

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-003**

**Petitioner:** ATAPCO Properties, Inc.  
**Rezoning Petition No.:** 2024-003  
**Property:** ±16.91 acres located 7535 Old Statesville Rd.

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 2/13/2024. 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, February 27, 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 were Russel Powell and Ron Snyder with ATAPCO Properties, Inc., Shaun Tooley with LandDesign, and 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 with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition No. 2024-003.

Ms. Grant and the petitioner's representative provided the following information during the presentation:

Ms. Grant explained the location of the 16.91-acre site on the west side of Old Statesville Rd. east of Statesville Rd., and south of WT Harris Blvd. The site is zoned CG (Commercial General) & MHP (Mobile Home Park), and the proposed zoning is N2-A (Neighborhood 2) to allow the development of the site with all uses as permitted in the N2-A zoning district. The Charlotte 2040 Plan place type recommendation is Neighborhood 1 which supports development of the site with a residential community. Ms. Grant shared the proposed site plan which includes 205 attached dwelling units, access points and connectors along with stormwater management, tree save, a pocket park, rear and side yards of various sizes and an 8-foot planting strip and 6-foot sidewalk along Old Statesville Road.

The anticipated rezoning schedule is for an April 15, 2024, Public Hearing, then an April 30, 2024, Zoning Committee and a City Council Decision on May 20, 2024.

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

Participants inquired about external connectivity and the anticipated road network. The team confirmed that the proposed units are townhomes rather than multi-family stacked. The development team also affirmed the units are anticipated to be for sale.

