

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-066**

**Petitioner:** Wood Partners  
**Rezoning Petition No.:** 2022-066  
**Property:** ±13.5 acres located along Albemarle Rd & Novant Health Parkway

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 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 9/28/2022. A copy of the written notice is attached as **Exhibit B**. The meeting notice and link was also shared with members and interested parties via e-mail.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held on Wednesday, October 12, 2022, at 6:00 PM. A list of attendees is attached as **Exhibit C**.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the virtual Community Meeting were Carter Seigel and Jensie Teague from Wood Partners. 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.**

Mr. MacVean with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting for Rezoning Petition No. 2022-066. He then introduced the Petitioner's representatives to the meeting attendees. Mr. MacVean also explained to the participants how the meeting would proceed and reviewed the agenda.

Mr. MacVean and the petitioner's representative provided the following information during the presentation:

Mr. MacVean explained the location of the Site on the north side of Albemarle Road and between Cresswind Blvd. and Novant Health Parkway. The petition is seeking a change in zoning from R-3, B-1(CD) and NS to UR-2(CD) to allow the development of the Site with a residential community composed of 310 multi-family units. The rezoning Site is bisected by Novant Health Parkway creating two separate development areas. It was noted that the development area located to the north of Novant Health Parkway is proposed to be developed with one three story building, the development area to the south of Novant Health will be developed with multiple three-story buildings including the amenity area, and trash compactor for the residential community. Access to the Site will be from Novant Health Parkway. He also explained the site has a Charlotte 2040 Plan place type of Neighborhood 1, however, due to the adjacent uses a hospital and medical office uses and a future continuing care facility the Site was seen as an appropriate location for Neighborhood 2 place type. Precedent images were shared.

The rezoning schedule is for a November Public Hearing, then a January decision however this can change based on comments from City staff.

Mr. MacVean then opened the meeting for questions.

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

Questions from registered attendees centered around the timing of the development assuming the rezoning petition was approved. The Petitioner's representatives responded that there are several factors that will influence when construction could begin but it is currently anticipated to begin in the 4<sup>th</sup> quarter of 2023. Another attendee wanted to know if the tree save area indicated along Novant Health Parkway had specific dimensions. A minimum of 15% of the Site must be set aside as tree save area and the area indicated along Novant Health Parkway was an area where existing trees could be used to meet this requirement, but the specific dimensions of this area have not yet been determined but would occur during the land development approval process for the Site.

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.

