

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-024**

**Petitioner:** Childress Klein Properties  
**Rezoning Petition No.:** 2023-024  
**Property:** ±83.65 acres located along Ridge Road and I-85

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 7/20/2023. 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 Thursday, August 3, 2023, at 6:30 PM.

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

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Jon Wilson and Landon Wyatt with Petitioner Childress Klein as developer, James Martin, developer and Michael Wickline, traffic engineer. Design Resource Group, co-developer. Also, in attendance was Jeff Brown with Moore & Van Allen, PLLC.

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

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

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

Mr. Brown explained the purpose of the meeting and the location of the combined 83.65-acre sites along Ridge Road and I-85, south of the Cabarrus County line. He explained that the purpose of the rezoning is to better position residential and business park uses. The rezoning does not increase the amount of the development over what can be built today, but locating the residential Site closer to institutional/church and residential uses and the business/distribution park Site closer to those uses. He explained the history with the Site from rezoning of Kings Grant approved in December, 2021 per Rez. Pet. #2021-028.

Mr. Brown referenced the two Sites for the swap: 46.45 acres proposed for residential uses, and 37.20 acres to be added to the business park with no increase in development. Mr. Brown discussed the existing zoning of INST/I-1(CD) which is proposed to be rezoned residential and MX-1 and CC & N1-A with proposed zoning to I-1(CD) for industrial/distribution uses.

Mr. Brown showed the 2021 rezoning transportation improvements which are expected to mitigate project traffic. Mr. Brown then explained that the earliest the public hearing would occur would be on September 18, 2023. On that schedule, the Zoning committee meeting would follow on October 3, 2023, with a City Council decision on October 16, 2023.

Mr. Brown then opened the meeting up for questions.

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

Attendee's questions centered around the proposed rezoning's proximity to neighboring properties, possible impact on home values, timing of development and transportation improvements.

Mr. Brown explained the swap will better position the Sites so that residential uses are closer to the church uses and other residential uses already adjacent to the property while keeping the business park land closer to I-85.

A participant wanted to know how the development might affect their property values in the areas. Mr. Brown explained that the Mecklenburg Tax Assessor has revalued all properties in Mecklenburg County. They revalue based on residential parcels nearby and in their area. They take market value of properties into consideration. It would be very hard to speculate as to the increased property taxes from increases in property values based on this rezoning because it is not an "apples to apples" comparison as to uses.

A question was asked about the timing and type of homes to be developed. It was explained that the approvals for design development are not expected until the 4<sup>th</sup> quarter of 2024. The construction could then begin and take from 12–18 months before any homes would be built. Single family detached homes are proposed for the Site on various lot sizes. They are still quite early in the process. The rezoning would allow up to 150 units.

There was a question about the transportation improvements. It was explained that there will be substantial transportation improvements as a result of the 2021 rezoning. These may include driveway location adjustments and turn lanes. There should be proposed improvements on portions of Ridge Road. For instance, the industrial/business park will have turn lanes and other turn lanes and traffic light improvements are expected as well.

There being no further comments, Mr. Brown thanked everyone for their attendance and the meeting was adjourned. (Note: the presentation was sent to all attendees.)

