

Price Lane Rezoning Community Meeting Report  
Rezoning Petition RZP – 2021-154

Location: 4828 Parkway Plaza Blvd, Suite 115  
Conference Space in professional building adjacent the to the site being rezoned.

Time: January 6, 2022, at 5pm due to the majority of neighboring parcels being office space

Petitioner: Blue Heel Development  
Engineering: Banks Engineering

Summary of Meeting:

Blue Heel Development hosted the Price Lane Rezoning community meeting on January 6<sup>th</sup> at 5p. We set the time at 5p to try and accommodate the office building owners and their tenants. In addition to the mailed notice Blue Heel Development emailed the local contacts for each building and several tenants to make sure they were aware of the meeting and to invite them to participate.

The meeting started at 5p.

There was only one attendee – Erica Phillips with Hamilton EQ. Hamilton EQ is the majority building owner in the complex that surrounds the site under consideration for rezoning approval. We shared in the meeting the site layout and preliminary concepts on home elevations, floor plan design, and amenity location.

In addition to the attendees Blue Heel Development received two email responses (Fred Hayne with Griffin Partners and Louis Rose with Southern Real Estate – property manager for a building off of Parkway Plaza) and each asked a few specific questions about the project.

1. To share information about the site's layout
2. To share preliminary elevations of our townhomes
3. To share preliminary expectations for construction timing

We provided our site plan, townhome elevation example, and preliminary construction schedules.

In addition to the email inquiries Banks Engineering received a call from Rich Jersey with Pope and Land asking about the northern location for the site's connection to Price Lane. Plans were shared with him so that they can plan their parcel (located to the West along Price Lane and Yorkmont avenue) accordingly.

No concerns were expressed from the inquiries or from Ms. Phillips on behalf of Hamilton EQ.

We concluded the meeting at 5:45p when no other neighbors showed up.

NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Blue Heel Development, LLC to rezone approximately 9.3 acres located between 4821 Price Lane and Parkway Plaza Blvd to allow development of a Townhome community.

Date and Time of Meeting: Thursday, January 6th, 2022 at 5pm.

Place of Meeting: 4828 Parkway Plaza Blvd, Suite 115, Charlotte, NC 280217

Petitioner: Blue Heel Development, LLC

Petition No.: RZP-2021-154

Blue Heel Development (the "Petitioner") has submitted a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 9.3 acre site (the "Site") located (between Price Lane and Parkway Plaza Blvd) from the I-1 zoning district to UR-2 zoning district. The purpose of the rezoning is to permit the development of townhomes .

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 **Thursday, January 6th, 2022 at 5p at 4828 Parkay Plaza Blvd, Suite 115, Charlotte NC 28217**. The Petitioner's representative's 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 Matt Gallagher at 704-634-5140.

cc: Charlotte Council Member Victoria Watlington

Date Mailed: December 21, 2021

## 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: Blue Heel Development

Rezoning petition Number: 2021-154

Date: 01.06.2022

Name	Address	Phone	Email
Erica Phillips	4944 Parkway Plaza Blvd Ste 360	704-941-0008	erica.phillips@ hamiltonreg.com
JAY BANKS	7200 GRAYBEARD CT CHARLOTTE, NC 28226	704.905.0530	JBANKS@CIVILBANKS.COM

**\*Add additional sheets as needed\***

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

2021-154	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-154	<Null>	Pamela	Mullen	4501 Charlotte Park Drive Suite 110		Charlotte	NC	29217
2021-154	Brightwalk Homeowners Association	Kim	Graham	4601 Charlotte Park Drive	Ste. 350	Charlotte	NC	28217
2021-154	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2021-154	Clanton Park Community Neighborhood Association	Doris	Boyd	4116 Broadview Dr		Charlotte	NC	28217
2021-154	Clanton Park Community Neighborhood Association	Dorothy	Waddy	4032 Broadview Dr		Charlotte	NC	28217
2021-154	Renaissance Park	Rhonda	Dean	2224 Arbor Loop Drive	10306	Charlotte	NC	28217
2021-154	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217
	Charlotte City Council District 3	Victoria	Watlington	600 E. Fourth St		Charlotte	NC	28202

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 QUESTIONS. THANK YOU!

