

Anthony Fox
Partner
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f: 704.334.4706
anthonyfox@parkerpoe.com



Atlanta, GA
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COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-076

Petitioner: Discovery Development, Inc.
Rezoning Petition No.: 2023-076
Property: ± 4.5 acres located at 10216 Old Statesville Road (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 the provisions 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 Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on October 27, 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 scheduled to be held on November 9, 2023, at 6:00 PM at the Mallard Creek Recreational Center, 2530 Johnston Oeher Road, Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETING:

A representative of the Petitioner hosted the Community Meeting from 6pm-7pm on November 9, 2023, and no individuals or organizations attended the Community Meeting.

cc: Elaine Powell, Charlotte City Council District 1 Representative
Discovery Development, Inc.

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE										
2023-076	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-076	01933106	HORTON	JANET COX	JUDY COX	HODSON	21509 NORMAN SHORES DR		CORNELIUS	NC	28031
2023-076	01933109	LIBERTY CROSSING I LLC				13334 BALLY BUNNION WAY	ATTN SILAS W DAVIS JR	DAVIDSON	NC	28036
2023-076	01933110	ABBERLY LIBERTY CROSSING LLC				1401 SUNDAY DR STE 109		RALEIGH	NC	27607
2023-076	01933111	ABBERLY LIBERTY CROSSING LLC				1401 SUNDAY DR STE 109		RALEIGH	NC	27607
2023-076	01933112	ABBERLY LIBERTY CROSSING LLC				1401 SUNDAY DR STE 109		RALEIGH	NC	27607
2023-076	01933113	LIBERTY CROSSING I LLC				13334 BALLY BUNNION WAY	ATTN SILAS W DAVIS JR	DAVIDSON	NC	28036
2023-076	02505102	SWD INVESTMENTS LLC			C/O SILAS W DAVIS JR	13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2023-076	02505103	LIBERTY CROSSING II LLC				13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2023-076	02505106	LIBERTY CROSSING II LLC				13334 BALLY BUNNION WAY		DAVIDSON	NC	28036

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US										
2023-076	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code			
2023-076	Ben Salem Presbyterian Church	Freddie	Sanders	10146 SPRING PARK DR., CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Davis Lake Homeowners Associati	Nicole	Benford	4507 POPLAR GROVE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Davis Ridge Homeowners Associat	Michael	Aufrecht	5713 BRANDY RIDGE LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Meridale	Karin	Flanagan	7212 MERIDALE FOREST DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Spring Park Homeowners Associat	Charlotte	Thompson	10923 HARRINGHAM LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Spring Park Homeowners Associat	Kurt	Brust	9810 NOTTINGHILL LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Spring Park Homeowners Associat	Margaret	Paternostro	9939 SPRING PARK DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269			
2023-076	Starkwood/Grafton	Henry	Mills	9938 BARBEE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269			

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Discovery Development, Inc. to rezone an approximate 4.5-acre tract located at 10216 Old Statesville Road from N1-B to N2-C. To allow the uses permitted in the N2-C zoning district.

Date and time of Meeting: Thursday, November 9, 2023 at 6:00 p.m.

Location: Mallard Creek Recreational Center, 2530 Johnston Oeher Road, Charlotte, NC

Petitioner: Discovery Development, Inc.

Petition No.: RZP 2023-076 (“Rezoning Petition”)

Hello:

We are assisting Discovery Development, Inc. (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 4.5-acre site (the “Site”) located at 10216 Old Statesville Road, Charlotte, North Carolina 28269 from the N1-B zoning district to the N2-C zoning district. The purpose of the rezoning is to allow for the uses permitted in the N2-C zoning district. Attached for your reference is a map showing the location of the property and the existing zoning designation for the requested rezoning.

