

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-169 – CMPD Northwest Division Station

Subject: Rezoning Petition No. 2021-169
Petitioner/Developer: City of Charlotte
Current Land Use: Residential/Vacant
Existing Zoning: R-3
Rezoning Requested: NS
Date and Time of Meeting: **Wednesday, November 17th, from 5:30 – 7:00 p.m.**
Location of Meeting: Virtual
Date of Notice: Wednesday, November 3rd, 2021

Timmons Group is assisting the City of Charlotte (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site for a new division police station located at 1818 Mt. Holly-Huntersville Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a virtual Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±9.43 acre Site from R-3 (Residential) to NS (Neighborhood Services). The project will consist of a one-story police station with accessory buildings and associated parking.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning 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 attend the upcoming Community Meeting to be held on Wednesday, November 17th, at 5:30 p.m. until 7:00 pm. The meeting will be held virtually, information provided below.**

In the meantime, should you have questions about this matter, you may contact Jason Dolan with Timmons Group at 704-900-4945 or at jason.dolan@timmons.com . Thank you.

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<https://timmons.zoom.us/j/96831887354?pwd=b3F2OERqanpPS0NZQ1ZJa2k1cUpkQT09>

Password: 858076

One tap mobile

+13126266799,,96831887354# US (Chicago)

+16465588656,,96831887354# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago) or +1 646 558 8656 US (New York)

Meeting ID: 968 3188 7354

Find your local number: <https://timmons.zoom.us/u/awa0ustsl>

Join by SIP

96831887354@zoomcrc.com

cc: Mayor and Members of Charlotte City Council
John Kinley – City of Charlotte Planning Design & Development Department
Patrick Cerri – City of Charlotte General Services Department
Darryl Kellough – Southside Constructors
Randy Kies – Southside Constructors
Jason Jones – Clark Nexsen
Michael Romot – Clark Nexsen

Site Location



COMMUNITY MEETING REPORT
Petitioner: CMPD Northwest Division Station
Rezoning Petition No. 2021-169

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibits A and B attached hereto by depositing such notice in the U.S. mail on Wednesday, November 3, 2021. A copy of the written notice is attached hereto as Exhibit C.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually (Zoom) on Wednesday, November 17, 2021 at 5:30 PM.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of attendee sheet):

The Community Meeting was attended by those individuals identified on the attendee sheet attached hereto as Exhibit D. The Petitioner was represented at the Community Meeting by Patrick Cerri with the City of Charlotte. Also in attendance were Nidia Fonseca with Facilitator One, LLC, Mike Romot and Dan Walker with Clark Nexsen Architects, Darryl Kellough and Randy Kies with Southside Constructors and Jason Dolan with Timmons Group.

SUMMARY OF PRESENTATION/DISCUSSION:

The Community Meeting was a drop-in style virtual presentation. The representatives welcomed the attendees as they arrived, gave a short description of the project which included the project size and reason for rezoning the property from R-3 to NS and provided each attendee with a description of the rezoning process. The representatives then answered any questions referencing the Rezoning Plan and Building Elevations that were on display

SUMMARY OF QUESTIONS/COMMENTS AND RESPONSES:

- An attendee asked about how the project would impact traffic along Mt. Holly-Huntersville Road and if any traffic signalization would be incorporated. The design team responded that right and left turn lanes would be constructed and that no traffic signals were being proposed.
- Another attendee asked what road improvements were being planned. The design team responded that the road improvements for the police station would extend up to the existing left turn lane at Northwoods Forest Drive and to the eastern property line of the project where they would tie into improvements planned for the private development east of the police station.

- An attendee asked if sidewalks would be installed for the project. The design team responded that the road improvements included a planting strip and a 12' wide multi-use trail.

Respectfully submitted, this 18th day of November, 2021.

A handwritten signature in black ink, appearing to read "Jason E. Dolan". The signature is fluid and cursive, with the first name "Jason" being the most prominent.

