearing in November, the Zoning Committee meeting also in November, and City Council decision scheduled for December 20<sup>th</sup> outlined.

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

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

A question was asked about how long the Petitioner would typically retain ownership of the proposed buildings. It was pointed out that Flagship Healthcare's strategy as a private REIT was to own and manage the buildings it constructed for the long term. A question was asked if Flagship had developed any similar buildings in the area. It was pointed out that Flagship had built two medical office buildings at Berewick that would be representative of the quality of development that is proposed at this location.

Several questions about what improvements were planned along Steele Creek Rd. were asked. The Petitioners representatives pointed out Steele Creek Road would be improved with turn lanes as well as a 12-foot MUP. A question about the number of access points to Steele Creek was also asked. The Petitioner indicated that originally two driveways were proposed but NCDOT and CDOT had asked that the northern most driveway be eliminated due to its proximity to Huntington Meadow Lane.

A question about how much of the existing vegetation between the proposed development and the nearest homes located in the Huntington Meadow neighborhood would remain was asked as well as about how far apart would the proposed buildings between from those homes. It is anticipated that there would be about 250 feet between the new buildings and the existing homes. Because of the presence of Walker Branch, and the property owned by Mecklenburg Co. and the required SWIM and zoning buffers a substantial amount of the existing vegetation would remain between the proposed development and the existing homes. It was also pointed out that 15% of the Site had to be preserved with existing trees and that the existing trees located between the proposed development and the existing creek would be used to meet this requirement.

A question about the rezoning schedule was asked and if the public hearing would be the opportunity for the residents to speak to the City Council about the petition. The Petitioners representatives confirmed that November 15<sup>th</sup> was the opportunity to speak to the City Council. It was also mentioned that e-mails, calls, and regular mail could also be used to communicate with the City Council.

A question about the construction schedule was asked if the Petition was approved. Construction could begin as early as this time next year with the first building been finished within 7 months of the start of construction.

The participants asked if he could get copy of the presentation. A copy of the presentation was sent to the participant.

The meeting was then concluded, and the participant was thanked for his time and interest in the development.

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

The 2<sup>nd</sup> driveway to the Site located near Huntington Meadows Lane was removed.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Thorn Baccich, Flagship Healthcare  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

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

2021-127	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-127	19906107	PULTE HOME COMPANY LLC				11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
2021-127	19906118	WADDELL	ROBERT NICHOLAS	ADRIENNE E	WADDELL	13308 STEELE CREEK RD		CHARLOTTE	NC	28273
2021-127	20123104	PROVIDENCE DEVELOPMENT GROUP INC				6707-B FAIRVIEW RD		CHARLOTTE	NC	28210
2021-127	20123105	TOLLEY	VALERIE ANNE	JOHN DAVID	TOLLEY	13525 STEELE CREEK RD		CHARLOTTE	NC	28273
2021-127	20123106	STEELE CREEK LODGE NO 737	A F & A M			PO BOX 7171		CHARLOTTE	NC	28241
2021-127	20123109	OSBORNE	WILLIAM RODNEY		LEE ANNE	13515 STEELE CREEK RD		CHARLOTTE	NC	28217
2021-127	20123201	HUNTINGTON FOREST COMMUNITY	ASSOC INC			PO BOX 37109		CHARLOTTE	NC	28237
2021-127	20123202	HUNTINGTON FOREST COMMUNITY	ASSOC INC			PO BOX 37109		CHARLOTTE	NC	28237
2021-127	20123203	JENISON	ERIC	KATHY	JENISON	13324 FERGUSON FOREST DRIVE		CHARLOTTE	NC	28273
2021-127	20123299	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-127	20123612	PROGRESS RESIDENTIAL BORROWER 4 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2021-127	20123613	AMAMH 2014-3 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2021-127	20123614	ALBA	JOHN			14500 ASHETON CREEK DR		CHARLOTTE	NC	28373
2021-127	20123615	TOMHAVE	WILLIAM DANE STEFAN	LARA E	TOMHAVE	14434 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123616	BERRYHILL	DANIEL C	ANNIE S	BERRYHILL	14430 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123617	WALKER REAL ESTATE INC				2008 SCOWERS CT		EL DORADO HILLS	CA	95762
2021-127	20123618	COCKING	ANDREW JOHN	ANITA CLAIRE	COCKING	14422 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123619	HAIR	BRIAN R			14418 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123620	MBOGE	FATOU	SEEDY	SAIDYKHAN	14414 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123621	MING	WAYNE A	KAVIN	MING	14410 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123622	BRAZZELL	ALISON			14406 ASHTON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123623	BARILE	MAUREEN A			14402 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123624	BUCHANAN	RICHARD LEE			14336 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123625	STORMS	TIFFANY			14332 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123640	2017-1 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2021-127	20123641	MANGA	SAROJA	RADHAKRISHNAN	MANGA	14413 ASHETON CREEK DR		CHARLOTTE	NC	28273
2021-127	20123642	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2021-127	20123687	HUNTINGTON FOREST COMMUNITY	ASSOC INC			PO BOX 37109		CHARLOTTE	NC	28237
2021-127	20123688	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC				PO BOX 37109		CHARLOTTE	NC	28237
2021-127	20123689	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-127	20123699	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2021-127	20143111	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202

