

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: K-TED Townhome project
Petitioner/Developer:
Current Land Use: Institutional
Existing Zoning:
Rezoning Requested:
Parcel Numbers:

Rezoning Petition 2022-146
Client –K-TED Group, LC
Vacant
INST
R-12MF (CD)
10910206

Meeting location:

**Cornerstone Baptist Church
8947 Albemarle Rd, Charlotte, NC 28227
Meeting Date 6-8-2023, 6:30-7:30-6:30pm,
Email rddavis@att.net (please put
2022-146 in subject line)**

Access to Hard Copy of Plans:

Summary of Request

We are assisting properties owners K-TED Group, LLC (the "Petitioner") with a Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 3.84-acre site (the "Site") located at 8947 Albemarle Road from INST zoning district to the R-12MF(CD) zoning district (Parcel ID 2022-146). The proposed rezoning is to develop a townhome community on vacant property on the western portion of the church property. A map of the property is included in this mailing for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. City of Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition's parcel boundaries.

In the meantime, should you have any questions or comments, please call me, Bob Davis, at (704) 651-5752 or email me at rddavis@att.net (please put **2022-146** in the subject line).

Respectfully,



Robert D. Davis, PE
RDDavis Engineering, PLLC

Cc: Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: 05-18-2023

Site Location



2022-146	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2022-146	DORSEY	MARCELLA E	5415 JASLIN LN	CHARLOTTE	NC	28227
2022-146	NWOKOCHA	IFEANYI D	5409 JASLIE LN	CHARLOTTE	NC	28227
2022-146	ORDONEZ	CARLOS	4819 EASTHAVEN DR	CHARLOTTE	NC	28212
2022-146	GALVAN	JOSE IGNACIO MALDONADO	5401 JASLIE LN	CHARLOTTE	NC	28227
2022-146	JOHNSON	LOUIS O	5400 JASLIE LN	CHARLOTTE	NC	28227
2022-146	FERNANDO	ROMULO NAVA	5404 JASLIE LN	CHARLOTTE	NC	28227
2022-146	AMAYA	JAVIER CARCAMO	5408 JASLIE LN	CHARLOTTE	NC	28227
2022-146	HARPER	GINNY L	5414 JASLIE LN	CHARLOTTE	NC	28227
2022-146	MOWING GLADE AME ZION CHURCH		PO BOX 690475	CHARLOTTE	NC	28227
2022-146	PC FLP LLC		3110 FERNCLIFF RD	CHARLOTTE	NC	28211
2022-146	FIRST UNION NATIONAL BANK OF NORTH CAROLINA		PO BOX 36246	CHARLOTTE	NC	28236
2022-146	NEW HEAVEN MINISTRY CHURCH OF	GOD IN CHRIST	8823 ALBEMARLE RD	CHARLOTTE	NC	28227
2022-146	BELLSOUTH TELECOMMUNICATIONS	INC	PO BOX 7207	BEDMINSTER	NJ	07921
2022-146	NORWOOD PLACE HOLDINGS I LLC		2901 BLYTHE RD	CHARLOTTE	NC	28227
2022-146	CEBSR PROPERTIES LLC		9131 ANSON WY STE 305	RALEIGH	NC	27615
2022-146	PALAMAS HOLDINGS ALBEMARLE ROAD LLC		9012 SKIPAWAY DR	WAXHAW	NC	28173
2022-146	CORNERSTONE BAPTIST	CHURCH OF CHARLOTTE	8947 ALBEMARLE RD	CHARLOTTE	NC	28227
2022-146	NADG NNN ORE (CHA-NC) LP		3131 MCKINNEY AVE STE L-10	DALLAS	TX	75204
2022-146	DHRUVIN AND MARGI INC		3021 WILLOWSTONE DR	DULUTH	GA	30096
2022-146	NADG NNN MSF (CHA-NC) LP		3131 MCKINNEY AVE STE L-10	DALLAS	TX	75204
2022-146	PAJAMAS HOLDINGS TWO ALBEMARLE ROAD LLC		9012 SKIPAWAY DR	WAXHAW	NC	28173
2022-146	TDK INC		8526 EDGEWOOD GROVE TRAIL	CHARLOTTE	NC	28226
2022-146	ALBERMARLE CROSSING LLC		PO BOX 36799	CHARLOTTE	NC	28236
2022-146	FIRST CITIZENS BANK & TRUST CO		PO BOX 27131	RALEIGH	NC	27611
2022-146	ARC PSCLTNC002 LLC		1130 W WARNER RD,BLD B UNIT DC17	TEMPE	AZ	85284
2022-146	Applegate	Melone Gardner	5008 Abode Lily Ln	Charlotte	NC	28227
2022-146	Becton Park at Lynton Place Homeowners Association	Joe Ayers	5652 Ebley Ln	Charlotte	NC	28227
2022-146	Becton Park at Lynton Place Homeowners Association	Vanessa Coles	5606 Becton Park Drive	Charlotte	NC	28227
2022-146	Hickory Grove	Kellie Cartwright	8532 Pence Road	Charlotte	NC	28215
2022-146	Lynton Place Homeowners Association	George Carter	8101 Sherington Way	Charlotte	NC	28227
2022-146	Marlwood Acres	Carrie Dirks	1016 Timber Lake Drive	Charlotte	NC	28227
2022-146	Marlwood Acres	Tekesha Lorick	1566 Marlwood Circle	Charlotte	NC	28227
2022-146	Marlwood Association	Clifford Johnson	8126 Forestdale Dr	Charlotte	NC	28227
2022-146	Marlwood Neighborhood Association	Cherlie Maynor	1800 Marlwood Cr	Charlotte	NC	28227
2022-146	Marlwood Neighborhood Association	Judy Jeffries	1504 Marlwood Cr	Charlotte	NC	28227
2022-146	Martin Lake HOA	Lucille Ivey	6313 Martin Lake Road	Charlotte	NC	28227
2022-146	Old Farm Subdivision	Cindy Flehan	6533 Olde Savannah Rd	Charlotte	NC	28227
2022-146	Sherbrook HOA Of Mecklenburg County	Darryl Yokley	6426 Schubert Place	Charlotte	NC	28227