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 to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department’s records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that the representatives of the Petitioner will hold an official Community Meeting regarding the Rezoning Petition on Thursday, November 9, 2023, beginning at 6:00 p.m. at the Mallard Creek Recreational Center, 2530 Johnston Oeher Road, Charlotte, North Carolina 28269. Area residents and representatives of area organizations who would like to participate in the Community Meeting are invited to attend. After the presentation, attendees will have the opportunity to ask questions. If you cannot participate in the Community Meeting and would like a hard copy of the presentation, please contact erinmoreno@parkerpoe.com.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call Anthony Fox at (704) 335-9841 or email Anthony at anthonyfox@parkerpoe.com.

Thank you,

Representative for Petitioner
Anthony Fox

cc: Discovery Development, Inc.

cc: Elaine Powell, Charlotte City Council District 1 Representative

Anthony Fox
 Partner
 t: 704.335.9841
 f: 704.334.4706
 anthonyfox@parkerpoe.com

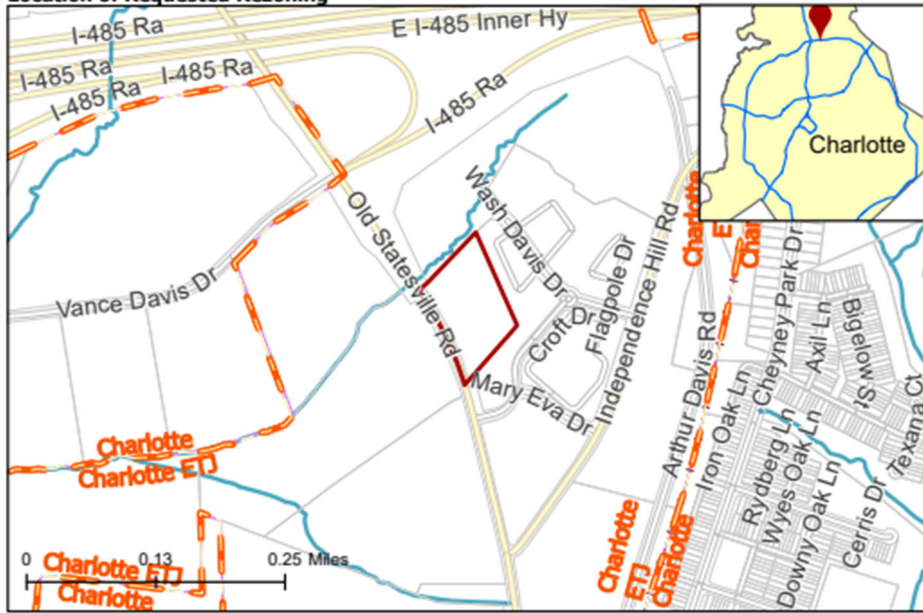


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2023-076: Discovery Development, Inc.

Current Zoning N1-B (Neighborhood 1-B)
Requested Zoning N2-C (Neighborhood 2-C)