2021-127	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-127	Bennington Place 1	Carolyn	Tatanish	13652 Meade Glen Ct.		Charlotte	NC	28273
2021-127	Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranters Creek Ln		Charlotte	NC	28273
2021-127	Enclave/Rivergate	Lauren	Neal	13816 Firenza Circle		Charlotte	NC	28278
2021-127	Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2021-127	Huntington Forest	Rachel	Slade	14339 Perugia Way	205	Charlotte	NC	28273
2021-127	Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
2021-127	Huntington Forest Community	Jenifer	Abubakari	12717 Swann Branch Dr		Charlotte	NC	28273
2021-127	Huntington Meadow Community	David	Gutierrez	10924 Huntington Meadow Ln		Charlotte	NC	28273
2021-127	Planters Walk	Orlanzo	Ross	11835 Planters Estates Drive		Charlotte	NC	28278
2021-127	Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2021-127	Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2021-127	Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2021-127	Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2021-127	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2021-127	Steelecroft Place HOA	Claudia	Prado	14317 Arlandes Dr		Charlotte	NC	28278
2021-127	Steelecroft Place HOA	Dianne	Thomas	15417 DeHavilland Drive		Charlotte	NC	28278
2021-127	The Crossings Community Association	Arnold	Jones	14208 Arbor Ridge Dr.		Charlotte	NC	28273
2021-127	The Crossings Community Association	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2021-127	Walkers Creek Neighborhood	Rachel	Lewis	12532 Walkers Down Ct		Charlotte	NC	28273
2021-127	Yorkshire HOA	Jim	Obi	13607 Stephendale Dr.		Charlotte	NC	28273
2021-127	Yorkshire HOA	Jimmie	Brown	13610 Capworth Lane		Charlotte	NC	28273

## EXHIBIT B

### NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-127 – Flagship Healthcare Properties, LLC

Subject: Rezoning Petition No. 2021-127  
Petitioner/Developer: Flagship Healthcare Properties, LLC  
Current Land Use: Single-Family Homes/Vacant  
Existing Zoning: R-3  
Rezoning Requested: O-1(CD)

**Date and Time of Meeting:** *September 29, 2021 at 6:00 p.m.*

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

Date of Notice: 9/9/2021

We are assisting Flagship Healthcare Properties, LLC (the “Petitioner”) on a recently filed rezoning petition to change the zoning on ±5.2-acres, made up of three (3) parcels located on the east side of Steele Creek Rd. just south of Huntington Meadow Lane (the “Site”), from R-3 to O-1(CD). The rezoning petition proposes to develop the 5.2-acre Site with two medical office buildings with up to 28,500 square feet of medical and/or general office uses. Access to the Site will be from Steele Creek Road via two driveways.

The proposed office buildings will front on Steele Creek Rd. with parking located to the rear and side of the buildings. A 40-foot setback will be provided along Steele Creek Rd., at the rear of the Site, adjacent to Walker Branch, a 50-foot Post Construction and SWIM buffer will be provided as well as a 32-foot Class C buffer. Along the northern property line, a 24-foot Class C buffer with a six (6) foot tall wooden screen fence is proposed. Along the southern property line, a 100-foot SWIM buffer will be provided. The proposed office buildings will be limited to one- and two-story buildings with a maximum building height of 40-feet. The proposed development is anticipated to be phased with the two-story office building as the first phase and the additional one-story building anticipated to occur as a 2<sup>nd</sup> phase at some point in the future.