Minutes from Thursday Meeting

Public Hearing

June 8th, 2023

Project Engineer:

RD Davis Engineering, PLLC

Robert D Davis, PE

Applicant:

The K-Ted Group, LLC

Ed Reule

Managing Partner

Project: Future Townhome Project Rezoning

3.8 Acres

Project Number:

Public Meeting location:

Cornerstone Baptist Church

Albemarle Road

Charlotte, NC 28227

Minutes of the Meeting

Meeting called to order by Robert Davis, PE. Mr. Davis went over the specifics and details of the project. Its history, the design, unit count, set asides, tree saves, open areas, wetlands, its topography, the future road decel lane and changes to the current sidewalk in front of the Starbucks. He stated that it was his understanding there is an easement agreement in place. Water and sewer was outlined, and the construction plans anticipated for the project consisting of 3 story, 2.5Bath w single garage townhomes.

Questions:

Q. What is being currently developed directly west of the property in front and to the left of the future road easement for the entry to these townhomes?

A. Our understanding is that a medical office building is going up in that location.

Q. Any more information on the townhomes?

A. Market level 3 story townhomes. Somewhere in the 1500SF range. These are 3BR, 2.5Bath units. Single car garage with upgrades available per unit. Plans still underway.

Q. What is being done to manage the homeless that are in and out of the woods on the current property?

A. The church has worked for months closely with CMPD. There is a balance between compassion and the facts that are being dealt with. We have drug use, drug dealing and other illegal activity that has been found in the area. This is not only at this location, CMPD is dealing with it in many areas in the Charlotte metro. It also is a national problem as witnessed by news stories and as told by Developers in communication with other markets. Anyone trespassing is

subject to removal by CMPD. We know for a fact that these people have had help from our land owners, and most notably CMPD. We have witnessed it.

We have a cleanup plan getting ready to happen where we will be bush hogging an area behind the commercial buildings in front of some of the church property. That will serve to pick up the trash homeless are leaving behind and to open visibility on the property.

Mr. Davis asked if there were further questions. He thanked all for their attendance and the meeting was adjourned.