

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-032**

**Petitioner:** The Keith Corporation  
**Rezoning Petition No.:** 2023-032  
**Property:** ±2.43 acre site located at 322 Lamar Avenue

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 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 7/26/2023. 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, August 9, 2023, at 6:00 PM.

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

The Petitioner's representatives at the required Community Meeting were Patrick Faulkner with The Keith Corporation. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

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

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

Ms. Grant started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-032. She then explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±0.723 acres located on Lamar Avenue and 5<sup>th</sup> Street, south of Independence Blvd. The site is zoned MUDD-O and the requested zoning is MUDD-O SPA. Ms. Grant explained the rezoning is to allow additional flexibility on the permitted uses to accommodate a limited number of overnight beds for eating disorders, wound care, physical rehabilitation and/or orthopedic care. The proposed Site Plan Amendment (SPA) does not change the site plan, architecture or other conditions approved as part of the 2020-083 MUDD-O zoning. She reviewed the Charlotte 2040 Place Type Map indicating a Campus place type. Ms. Grant explained that the team would like to explore healthcare institution uses that shall be limited to no more than 40 beds for overnight boarding of patient and limited to the following:

- i) Acute medical care in a sub-specialty setting rather than comprehensive health services typically associated with a hospital. Such specialized medical care may include but are not limited to the following: eating disorders, wound care, physical rehabilitation (including cardiac and pulmonary rehabilitation) and/or orthopedic care,

- ii) Specialized medical care with overnight care within the following fields shall not be permitted: mental health (excluding eating disorders), drug and alcohol treatment and/or drug and alcohol detoxification, and
- iii) The health institution uses shall not include emergency healthcare services.

Ms. Grant then opened the meeting for questions and answers.

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

The participant's questions centered on health services provided and open space.

Mr. Faulkner answered a question about the type of health services that will be provided. He indicated that they were approached by an entity that receives reimbursement differently from payors. Physicians are concerned and may not feel the patient needs 24/7 care however they are concerned with insurance payors and the risk of liability. The patient would have more supervision if they could stay slightly longer and deemed ready for a safe discharge home. These types include the orthopedic care, cardiac and pulmonary rehabilitation, wound care and various instances that require the extra time. An example would be an eating disorder patient who needs monitoring to be sure they are gaining weight, etc. These are not mainstream uses but they want to create situations for tenants to limit the uses for overnight stays. The certificate of need will be required and has another set of rules and processes that need to be attained. Ms. Grant stated they are careful with the language in the petition acknowledging the community does want emergency healthcare services.

It was asked if there would be a kitchen in the building. There will be a drop off area under the building to provide meal delivery however they do not anticipate a kitchen.

The Elizabeth Community Association's (ECAs) private and separate email was shared. It is to welcome comments about this proposed development at [elizabethrezonings@gmail.com](mailto:elizabethrezonings@gmail.com). The ECA's Land Use & Development Committee monitors this email box and responds to comments personally. The ECA and associated email address are not affiliated with the developer in any way, and the developer will not see the comments.

Ms. Grant reviewed the proposed rezoning schedule with a proposed public hearing on September 18, 2023, zoning committee on October 3, 2023, and city council decision on October 16, 2023. She explained that this can change with staff comments. She added that they will receive feedback and respond as soon as possible.

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There being no further questions, Ms. Grant thanked everyone for their participation.

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

The development team will continue to coordinate efforts with City Staff.