Approximately 4.5 acres
Location of Requested Rezoning



Rezoning Map



- 2023-076
- Outside City Limits
- Parcel
- Railway
- Streams

Adjacent City Council District

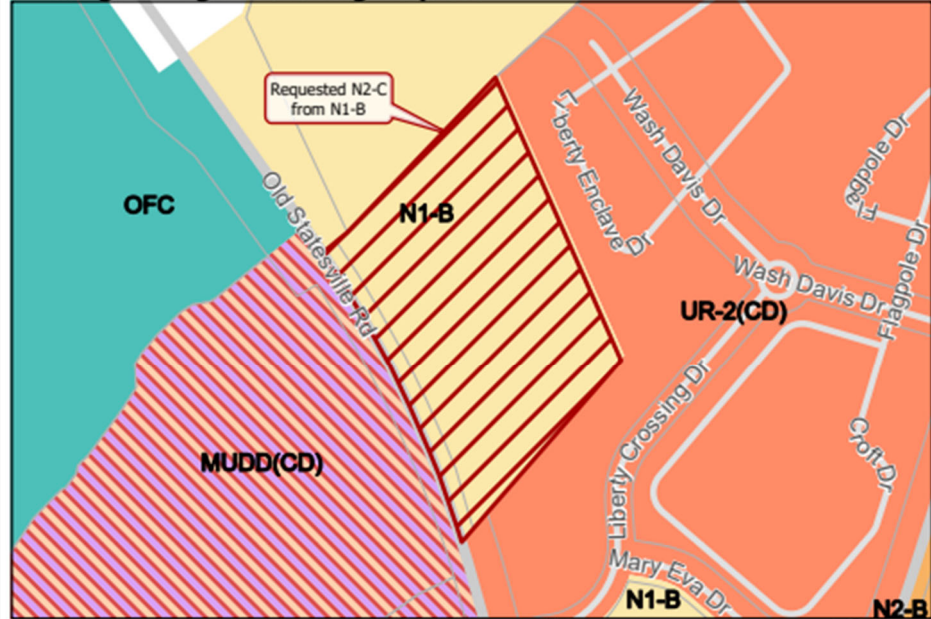
4-Renee Johnson

County Commissioner

1-Elaine Powell



Existing Zoning & Rezoning Request



Requested N2-C from N1-B

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Campus
- Mixed Use



Map Created 9/6/2023

EXHIBIT C




10216 Old Statesville Rd Community Meeting

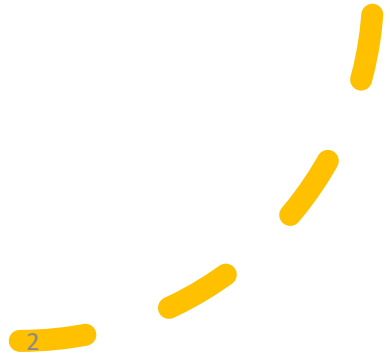
Rezoning Petition #2023-076

November 9, 2023

Mallard Creek Recreational Center



Before you leave, please be sure
to fill out the sign-in sheets –
Thank you!



Agenda



The Development Team



The Property



Design Concepts and Site Plan



The Rezoning Process



Feedback and Discussion

Anthony Fox
Partner
t: 704.335.0841
f: 704.334.4706
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Petitioner: Discovery Development, Inc.

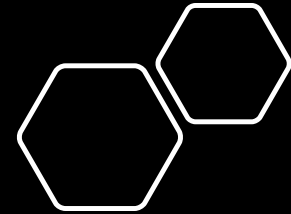
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Meet the Development Team



- Legal Representative (Parker Poe)
Anthony Fox
Remington A. Jackson
- Developer/Property Owner
Discovery Development, Inc.
Janet Cox Horton, Judy Cox Horton, Anna Horton Drury,
Andrew William Horton

