

COMMUNITY MEETING REPORT

Petitioner: 3100 Baucom Rd LLC (Rohan Zanje)

Rezoning Petition No. 2023-101

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

William T. Wallace of McMillan, Psaroudis & Markey, as a representative of the Petitioner, mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 26, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on November 7, 2023 at 6:30 p.m. via a Zoom video meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Mr. Rohan Zanje, as the principal of the Petitioner entity, and by Mr. William T. Wallace, the Petitioner's attorney.

SUMMARY OF PRESENTATION/DISCUSSION:

The meeting began shortly after 6:30 p.m., as Mr. Wallace, on behalf of the Petitioner, welcomed those in attendance. Mr. Wallace introduced himself to the attendees and provided the contact and introductory information for the Petitioner and the architectural firm currently working with the Petitioner on potential development of the site.

Mr. Wallace then presented a slide show regarding the proposed rezoning, emphasizing at the outset of the presentation that any member in attendance was welcome to contact him following the meeting, and in the event they desired a copy of the presentation, it would be provided.

The presentation included an overview of the site location, identified its current use as a vacant tract, detailed the current zoning as O-1(CD), identified the proposed rezoning of N2-B, and summarized potential uses for the property under the new rezoning.

Mr. Wallace noted during the presentation that since the rezoning petition was classified as conventional, there was no definitive site plan to present to the community members.

At the conclusion of the initial presentation Mr. Wallace reiterated the potential uses for property zoned as N2-B, and the beneficial effects on the surrounding properties and community, including the potential to add housing to the area. The presentation was concluded and Mr. Wallace then opened the floor to all those in attendance.

Mr. Jack Brosch, appearing on behalf of the American Legion Post 345 (Derita) and DSRCO, initiated the questions by inquiring whether there was a set timeframe as to when the site plan would be completed, to which Mr. Wallace replied that there was no final decision as to what was being developed on the site at this time.

Mr. Brosch likened this to a pig in a poke, stating it was difficult to lend support to the rezoning without knowing the petitioner's full intent for development.

Mr. Wallace acknowledged that while there was nothing definite, the petitioner may pursue townhomes. Since it was a conventional petition, and with the requested rezoning designation aligning with the UDO, a site plan had not been finalized at this stage.

Mr. David Stickley, as Commander of the American Legion Post 345 (Derita), then inquired as to a purported driveway issue between the subject property and the adjoining property owned by the American Legion.

Mr. Wallace could not comment as to particulars concerning Mr. Stickley's matter as it was unrelated to the matter at hand and unknown to Mr. Wallace. Mr. Wallace offered that Mr. Stickley reach back out concerning the driveway matter following this meeting and perhaps it would be something Mr. Wallace and the Petitioner could assist in resolving.

Mr. Stickley emphasized that he wanted to alert the Petitioner as to the potential boundary line discrepancy and driveway issue, since it could result in a problem for the Petitioner later in regard to their future plans for the tract. Mr. Stickley stressed that the driveway issue should be addressed now to avoid any greater property issues for the Petitioner in the future. Mr. Stickley suggested that Mr. Wallace come out to the property to see the driveway and lot lines firsthand, to which Mr. Wallace did not commit but offered to further discuss after the meeting.

Mr. Tony Elwood, appearing with Mr. George Paul Barrett, on their own behalf as community property owners, voiced concern about traffic and noise being brought into the community. Mr. Elwood stated his preference for the subject property would be that it stay zoned only for use as office space, stating that would be consistent with the characteristics of the adjoining properties at the time Mr. Elwood had initially purchased his home. Mr. Elwood was concerned with more density living space, such as apartments, being developed on the lot, as he had already witnessed from the adjoining apartment complex, the impact of trash and noise. Mr. Elwood had concerns about people speeding up and down Baucom Road, and if the subject property was limited to only office use, there would be fewer cars coming and going throughout the community.

Mr. Wallace noted that there was no traffic study required of this rezoning and that traffic impact would likely be minimal as this was not going to be a high-density development to the level of the apartments Mr. Elwood was referencing.

Mr. Elwood then stressed concern as to what would be constructed on the site, to which Mr. Wallace noted it could be townhomes, which would potentially serve a benefit to some of the issues Mr. Elwood had in regard to apartment development.

Mr. Elwood reiterated that he had purchased his property initially under the idea that the general area would turn into, or remain, office space. Mr. Elwood was concerned that the permitted uses under N2-B zoning were nothing more than hypothetical. The apartments surrounding Mr. Elwood's property purportedly generate a lot of noise, and when he walks in the neighborhood he has to deal with the trash and unsightly conditions stemming from those current apartments, whereas the office building locations within the area are clean and well maintained. Mr. Elwood further reiterated that Baucom Road was used by citizens accessing the area grocery stores and saw speeding traffic regularly, a sentiment that Mr. Stickley concurred.

