

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-067

Petitioner: Childress Klein
Rezoning Petition No.: 2023-067
Property: ±2.281-acre site located at 3035 Apex Road

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 8/16/2023. 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 Tuesday, August 29, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Kelly Dunbar with Childress Klein and Thomas Haapapuro with Design Resource Group. 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. 2023-067. She then explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±2.281 acres located at 2710 Coltsgate Road, east of Sharon Rd., south of Morrison Blvd. and north of Fairview Rd. Ms. Grant showed the site location identifying the parcels to be rezoned. The site is zoned N1-A and MUDD-O and the requested zoning is Regional Activity Center (RAC(CD)) consistent with the area's adopted land use policy. The purpose of the rezoning is to allow development of the site with residential uses as allowed in the RAC. Ms. Grant shared the existing petition #2015-059 Site Plan. Ms. Grant reviewed the Charlotte 2040 Place Type Map indicating a Regional Activity Center place type which makes this location appropriate for an additional high rise mixed-use residential community with ground floor retail. The proposed site plan was then displayed showing the building and parking envelope and the potential for 425 residential units, the previous site was approved for 200 units with 8,500 square feet of retail and 145 undeveloped units.

Ms. Grant reviewed the proposed rezoning schedule with a proposed public hearing on October 16, 2023, zoning committee on October 31st, 2023, and city council decision on November 20th, 2023. She explained that this can change with staff comments.

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

II. Summary of Questions/Comments and Responses:

The participant's questions centered around type of development and involvement in Municipal Service District (MSD).

An attendee asked if this project would be for affordable housing. The team explained that they looked at the development of the site holistically and included the affordable housing contributions in the first phase of Apex. When asked about the loop trail right of way reservation, Ms. Grant explained that they discussed the site with the MSD and confirmed the loop trail isn't anticipated along this frontage. That said, they are providing an 8-foot sidewalk along the site's frontage. They then asked if the site was part of the MSD which was affirmed.