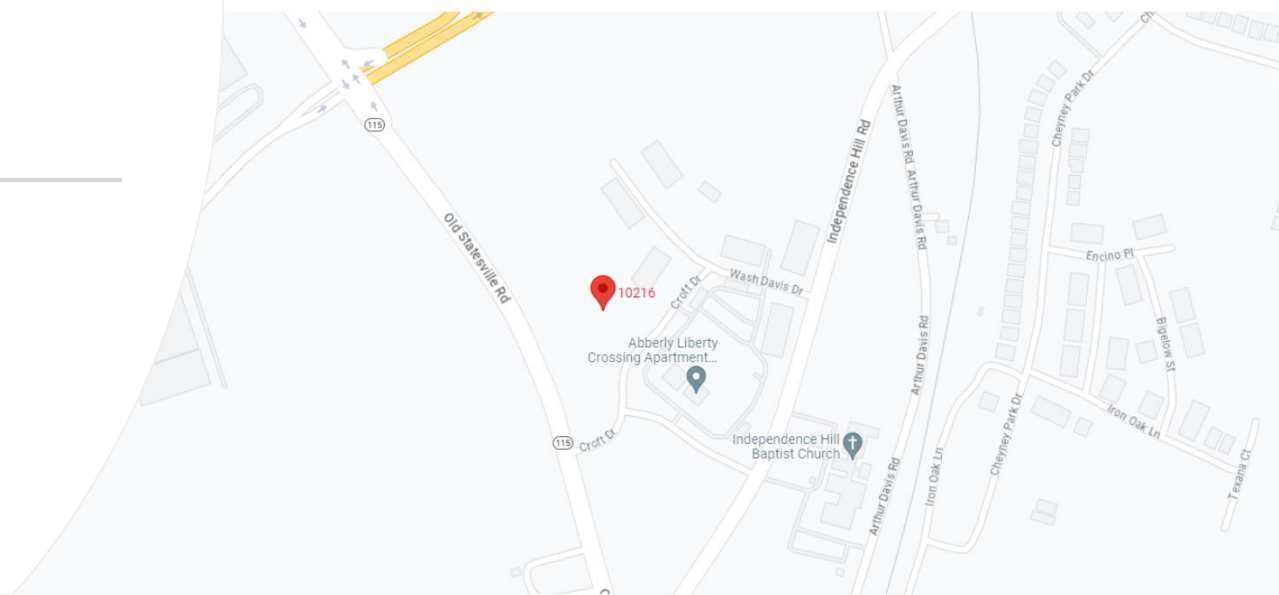
The Site

- Property Size
+/- 4.5 Acres
- Current Zoning
N1-B (Neighborhood 1 Zoning District)
- Current Use
Vacant
- Proposed Zoning
N2-C (Neighborhood 2 Zoning District)
- Proposed Use
Childcare Center