## **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  
Fred Klein, Childress Klein  
Kelly Dunbar, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	
02958107	NELSON	BRANDON			8022 REGENT PARK LN		CHARLOTTE	NC	28210	
02958109	SHAVER	JAMES EDWARD JR			1620 RIDGE RD		CHARLOTTE	NC	28262	
02958110	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202	
02958112	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301	
02958113	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301	
02958114	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301	
02958115	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202	
02958121	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202	
02958122	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301	
02917106	CK KINGS GRANT LAND LLC	c/o Childress Klein Properties			301 S. College St., Ste. 2800		CHARLOTTE	NC	28202	
02958103	CK KINGS GRANT LAND LLC	c/o Childress Klein Properties			301 S. College St., Ste. 2800		CONCORD	NC	28202	
02961102	WILSON RED FIELD LLC				3375 CAL BOST RD		MIDLAND	NC	28107	
02961104	HOLLAND	HOYLE N	NANCY H	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262	
02961106	JORDAN	WILLIAM H	TERRI O	JORDAN	1601 RIDGE RD		CHARLOTTE	NC	28262	
02961107	JORDAN	IRIS H			1615 RIDGE RD		CHARLOTTE	NC	28262	
02961111	HOLLAND	HOYLE N	NANCY H	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262	
02961112	HOLLAND	HOYLE N	NANCY H	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262	
02966190	Foster	John C			P. O. Box 16		Newell	NC	28126	
02961116	Taylor	Mazie Graham	Bette Jo (Trustee)		P. O. Box 31091		CHARLOTTE	NC	28231	
02966189	Best	Arthur L			324 Wesley Chapel Rd.		Kenansville	NC	28349	
02917105	Hall	Willie L	Betty J.	Hall	1932 Ridge Rd		CHARLOTTE	NC	28262	
02917120	Haynes	Lorine			2014 Ridge Rd		CHARLOTTE	NC	28262	
02917101	McCoy	Richard Michael	Dixie Ann	McCoy	13032 Mallard Creek Rd		Charlotte	NC	28262	
02958101	SHAVER	James E Shaver Jr.			1620 RIDGE RD		CHARLOTTE	NC	28262	
02958102	LAWRENCE	STEPHEN	EVA S	LAWRENCE	1734 RIDGE RD		CHARLOTTE	NC	28262	
02958105	WIKI	ALICE C			1640 RIDGE RD		CHARLOTTE	NC	28262	
02958106	WIKI	ALICE COVINGTON			1640 RIDGE RD		CHARLOTTE	NC	28210	
02958108	GARRIDO	ARIEL REYES	SANDRA YANETH QUIJADA	ORELLANA	1632 RIDGE RD		CHARLOTTE	NC	28262	
02958118	COPENHAVER	WENDY DAWN	TIMOTHY A	COPENHAVER	1636 RIDGE RD		CHARLOTTE	NC	28262	
02958119	Nelson	Brandon			8022 Regent Park Lane		CHARLOTTE	NC	28262	
02958120	SHAVER	JAMES E JR			1620 RIDGE RD		CHARLOTTE	NC	28027	
02961108	BOST	BOBBY EUGENE	ELIZABETH	BOST	1619 RIDGE RD		CHARLOTTE	NC	28202	
02917102	HICKORY GROVE BAPTIST CHURCH				7200 E WT Harris Blvd		CHARLOTTE	NC	28215	
02917127	Heaven Properties, LLC				4600 NC Hwy Unit 49 S		Harrisburg	NC	28075	
02917126	Haynes	Lorine			2014 Ridge Rd		CHARLOTTE	NC	28262	
02917104	ISSV Realty Holdings of North Carolina, LLC				2026 Ridge Rd		CHARLOTTE	NC	28262	
02966191	NC Department of Transportation				206 Charter St.		Albemarle	NC	28001	
02966192	NC Department of Transportation				1546 Mail Service Center		Raleigh	NC	27611	
02966193	NC Department of Transportation				1546 Mail Service Center		Raleigh	NC	27611	
02966194	NC Department of Transportation				1546 Mail Service Center		Raleigh	NC	27611	
n/a	Pettine	David	Charlotte Planning, Design & Dev Dept.		Charlotte-Mecklenburg Gov		600 E. Fourth S	Charlotte	NC	28202
n/a	Russell	Michael	Rezoning Planner - North		Charlotte-Mecklenburg Gov		600 E. Fourth S	Charlotte	NC	28202
n/a	Renee	Johnson	Charlotte City Council District 4 Representative		Charlotte-Mecklenburg Gov		600 E. Fourth S	Charlotte	NC	28202
n/a	Hannon	Drenna			Moore & Van Allen		100 N. Tryon, S	Charlotte	NC	28202

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
Mallard Lake Homeowners Association	Andre	Christie	10503 Greenhead View		Charlotte	NC	28262

**Exhibit B**

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION # 2023-024 CHILDRESS KLEIN**

Subject: Rezoning Petition No. 2023-024  
Petitioner/Developer: Childress Klein  
Current Land Use: Vacant  
Existing Zoning: R-3, CC, Inst & I-1(CD)  
Rezoning Requested: I-1(CD) & MX-1

**Date and Time of Meeting:** **Thursday, August 3, 2023, at 6:30 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: 7/20/2023

Moore & VanAllen is assisting Childress Klein (the “Petitioner”) on a recently filed rezoning request for an approximately 83.65-acre site located along Ridge Road and I-85, south of the Cabarrus County boundary in Charlotte, North Carolina (consisting of two parcels cross-hatched on the attached locator map and together the “Site”) from N1-A, CC, Inst & I-1(CD) to I-1(CD) & MX-1. The request is to consolidate the I-1(CD) zoning for the Kings Grant Business Distribution Park zoned previously in December, 2021, and to allow a single-family residential community on land closer to Odell School Road.

This rezoning is part of a land swap that will better position uses as part of the overall area master plan. It is noted that in the aggregate the amount of development taking place as a result of the combined rezoning is less than what is permitted to take place prior to the requested rezoning. Significant transportation improvements are being made to several nearby roads as part of the Kings Grant 2021 rezoning.