Jason E. Dolan

cc: Captain Ryan Kendall – Charlotte-Mecklenburg Police Department
Mike Bedard - Charlotte-Mecklenburg Police Department
Kathleen Cishek – City of Charlotte Facilities Design & Construction
All Design Team Attendees

EXHIBIT A

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

2021-169	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-169	03111231	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2021-169	03111232	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2021-169	03111233	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2021-169	03111234	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-169	03111235	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2021-169	03117201	ZTG SYNERGY LLC				11644 CLINGMAN LN		CHARLOTTE	NC	28214
2021-169	03117202	ORDERS	JUSTIN LATT			1827 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2021-169	03117204	TSOULOS	DIMITRIOS	VIVIA D	TSOULOS	844 BURNLEY RD		CHARLOTTE	NC	28210
2021-169	03117215	ZTG SYNERGY LLC				11644 CLINGMAN LN		CHARLOTTE	NC	28214
2021-169	03117218	TSOULOS	VIVIA D	DIMITRIOS	TSOULOS	844 BURNLEY RD		CHARLOTTE	NC	28210
2021-169	03131401	JONES	WANNA S			1700 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131402	GLUNT	LOIS MICHELLE DAUGHERTY			1704 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131403	MULLIS	ROBERT W	ALISON S	MULLIS	1708 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131404	BERNAL	JUAN PAULO			1712 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131405	LONG	VICKI			1709 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131406	BROCK	LARRY D	RHONDA J	BROCK	1705 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131407	NUNEZ	OMAR BENITEZ	OCTAVIA PALACIOS	SANTAMARIA	1701 BIANCA CT		CHARLOTTE	NC	28214
2021-169	03131410	NELSON	THOMAS L	BRENDA L	NELSON	1715 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03131411	2018-2 IH BORROWER LP				PO BOX 13270		SCOTTSDALE	AZ	85267
2021-169	03131412	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2021-169	03131413	PROGRESS RESIDENTIAL BORROWER 9 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2021-169	03131414	VERDEJO	LEONARDO A	CAROLINA	MIRABAL	10911 DELSING CT		CHARLOTTE	NC	28214
2021-169	03131415	SIMMONS	RENATA	LARRY E	SIMMONS	10915 DELSING CT		CHARLOTTE	NC	28214
2021-169	03131416	MROZ	NATHAN T	LINDA	MROZ	10912 DELSING CT		CHARLOTTE	NC	28214
2021-169	03131417	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2021-169	03131418	MOSS	TERRY S			10904 DELSING COURT		CHARLOTTE	NC	28214
2021-169	03131419	CARD	PIPER	MARY V	CARD	10900 DELSING CT		CHARLOTTE	NC	28214
2021-169	03131420	WARSAW	SCOTT	CONCETTA	WARSAW	1801 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03131421	CONNOLLY	JR WILLIAM E			1807 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03131422	PARKS	JAMES E	JUDITH L	PARKS	1813 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03131498	NORTHWOODS HOMEOWNERS ASSOCIATION				PO BOX 35549		CHARLOTTE	NC	28235
2021-169	03131499	NORTHWOODS HOMEOWNERS ASSOCIATION				PO BOX 35549		CHARLOTTE	NC	28235
2021-169	03135192	REED	PHILIP A	STEPHANIE	REED	1933 MISTY VALE RD		CHARLOTTE	NC	28214
2021-169	03135198	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2021-169	03135301	CARSON	MARTHA Y			1821 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135302	WINECOFF	BARRY DEAN	CHARLENE B	WINECOFF	1827 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135303	BISCARDI	JAMES	DORIS	BISCARDI	1833 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135304	BOWMAN	JUSTIN DANIEL			10911 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135305	FERGUSON	JOHN W	KIRSTEN R	FERGUSON	10917 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135306	SMITH	DEVIN	SHANE	SMITH	10921 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135307	POWELL	JAMES C	KRISTY L	POWELL	10923 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135308	JACKSON	KRISTIN N			10922 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135309	YOUNG	AMY M			10920 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135310	ROBERTS	TIMOTHY			10918 SANDY HOOK CT		CHARLOTTE	NC	28214
2021-169	03135311	TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2021-169	03135312	CALDWELL	SIDNEY J			1907 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135323	WILSON	CARLOS D			1836 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135324	GREER	MICHAEL G		TAMMY R REESE	1830 PINE MOUNTAIN RD		CHARLOTTE	NC	28216
2021-169	03135325	JACKSON	GAIL MARIE			1822 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135326	CLARK	THURMAN L	MYRA R	CLARK	1814 PINE MOUNTAIN RD		CHARLOTTE	NC	28214
2021-169	03135327	BOSLEY	KEVIN J			1477 WOODBEND LN		STANLEY	NC	28164
2021-169	03135328	ALTO ASSET COMPANY 2 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2021-169	03148329	STEWART	JOHN G	MICHELLE	STEWART	11108 NORTHWOODS FOREST DR		CHARLOTTE	NC	28214
2021-169	03148330	US SFE ASSET COMPANY 5 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746