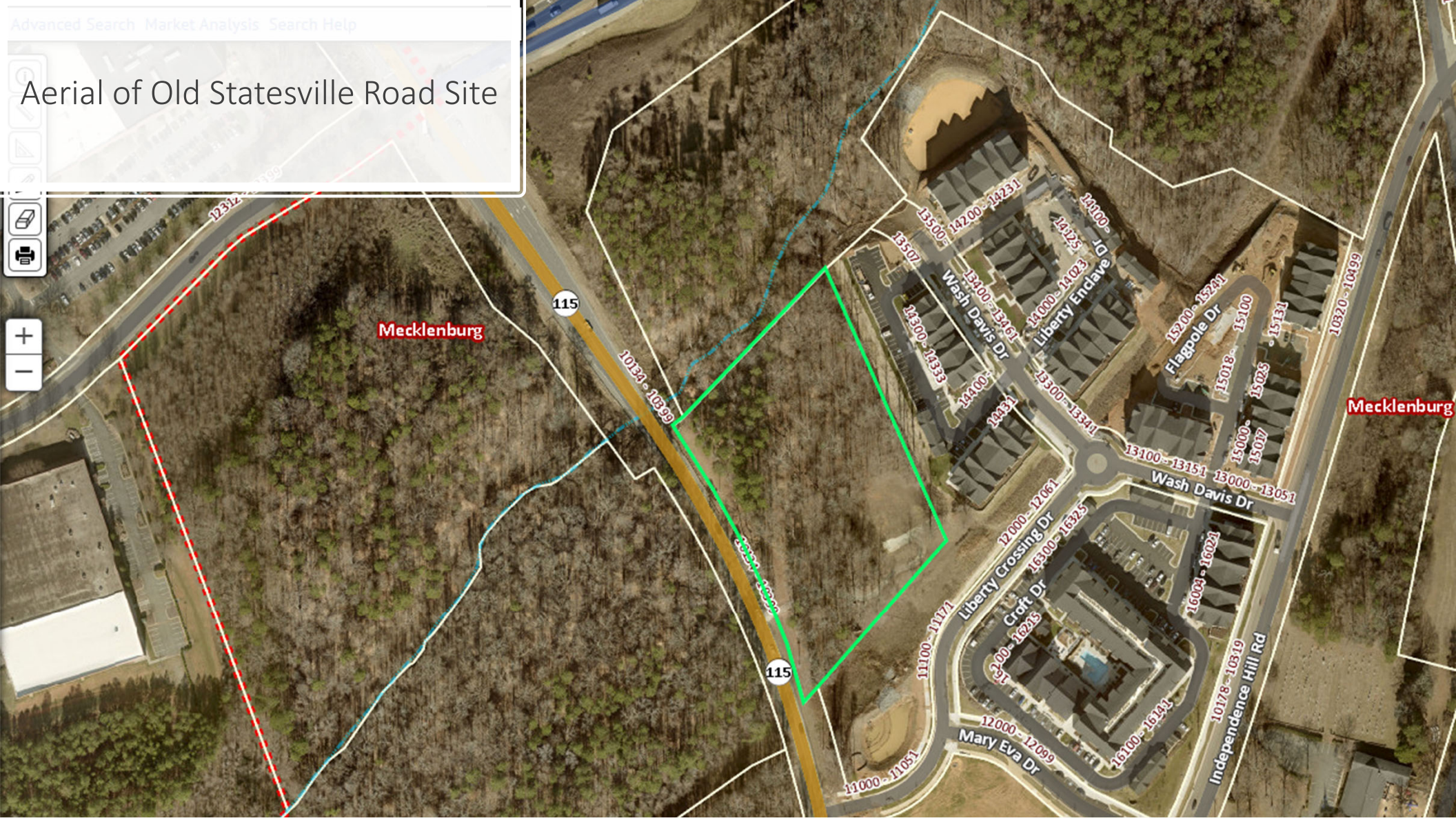




The Site Area



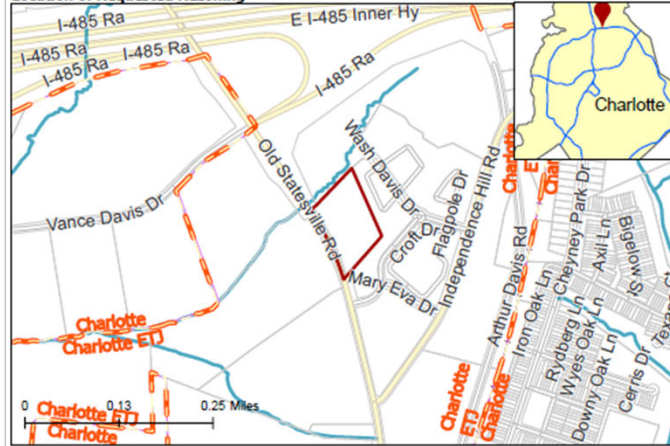
Aerial of Old Statesville Road Site

2023-076: Discovery Development, Inc.

Current Zoning N1-B (Neighborhood 1-B)
Requested Zoning N2-C (Neighborhood 2-C)

Approximately 4.5 acres
Location of Requested Rezoning



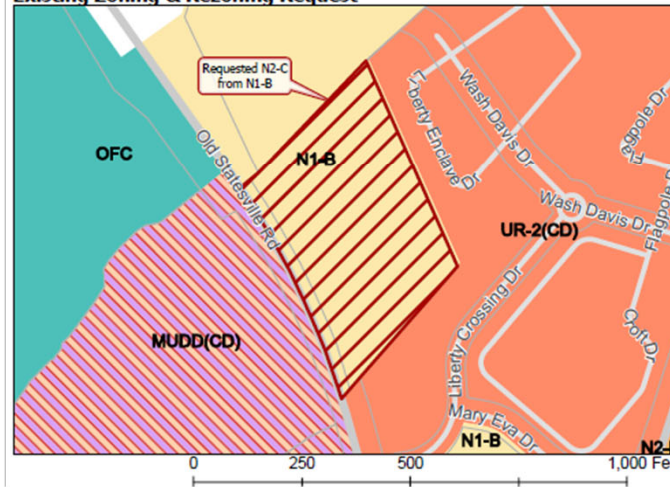
Rezoning Map



- 2023-076
- Outside City Limits
- Parcel
- Railway
- Streams
- Adjacent City Council District
- 4-Renee Johnson
- County Commissioner
- 1-Elaine Powell