Mr. Elwood was fearful of an inability to resell his house in the future with it being surrounded by multifamily units. Mr. Elwood stressed the need to know what was going to be developed, and how the development was going to benefit him and those already in the community.

Mr. Wallace stated that while there was no definitive development that the Petitioner could guarantee at the current time, if as the rezoning process developed, more concrete determinations were made as to the development plan, that information could be shared with Mr. Elwood to ease his concerns.

Mr. Stickley and Mr. Elwood circled back to traffic concerns, at which time Mr. Stickley noted that there were several speeding cars on Baucom Road daily and in his estimation, nothing has been done to appropriately address that issue.

Mr. Stickley then voiced concern that the parcel for the American Legion was part of this current rezoning petition to which Mr. Wallace explained it was not.

Mr. Wallace explained to the attendees that the proposed rezoning to N2-B provides additional housing options currently unavailable to this parcel, such as the construction of townhomes, and that this shift to the N2-B designation aligns with the UDO and the growth of the City moving forward.

Mr. Wallace thanked all in attendance for their candor and for taking the time in their schedules to attend the community meeting. He encouraged all in attendance to follow up with him should they have any other comments or concerns that can be addressed.

The meeting was adjourned at 7:28 p.m.

SUBMISSION

This Community Meeting Report, respectfully submitted on behalf of the Petitioner, this the 10th day of November 2023.



William T. Wallace, Esq.

cc: Charlotte Planning, Design & Development Department – (Maxx Oliver)

Exhibit A Mailing List Page 1 of 2

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-101	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STAT	ZIPCODE
2023-101	02703102	BARRETT	GEORGE PAUL	TONY D	ELWOOD	3114 BAUCOM RD		CHARLOTTE	NC	28269
2023-101	02703104	SELF-HELP CREDIT UNION				301 W MAIN ST		DURHAM	NC	27701
2023-101	02703105	TH PROPERTY OWNER 3 LP				400 GALLERIA PKWY STE 1450		ATLANTA	GA	30339
2023-101	02703108	AMERICAN LEGION POST 345				PO BOX 26286		CHARLOTTE	NC	28221
2023-101	02703110	MDC NC3 LP				11995 EL CAMINO REAL		SAN DIEGO	CA	92130
2023-101	02703115	3100 BAUCOM RD LLC				922 ANGELICA LN		TEGA CAY	SC	29708
2023-101	02703116	SOCKS PROPERTIES LLC				3014 BAUCOM RD STE 100		CHARLOTTE	NC	28269
2023-101	02703117	MCNULTY	BRIAN P	MICHELLE A	MCNULTY	3014 BAUCOM RD STE 200		CHARLOTTE	NC	28269
2023-101	02703118	ARKLE	THOMAS III	TRUST	THOMAS ARKLE III	5310 MIRABELL RD		CHARLOTTE	NC	28226
2023-101	02703119	GREEN DUCK REAL ESTATE INVESTORS				3010 BAUCOM RD STE 200		CHARLOTTE	NC	28269
2023-101	02703120	NV LLC				417 BATESVILLE RD	C/O NAVEEN SAXENA	SIMPSONVILLE	SC	29681
2023-101	02703121	NV LLC				417 BATESVILLE RD	C/O NAVEEN SAXENA	SIMPSONVILLE	SC	29681
2023-101	02703122	BOU-GHAZALE	SILVIO			515 E HOPKINS CT		GILBERT	AZ	85296
2023-101	02703123	TH PROPERTY OWNER 3 LP				400 GALLERIA PKWY STE 1450		ATLANTA	GA	30339
2023-101	02703124	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-101	02766195	SREIT LODGE AT MALLARD CREEK LLC				C/O SCG GLOBAL HOLDINGS LLC		591 W PUTNAM AVE	GREENWICH	CT 06830