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 August 3, 2023, at 6:30 p.m.**

***Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by August 2<sup>nd</sup> to receive a secure virtual meeting link and reference Petition #2023-024.***

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.

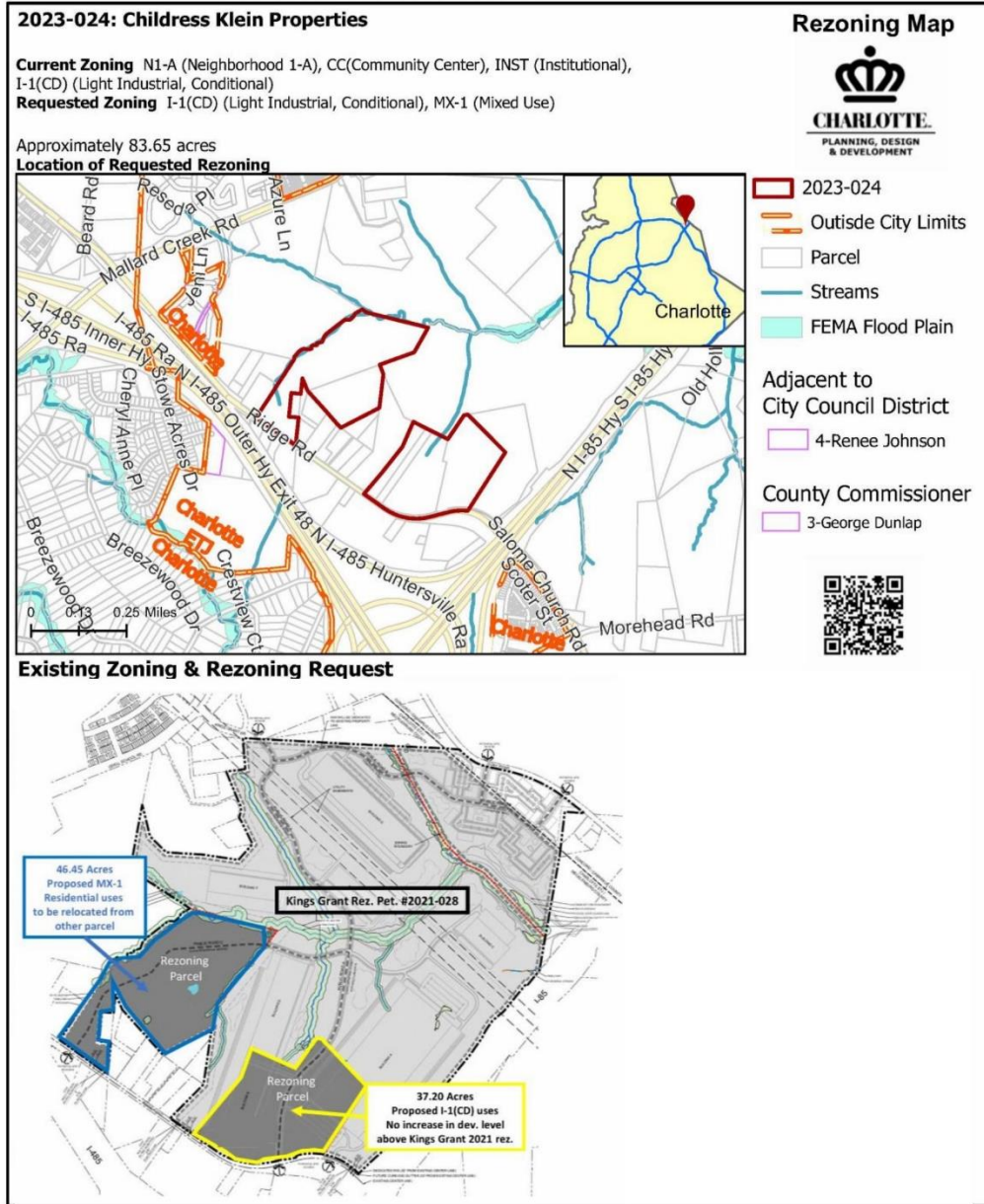
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Kelly Dunbar, Childress Klein  
Jeff Brown & Keith MacVean, Moore & Van Allen, PLLC

w

## Exhibit B (Cont.)

Site location:



**EXHIBIT C**

<b>Name</b>	<b>Email</b>
William Jordan	<a href="mailto:poppybill52@gmail.com">poppybill52@gmail.com</a>
Brandon Nelson	<a href="mailto:bbsnelson@gmail.com">bbsnelson@gmail.com</a>
Sonya Haynes	<a href="mailto:mssonu714@gmail.com">mssonu714@gmail.com</a>
Melissa Hall	<a href="mailto:lissanh22@yahoo.com">lissanh22@yahoo.com</a>