The 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.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Russel Powell, ATAPCO Properties, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADD CITY	STAZIPCO
03721303	HERNANDEZ	GERARDO VALENTIN MECIAS	TERESA DE JESUS SALFADO	LEON	4312 CARMEL RD	CHARLOTTE	NC 28226
03721304	SOTELO	ELOY ESTRADA			5441 HENDERSON CR	CHARLOTTE	NC 28269
03721305	NUNEZ	MARYELA			5409 HENDERSON CIR	CHARLOTTE	NC 28269
03721306	SOTELO	ELOY ESTRADA			8034 PINWOOD DR	CHARLOTTE	NC 28269
03721307	ESTRADA	ELOY			5417 HENDERSON CR	CHARLOTTE	NC 28269
03721308	SALMAN	MOUFID HASSAN			5425 HENDERSON CR	CHARLOTTE	NC 28269
03721309	VALDEZ	VICTOR NOLASCO			5508 HENDERSON CR	CHARLOTTE	NC 28269
03721310	MONTOYA-FLORES	JOSE	ROSA	QUIJADA	5519 HENDERSON CIR	CHARLOTTE	NC 28269
03721311	MONTOYA-FLORES	JOSE	ROSA	QUIJADA	5519 HENDERSON CIR	CHARLOTTE	NC 28269
03721312	SREE PROPERTIES LLC				11923 CHEVIS CT	CHARLOTTE	NC 28277
03721313	FUENTES	JOSE FAUSTO			5613 HENDERSON CIR	CHARLOTTE	NC 28269
03721314	XIONG	TUNG	WANG	XIONG	5621 HENDERSON CIRCLE	CHARLOTTE	NC 28213
03721315	QUEEN CITY AUTO REPAIR INC				7415 OLD STATESVILLE RD	CHARLOTTE	NC 28269
03721316	V & Z REAL ESTATE LLC				210 N CHURCH ST UNIT 3011	CHARLOTTE	NC 28202
03721317	SOTELO	ELOY	ALMA NUNEZ	FLORES	8034 PINWOOD DR	CHARLOTTE	NC 28269
03721319	BUILD AMERICA INC				2469 OLD CHARLOTTE HWY	MONROE	NC 28110
03721401	KEY	C WAYNE	ANGELA M	KEY	7535 OLD STATESVILLE RD	CHARLOTTE	NC 28269
03721402	KEY	ANGIE M			7535 OLD STATESVILLE RD	CHARLOTTE	NC 28213
03721404	GOMEZ	FLORIBERTO GRANDE	FELIPA MORALES	SANCHEZ	7601 OLD STATESVILLE RD	CHARLOTTE	NC 28269
03721405	KEY	ANGIE M			7535 STATESVILLE RD	CHARLOTTE	NC 28213
03721406	DEC	KATARZYNA	WOJCIECH JERZY	NOWAK	708 HOUSTON DR	MONROE	NC 28110
03721407	HERNANDEZ	GERARDO VALENTIN MECIAS	TERESA DE JESUS SALGADO	LEON	7603 OLD STATESVILLE RD	CHARLOTTE	NC 28269
03721408	GOMEZ	FLORIBERTO GRANDE	FELIPA MORALES	SANCHEZ	7601 OLD STATESVILLE RD	CHARLOTTE	NC 28269
03722101	DEC	KATARZYNA	WOJCIECH JERZY	NOWAK	5711 BENTGRASS CT	MONROE	NC 28110
03722102	DEC	KATARZYNA			708 HOUSTON DR	MONROE	NC 28110
03722110	DEC	KATARZYNA	WOJCIECH JERZY	NOWAK	5711 BENTGRASS CT	MONROE	NC 28110
03722112	PERFORMANCE ACQUISITIONS, LLC				PO BOX 480155	CHARLOTTE	NC 28269
03722113	STREETER	JAMES			6206 SUNBRIDGE CT	CHARLOTTE	NC 28269
03722116	WALKER	CHARLES G	JOANN S	WALKER	5008 CHRISTENBURY RD	CHARLOTTE	NC 28269
03722117	FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT	WAXHAW	NC 28173
03722118	FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT	WAXHAW	NC 28173
03722119	REA	EMMA GABRIELLE			12613 BANNOCK DR	CHARLOTTE	NC 28277
03722120	FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT	WAXHAW	NC 28173
03722121	FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT	WAXHAW	NC 28173
03722122	FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT	WAXHAW	NC 28173
03722123	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722124	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722125	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722126	FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT	WAXHAW	NC 28173
03722127	WILSON	RICHARD DEAN		% JUDY ELMORE WILSON	701 CASAR LAWNDALE RD	LAWNDALE	NC 28090
03722128	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722129	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722130	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722131	REAL ESTATE OF NC INC				7628 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722132	ESTRADA	ELOY	ALMA	NUNEZ	7509 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722133	ENDURA LIMITED			% W R DEGRAW	PO BOX 25184	WINSTON SALEM	NC 27114
03722134	KISTLER	GEORGE GRIER		HEIRS	733 PAVILION VIEW DR	APT A305 MATTHEWS	NC 28105
03722135	ESTRADA	ELOY			5417 HENDERSON CR	CHARLOTTE	NC 28269
03722136	ESTRADA	ELOY			5417 HENDERSON CR	CHARLOTTE	NC 28269
03722137	ESTRADA	ELOY			5417 HENDERSON CR	CHARLOTTE	NC 28269
03722201	MCFADDEN	DORATHY B			2955 WAVERLY PARKWAY	OPELIKA	AL 36801
03722202	HARPER	WILLIAM NATHAN			7505 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722203	ESTRADA	ELOY	ALMA	NUNEZ	7509 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722204	ESTRADA	ELOY	ALMA	NUNEZ	7509 SHADOW LAWN RD	CHARLOTTE	NC 28269
03722205	SARDIS MORTGAGE CORP				UNKNOWN	CHARLOTTE	NC 28202
03722206	WOMACK	R S			415 ALTOONA PL SW	ATLANTA	GA 30310
03722207	LINDER	KATHRYN GARDNER			16528 PLANTATION WOODS DR	CHARLOTTE	NC 28278
03722208	MASSACHI	BENJAMIN			3200 S ARVILLE ST, UNIT 280	LAS VEGAS	NV 89102
03722209	SHOAF	MAYE AGEE			UNKNOWN	CHARLOTTE	NC 28200
03722210	FUNDERBURK	T D		% DAVID FUNDERBURKE	731 ROCKWOOD CT	HOLLY SPRINGS	GA 30115
03722211	BOST	J D			1107 WAKE FOREST RD	RALEIGH	NC 27604
03722601	JJ HOME RESTORATION LLC				2740 OLDE WHITEHALL RD	CHARLOTTE	NC 28273
03722615	WALKER	CHARLES G		JO ANN S	5008 CHRISTENBURY RD	CHARLOTTE	NC 28269
03722733	GAMEZ	JUAN GERARDO CRUZ	MA DEL ROSARIO BLANCO	MONTOYA	7700 SHADOW LAWN RD	CHARLOTTE	NC 28269
04306201	DOMINION INVESTMENTS PROPERTIES LLC				PO BOX 480369	CHARLOTTE	NC 28269
04306202	HARRIS WOODS LLC				1944 BRUNSWICK AVE STE 2A	CHARLOTTE	NC 28207
04306205	FRAZER	JOHN PATRICK		JAMES M MCHENRY	8178 MOUNTAIN SHORE DR	SHERRILLS FORD	NC 28673
04306206	NORTHLAKE PARTNERS LLC				8178 MOUNTAIN SHORE DR	SHERRILLS FORD	NC 28673
04306207	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC 28202
04306210	HARRIS WOODS LLC				1944 BRUNSWICK AVE STE 2A	CHARLOTTE	NC 28207
04308820	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC 28202