EXHIBIT B

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2021-169	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-169	Brookmere Homeowners Association	Melba	Merritt	1434 Bray Drive		Charlotte	NC	28214
2021-169	Brookmere Homeowners Association	Racquel	Isaacs	1711 Lame Circle		Charlotte	NC	28214
2021-169	Catawba Plantation	John	Milline	1033 Chalk Hill Lane		Charlotte	NC	28214
2021-169	Cedar Mill Homeowners Association	Khadijah	Karriem	2222 Sonoma Valley Dr		Charlotte	NC	28214
2021-169	Cedar Mill Homeowners Association	Maurice	Karriem	2222 Sonoma Valley Drive		Charlotte	NC	28214
2021-169	Crown Colony Neighborhood Association	Alice	Council	698 Belmorrow Dr		Charlotte	NC	28214
2021-169	David Cox Road	Teresa R	Temple	698 Belmorrow Dr		Charlotte	NC	28214
2021-169	Hunter Ridge Homeowners Association	Michael S.	Peters	9431 Isaac Hunter Dr		Charlotte	NC	28214
2021-169	Melbourne Homeowners Association	Jonelle	Flynn	2114 Mount Holly-Huntersville Rd		Charlotte	NC	28214
2021-169	Mountain Island Lake Business Development Committee	Deanna	Hamm	12218 Backwater Drive		Charlotte	NC	28214
2021-169	Northwoods	Felice	Hightower Britt	1829 Running Brook Rd		Charlotte	NC	28214
2021-169	Northwoods At Coulwood Homeowners Association	David	Burns	1808 Sugar Hollow Dr		Charlotte	NC	28214
2021-169	Oakview Terrace Neighborhood Association	Thomas	Cowans	9327 Mountain Aire Cr		Charlotte	NC	28214
2021-169	Pine Island	Lesley	McKendrick	1940 Stoneyridge Dr.		Charlotte	NC	28214
2021-169	Pine Island	Rachel	Irias	924 Pine Forest Rd.		Charlotte	NC	28214
2021-169	Riverbend	Kerwin	Scott	12247 Fullerton Court		Charlotte	NC	28214
2021-169	Stoney Pointe Neighborhood Organization	Reggie	King	2109 Colony Hill Dr		Charlotte	NC	28214

EXHIBIT C

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Jason Jones – Clark Nexsen
Michael Romot – Clark Nexsen