cc: Danté Anderson, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Patrick Faulkner, The Keith Corporation  
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
CENTRAL PSYCH PROPERTIES LLC				1816 EAST 7TH ST		CHARLOTTE	NC	28204
NOT HIS LLC				PO BOX 11010		CHARLOTTE	NC	28220
LGL REALTY LLC				1808 E 7TH ST		CHARLOTTE	NC	28204
CAJUN Q REAL ESTATE LLC				1800 E 7TH ST		CHARLOTTE	NC	28204
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
ELIZABETH ON/PARK HOMEOWNERS ASSOC INC			C/O WALKER REAL EST GP	1100 EAST MOREHEAD ST UNIT 400		CHARLOTTE	NC	28204
PATEL	NAYAN A	LINDA O	PATEL	2814 MIRANDA RD		CHARLOTTE	NC	28216
RAMEY	LAWRENCE			2136 PARK DR UNIT 9		CHARLOTTE	NC	28204
HOCEVAR	WAYNE PATRICK			2132 PARK DR		CHARLOTTE	NC	28204
WELLS	ADRIAN K II	BEVERLY T	WELLS	3128 ORTEGA DR		TALLAHASSEE	FL	32312
LONG	MELANIE PAIGE			2124 PARK DR		CHARLOTTE	NC	28204
ELLIS	CLARENCE O'NEIL			2120 PARK DR UNIT UNIT 5		CHARLOTTE	NC	28202
SCALIA	STEPHEN J			2367 CARMEL RD		CHARLOTTE	NC	28226
ELIZABETH ON/PARK HOMEOWNERS ASSOC INC			C/O WALKER REAL EST GP	1100 EAST MOREHEAD ST UNIT 400		CHARLOTTE	NC	28204
DONAHOE	DANIELE	ERIK	ROSENWOOD	2150 PARK DR STE 400		CHARLOTTE	NC	28204
MCSHANE PARTNERS LLC				2150 PARK DR STE 100		CHARLOTTE	NC	28204
NOVANT HEALTH INC			ATTN: TAX DEPARTMENT	2085 FRONTIS PLAZA BLVD		WINSTON-SALEM	NC	27103
ST JOHNS BAPTIST CHURCH				300 HAWTHORNE LN		CHARLOTTE	NC	28204
TKC CCCXIII LLC			C/O THE KEITH CORPORATION	4500 CAMERON VALLEY PKWY STE 400		CHARLOTTE	NC	28211
ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
ZALECKI FAMILY LTD PARTNERSHIP				1800 CAMDEN RD STE 107-116		CHARLOTTE	NC	28203
ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
KINGS ON LAMAR LLC				101 N TRYON ST STE 1900	ATTN BRENT A TORSTRICK	CHARLOTTE	NC	28246
THE PRESBYTERIAN HOSPITAL				2085 FRONTIS PLAZA BLVD		WINSTON SALEM	NC	27103

