

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-027

Petitioner: Childress Klein

Rezoning Petition No.: 2022-027

Property: ± 2.274 acres located on Sharon Road (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 7/12/2022. 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 Tuesday, July 26, 2022, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registrants from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanked them for attending the community meeting for Rezoning Petition No. 2022-027. She explained to the participants how the meeting would proceed and reviewed the agenda.

Ms. Grant provided the following information during the presentation:

The Site is located on Sharon Road across from the SouthPark Mall, north of Fairview Road and south of Colony Road. The request to rezone is for a Site Plan Amendment (SPA). The proposed plan is seeking a change in zoning from MUDD-O to MUDD-O (SPA) to allow minor modifications to the existing approved rezoning which will provide flexibility in building architecture, edge treatments to compliment the adjacent development and certainty on access.

Access to the Site will be from Sharon Road as well as Colmore Lane Extension to the south and Element Way to the north. Ms. Grant explained the existing zoning (MUDD-O) approved in October 2010, permitted use of up to 105,000 square feet of office, retail, business, restaurants and

service uses (max of 20,000 sf for non-office uses), a maximum height of 75 feet, and a setback from Sharon Rd of 20 feet. The approved elevation was displayed.

Ms. Grant shared the Charlotte 2040 Plan place type recommendation of Regional Activity Center with a setback of 20 feet and maximum building height of 150 feet. She explained that the proposed plan is for a maximum height of 120 feet and a setback of 22 feet. There will be a mixed-use building with a proposed parking garage to the east (behind building). There is also a proposed drive-through ATM to the south and adjacent to the proposed parking garage.

Ms. Grant provided the proposed rezoning schedule.

Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

The attendee confirmed their understanding of the height and the proposed mix of uses. Ms. Grant explained the limited nature of the Site Plan Amendment and that specific tenants had not been identified.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

- c: Tariq Bokhari, Charlotte City Council District 6 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:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2 CITY	STATE	ZIPCODE
SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS IN	46206
BELK CHARLOTTE INC		TAX DEPT	C/O BELK STORES SERV INC/	2801 W TYVOLA RD		CHARLOTTE NC	28217
BELK CAROLINA INC			C/O SIMON PROPERTY GROUP	PO BOX 6120		INDIANAPOLIS IN	46206
SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS IN	46206
SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS IN	46206
SPUS9 RESIDENCE SOUTHPARK LP				PO BOX 638		ADDISON TX	75001
SPUS9 RESIDENCE SOUTHPARK LP				PO BOX 638		ADDISON TX	75001
SPUS9 RESIDENCE SOUTHPARK LP				PO BOX 638		ADDISON TX	75001
SPUS9 RESIDENCE SOUTHPARK LP				PO BOX 638		ADDISON TX	75001
SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS IN	46206
SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS IN	46206
BELK CAROLINA INC			C/O SIMON PROPERTY GROUP	PO BOX 6120		INDIANAPOLIS IN	46206
POTTER	CATHERINE N	TRUST	ROBERT DANIEL POTTER FAMILY	2710 COLTSGATE RD		CHARLOTTE NC	28211
BISSELL PORTER SISKEY LLC				4521 SHARON RD STE 375		CHARLOTTE NC	28211
CK COLTSGATE LLC				301 SOUTH COLLEGE ST SUITE 2800		CHARLOTTE NC	28202
4525 SHARON ROAD LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS NC	28106
CK SHARON STATION LLC			ATTN: R. DAVID HAGGART	301 S. COLLEGE ST SUITE 2800		CHARLOTTE NC	28202
HCC LIMITED PARTNERSHIP				4601 PARK RD,STE 450		CHARLOTTE NC	28209
APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE NC	28202
APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE NC	28202
APEX SOUTHPARK SPE LLC				301 S COLLEGE ST STE 2800		CHARLOTTE NC	28202
APEX CHURCH COMMERCIAL LLC				3151 APEX DR STE 100		CHARLOTTE NC	28211
SOUTHPARK UNITED METHODIST CHURCH INC				PO BOX 470943		CHARLOTTE NC	28247
APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE NC	28202
APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE NC	28202
SOUTHPARK HOTEL LLC				6428 BANNINGTON RD STE B		CHARLOTTE NC	28226

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte	NC	28211
Barclay Downs Homeowners Association	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte	NC	28211
Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
Barclay Downs Homeowners Association	Melissa	Hovey	3601 Merrifield Road		Charlotte	NC	28211
Circle of Inspiration	Dr. Willie	Keaton	721 Governor Morrison Street		Charlotte	NC	28211
Deering Oaks	Beth	Carpenter	2400 Richardson Dr		Charlotte	NC	28211
Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
Foxcroft	Ericka	Gibson	7114 Old Dairy Lane		Charlotte	NC	28211
Foxcroft	Nancy	Bobbitt	4615 Curraghmore Road		Charlotte	NC	28210
Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av		Charlotte	NC	28210
Henderson Circle	Christian	Ciciarelli	3643 Barclay Downs Drive		Charlotte	NC	28209
Laurelwood	Drew	Thrasher	6400 Hazelton Drive		Charlotte	NC	28210
Lavie South Park	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
Park Quail Neighborhood COAlition Neighborhood Association	Mary	Settlemyre	5811 Fairview Rd		Charlotte	NC	28209
Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
Picardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
Sharon Woods Homeowners Association	Jeremy	Douglas	3216 Chaucer Dr		Charlotte	NC	28210
South Park	Lindsay	Perry	721 Governor Morrison	544	Charlotte	NC	28211
South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
SouthPark Association of Neighborhoods (SPAN)	Robert	Aulebach	3013 Mountainbrook Road		Charlotte	NC	28210
Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2022-027 CHILDRESS KLEIN