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: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Kelly Dunbar, Childress Klein Properties
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
18313101	ESTEEM WORLDWIDE LLC			DEBORAH MERRITT FBO	880 CARILLON PKWY		SAINT PETERSBURG	FL	33716
18313103	POTTER	CATHERINE N	TRUST	ROBERT DANIEL POTTER FAMILY	2710 COLTSGATE RD		CHARLOTTE	NC	28211
18313106	BISSELL PORTER SISKEY LLC				4521 SHARON RD STE 375		CHARLOTTE	NC	28211
18313108	CK COLTSGATE LLC				301 SOUTH COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
18313109	4525 SHARON ROAD LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
18313204	BROYMED CHARLOTTE LLC			WCF COLTSGATE LLC	2701 COLTSGATE RD STE 300		CHARLOTTE	NC	28211
18313206	OFS PROPERTIES LLC				2719 COLTSGATE RD		CHARLOTTE	NC	28211
18313207	ELY REAL ESTATE LLC				2809 COLTSGATE RD STE 100		CHARLOTTE	NC	28211
18313209	ESTEEM WORLDWIDE LLC				696 PALOS VERDE DR		SATELLITE BEACH	FL	32937
18313210	2901 LLC				2901 COLTSGATE ROAD Suite 100		CHARLOTTE	NC	28277
18313212	HWHL LLC				6733D FAIRVIEW RD		CHARLOTTE	NC	28210
18313227	SCHUTZENGEL LLC				6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
18313228	SCHUTZENGEL LLC				6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
18313229	SCHUTZENGEL LLC				6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
18313230	SCHUTZENGEL LLC				6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
18313240	DEXTER'S LEGACY PROPERTIES LLC				6715-A AND 6715-B FAIRVIEW RD		CHARLOTTE	NC	28202
18313241	DEXTER'S LEGACY PROPERTIES LLC				6715-A AND 6715-B FAIRVIEW RD		CHARLOTTE	NC	28202
18313242	MCGRATH	ROBERT J	JAN H	MCGRATH	3642 ARBOR WAY		CHARLOTTE	NC	28211
18313243	GIORDANO	ANTHONY L	DEBORAH M	GIORDANO	1901 MEADOWOOD LN		CHARLOTTE	NC	28211
18313244	OFFUTT LIMITED PARTNERSHIP				2209 THETFORD CT		CHARLOTTE	NC	28211
18313245	OFFUTT LIMITED PARTNERSHIP				2209 THETFORD CT		CHARLOTTE	NC	28211
18313246	PACE	R STEPHEN	JACQUELYN S	PACE	6719 FAIRVIEW RD C		CHARLOTTE	NC	28210
18313247	PACE DEVELOPMENT GROUP INC				6719 FAIRVIEW RD C		CHARLOTTE	NC	28210
18313248	JAYNES FAIRVIEW OFFICE LLC				6725-B FAIRVIEW RD		CHARLOTTE	NC	28210
18313249	JAYNES FAIRVIEW OFFICE LLC				6725-B FAIRVIEW RD		CHARLOTTE	NC	28210
18313250	6725 FAIRVIEW LLC				6725 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
18313251	HODGE	JOHN E JR	STEPHANIE G	HODGE	6725-D FAIRVIEW RD		CHARLOTTE	NC	28210
18313252	CHS	CORPORATION			250 NORTH TRADE ST BOX 3		MATTHEWS	NC	28105
18313253	CHS CORPORATION				250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
18313254	CHS CORPORATION				250 N TRADE ST BOX 250		MATTHEWS	NC	28105
18313255	CHS CORPORATION				250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
18313256	PAG REAL ESTATE LLC				4620 PARVIEW DR		CHARLOTTE	NC	28226
18313257	FOOTBRIDGE HOLDING LLC				6733 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
18313258	6733C FAIRVIEW LLC				6800 SHAMROCK DR #2513MV		CHARLOTTE	NC	28215
18313260	KULBERSH PROPERTIES LLC				300 PLANTATION PL		CHARLOTTE	NC	28209
18313261	KULBERSH PROPERTIES LLC				300 PLANTATION PL		CHARLOTTE	NC	28209
18313262	KULBERSH PROPERTIES LLC				300 PLANTATION PL		CHARLOTTE	NC	28209
18313263	KULBERSH PROPERTIES LLC				300 PLANTATION PL		CHARLOTTE	NC	28209
18313264	6739 FAIRVIEW ROAD LLC				6739 FAIRVIEW RD	STE A-D	CHARLOTTE	NC	28210
18313265	6739 FAIRVIEW ROAD LLC				6739 FAIRVIEW RD	STE A-D	CHARLOTTE	NC	28210
18313266	6739 FAIRVIEW ROAD LLC				6739 FAIRVIEW RD	STE A-D	CHARLOTTE	NC	28210
18313267	6739 FAIRVIEW ROAD LLC				6739 FAIRVIEW RD	STE A-D	CHARLOTTE	NC	28210
18313268	BOBCO3 LLC				1411 RUTLEDGE AV		CHARLOTTE	NC	28211
18313269	BOBCO3 LLC				1411 RUTLEDGE AV		CHARLOTTE	NC	28211
18313270	BOBCO3 LLC				1411 RUTLEDGE AV		CHARLOTTE	NC	28211
18313271	BOBCO3 LLC				1411 RUTLEDGE AV		CHARLOTTE	NC	28211
18313272	PREVETTE	ALLEN DDS PA			6747 FAIRVIEW RD		CHARLOTTE	NC	28210
18313273	PREVETTE	ALLEN			6747 FAIRVIEW RD		CHARLOTTE	NC	28210
18313274	MCGRAW PROPERTIES LLC				PO BOX 472594		CHARLOTTE	NC	28247
18313275	ARX HOLDINGS LLC				9307 PERCY CT		CHARLOTTE	NC	28277
18313276	BECS PROPERTIES LLC				6633 SILVER FOX RD		CHARLOTTE	NC	28270
18313277	BECS PROPERTIES LLC				6633 SILVER FOX RD		CHARLOTTE	NC	28270
18313278	BREEDEN REAL ESTATE OF NORTH CAROLINA LLC				6801 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
18313279	BREEDEN REAL ESTATE OF NORTH CAROLINA LLC				6801 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
18313280	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
18313281	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
18313282	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
18313283	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
18313284	CASCADILLA PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313285	CASCADILLA PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313286	CASCADILLA PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313287	CASCADILLA PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313288	WALL	GEORGE BRYAN D M D PA	ROSEMARY SIMPSON	WALL	2001 VALENCIA TERRACE		CHARLOTTE	NC	28226
18313289	WALL	GEORGE BRYAN D M D PA	ROSEMARY SIMPSON	WALL	2001 VALENCIA TERRACE		CHARLOTTE	NC	28226
18313290	WALL	G BRYAN	ROSEMARY SIMPSON	WALL	2001 VALENCIA TER		CHARLOTTE	NC	28226
18313291	WALL	GEORGE BRYAN	ROSEMARY S	WALL	2001 VALENCIA TERRACE		CHARLOTTE	NC	28226
18313292	GOTHERMAN	ROBERT W	JUDY C	GOTHERMAN	4010 CARNOUSTIE LN		CHARLOTTE	NC	28210
18313293	GOTHERMAN	ROBERT W	JUDY C	GOTHERMAN	4010 CARNOUSTIE LN		CHARLOTTE	NC	28210
18313294	H&L REAL ESTATE HOLDING COMPANY LLC				6831 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
18313295	H&L REAL ESTATE HOLDING COMPANY LLC				5821 FAIRVIEW RD STE 220		CHARLOTTE	NC	28209
18313296	TEAGLE PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313297	TEAGLE PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313298	TEAGLE PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313299	TEAGLE PROPERTIES LLC				PO BOX 472579		CHARLOTTE	NC	28247
18313497	TKC CXXXV LLC				4500 CAMERON VALLEY PKWY	SUITE 400	CHARLOTTE	NC	28211
18317703	CK SHARON STATION LLC			ATTN: R. DAVID HAGGART	301 S. COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
18317704	HCC LIMITED PARTNERSHIP				4500 CAMERON VALLEY PKWY STE 350		CHARLOTTE	NC	28211
18317716	APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
18317717	APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
18317718	APEX SOUTHPARK SPE LLC				301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
18317719	APEX CHURCH COMMERCIAL LLC				3151 APEX DR STE 100		CHARLOTTE	NC	28211
18317720	SOUTHPARK UNITED METHODIST CHURCH INC				3151 APEX DR STE 100		CHARLOTTE	NC	28211
18317721	APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
18317722	APEX SOUTHPARK SPE LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
18317723	SOUTHPARK HOTEL LLC				6428 BANNINGTON RD STE B		CHARLOTTE	NC	28226
18317724	SOUTHPARK HOTEL LLC				6428 BANNINGTON RD STE B		CHARLOTTE	NC	28226

