

**COMMUNITY MEETING REPORT**  
Carmel Hills

Date of original contact: July 27, 2023

Persons and Organizations contacted with date and explanation of how contacted:

The City supplied lists were used to contact interested parties via first class US mail. Each name on the City provided lists were sent a letter with approximately 111 letters mailed. Both the mailing lists and invitation letters are attached.

	August 8, 2023
	6:00 p.m.
<u>Date, time and location of meetings</u>	VIRTUAL MEETING
:	Hosted by the Applicant

Persons in attendance at meeting: Approximately 21 persons ‘signed in’ to the VIRTUAL meeting including the project team.

Walter Fields, Gabriel Iorga, and Cassidy Michaux attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting:

Mr. Fields opened the presentation with a description of the site and the proposed development. Mr. Fields presented a brief overview of the rezoning process. He also reviewed the history of the site and changes that had been made to the original submission in response to earlier community input. It was explained that the proposed use is consistent with plans for the community. The revised plan was presented noting that the access that was proposed to be to Colony Road had been removed from the plan along with a proposed 3 story building on the rear of the site. There was also discussion about the Carmel Road streetscape and the Petitioner’s concern about the loss of mature landscaping and trees along the road required by the City. It was also noted that the revised site plan included a number of minor variances that recognized the existing development on the site that had gone through a separate public process. There were roughly 20 questions or comments that covered a variety of subjects. There were questions and concerns expressed about streetscape. The Petitioner had also held an on-site meeting with community leaders prior to the community meeting. A number of minor site plan modifications have been made to the site plan as a result of review comments from staff agencies.

The invitation to the meeting can be found below as well as the log-in sheet from the virtual meeting.

July 27, 2023

Dear Neighbors:

We invite you to attend a virtual neighborhood meeting to receive a presentation on a rezoning petition for approximately 15 acres located on Carmel Road. The land is the long developed Carmel Hills Assisted Living Facility. The property is a legally non-conforming use that was originally approved as a Special Use Permit by the Board of County Commissioners in 1977 .The purpose of this request is to allow for the repair, updating, improvement, modernization, and expansion of the facilities that have been there for decades, under a single site plan and more modern zoning classification. After consultation with the Planning Staff, the application seeks the rezoning of the site to a conditional Institutional classification. For more information on this petition, please go to the link below:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2022-Petitions/2022-116/Pages/default.aspx>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this virtual meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

**The virtual meeting will be held on Tuesday, August 8th starting at 6:00 p.m. We would expect that the meeting would take about an hour but will continue as needed beyond 7:00 p.m. The log in information is provided below.**

**Carmel Hills Community Meeting**

Aug 8, 2023, 6:00 – 7:00 PM (America/New\_York)

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/864393957>

**You can also dial in using your phone.**

Access Code: 864-393-957

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

# Carmel Hills Community Meeting

August 8, 2023 . 5:38 PM . ID: 864393957

## Share Status

**Access:** Private

**Expires:** August 15, 2023

**Shared content:** Video, Notes, Meeting info, Insession Chat

## Attendees

MEG NEALON

[megnealon@nealonplanning.com](mailto:megnealon@nealonplanning.com)

walter

Kirk Otey

Cassidy - DPR

Tariq Bokhari

[tariq.bokhari@carolinafintechhub.org](mailto:tariq.bokhari@carolinafintechhub.org)

Matthew Karres

[mkarres@essexrichards.com](mailto:mkarres@essexrichards.com)

Michael Rankin

CHIP PLAYER

Mark Wallace

Gabriel Iorga

[igabriel69@yahoo.com](mailto:igabriel69@yahoo.com)