cc: Marjorie Molina, Charlotte City Council District 5 Representative

David Pettine, Charlotte Planning, Design and Development Department

Carter Seigel, Wood Partners

Jeff Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

## Exhibit A Adjacent Owners

| OWNERLASTN                                     | OWNERFIRST     | COWNERFIRS  | COWNERLAST           | MAILADDR1                       | MAILADDR2 | CITY         | STATE | ZIPCODE |
|------------------------------------------------|----------------|-------------|----------------------|---------------------------------|-----------|--------------|-------|---------|
| CALDWELL                                       | J P            | IRENE F     | CALDWELL             | 27375 MILLARD LN                |           | ALBEMARLE    | NC    | 28001   |
| HILL                                           | WILLIAM S      |             | JOYCE JARRETT        | 12435 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |
| NOVANT HEALTH INC                              |                |             |                      | PO BOX 33549                    |           | CHARLOTTE    | NC    | 28233   |
| HILL                                           | L E            |             |                      | 12425 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |
| HILL                                           | L E            |             |                      | 12425 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |
| HILL                                           | L E            |             |                      | 12425 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |
| FLAGSHIP CRESSWIND MOB I LLC                   |                |             |                      | 2701 COLTSGATE RD STE 300       |           | CHARLOTTE    | NC    | 28211   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| KH MINT HILL LLP                               |                |             |                      | 105 NE 1ST STREET               |           | DELRAY BEACH | FL    | 33407   |
| CRESSWIND CHARLOTTE HOMEOWNERS ASSOCIATION INC |                |             |                      | 8913 SILVER SPRINGS CT          |           | CHARLOTTE    | NC    | 28215   |
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| FLAGSHIP CRESSWIND LLC                         |                |             |                      | 2701 COLTSGATE RD               |           | CHARLOTTE    | NC    | 28211   |
| RITZ                                           | NADINE SUE     |             |                      | 9225 CRESSWIND BLVD             |           | CHARLOTTE    | NC    | 28215   |
| LIM                                            | JOHN           | VIVIAN      | LIM                  | 9239 CRESSWINDS BLVD            |           | CHARLOTTE    | NC    | 28215   |
| POE                                            | RICHARD S      | KATHERINE H | POE                  | 9243 CRESSWIND BV               |           | CHARLOTTE    | NC    | 28215   |
| YANDLE                                         | RONNIE B       | ZOILA M     | YANDLE               | 7111 TREESDALE LN               |           | CHARLOTTE    | NC    | 28215   |
| CATALANO                                       | JOHN R         | CLAIRE M    | CATALANO             | 22 CHEPSTOW RD                  |           | NEW EGYPT    | NJ    | 08533   |
| WILLIAMS                                       | ANNETTE E      | JAMES S     | WILLIAMS             | 7119 TREESDALE LN               |           | CHARLOTTE    | NC    | 28215   |
| EUDY                                           | MARGARET       | TRUST       | MARGARET MCGILL EUDY | 7123 TREESDALE LN               |           | CHARLOTTE    | NC    | 28215   |
| INGRAM                                         | EVA MAE        | TRUST       | EVA INGRAM LIVING    | 6505 SHOFF CIRCLE               |           | CHARLOTTE    | NC    | 28215   |
| PINK                                           | DOUGLAS GRAHAM | LINDA JEAN  | PINK                 | 6509 SHOFF CIRCLE               |           | CHARLOTTE    | NC    | 28215   |
| CRESSWIND CHARLOTTE HOMEOWNERS ASSOCIATION INC |                |             |                      | 8913 SILVER SPRINGS CT          |           | CHARLOTTE    | NC    | 28215   |
| CRESSWIND CHARLOTTE HOMEOWNERS ASSOCIATION INC |                |             |                      | 8913 SILVER SPRINGS CT          |           | CHARLOTTE    | NC    | 28215   |
| NOVANT HEALTH INC                              |                |             |                      | PO BOX 33549                    |           | CHARLOTTE    | NC    | 28233   |
| NOVANT HEALTH INC                              |                |             |                      | PO BOX 33549                    |           | CHARLOTTE    | NC    | 28233   |
| NOVANT HEALTH INC                              |                |             |                      | PO BOX 33549                    |           | CHARLOTTE    | NC    | 28233   |
| HILL                                           | L E            |             |                      | 12425 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |
| HILL                                           | L E            |             |                      | 12425 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |
| DALE                                           | KAREN MCCALL   |             |                      | 3858 CLAIRMONT DR NE            |           | CLEVELAND    | TN    | 37312   |
| VINSON ENTERPRISES INC                         |                |             |                      | 125 REMOUNT RD SUITE C-1 PMB-30 |           | CHARLOTTE    | NC    | 28203   |
| FRANCES INVESTMENTS INC                        |                |             |                      | 125 REMOUNT RD SUITE C-1 PMB-30 |           | CHARLOTTE    | NC    | 28203   |
| HILL                                           | JAMES L        | WILLIAM S   | HILL                 | 107 WALNUT CREEK RD             |           | LOCUST       | NC    | 28097   |
| WATSON                                         | ROBERT HAROLD  | SANDRA      | WATSON               | 12530 ALBEMARLE RD              |           | CHARLOTTE    | NC    | 28227   |

### Neighborhood Organizations:

| ORGANIZATION_NAME                         | FIRST_NAME | LAST_NAME  | STREET_ADDRESS            | UNIT_NUM | CITY      | STATE          | ZIP   |
|-------------------------------------------|------------|------------|---------------------------|----------|-----------|----------------|-------|
| Avensong Homeowners Association           | Cassandra  | Nathan     | 12102 Harpley Court       |          | Charlotte | NC             | 28215 |
| Avensong Homeowners Association           | Donald     | Albritton  | 9724 Avensong Crossing Dr |          | Charlotte | NC             | 28215 |
| Avensong Homeowners Association           | Sherry     | Washington | 12135 Harpley Court       |          | Charlotte | NC             | 28215 |
| Beachwood/Glenwood Homeowners Association | Brenda Mae | Hudgins    | 9816 Avensong Crossing Dr |          | Charlotte | NC             | 28215 |
| Larkhaven Village                         | Atreece    | Bailey     | 14011 Haven Ridge Lane    | 304      | Charlotte | NC             | 28215 |
| Turtle Rock Owners Association            | Vernetta   | Mitchell   | 5123 Timbertop Lane       |          | Charlotte | North Carolina | 28215 |
| Woodbury                                  | Shelia     | Campbell   | 8710 Heartleaf Road       |          | Charlotte | NC             | 28227 |

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2022-066 WOOD PARTNERS**

Subject: Rezoning Petition No. 2022-066  
Petitioner/Developer: Wood Partners  
Current Land Use: Residential and Vacant  
Existing Zoning: NS, B-1(CD) and R-3  
Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** *Wednesday, October 12<sup>th</sup>, 2022, at 6:00 p.m.*

**Virtual Meeting Registration:** *Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.*

Date of Notice: 9/28/2022

We are assisting Wood Partners (the “Petitioner”) on a recently filed request to rezone an approximately 13.5-acre site located along Albemarle Road and Novant Health Parkway in Charlotte, North Carolina (the “Site”) from NS, B-1(CD) & R-3 to UR-2(CD). The request is to allow the Site to be developed as a residential multi-family community. Access to the Site will be from Novant Health Parkway.