2021-154	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-154	14314103	MCALLISTER	ANDREW A	ELEANOR	MCALLISTER	603 BRIEF RD W		INDIAN TRAIL	NC	28079
2021-154	14314104	MCALLISTER INVESTMENT PROPERTIES #5 LLC				603 BRIEF RD WEST		INDIAN TRAIL	NC	28079
2021-154	14314105	MCALLISTER INVESTMENT PROPERTIES #5 LLC				603 BRIEF RD WEST		INDIAN TRAIL	NC	28079
2021-154	14314106	P & L COLISEUM RESIDENTIAL DEVELOPER LLC				3330 CUMBERLAND BLVD STE 300		ATLANTA	GA	30339
2021-154	14314201	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314202	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314203	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314204	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314205	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314206	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314207	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314208	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314209	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314210	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314211	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314212	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314231	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314232	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314233	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314234	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314235	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314236	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314237	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314273	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314274	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314275	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314276	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314277	MERITAGE HOMES OF THE CAROLINAS INC				8800 E RAINTREE DR STE 300	ATTN DARRELL S HUSBAND	SCOTTSDALE	AZ	85260
2021-154	14314278	THE ENCLAVE AT CITY PARK HOMEOWNERS ASSOCIATION INC				9606 BAILEY RD STE 265		CORNELIUS	NC	28031
2021-154	14314279	THE ENCLAVE AT CITY PARK HOMEOWNERS ASSOCIATION INC				9606 BAILEY RD STE 265		CORNELIUS	NC	28031
2021-154	14314280	PRICE LANE CHARLOTTE LLC				3600 N CAPITAL OF TEXAS HWY BLDG B STE 120		AUSTIN	TX	78746
2021-154	14314282	THE ENCLAVE AT CITY PARK HOMEOWNERS ASSOCIATION INC				9606 BAILEY RD STE 265		CORNELIUS	NC	28031
2021-154	14315102	MREI IV COURTNEYLAND LLC			C/O MILESTONE GROUP LLC	833 DOUGLAS AVE STE 1600	ATTN JOHN R ASCENZO ESQ	DALLAS	TX	75225
2021-154	14325102	SEI LAND HOLDINGS LLC			C/O EDWARD CURRIN	1418 BILTMORE DR		CHARLOTTE	NC	28207
2021-154	14325103	JK PARKWAY PLAZA LLC			MZ PARKWAY PLAZA LLC	1009 EAST 14TH ST		BROOKLYN	NY	11230
2021-154	14325104	GRIFFIN CHARLOTTE PARKWAY I LLC			C/O GRIFFIN PARTNERS	10777 WESTHEIMER RD STE 1040		HOUSTON	TX	77042
2021-154	14325106	JK PARKWAY PLAZA LLC			MZ PARKWAY PLAZA LLC	1009 EAST 14TH ST		BROOKLYN	NY	11230
2021-154	14325107	SEI LAND HOLDINGS LLC			C/O EDWARD CURRIN	1418 BILTMORE DR		CHARLOTTE	NC	28207
2021-154	14325108	GRIFFIN CHARLOTTE PARKWAY I LLC			C/O GRIFFIN PARTNERS	10777 WESTHEIMER RD STE 1040		HOUSTON	TX	77042
2021-154	14325109	GRIFFIN CHARLOTTE PARKWAY I LLC			C/O GRIFFIN PARTNERS	10777 WESTHEIMER RD STE 1040		HOUSTON	TX	77042
2021-154	14325110	PKWY PLZA PROP OWNRS ASSO			C/O HIGHWOODS PROPERTIES	3100 SMOKETREE CT	SUITE 600	RALEIGH	NC	28604
2021-154	14325112	DEEPE LLC			& (ET-AL)	PO BOX 638		ADDISON	TX	75001
2021-154	14325113	DEEPE LLC			& (ET-AL)	PO BOX 638		ADDISON	TX	75001
2021-154	14325114	DEEPE LLC			& (ET-AL)	PO BOX 638		ADDISON	TX	75001