EXHIBIT A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Barclay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Barclay Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Circle of Inspiration	Willie	Keaton	721 GOVERNOR MORRISON STREET, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Deering Oaks	Beth	Carpenter	2400 RICHARDSON DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Forest Heights Homeowners Assoc	Hettie	Wright	3230 SUNNYBROOK DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Foxcroft Homeowners Association	Allen	Nedrich	2101 SEDLEY RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Foxcroft Homeowners Association	Erica	Gibson	7114 OLD DAIRY LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Foxcroft Homeowners Association	Nancy	Bobbitt	4615 CURRAGHMORE ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Heatherstone Neighborhood Assoc	Christine	Woods	3635 STOKES AV, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Henderson Circle	Christian	Ciciarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Laurelwood	Drew	Thrasher	6400 HAZELTON DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Park Phillips Townhomes Owners	Barbara	Pomeroy	4929 PARK PHILLIPS COURT, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Park Phillips Townhomes Owners	Ike	Grainger	6716 CHURCHILL PARK CT, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Park Quail Neighborhood COAliti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Sharon Woods Homeowners Associa	Jeremy	Douglas	3216 CHAUCER DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
South Park	Lindsay	Perry	721 GOVERNOR MORRISON, CHARLOTTE, NC, 28211		CHARLOTTE	28211
SouthPark Association of Neighb	Joey	Bukowski	4020 SHARON PKWY, CHARLOTTE, NC, 28211		CHARLOTTE	28211
SouthPark Association of Neighb	Robert	Aulebach	3013 MOUNTAINBROOK ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
SouthPark Association of Neighb	Steven	Bock	2719 PHILLIPS GATE DR, CHARLOTTE, NC, 28215		CHARLOTTE	28215
Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
Winding Brook Civic Association	Dan	Medvid	5117 LITTLE BROOK LN, CHARLOTTE, NC, 28226		CHARLOTTE	28226
Wrencrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-067

Subject: Rezoning Petition No. 2023-067
Petitioner/Developer: Childress Klein Properties
Current Land Use: Residential & Vacant
Existing Zoning: MUDD-O & N1-A
Rezoning Requested: RAC-CD

Date and Time of Meeting: *Tuesday, August 29, 2023 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 8/16/2023

Moore & Van Allen is assisting Childress Klein Properties (the "Petitioner") on a recently filed request to rezone an approximately ±2.281-acre site located at 3035 Apex Road (the "Site") from MUDD-O & N1-A to RAC(CD) consistent with the area's adopted land use policy. The purpose of the rezoning is to allow development of the site with residential uses as allowed in the Regional Activity Center.