Eleanor

G Brown

Chris Karres

Anne Shoaf

Edwin H Shoaf Jr

edward herrmann

Peg sawires

+17045422655

+17046153268

+17046153268

+19802101910

+17048779304

## Talk Time

### Organizer

03%

### Attendees

97%

### MEG NEALON

00 mins . 2%

### walter

00 mins . 44%

### Kirk Otey

00 mins . 5%

### Cassidy - DPR

00 mins . 3%

### Tariq Bokhari

00 mins . 3%

**Matthew Karres**

00 mins . 2%

**Michael Rankin**

00 mins . 2%

**CHIP PLAYER**

00 mins . 2%

**Mark Wallace**

00 mins . 2%

**Gabriel Iorga**

00 mins . 1%

**Eleanor**

00 mins . 0%

**G Brown**

00 mins . 0%

**Chris Karres**

00 mins . 0%

**Anne Shoaf**

00 mins . 0%

**Edwin H Shoaf Jr**

00 mins . 0%

**edward herrmann**

00 mins . 0%

**Peg sawires**

00 mins . 0%

**+17045422655**

00 mins . 0%

**+17046153268**

00 mins . 0%

**+17046153268**

00 mins . 0%

**+19802101910**

00 mins . 0%

**+17048779304**

00 mins . 0%

Contact list.

2022-116  
DOUGLAS J DIFRANCO  
3618 CASTELLAIN DR  
CHARLOTTE NC 28226

2022-116  
ELIZABETH A SULLIVAN  
3614 CASTELLAIN DR  
CHARLOTTE NC 28226

2022-116  
JAMES L PATTERSON  
3653 MILL POND RD  
CHARLOTTE NC 28226

2022-116  
WILLIAM C CANN  
3659 MILL POND RD  
CHARLOTTE NC 28226

2022-116  
CHARLES HEWLETT HENDERSON  
2804 CARMEL RD  
CHARLOTTE NC 28226

2022-116  
SCOTT MATTHEW KAISER  
5728 TUFTON BRAE CT  
CHARLOTTE NC 28226

2022-116  
GARY KERSEY  
5718 TUFTON BRAE CT  
CHARLOTTE NC 28226

2022-116  
TODD COLLINS  
1800 CAMDEN RD UNIT 107  
CHARLOTTE NC 28203

2022-116  
TARUN K NARANG  
5711 TUFTON BRAE CT  
CHARLOTTE NC 28226

2022-116  
ANN LUCK FOSTER  
5705 TUFTON BRAE CT  
CHARLOTTE NC 28226

2022-116  
JAMES G QUINLAN  
5735 TUFTON BRAE CT  
CHARLOTTE NC 28226

2022-116  
ALECIA ANGEL JOHNSON  
2726 CARMEL RD  
CHARLOTTE NC 28226

2022-116  
MARGARET E MANCINO  
3623 KNAPDALE RD  
CHARLOTTE NC 28226

2022-116  
THOMAS MCKITTRICK  
3708 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
WILLIAM JACKSON ROPER  
3620 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
TERESA STARR  
3614 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
THOMAS H JR BOYD  
3608 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
GAUTAM B PATEL  
3600 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
MISAEEL OSMIN REYES  
3522 BELLEVUE LN  
CHARLOTTE NC 28226

2022-116  
SHAIENDRA S CHAUHAN  
3526 BELLEVUE LN  
CHARLOTTE NC 28226

2022-116  
CHRISTOPHER A CHOKA  
3521 BELLEVUE LN  
CHARLOTTE NC 28226

2022-116  
DANIEL A NASS  
3515 BELLEVUE LN  
CHARLOTTE NC 28226

2022-116  
DARRYL D PENNER  
3713 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
JAMES L NICHOLS IV  
2801 JEM CT  
CHARLOTTE NC 28226

2022-116  
WILLIAM G AYERS  
2800 JEM CT  
CHARLOTTE NC 28270

2022-116  
DANIEL S URI  
2806 JEM CT  
CHARLOTTE NC 28226

2022-116  
JOHN PHILLIP TERNES  
3707 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
GORDON RIVES JR BROWN  
3619 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
ALLAN N HASELEY  
3613 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
SHARON MURPHY  
3607 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
MARTIN KAZANJIAN  
3601 MOORELAND FARMS RD  
CHARLOTTE NC 28226