Exhibit A Mailing List Page 2 of 2

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AT

2023-101	full_name_neighborhood	first_name	last_name	physical_address	nent_unit_or	city	zip_code
2023-101	Baucom Ridge	Watchna	Horn	2426 BRATHAY CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Brookstone Homeowners Associati	Cristina	Sanabria	3406 THISTLE BLOOM CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Brookstone Homeowners Associati	Dan	Grieneisen	3509 AMARANTHUS COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Capitol Drive Neighborhood Orga	Ella	Evans	3509 AMARANTHUS CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Charlotte Community Health Clin	Samantha	Fernando	8401 MEDICAL PLAZA DR SUITE 300, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-101	DSRCO/Northeast Coalition of Ne	Jack	Brosch	3502 MARIONWOOD DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Farmington	Chad	Martin	5413 GROVETON CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Farmington Homeowners Associati	Jeffrey	Simpson	3500 THORNBROOK PLACE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Forest View	Melvine	Bowie	3446 BETTERTON LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Fox Glen Homeowners Association	Samrina	Jordan	5500 HAYBRIDGE RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-101	Freeland Park	Ani	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217-1611		CHARLOTTE	28217-1611
2023-101	Glenview	Franecia	Rosemond	3702 SIPES LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Harrington Woods	Tim	Stokes	8008 ALBA CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Hubbard Woods	Lelia	Jackson	7516 HUBBARD WOODS RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Hunters Chase	Harriett	Mendinghall	7510 HUBBARD WOODS RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Kimberlee Apartments	Bobby	Curtis	5643 HEDGECREST PL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Mallard Creek Crossing	Rhonda	Odom	6838 BRACHNELL VIEW DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Mallard Ridge Homeowners Associ	Jose	Chirino	5603 MALLARD GROVE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Mallard Trace At Rossmore Homeo	Pamela	Smith	3103 SUMMERCROFT LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Mallard Trace At Rossmore Homeo	Susan	Donnelly	9146 EXBURY CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Nocroft-Sweetwater	Natacha	Andrews	8336 DUNSTAFF RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	Other	Gia	Paige	2429 CARMATHEN ROAD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-101	University City YMCA	Paul	Petr	8100 OLD MALLARD CREEK RD, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-101	Walnut Creek	Latoya	Faustin	6351 PARK CREEK DR., CHARLOTTE, NC, 28262		CHARLOTTE	28262



Date Mailed: October 26, 2023

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2023-101** filed by 3100 Baucom Rd LLC to request the rezoning of that property commonly known as 3100 Baucom Rd., Charlotte, NC 28269 to zoning designation UDO N2-B

Date and Time of Meeting: Tuesday, November 7, 2023 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

Our firm is representing 3100 Baucom Rd LLC (the "Petitioner") in their filing and completion of that Rezoning Petition with the Charlotte Planning, Design & Development Department requesting the rezoning of that property commonly known as 3100 Baucom Rd., Charlotte, NC 28269, approximately 1.704 acre site, from its current O-1(CD) Office zoning designation to UDO N2-B zoning district, which is the conventional zoning district.

The Petitioner will hold a **virtual 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. The Charlotte Planning, Design & Development Department's records indicate that you are either 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 invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, November 7, 2023 at 6:30 p.m.

Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their contact email addresses to wwallace@mplawcarolinas.com and dsherer@mplawcarolinas.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact our office at the email addresses above or by phone at 704-714-4229 or 704-714-4251.

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 William T. Wallace at 704-714-4229.

* also licensed in South Carolina

HUNTERSVILLE/LAKE NORMAN:

10115 Kincey Avenue
Suite 110
Huntersville, NC 28078

SOUTH PARK:

6101 Carnegie Blvd
Suite 310
Charlotte, NC 28209

SW CHARLOTTE/ LAKE WYLIE:

11040 S. Tryon Street
Suite 201
Charlotte, NC 28273



McMillan, Psaroudis & Markey PA.

Ralph R. McMillan | Michelle C. Psaroudis* | John C. Markey II | William T. Wallace* | Bryan C. Lawrence*

Thank you,

William T. Wallace, Esq.

cc: Council Member Malcolm Graham, Charlotte City Council District 2

Date Mailed: October 26, 2023

* also licensed in South Carolina

HUNTERSVILLE/LAKE NORMAN:

10115 Kincey Avenue
Suite 110
Huntersville, NC 28078

SOUTH PARK:

6101 Carnegie Blvd
Suite 310
Charlotte, NC 28209

SW CHARLOTTE/ LAKE WYLIE:

11040 S. Tryon Street
Suite 201
Charlotte, NC 28273

Exhibit C

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: 3100 Baucom Rd LLC

Rezoning petition Number: 2023-101

Date

Name	Address	Phone	Email
David Irvin Stickley on behalf of American Leg. Post 345	3102 Baucom Rd. Charlotte, NC 28269	704-651-3550	distickley@aol.com
George Paul Barrett and Tony D. Elwood	3114 Baucom Road Charlotte, NC 28269	704-372-2399	telwood@mac.com
Melissa Gustafson on behalf of Green Duck RE Investors LLC	3010 Baucom Rd., #200 Charlotte, NC 28269	704-575-0223	mmarksgustafson@icloud.com
Jack Brosch on behalf of Am. Leg Post 345 & DSRCO	3502 Marionwood Drive Charlotte, NC 28269	704-622-6995	jwbrosch@broschbi.com

Add additional sheets as needed