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 September 29, 2021, at 6:00 p.m.**

*Please send an email to Keith MacVean; [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) in order to receive a secure virtual meeting link.*

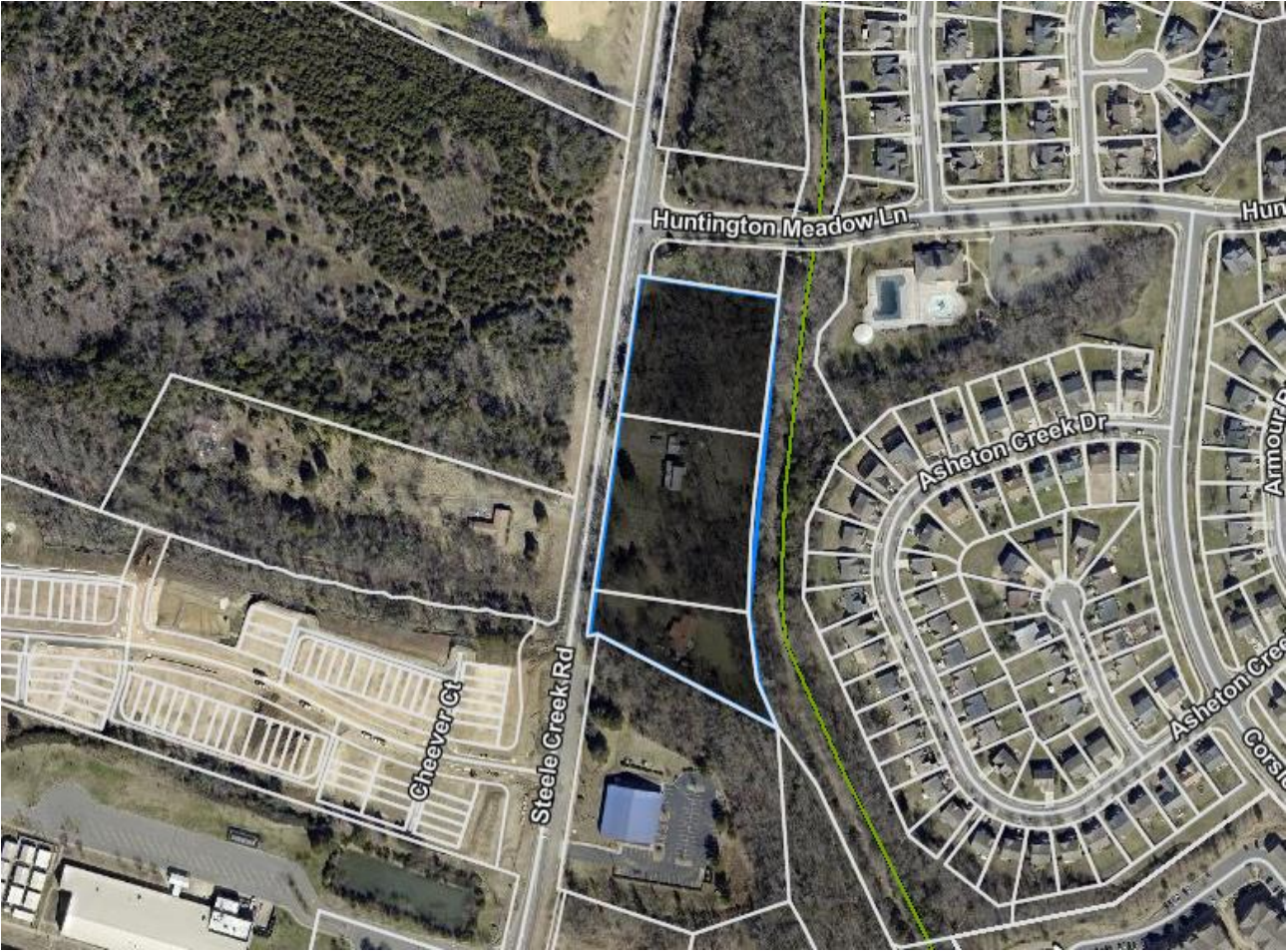
Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) or call **704-331-3531** to make alternative arrangements to receive the presentation information. Presentation materials 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: Victoria Watlington, Charlotte City Council District 3 Representative

David Pettine, Charlotte Planning, Design and Development Department  
Thorn Baccich Flagship Healthcare Properties, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Site Location**



**Exhibit C**

Rezoning Petition No. 2021-127 – Flagship Healthcare Properties, Inc.

Wayne Ming