Subject: Rezoning Petition No. 2022-027

Petitioner/Developer: Childress Klein

Current Land Use: Commercial

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O(SPA)

Date and Time of Meeting: ***July 26, 2022, at 6:00 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: 7/12/2022

We are assisting Childress Klein (the "Petitioner") on a recently filed request for a Site Plan Amendment (SPA) to an approximately 2.274-acre site located on Sharon Road in Charlotte, North Carolina (the "Site") from MUDD-O TO MUDD-O(SPA). The request is to allow minor modifications to the existing approved rezoning which will provide flexibility in building architecture, edge treatments to compliment the adjacent development and certainty on access.

In an effort 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 July 26, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by July 25th to receive a secure virtual meeting link and reference Petition #2022-027.

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: Tariq Bokhari, Charlotte City Council District 6 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:

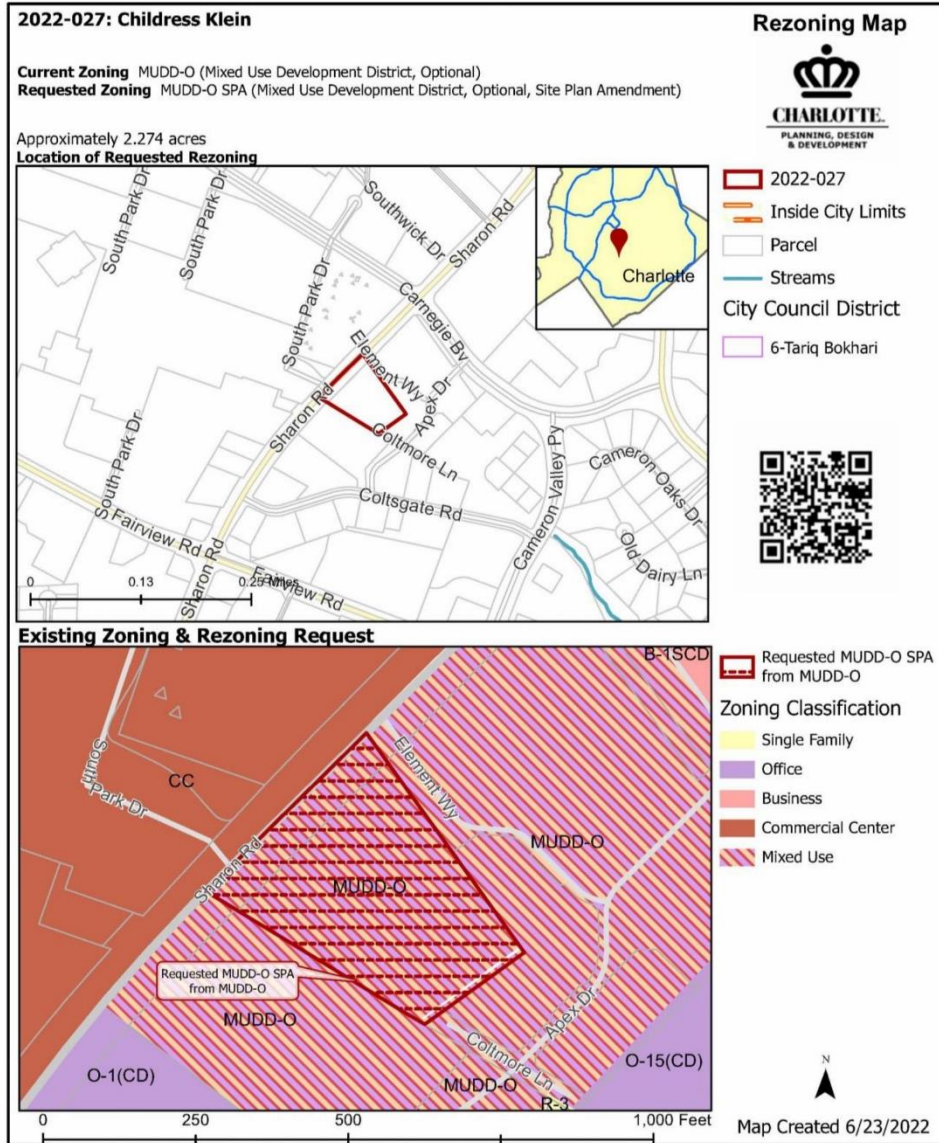


EXHIBIT C

NAME	EMAIL
Guy Herring	guy.herring@bellsouth.net
Hilary Larsen	chair@spancharlotte.org
Shade Mecum	ShadeMecum@mdsci.com
Marcia Lampert	mblampert@gmail.com