

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-133**

**Petitioner:** Paramount Development, LLC.  
**Rezoning Petition No.:** 2022-133  
**Property:** ±20-acres on two (2) sites located on Northlake Mall Drive (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 1/12/2023. 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, January 25, 2023, at 6:00 PM.

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

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner representatives at the required Community Meeting were Dusan Peric and Tom Settle from Paramount Development, LLC, Randy Goddard with Design Resource Group (traffic) and Paul Pennell and Savannah Page with Urban Design Partners. Also, in attendance was Keith MacVean with Moore & Van Allen, PLLC.

### **SUMMARY OF MEETING DISCUSSION:**

#### **I. Overview of Petitioner’s Presentation.**

##### **Introduction and Overview of Development Plan.**

Keith MacVean opened the meeting, welcomed the attendees, and introduced the development team.

Mr. MacVean explained the Sites are located along Northlake Centre Parkway and total ±20.0 acres. The Site contains two parcels that have vacant portions and portions used for parking. The two parcels are separated by the existing mall buildings. Zoning for the Site is CC (community center) and the petition proposes MUDD-O, mixed use development district with optional provisions. The MUDD-Optional conditional plan is to allow the development of the Sites with two residential communities. He stated that the City’s 2040 Plan Place Type recommendation is Regional Activity Center which supports residential uses.

Mr. MacVean explained that the new plans replace the original approved conditional plan from 2002. Petition #2002-110, called the Village Shops, allowed for 210,000 square feet of commercial, 200 hotel rooms and 150 multi-family units along with other allowed uses. The north parcel could be developed as a fourth department store. Mr. MacVean shared the overall concept plan showing both parcels, the multi-family south concept plan and the multi-family north concept plan. He indicated that each parcel is about 10 acres with four (4) story buildings. There will be about 600 total units for both parcels. There will be pedestrian linkage to the mall and perimeter retail shops. On the north plan, they are working on pedestrian linkage to the greenway. He also reviewed the transportation impact study and the areas showing stop signs and traffic lights.

Mr. MacVean reviewed the rezoning schedule for a March 20, 2023, public hearing and then a decision on April 17, 2023, however this can change based on staff comments. He then opened the meeting up for questions.

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

The participant wanted to know if the Team could study the location of parking on the north parcel since it's on the outside of the development. With the quantity of traffic in the area, it would be nice to not have to see more cars. Mr. MacVean indicated they would look at that aspect.

There being no further questions, Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to address staff comments as they arise.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Dusan Peric, Paramount Development, LLC  
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
METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E. MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
METROLINA PROPERTIES	LTD PARTNERSHIP			1341 EAST MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
ARC NCCHRNCO01 LLC				23425 COMMERCE PARK STE 103		BEACHWOOD OH		44122
CHARCHANG LLC				222 GRAND AVE		ENGLEWOOD NJ		07631
TM NORTHLAKE MALL OUTPARCELS LP			C/O STARWOOD CAPITAL GROUP LP	PO BOX 130940		CARLSBAD	CA	92013
TM NORTHLAKE MALL LP			C/O STARWOOD CAPITAL GROUP LP	PO BOX 130940		CARLSBAD	CA	92013
TM NORTHLAKE MALL LP			C/O STARWOOD CAPITAL GROUP LP	PO BOX 130940		CARLSBAD	CA	92013
FIRST-CITIZENS BANK & TRUST CO			ATTN PAUL RIZZARDI	PO BOX 27131	MAIL CODE RWN 17	RALEIGH	NC	27611
ROCK NORTHLAKE LLC				1100 EAST MOREHEAD ST		CHARLOTTE	NC	28204
HIGBEE COMPANY			C/O DILLARD'S INC	4501 N BEACH ST		FT WORTH	TX	76137
MAY DEPARTMENT STORES CO				7 WEST 7TH ST		CINCINNATI	OH	45202
ARC NCCHRNCO01 LLC				23425 COMMERCE PARK STE 103		BEACHWOOD OH		44122
ARC NCCHRNCO01 LLC				23425 COMMERCE PARK STE 103		BEACHWOOD OH		44122
PRECISIONS CONSTRUCTION CORP INC			C/O B4 PROPERTIES LLC	21009 EZELL LN		FAIRHOPE	AL	36532
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
AEI NET LEASE PORTFOLIO II DST				2424 RIDGE RD	C/O K E ANDREWS & COMPANY	ROCKWALL	TX	75087
TM NORTHLAKE LAND PARCEL 2 LLC			C/O STARWOOD CAPITAL GROUP	PO BOX 130940		CARLSBAD	CA	92013
FCD-REAMES ROAD LP				121 W TRADE ST STE 2700		CHARLOTTE	NC	28202

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
	Hatisha	Guzman	8628 swank place	201	Charlotte	NC	28216
	Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
Hunter Acres Park Association, Inc	Patricia	Brown	10191 Reindeer Way Ln		Charlotte	NC	28216
Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
Impact Inc	Robert	Williams	8615 Westhope st		Charlotte	NC	28216
McIntyre	Makiala	Love	8520 Redding Glen Ave		Charlotte	NC	28216
Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
Walden Ridge	Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
Wedgewood North HOA, Inc.	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