Site Location

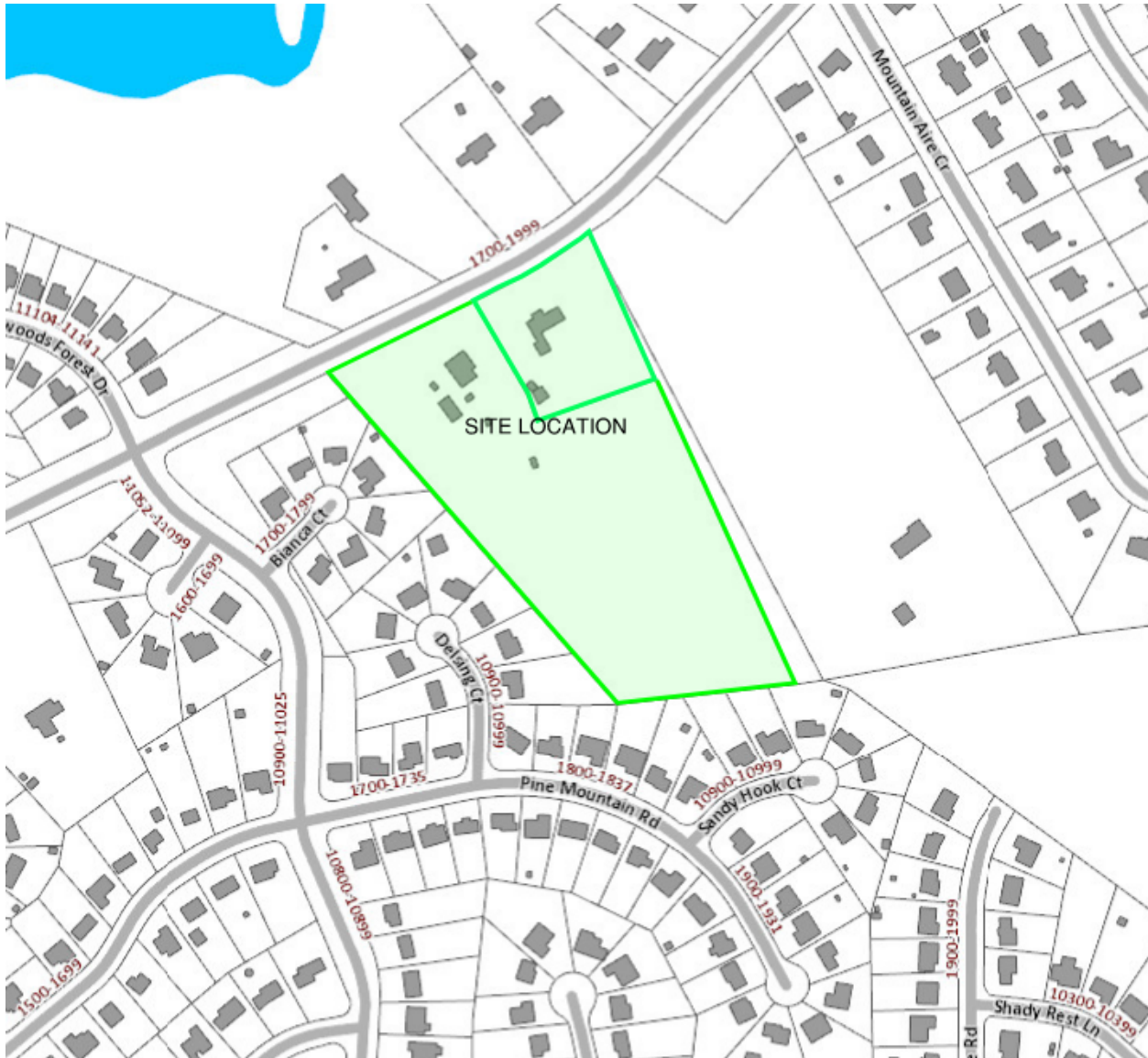


EXHIBIT D

Community Meeting Attendee List

Name	Address	Email Address
Melba Merritt	1434 Bray Drive, Charlotte, NC	Mmerritt1434@gmail.com
Janae McAfee	1427 Nature Place, Charlotte, NC 28214	Janae.mcafee@gmail.com
Eric Martin	1633 Sugar Hollow Drive, Charlotte, NC 28214	emartin@mcveighmangum.com
Patrick Cerri	600 East 4 th Street, Charlotte, NC 28202	Patrick.cerri@charlottenc.gov
Nidia Fonseca	4525 Kuykendall Road, Charlotte, NC 28270	nfonseca@facilitator-one.com
Mike Romot	1111 Metropolitan Avenue, Suite 333, Charlotte, NC 28204	mromot@clarknexsen.com
Dan Walker	1111 Metropolitan Avenue, Suite 333, Charlotte, NC 28204	dwalker@clarknexsen.com
Darryl Kellough	11319 Granite Street, Suite D, Charlotte, NC 28273	dkellough@southsideco.com
Randy Kies	11319 Granite Street, Suite D, Charlotte, NC 28273	rkies@southsideco.com
Jason Dolan	610 East Morehead Street, Suite 350, Charlotte, NC 28202	jason.dolan@timmons.com