

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-260

Petitioner: Childress Klein
Rezoning Petition No.: 2021-260
Property: ± 27.6 acres located in Promenade Shopping Center at 5361 Ballantyne Commons Parkway (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:

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 4/20/2022. 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, May 4, 2022, at 7:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

There were no registered attendees for the required Virtual Community Meeting.

cc: Edmund Driggs, Charlotte City Council District 7 Representative
David Pettine, Charlotte Planning, Design and Development Department
R. David Haggart, Childress Klein
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
22511209	ULM II NORTH CAROLINA LLC				1776 BROADWAY		NEW YORK	NY	10019
22511212	GETTY LEASING INC				292 MADISON AV 9TH FLOOR		NEW YORK	NY	10017
22511228	SOUTHRUST BANK OF CENTRAL CAROLINA			%WACHOVIA BANK	PO BOX 36246		CHARLOTTE	NC	28236
22511229	CAR PROVIDENCE COMMONS TWO LLC			C/O PROPERTY TAX DEPARTMENT	PO BOX 2539		SAN ANTONIO	TX	78299
22511230	CAR PROVIDENCE COMMONS LLC			C/O PROPERTY TAX DEPT	PO BOX 2539		SAN ANTONIO	TX	78299
22511253	ULM II NORTH CAROLINA LLC				1776 BROADWAY		NEW YORK	NY	10019
22511299	CAR PROVIDENCE COMMONS TWO LLC			C/O PROPERTY TAX DEPARTMENT	PO BOX 2539		SAN ANTONIO	TX	78299
22915103	TREA SH PROMENADE LLC				8110 EAST UNION AVE STE 200		DENVER	CO	80237
22915107	PROMENADE SHOPPING CENTER LLC			C/O BANK OF AMERICA	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
22915111	SAM'S INVESTMENTS VIII LLC				PO BOX 56607		ATLANTA	GA	30343
22915122A	PROMENADE SHOPPING CENTER LLC			%THE HOME DEPOT USA INC	PO BOX 105842		ATLANTA	GA	30348
22915123A	PROMENADE SHOPPING CENTER LLC			C/O CVS PHARMACY INC # 2772-01	ONE CVS DR		WOONSOCKET RI		02895
22915124	USR REAL ESTATE HOLDINGS LLC				500 STAPLES DR		FRAMINGHAM MA		01702
22915125	TRUIST BANK				2626 GLENWOOD AVE STE 550		RALEIGH	NC	27608
22915126	PROMENADE SHOPPING CENTER LLC			C/O BANK OF AMERICA	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
23104509	MARSH BISSELL PATRICK III LLC			% BISSELL REAL ESTATE CO INC	PO BOX 35329		CHARLOTTE	NC	28235
23104510	MARSH BISSELL PATRICK I LLC			% BISSELL REAL ESTATE CO INC	11605 N COMMUNITY HOUSE RD STE 600		CHARLOTTE	NC	28277
23104512	MARSH BISSELL PATRICK VI LLC			% BISSELL REAL ESTATE COMPANY	PO BOX 35329		CHARLOTTE	NC	28235
23104901	PROVIDENCE PARK INVESTMENTS LLC				PO BOX 78303		CHARLOTTE	NC	28271
23104902	TRIMINION II LLC				10815 SIKES PLACE SUITE 200		CHARLOTTE	NC	28277
23104903	RMP 10815 LLC				10815 SIKES PLACE SUITE 300		CHARLOTTE	NC	28277
23104904	SSSNP, LLC				1716 HICKORY RIDGE DRIVE		WAXHAW	NC	28173
23104905	NLWP LLC				10815 SIKES PL SUITE 320		CHARLOTTE	NC	28277
23104906	RMP-PROVIDENCE PARK LLC				10815 SIKES PLACE SUITE300		CHARLOTTE	NC	28277
23104907	NAIK	VIVEK D			6200 AMBER MIST LN		CHARLOTTE	NC	28211
23104908	KW SIKES PROPERTIES LLC				10815 SIKES PLACE SUITE 200		CHARLOTTE	NC	28277
23120232	PROVIDENCE PARK APARTMENTS I LLC				2448 PARK RD		CHARLOTTE	NC	28203

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Ashleytown	BJ	Hendrix	4144 Ashleytown Ln		Charlotte	NC	28270
Berkeley Homeowners Association Inc.	David	Templin	5415 Winsland Ln		Charlotte	NC	28277
Bishop's Ridge Homeowners Association	Leonard	Fumi	5438 Kincross Ln		Charlotte	NC	28277
Covington At Providence	Jane	Harris	10928 Alderbrook Lane		Charlotte	NC	28270
Lake Owners/Logic	Jennifer	Wyatt	4300 Kuykendall Rd		Charlotte	NC	28270
McKee/Tilley Morris	Phillip	Pope	10625 Eddings Drive	304	Charlotte	NC	28270
Princeton At Southampton Owners Association	Michael E.	Kan	4600 Esherwood Ln		Charlotte	NC	28270
Prosperity Region Area Management (Pram)	Pete	Bozza	10536 Providence Arbours Dr		Charlotte	NC	28270
Providence-Old Providence	Valerie	Martin	10512 Quail Acres Rd		Charlotte	NC	28277
Providence Arbours HOA	Danette	Iomax	4501 ESHERWOOD LN		Charlotte	NC	28270
Providence Arbours Homeowners Association	Al	Stevens	10536 Providence Arbours Dr		Charlotte	NC	28270
Providence Arbours Homeowners Association	John	Morgan	10536 Providence Arbours Dr		Charlotte	NC	28270
Providence Arbours Homeowners Association	Thomas W.	Bruce	10536 Providence Arbours Dr		Charlotte	NC	28270
Providence Township Association	Kathern	Dunlap	4019 Tilley Morris Rd		Charlotte	NC	28105
Quail Acres Homeowners Association	Elena	Salazar	10612 Bryony Ct.		Charlotte	NC	28277
South Hampton Homeowners Association	Eric	Robinson	10428 South Hall Dr		Charlotte	NC	28270
Southeast Coalition of Neighborhood Associations	Betsy	Smith	4316 Bellwood Ln		Charlotte	NC	28270
Southeast Coalition of Neighborhood Associations	Dottie	Coplon	4316 Bellwood Ln		Charlotte	NC	28270
Stone Creek Ranch Homeowners Association	Tammarao	Eswara	5606 Lago Vista Ct		Charlotte	NC	28277

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-260 CHILDRESS KLEIN

Subject: Rezoning Petition No. 2021-260
Petitioner/Developer: Childress Klein
Current Land Use: Retail
Existing Zoning: CC
Rezoning Requested: CC(SPA)
Date and Time of Meeting: *May 4, 2022, at 7:00 p.m.*
Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*
Date of Notice: 4/20/2022

We are assisting Childress Klein (the "Petitioner") on a recently filed request to rezone an approximately 27.6-acre site located in Promenade Shopping Center at 5361 Ballantyne Commons Parkway (the "Site") from CC to CC(SPA). The request is to allow a minor site modification to permit up to two drive through uses to be developed on the site.

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 May 4, 2022, at 7:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2021-260.

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: Edmund Driggs, Charlotte City Council District 7 Representative
David Pettine, Charlotte Planning, Design and Development Department
R. David Haggart, Childress Klein
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (Continued)

Site location:

