

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-161

Petitioner: Childress Klein
Rezoning Petition No.: 2023-161
Property: ±9.82 acres located along Beam Road

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 12/27/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, January 10, 2024, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Landon Wyatt with Childress Klein and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean with Moore & Van Allen was introduced and started the meeting by welcoming the participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-161. He then introduced the Petitioner's representative to the meeting attendees.

Mr. MacVean and the petitioner's representative provided the following information during the presentation:

The location of the 9.82-acre site is at the intersection of Beam Road and Coffey Point Drive, west of West Tyvola Road and south of Yorkmont Road. The site is occupied by a parking lot, a single-family house on the lot, and another portion which is vacant. The site is zoned I-1(CD) which goes back to a 1985 rezoning for the Lake Pointe Business Park. The other portion of the site is zoned N1-A which remained residential throughout the earlier rezoning and is sandwiched between the business park and the parking lot. Proposed rezoning with the new UDO the city adopted last June is Manufacturing & Logistics (ML-1) which took the place of the old I-1 zoning district. The rezoning will allow the residential portion of the property as well as the existing parking lot to be redeveloped with manufacturing and logistics uses similar to other uses developed in the area. The Charlotte 2040 Plan place type recommendation for the site is Campus. The proposed zoning to ML-1 is inconsistent with this place type recommendation, however, the zoning

change would be consistent the place type recommendation for other parcels along Beam Rd. The ML-1 zoning district is also consistent with the development pattern that has established itself along Beam Road.

The proposed rezoning schedule is for a February 19, 2024, public hearing, then a March 5, 2024, zoning committee and a city council decision on March 18, 2024.

Mr. MacVean then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

There was a question about if this was part of a larger project which it is not. There was also a question about the campus place type on other parcels nearby. Mr. MacVean indicated that it's not clear how the 2040 place type recommendations were derived. The city staff confirmed it makes sense to rezone the property to the ML-1 zoning district and change the place type to manufacturing and logistics. There was a question about what the site is going to be used as and Mr. Wyatt indicated that it is anticipated that it would be developed with a single-story warehouse/flex space type building.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff. The presentation was distributed to the registered attendees as requested.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Landon Wyatt, Childress Klein
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
ABOUKHATER	PIERRE		C/O TERRY ABOUKHATER	8253 LONGDEN AVE		SAN GABRIE	CA	91775
TZION REALTY (CLT FULFILLMENT CENTER CHARLOTTE NC) ADA COMPLIANT LIMITED PARTNERSHIP				17304 PRESTON RD		DALLAS	TX	75252
WATERS CONSTRUCTION CO INC				3850 SHARONVIEW RD		CHARLOTTE	NC	28210
ABOUKHATER	PIERRE		C/O TERRY ABOUKHATER	8253 LONGDEN AVE		SAN GABRIE	CA	91775
DON RAPER REALTY LLC				4948 LINDSTROM DR		CHARLOTTE	NC	28226
CK LAKEPOINTE OFFICE PARK LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
CK LAKEPOINTE OFFICE PARK LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
LAKEPOINTE PROPERTY OWNER ASSOC			C/O DIVISION CONTROLLER	301 S COLLEGE ST OFFICE		CHARLOTTE	NC	28202
3WR LLC				1301 E MILLBROOK RD STE D-106		RALEIGH	NC	27609
REEP-OFC FOUR WATER RIDGE NC LLC			C/O NYLIFE INVESTORS LLC	51 MADISON AVE	ATTN KEVIN N	NEW YORK	NY	10010
CK LAKEPOINTE OFFICE PARK LLC				301 S COLLEGE ST UNIT 2800		CHARLOTTE	NC	28202
LIT INDUSTRIAL LIMITED PARTNERSHIP				1717 MCKINNEY AVE STE 1900		DALLAS	TX	75202
CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
COFFEY CREEK BUSINESS PK PROPERTY OWNERS ASSOC				817 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
COFFEY CREEK BUSINESS CENTER LLC				4100 CARMEL RD STE B-156		CHARLOTTE	NC	28226

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Eagle Creek Homeowners Associat	Larry	Harbin	4209 EAGLE LAKE DR N, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Edinborough Homeowners Associat	Gerald	Nichols	5525 EAGLE LAKE DR S, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Renaissance Park	Rhonda	Dean	2224 ARBOR LOOP DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE	28217

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-161

Subject: Rezoning Petition No. 2023-161
Petitioner/Developer: Childress Klein
Current Land Use: Vacant
Existing Zoning: I-1(CD) (ANDO) & N1-A (ANDO) Airport Noise Disclosure Overlay
Rezoning Requested: ML-1 (ANDO)

Date and Time of Meeting: ***Wednesday, January 10, 2024, 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: 12/27/2023

Moore & Van Allen is assisting Childress Klein (the “Petitioner”) on a recently filed request to rezone an approximately ±9.82-acre site located along Beam Road (the “Site”), in Charlotte, North Carolina, from I-1(CD) (ANDO) & N1-A (ANDO) to ML-1. The purpose of the rezoning is to allow the redevelopment of the Site with uses as allowed by the ML-1 zoning district.

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 Wednesday, January 10, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by January 9th in order to receive a secure virtual meeting link and reference Petition #2023-161.

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 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: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Landon Wyatt, Childress Klein
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

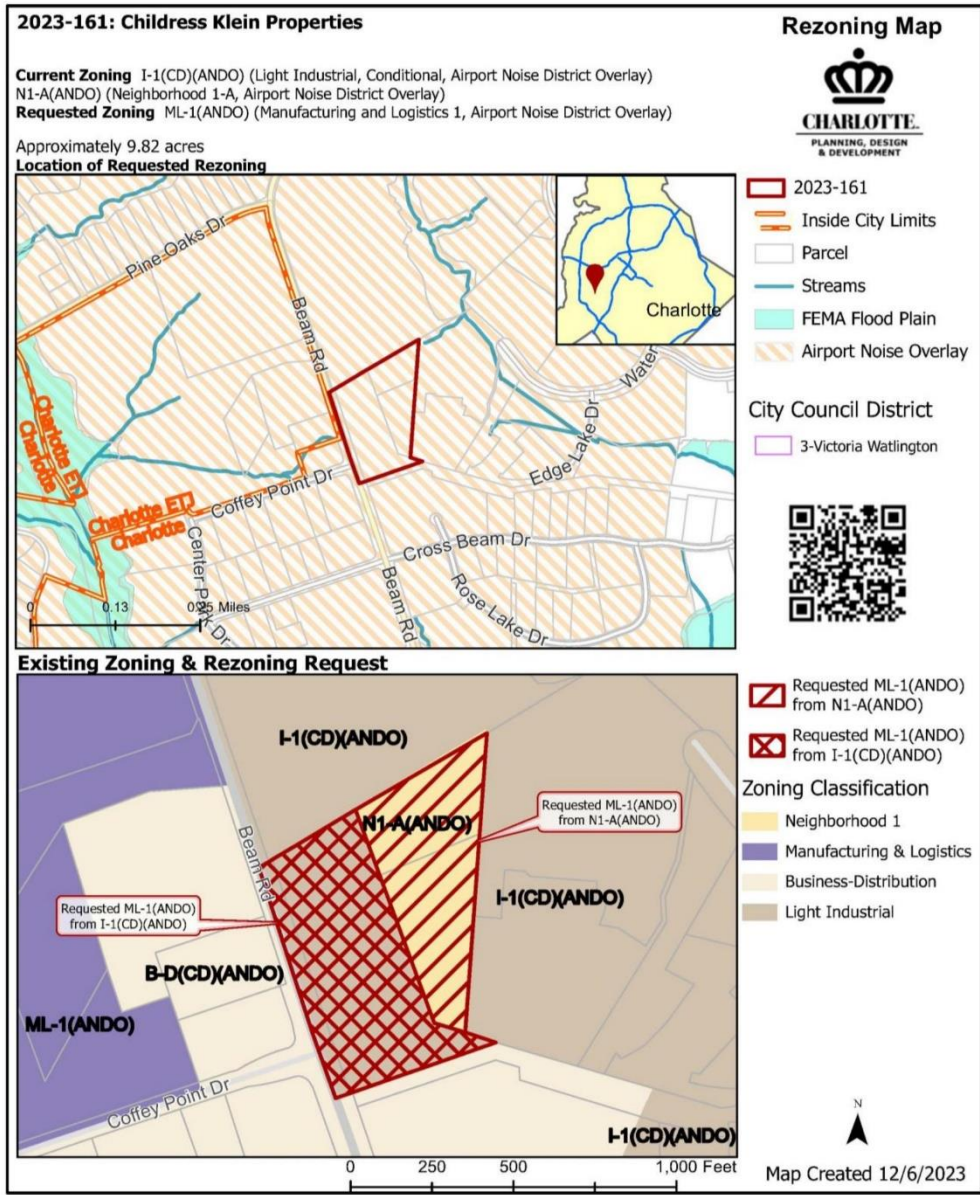


Exhibit C

Name	Email
Chris Barefoot	chris@oakhillmgmt.com
James Eagle	james@oakhillmgmt.com