Existing Zoning & Rezoning Request



- Requested N2-C from N1-B
- Zoning Classification
- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Campus
- Mixed Use

Map Created 9/6/2023

Proposed
Old Statesville
Road
Site Plan



Proposed Site Details

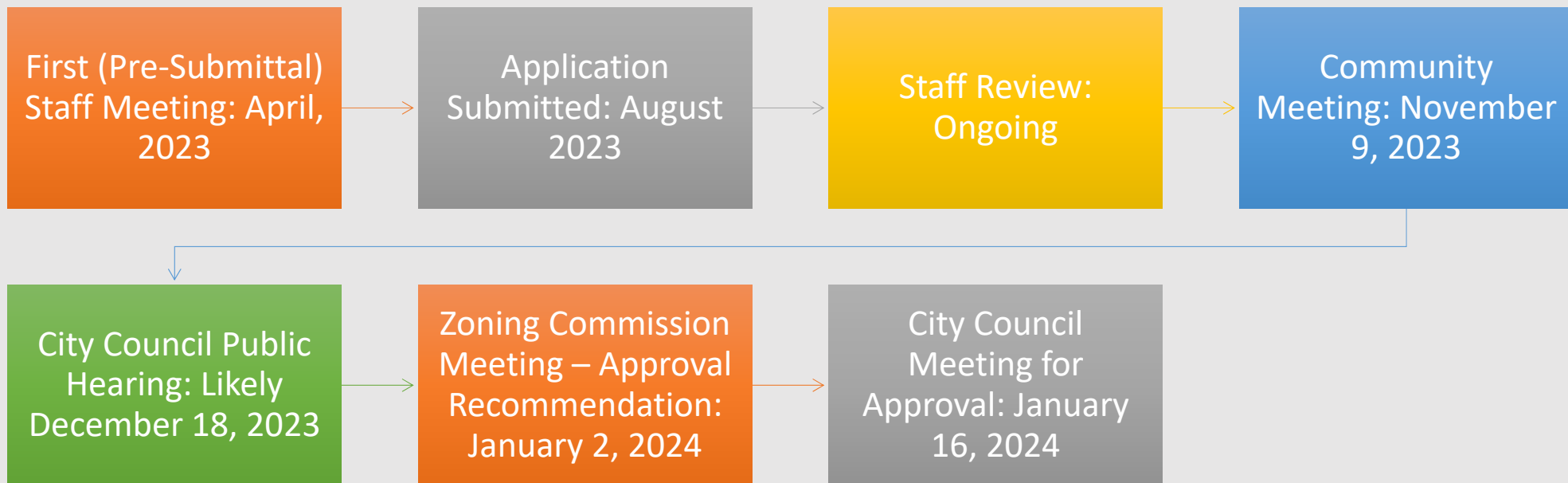
- 14,000 Square Feet
- 240 children - 6 weeks to 12 years old
- 25 to 30 Employees
- Owner Onsite Daily
- Open visibility for bright learning spaces
- Teacher and Staff Resource Area
- Playground spaces for each age group







The Rezoning Process



We Want to Hear from You



PLEASE EMAIL
ANTHONYFOX@PARKERPOE.COM
WITH ANY QUESTIONS OR
COMMENTS YOU MAY HAVE
ABOUT THE PROPOSAL



WE ARE CONTINUING
DISCUSSIONS WITH CITY
STAFF ABOUT THIS
PROPOSAL

Questions/Comments