## Exhibit A (Cont.)

### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Amherst Place Homeowners Associ	June	Watts-Mistri	1730 AMHERST PL, CHARLOTTE, NC, 28204
Belmont Community Association	Adrienne	Martinez	916 ALLEN STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Kristen	Paulet	1201 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Kristen	Wilson	1201 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Taylor	Jones	913 VAN EVERY ST, CHARLOTTE, NC, 28205
Belmont Community Association	Teresa	Reid	1020 BELMONT AVENUE, CHARLOTTE, NC, 28205
Belmont Neighborhood Associatio	Lindsay	Olson	1116 E 15TH ST, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Anna	Glodowski	1209 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Mark	Lynch	1021 HARRILL STREET, CHARLOTTE, NC, 28205
Briar Creek-Commonwealth	Larry	Nabatoff	1208 THE PLAZA, CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Jonathan	Story	2414 BAY ST., CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Rick	Winiker	2101 SHENANDOAH AVE, CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Rick	Winiker	2121 CHESTERFIELD AV, CHARLOTTE, NC, 28205
Cherry Neighborhood Association	Kathryn	Hubicki	325 BALDWIN AVE, CHARLOTTE, NC, 28204
Cherry Neighborhood Association	Kristen	Moyer	1922 LUTHER ST, CHARLOTTE, NC, 28204
Cherry Neighborhood Association	Myron	Patton	1623 LUTHER ST, CHARLOTTE, NC, 28204
Cherry Neighborhood Association	Stephanie	Wick	1712 AMHERST PL, CHARLOTTE, NC, 28204
Cherry Neighborhood Joint Leade	Sylvia	Bittle-Patton	1623 LUTHER STREET, CHARLOTTE, NC, 28204
Commonwealth-Morningside Neighb	Joseph	Sweeney	2416 COMMONWEALTH AVE, CHARLOTTE, NC, 28205
Crescent Heights Neighborhood A	Cullen	McNulty	2237 CRESCENT AV, CHARLOTTE, NC, 28207
Crestdale Community Organizatio	Harvey	Boyd	1318 SAINT JULIEN ST, CHARLOTTE, NC, 28205
Easton Park Townhome Associatio	Michael	Rankin	3320 SMITH POINT COURT, CHARLOTTE, NC, 28226
Elizabeth	Ashley	Finney	2623 VAIL AVENUE, CHARLOTTE, NC, 28207
Elizabeth	David	Wolfe	316 CAMERON AVENUE, CHARLOTTE, NC, 28204
Elizabeth	Madison	Hall	2513 VAIL AVE, CHARLOTTE, NC, 28207
Elizabeth	Stylianios	Alatsis	100 N. LAUREL AVE, CHARLOTTE, NC, 28207
Elizabeth Community Association	Beth	Haenni	2133 GREENWAY AV, CHARLOTTE, NC, 28204
Elizabeth Community Association	Claire	Short	2300 GREENWAY AVE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Evan	Kettler	100 NORTH LAUREL AVENUE, #104, CHARLOTTE, NC, 28207
Elizabeth Community Association	Jim	Belvin	624 LAMAR AVE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Melanie	Sizemore	2309 VAIL AV, CHARLOTTE, NC, 28207
Elizabeth Community Association	Monte	Ritchey	525 CLEMENT AV, CHARLOTTE, NC, 28204
Elizabeth Community Association	Sarah	Crowder	2050 GREENWAY AVENUE, CHARLOTTE, NC, 28204
First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202
First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202
Friends & Residents Of Historic	Karen	Jensen	311 BALDWIN AV, CHARLOTTE, NC, 28204
Grove at Cherry Home Owners Ass	Richard	Wechsler	727 MORGAN PARK DR, CHARLOTTE, NC, 28204
International House	Johnelle	Causwell	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Kings Creek Homeowners Associat	Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 28273
Myers Park Manor	Kris	Taylor	430 QUEENS ROAD, CHARLOTTE, NC, 28207
Neighborhoods of Cherry	Aletha	GreenBurgess	1423 MAIN ST, CHARLOTTE, NC, 28204
Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST, CHARLOTTE, NC, 28204
Other	Rosalyn	Allison-Jacobs	634 WACO ST, CHARLOTTE, NC, 28204
Plaza Central Partners Neighbor	John	Nichols	1200 CENTRAL AV, CHARLOTTE, NC, 28204
Plaza Midwood Land Use Group	Jessica	Moreno	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Merchants Associa	Lesia	Kastanas	1512 CENTRAL AVE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karen	VanSickler	1525 THOMAS AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karl	Celis	1817 HAMORTON PLACE, CHARLOTTE, NC, 28205
Plaza Midwood Shows Up	Jenna	Thompson	2012 HAMORTON PL, CHARLOTTE, NC, 28205
Queens Station HOA	Rex	Jones	308 QUEENS ROAD #22, CHARLOTTE, NC, 28204
Sharon Woods	Sean	Smith	318 QUEENS RD, CHARLOTTE, NC, 28204
The Cherry Community Organizati	Barbara	Rainey	610 BALDWIN AVENUE, CHARLOTTE, NC, 28204
Wayfinders (formerly Bruce Iron	Mollie	James	725 PROVIDENCE ROAD, CHARLOTTE, NC, 28207

## **Exhibit B**

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-032**

Subject: Rezoning Petition No. 2023-032  
Petitioner/Developer: The Keith Corporation  
Current Land Use: Office & Health Institution  
Existing Zoning: MUDD-O  
Rezoning Requested: MUDD-O SPA  
**Date and Time of Meeting:** **Wednesday, August 9, 2023, 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: 7/26/2023

Moore & VanAllen is assisting The Keith Corporation (the "Petitioner") on a recently filed request for a Site Plan Amendment (SPA), an approximately ±2.43-acre site located at 322 Lamar Ave in Charlotte, North Carolina (the "Site") from MUDD-O to MUDD-O SPA. The request is to allow additional flexibility on the permitted uses to accommodate a limited number of overnight beds for eating disorders, wound care, physical rehabilitation and/or orthopedic care. The proposed amendment does not change the site plan, architecture or other conditions approved as part of the 2020-083 MUDD-O zoning.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning amendment 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, August 9, 2023, at 6:00 p.m.**

***\*Please send an email by August 8<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 #2023-032.***

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.