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 Wednesday, October 12, 2022, at 6:00 p.m.**

*Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by October 10<sup>th</sup> to receive a secure virtual meeting link and reference Petition #2022-066.*

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.

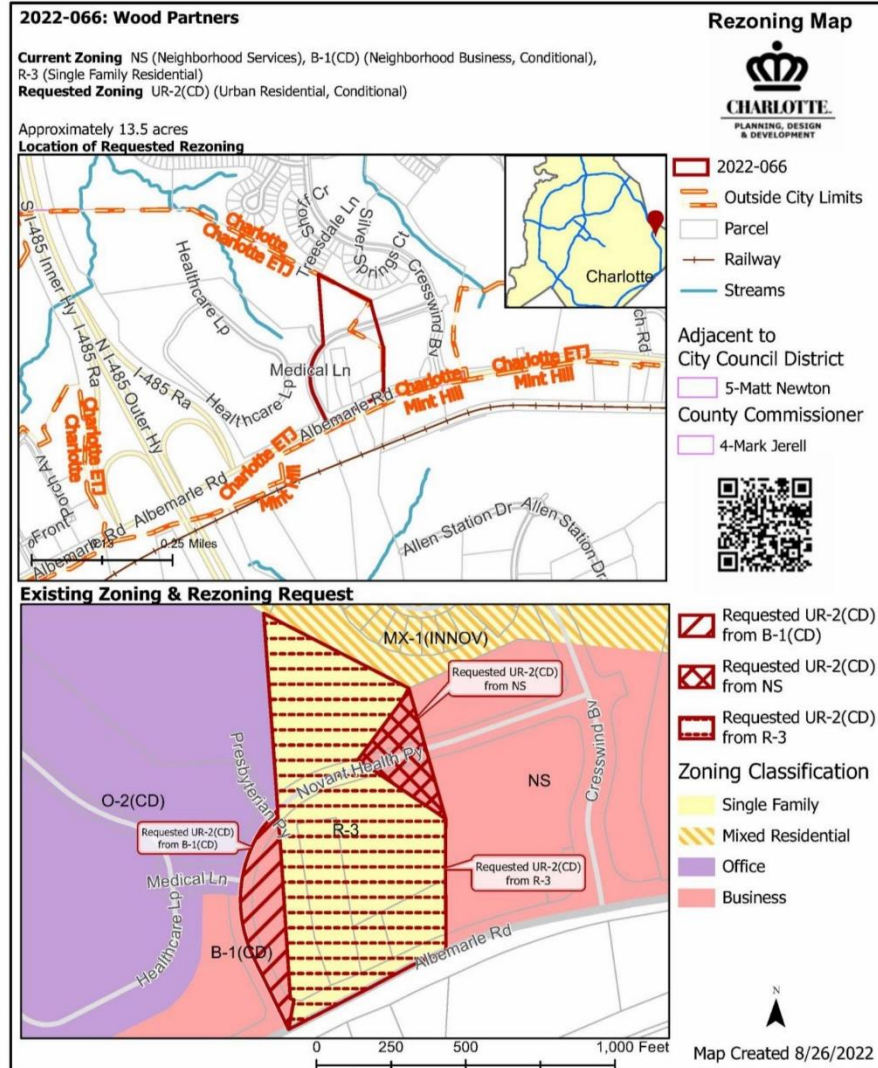
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Marjorie Molina, Charlotte City Council District 5 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Carter Seigel, Wood Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

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## Exhibit B (continued)

Site location:



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**Exhibit C**

| <b>Registered Attendee</b> | <b>Email Address</b>                                                                   |
|----------------------------|----------------------------------------------------------------------------------------|
| Gail Gilbert               | <a href="mailto:gailgilbert77@aol.com">gailgilbert77@aol.com</a>                       |
| Jimmy Hill                 | <a href="mailto:jimmy.hill057@outlook.com">jimmy.hill057@outlook.com</a>               |
| Fred Burrell               | <a href="mailto:fredburrell7@hotmail.com">fredburrell7@hotmail.com</a>                 |
| Kenneth James              | <a href="mailto:kenneth.james.caldwell@gmail.com">kenneth.james.caldwell@gmail.com</a> |
| Kevin Caldwell             | <a href="mailto:kevin.blake.caldwell@gmail.com">kevin.blake.caldwell@gmail.com</a>     |
| Libby Eudy                 | <a href="mailto:libeudy@carolina.rr.com">libeudy@carolina.rr.com</a>                   |
| Annette Williams           | <a href="mailto:ableannie@hotmail.com">ableannie@hotmail.com</a>                       |