2022-116  
ROYDEN HOMEOWNERS ASSOCIATION INC  
PO BOX 472911  
CHARLOTTE NC 28247

2022-116  
MICHAEL J P MESSNER  
2633 LORI LN  
CHARLOTTE NC 28226

2022-116  
GINA H SHERIDAN  
2639 LORI LN  
CHARLOTTE NC 28226

2022-116  
MARK STEPHEN WALLACE  
2645 LORI LN  
CHARLOTTE NC 28226

2022-116  
WALTER M FRANKLIN JR  
2646 LORI LN  
CHARLOTTE NC 28226

2022-116  
SARAH C PERRY  
2636 LORI LN  
CHARLOTTE NC 28226

2022-116  
PETER B KRUG  
2625 LORI LN  
CHARLOTTE NC 28226

2022-116  
DAVIS W KUYKENDALL  
2626 LORI LN  
CHARLOTTE NC 28226

2022-116  
CHARLES GERSON KOLTON  
2616 LORI LN  
CHARLOTTE NC 28226

2022-116  
WILLIAM M SCOTT  
2600 LORI LN  
CHARLOTTE NC 28226

2022-116  
SIDNEY J NURKIN  
5102 FAIRLAWN CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
JAMES J HALLINAN  
5026 FAIRLAWN CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
MARGARET MILLER MACKAY  
5022 FAIRLAWN CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
ANTHONY A WINDELL  
5110 OXFORD CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
ROBERT L MILLER  
5106 OXFORD CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
JUDY DICK GOLDBERG  
5100 OXFORD CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
CARMEL CRESCENT OWNERS ASS  
2626 SHEFFIELD CRESCENT CT  
CHARLOTTE NC 28226

2022-116  
SALLY H JAMES  
2615 CARMEL CRESCENT DR  
CHARLOTTE NC 28226

2022-116  
CARMEL HILLS, INC  
2801 CARMEL RD  
CHARLOTTE NC 28226

2022-116  
ED HERRMANN  
2636 HORN POINT CT  
CHARLOTTE NC 28226

2022-116  
ROBERT R WOOD  
2632 HORN POINT CT  
CHARLOTTE NC 28226

2022-116  
WILLIAM J JOYCE  
3215 BOZMAN CT  
CHARLOTTE NC 28226

2022-116  
TRUST MICHAEL O'H RANKIN QUAL  
PERSONAL RESIDENCE  
3320 SMITH POINT CT  
CHARLOTTE NC 28226

2022-116  
JOHN DAVID BLACK  
3316 SMITH POINT CT  
CHARLOTTE NC 28226

2022-116  
CAROL LEE CATHEY  
3308 SMITH POINT CT  
CHARLOTTE NC 28226

2022-116  
JENNY ANN VARUGHESE  
3303 SMITH POINT CT  
CHARLOTTE NC 28226



2022-116  
DAVID J GUILFORD  
3307 SMITH POINT COURT  
CHARLOTTE NC 28226

2022-116  
THE MICHAEL L BOWEN REVOCABLE TRUST  
3311 SMITH POINT CT  
CHARLOTTE NC 28226

2022-116  
HENRY A HARKEY  
3315 SMITH POINT CT  
CHARLOTTE NC 28226

2022-116  
DANIEL T HAIGNEY  
5905 TRED AVON CT  
CHARLOTTE NC 28226

2022-116  
DOMINICK LANDI  
5909 TRED AVON COURT  
CHARLOTTE NC 28226

2022-116  
JO ANN KESTER GARRETT  
5913 TRED AVON CT  
CHARLOTTE NC 28226

2022-116  
EDWIN HUSS JR SHOAF  
5917 TRED AVON CT  
CHARLOTTE NC 28226

2022-116  
CHARLES FLANARY  
5921 TRED AVON CT  
CHARLOTTE NC 28226

2022-116  
WOODROW JR PLAYER  
5925 TRED AVON CT 34  
CHARLOTTE NC 28226

2022-116  
CAMBRIDGE-COLONY LLC  
831 E MOREHEAD ST SUITE 245  
CHARLOTTE NC 28202

2022-116  
EASTON PARK TOWNHOMES OWNERS  
ASSOCIATION INC  
PO BOX 3137  
MATTHEWS NC 28106

2022-116  
Carmel Crescent Homeowners Associ  
2512 Sheffield Crescent Ct  
Charlotte NC 28226

2022-116  
Easton Park Townhome Association  
3320 Smith Point Court  
Charlotte North Carolina 28226

2022-116  
Foxcroft  
4400 simsbury rd  
Charlotte NC 28226

2022-116  
Giverny Homeowners Association  
3507 Castellaine Dr  
Charlotte NC 28226