**Exhibit A (Cont.)**

**Neighborhood Organizations:**

<b>full_name_neighborhood</b>	<b>first_name</b>	<b>last_name</b>	<b>physical_address</b>	<b>apartment_unit_or_suite</b>	<b>city</b>	<b>zip_code</b>
Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Gibbon Woods HOA	Tyler	Ferguson	4620 GIBBONS LINK RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Henderson Oaks HOA	Tanisha	Walker	6812 JAMISON LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Milton Commons Homeowners Assoc	Eugene	Austin	6812 JAMISON LANE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
Oakbrooke Community Homeowners	Mario	French	5103 MINTVALE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Potters Glen HOA	Vincent	Evans	3107 OSCEOLA LANE, CHARLOTTE, nc, 28269		CHARLOTTE	28269
Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Scotsborough Homeowners Associa	Bonnie	Jackson	6938 AULTON LINK CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Scotsborough Homeowners Associa	Michelle	Ridgley	4525 BRANDIE GLEN RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Scotsborough Homeowners Associa	Scott	Hall	4427 BRANDIE GLEN RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269

## Exhibit B

### NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2024-003

Subject: Rezoning Petition No. 2024-003  
Petitioner/Developer: ATAPCO Properties, Inc.  
Current Land Use: Residential & Vacant  
Existing Zoning: CG & MHP  
Rezoning Requested: N2-A(CD)

**Date and Time of Meeting:** ***Tuesday, February 27, 2024, at 6:00 p.m.***

**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: 2/13/2024

Moore & Van Allen is assisting ATAPCO Properties, Inc. (the “Petitioner”) on a recently filed request to rezone an approximately ±16.91-acre site located at 7535 Old Statesville Rd. (the “Site”), in Charlotte, North Carolina, from CG & MHP to N2-A(CD). The purpose of the rezoning is to allow the development of the Site with a residential community. Access to the site will be from Old Statesville Road.

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, February 27, 2024, at 6:00 p.m.**

***Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by February 26<sup>th</sup> in order to receive a secure virtual meeting link and reference Petition #2024-003.***

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 704-301-3137 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