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 Tuesday, August 29, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by August 28th in order to receive a secure virtual meeting link and reference Petition #2023-067.

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 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: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Kelly Dunbar, Childress Klein Properties
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (Cont.)

Site location:

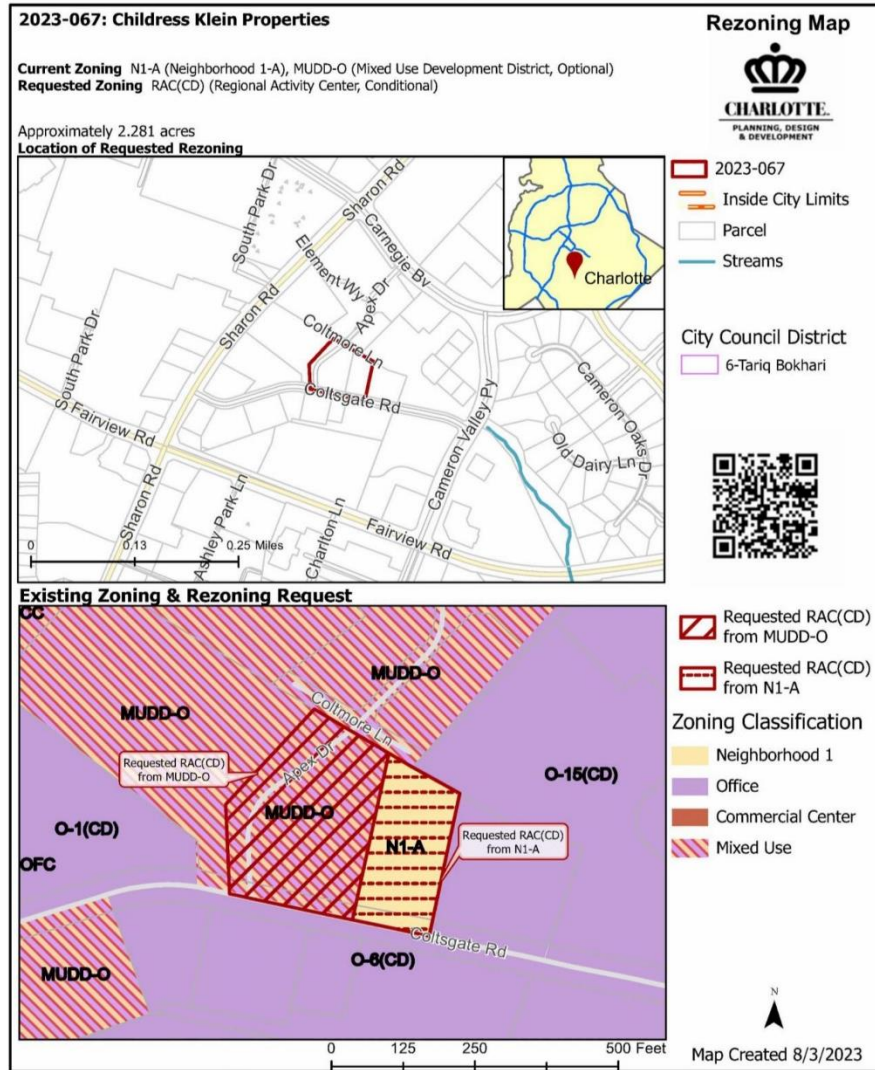


Exhibit C

Name	Email	Notes
Hilary Larsen	chair@spancharlotte.org	SPAN
Drew Thrasher	drewthrasher@yahoo.com	704.277.1825
Robert Aulebach	robaulebach@gmail.com	SPAN Vice Chair/704.690.2330
Robert D. Potter, Jr.	rdpotter@rdpotterlaw.com	704.904.4600
Kris Horacek	kh949594@icloud.com	SPAN Board Member
Tim Finch	tf29301@gmail.com	
Nancy Poe	nancybpoe@gmail.com	SPAN Member/704.724.5611
Susan	susanbatura@gmail.com	
Derek E. Dittner	derek.dittner@katten.com	SPAN member/704.344.3078