2022-116  
Giverny Homeowners Association  
3504 Castellaine Dr  
Charlotte NC 28226

2022-116  
Giverny Homeowners Association  
5321 Colony Rd  
Charlotte NC 28226

2022-116  
Glenwood Homeowners Association  
3609 Castellaine Dr  
Charlotte NC 28226

2022-116  
Highview Road Civic Association  
3712 Highview Rd  
Charlotte NC 28210

2022-116  
Montibello  
6627 Morrowick Circle Drive  
Charlotte NC 28226

2022-116  
Mount Island - Shuffletown  
3719 School House Ln  
Charlotte NC 28226

2022-116  
Mountainbrook Civic Association  
3601 Mill Pond Rd  
Charlotte NC 28226

2022-116  
Mountainbrook Neighborhood Organization  
3608 School House Ln  
Charlotte NC 28226

2022-116  
Olde Providence Civic Association  
7430 Lancer Drive  
Charlotte NC 28226

2022-116  
Pellyn Place Homeowners Association  
6329 Bentrige Dr  
Charlotte NC 28226

2022-116  
Ponderosa - Wingate  
5124 Camilla Drive  
Charlotte NC 28226

2022-116  
Sardis Cove Homes Association  
3719 Mooreland Farms Rd  
Charlotte NC 28226

2022-116  
Summerlake  
2720 Flintgrove Road  
Charlotte NC 28226

2022-116  
Westside Homeowners Association  
2339 Carmel Rd  
Charlotte NC 28226

2022-116  
Winding Brook Civic Association  
5117 Little Brook Ln  
Charlotte NC 28226

2022-116  
Carmel Crescent Homeowners Association  
Terry Wise  
2512 Sheffield Crescent Ct  
Charlotte NC 28226

2022-116  
Easton Park Townhome Association  
Michael Rankin  
3320 Smith Point Court  
Charlotte North Carolina 28226

2022-116  
Foxcroft  
Joshua Arnold  
4400 simsbury rd  
Charlotte NC 28226

2022-116  
Giverny Homeowners Association  
Maryrose Turner  
3507 Castellaine Dr  
Charlotte NC 28226

2022-116  
Giverny Homeowners Association  
Michelle Hall  
3504 Castellaine Dr  
Charlotte NC 28226

2022-116  
Giverny Homeowners Association  
Patricia Baldwin  
5321 Colony Rd  
Charlotte NC 28226

2022-116  
Glenwood Homeowners Association  
Nancy Hutchinson  
3609 Castellaine Dr  
Charlotte NC 28226

2022-116  
Highview Road Civic Association  
Alan Jones  
3712 Highview Rd  
Charlotte NC 28210

2022-116  
Montibello  
Clarence Jude Gadapati  
6627 Morrowick Circle Drive  
Charlotte NC 28226

2022-116  
Mount Island - Shuffletown  
Ronald Gosey  
3719 School House Ln  
Charlotte NC 28226

2022-116  
Mountainbrook  
David Harris  
3505 Tinkerbell LNn  
Charlotte North Carolina 28210

2022-116  
Mountainbrook Civic Association  
Mike Anderson  
3601 Mill Pond Rd  
Charlotte NC 28226

2022-116  
Mountainbrook Neighborhood Organization  
Bill Martin  
3608 School House Ln  
Charlotte NC 28226

2022-116  
Olde Providence Civic Association  
Paula Sargent  
7430 Lancer Drive  
Charlotte NC 28226

2022-116  
Pellyn Place Homeowners Association  
Stephanie Robinson  
6329 Bentrige Dr  
Charlotte NC 28226

2022-116  
Ponderosa - Wingate  
Robin Tonelli  
5124 Camilla Drive  
Charlotte NC 28226

2022-116  
Sardis Cove Homes Association  
Julie Watson  
3719 Mooreland Farms Rd  
Charlotte NC 28226

2022-116  
Summerlake  
Gretchen Brown  
2720 Flintgrove Road  
Charlotte NC 28226

2022-116  
Westside Homeowners Association  
Linda McCall  
2339 Carmel Rd  
Charlotte NC 28226

2022-116  
Winding Brook Civic Association  
Dan Medvid  
5117 Little Brook Ln  
Charlotte NC 28226