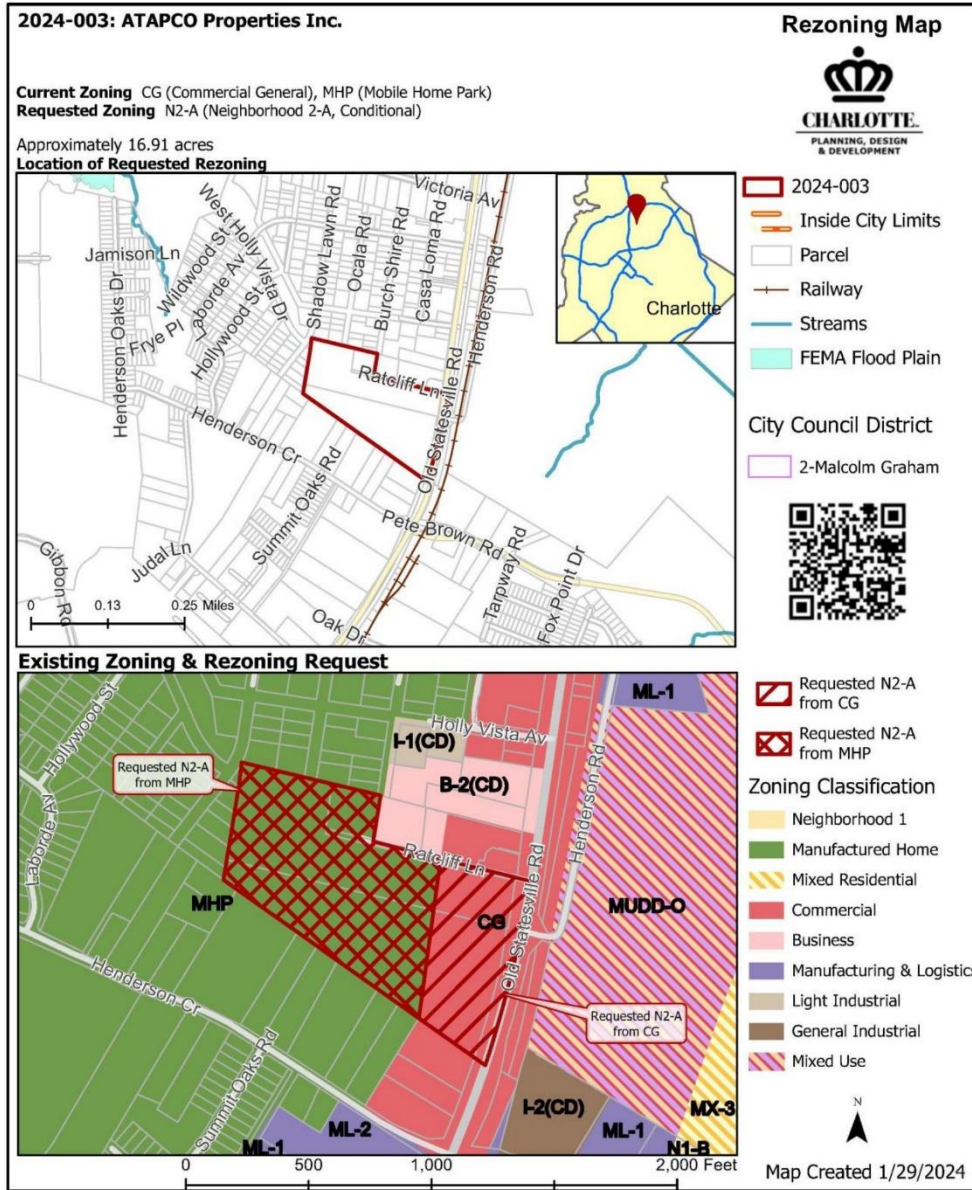
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Russel Powell, ATAPCO Properties, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (Continued)

Site location:



**Exhibit C**

<b>Name</b>	<b>Email</b>
David Funderburke	<a href="mailto:davidfunderburke@yahoo.com">davidfunderburke@yahoo.com</a>
Victoria P. Linder	<a href="mailto:victorialinder17@gmail.com">victorialinder17@gmail.com</a>
Steven Linder	<a href="mailto:slinder@carolina.rr.com">slinder@carolina.rr.com</a>
Dennis Kimes	<a href="mailto:dkimes@performancedrywallinc.com">dkimes@performancedrywallinc.com</a>