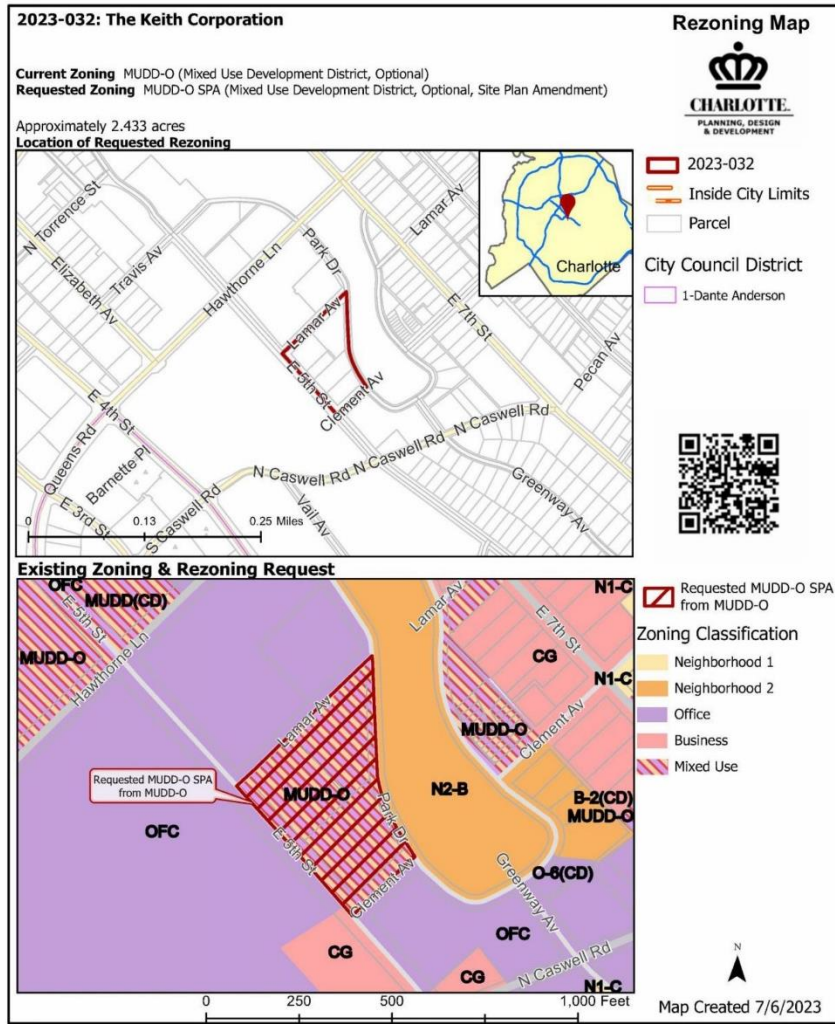
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Danté Anderson, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Patrick Faulkner, The Keith Corporation  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (Cont.)

**Site Location:**



### Exhibit C

<b>Name</b>	<b>Email</b>
Chad Ramey	<a href="mailto:chad.ramey@sap.com">chad.ramey@sap.com</a>
Sarah Crowder	<a href="mailto:sarahalicecrowder@gmail.com">sarahalicecrowder@gmail.com</a>
Donna Bise	<a href="mailto:donnabise@gmail.com">donnabise@gmail.com</a>
Chris Warren	<a href="mailto:wccwarren@gmail.com">wccwarren@gmail.com</a>
Jared Rorrer	<a href="mailto:jared.rorrer@gmail.com">jared.rorrer@gmail.com</a>
Beth Haenni	<a href="mailto:beth.haenni@gmail.com">beth.haenni@gmail.com</a>
Worth Madry	<a href="mailto:wmadry@icloud.com">wmadry@icloud.com</a>
West Bryant	<a href="mailto:president@elizabethcommunity.com">president@elizabethcommunity.com</a>
Dan McDonough	<a href="mailto:mickimcd@gmail.com">mickimcd@gmail.com</a>
Steve Thomisser	<a href="mailto:sthomisser1@carolina.rr.com">sthomisser1@carolina.rr.com</a>
Ann M Baldwin	<a href="mailto:annbaldwin@carolina.rr.com">annbaldwin@carolina.rr.com</a>
Christopher Sandkuhler	<a href="mailto:csandku@g.clemson.edu">csandku@g.clemson.edu</a>
Nicholas Zalecki	<a href="mailto:njzalecki@me.com">njzalecki@me.com</a>
Evan Kettler	<a href="mailto:evan.kettler@gmail.com">evan.kettler@gmail.com</a>
Dev Gregg	<a href="mailto:gregg.dev@gmail.com">gregg.dev@gmail.com</a>