

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-017**

**Petitioner:** Alton Oliver Self, Jr.  
**Rezoning Petition No.:** 2022-017  
**Property:** ±1.66 acres located at 3222 Mt. Holly-Huntersville Rd.

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 6/8/2022. A copy of the written notice is attached as **Exhibit B**.

**TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Wednesday, June 22<sup>nd</sup>, 2022, at 6:00 PM.

**PERSONS IN ATTENDANCE AT MEETING:**

There were no registered attendees and the meeting was concluded after a 10 minute wait period. The Petitioner's representative at the required Community Meeting was Bridget Grant with Moore & Van Allen, PLLC.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Alton Oliver Self, Jr.  
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
COLE FD PORTFOLIO VIII LLC		PROPERTIES INC	C/O AMERICAN RELATY CAPITAL	PO BOX 1017		CHARLOTTE	NC	28201
COOKS MEMORIAL PRESBYTERIAN	CHURCH/CHARLOTTE NC			3413 MT- HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
COOKS MEM PRESBY CHURCH	TR CHAR NC PRESBY CH USA			3413 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
COOKS MEMORIAL PRESBYTERIAN	CHURCH OF NC			3413 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
HORIZON DEVELOPMENT PROPERTIES INC				PO BOX 36795		CHARLOTTE	NC	28236
HORIZON DEVELOPMENT PROPERTIES INC				PO BOX 36795		CHARLOTTE	NC	28236
BARNETTE	FRANK	BARBARA H	BARNETTE	3222 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
COOKS COMMUNITY VOLUNTEER FIRE	DEPARTMENT, INC			3122 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
NISBET OIL COMPANY				PO BOX 3475		TULSA	OK	74101
HORIZON DEVELOPMENT PROPERTIES INC				PO BOX 36795		CHARLOTTE	NC	28236
HORIZON DEVELOPMENT PROPERTIES INC				PO BOX 36795		CHARLOTTE	NC	28236
GRAY PROPERTY 2105 LLC		ROBERTS	C/O FELLERS, SCHEWE, SCOTT, &	1700 BAYBERRY CT STE 300		RICHMOND	VA	23236

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Devonwood Towns Homeowners Association	Victoria	Camall	4742 Stoney Branch Dr		Charlotte	NC	28216
Hunter Ridge Homeowners Association	Michael S.	Peters	9431 Isaac Hunter Dr		Charlotte	NC	28214
Melbourne Homeowners Association	Jonelle	Flynn	2114 Mount Holly-Huntersville Rd		Charlotte	NC	28214
Mountain Island Lake Business Development Committee	Deanna	Hamm	12218 Backwater Drive		Charlotte	NC	28214
Oakview Terrace Neighborhood Association	Thomas	Cowans	9327 Mountain Aire Cr		Charlotte	NC	28214
Polo Club At Mountain Island Lake HOA	Thomas	Clark	5112 Polo Gate Blvd.		Charlotte	NC	28216
Riverbend	Kerwin	Scott	12247 Fullerton Court		Charlotte	NC	28214
Woods at Coulwood /selene goddess goods	Kimberly	Brooksbank	9258 Austin Ridge Ln		Charlotte	NC	28214

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-017**

Subject: Rezoning Petition No. 2022-017  
Petitioner/Developer: Alton Oliver Self, Jr.  
Current Land Use: Residential  
Existing Zoning: R-3  
Rezoning Requested: B-2(CD)

**Date and Time of Meeting:** **June 22, 2022 at 6:00 PM**

**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: 6/8/2022

We are assisting Alton Oliver Self, Jr. (the "Petitioner") on a recently filed request to rezone an approximately ±1.66-acre site located at 3222 Mt. Holly – Huntersville Road in Charlotte, North Carolina (the "Site") from R-3 to B-2(CD). The request is to allow the development of the Site with a carwash, together with accessory uses. Access to the Site will be from Mt. Holly-Huntersville Road.

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 June 22, 2022, at 6:00 p.m.**

*Please send an email by June 20<sup>th</sup> to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) in order to receive a secure virtual meeting link and reference Petition #2022-017.*

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](mailto: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: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Alton Oliver Self, Jr.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (continued)

**Site Location:**