## EXHIBIT B

### NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2022-133 PARAMOUNT DEVELOPMENT, LLC

Subject: Rezoning Petition No. 2022-133  
Petitioner/Developer: Paramount Development, LLC  
Current Land Use: Vacant and Parking  
Existing Zoning: CC  
Rezoning Requested: MUDD-O  
**Date and Time of Meeting:** *Wednesday, January 25, 2023, 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: 1/12/2023

Moore & VanAllen is assisting Paramount Development, LLC (the "Petitioner") on a recently filed request to rezone two parcels with approximately 20.0-acres located on Northlake Mall Drive in Charlotte, North Carolina (the "Site") from CC to MUDD-O. The Site is currently occupied by parking or is vacant. The request will allow the development of the Site with two residential multi-family communities. Access to the Sites will be from Northlake Mall Drive.

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, January 25, 2023, at 6:00 p.m.**

*Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by January 24<sup>th</sup> to receive a secure virtual meeting link and reference Petition #2022-133.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email Keith MacVean at [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.

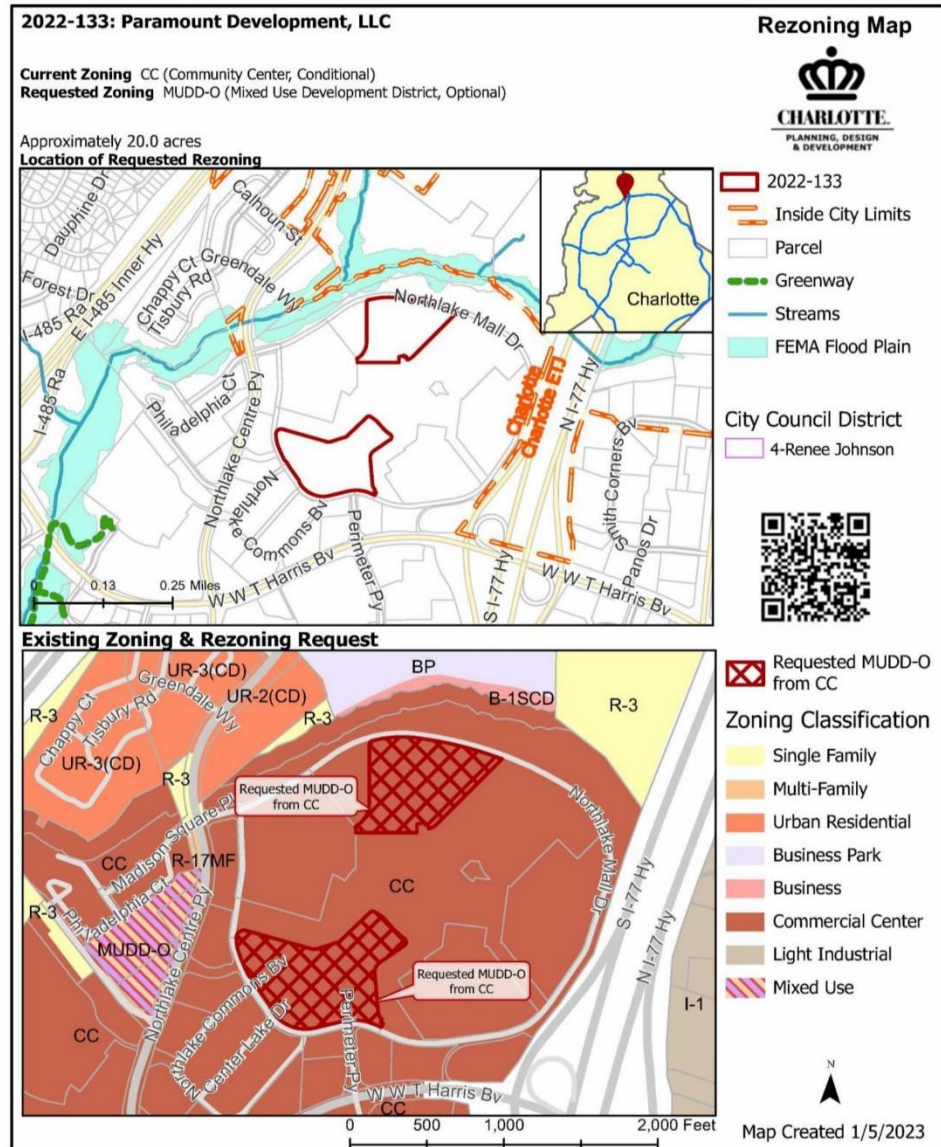
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Dusan Peric, Paramount Development, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

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## EXHIBIT B (continued)

Site location:



## EXHIBIT C

<b>Name</b>	<b>Email</b>
Terry Williams	twilliams@withrowcapital.com
Kathy & David Garmon	garmonkt@icloud.com
Renee Johnson	Renee.Johnson@charlottenc.gov