

**COMMUNITY MEETING REPORT FOR REZONING PETITIONS NO. 2024-006 & 2024-007**

**Petitioner:** Oak Hill Management  
**Rezoning Petition Nos.:** 2024-006 & 2024-007  
**Property:** ±33.06 acres located along Executive Center Dr. at the intersection with Albemarle 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 3/4/2024. 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 Thursday, March 14, 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 Chris Barefoot with Oak Hill Management, 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 Petitions No. 2024-006 & 2024-007.

Ms. Grant and the petitioner’s representatives provided the following information during the presentation:

Ms. Grant explained the location of the 33.06-acre site on the south side of Albemarle Road at the intersection with Executive Center Drive, east of Independence Boulevard and west of WT Harris Boulevard. The site is zoned OFC (Office), and the proposed zoning is CAC-1(CD) (Community Activity Center) to allow the redevelopment of the site with all uses as permitted in the CAC-1 zoning district. The Charlotte 2040 Plan place type recommendations are Community Activity Center and Campus which supports development of the site with a residential community. The purpose of the rezoning was further explained with the current buildings not more than 60% occupied for more than 10 years. Petition 2024-007 seeks to directly align with the adopted land use policy. Petition 2024-006 seeks to enliven the site with up to 450 residential units and complement the corridor designation as an Activity Center. Ms. Grant explained the 2040 plan place type map recommendation is Campus and Community Activity Center.

The initial Site plan was shown along with the revised site plan showing less parcels included in the rezoning.

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 maintaining connectivity and access through the site. The petitioner confirmed that access will be maintained, and sidewalks will be improved as development occurs.

Participants asked for additional details specific to the place type and the proposed uses. Ms. Grant confirmed that the Activity Center allowed a range of uses along the site's frontage on Albemarle Road and the parcels included in the updated petition shall be limited to residential uses only. Attendees expressed appreciation for new quality multi-family development in the area. Ms. Grant confirmed that the petition with less parcels will be submitted to the city as part of the process.

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: Marjorie Molina, Charlotte City Council District 5 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Chris Barefoot, Oak Hill Management  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners for Pet. #2024-006:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
13310101	BRIDGE WF NC WOODLAND ESTATES LLC				111 E SEGO LILY DR STE 400		SANDY	UT	84070
13310110	ALBEMARLE LANDING LIMITED PARTNERSHIP				PO BOX 543		SUMMERFIELD	NC	27358
13310112	CHARLOTTE PROPCO LLC				440 SYLVAN AVE STE 240		ENGLEWOOD CLIFFS	NJ	07632
13313327	WISE	ROBERT			935 THORN RIDGE LN		LAKE WYUJE	SC	29710
13313328	ADDAI	JAMES			6135 COUNTRY WALK DR		CHARLOTTE	NC	28212
13313329	HOOKS	JAMES F	JENITA F	HOOKS	6136 COUNTRY WALK DR		CHARLOTTE	NC	28212
13314101	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314105	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314106	CENTRAL UNITED METHODIST	CHURCH OF CHARLOTTE			6030 ALBEMARLE RD		CHARLOTTE	NC	28212
13314107	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314113	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
13314114	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
13314115	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314116	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314117	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314119	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
13314120	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314201	BAKATSIAS	NICK A			2734 KILBORNE DR		CHARLOTTE	NC	28205
13314202	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314203	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314204	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314205	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314301	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314302	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
13314303	THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION			ATTN: DENNIS E RORIE	3301 STAFFORD DR		CHARLOTTE	NC	28208
13316103	CHARLOTTE MECKLENBURG BOARD OF EDUCATION				3301 STAFFORD DR		CHARLOTTE	NC	28208

### Adjacent Owners for Pet. #2024-007:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
10304101	SITARAS PROPERTIES INC				522 MEDEARIS DR		CHARLOTTE	NC	28211
10304138	SITARAS PROPERTIES INC				522 MEDEARIS DR		CHARLOTTE	NC	28211
10311108	BACHES	VICKY K	TRUST	BACHES FAMILY	11423 SOUTHEAST 66TH ST		BELLEVUE	WA	98006
10311109	BFS RETAIL & COMMERCIAL OPERATIONS LLC				333 EAST LAKE ST		BLOOMINGDA	IL	60108
10311110	CANTER INVESTMENTS LLC				6311 WILORA LAKE RD		CHARLOTTE	NC	28212
10311118	WING	LEE H		FAYE MARK	122 W 11TH ST		CHARLOTTE	NC	28202
10311213	SUMMIT AVENUE LANE STREET LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
10311215	CHAVEZ-MAGANA	FRANCISCO			6023 ALBEMARLE RD		CHARLOTTE	NC	28212
10311217	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
10311220	GOMEZ	WILL A			7228 AUBURN ST		ANNANDALE	VA	22003
10316308	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
13310110	ALBEMARLE LANDING LIMITED PARTNERSHIP				PO BOX 543		SUMMERFIELD	NC	27358
13310112	CHARLOTTE PROPCO LLC				440 SYLVAN AVE STE 240		ENGLEWOOD NJ		07632
13314105	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314106	CENTRAL UNITED METHODIST	CHURCH OF CHARLOTTE			6030 ALBEMARLE RD		CHARLOTTE	NC	28212
13314107	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314201	BAKATSIAS	NICK A			2734 KILBORNE DR		CHARLOTTE	NC	28205
13314202	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314203	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622
13314204	CE OFFICE LLC				PO BOX 31763		RALEIGH	NC	27622

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**Exhibit A (Cont.)**

**Neighborhood Organizations for Pet. #2024-006:**

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Alliance Center for Education/	Georgett	Johnson	5701 EXECUTIVE CENTER DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Chadwyck Homeowners Association	Michael	Oler	7000 REDDMAN RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Charlotte East Community Partne	Darrell	Bonapart	5707 JUSTINS FOREST DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Charlotte East Community Partne	Heather	Ferguson	6031 HANNA CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Country Walk Homeowners Associa	Juanita	Cooper	5918 Meadow Hill Dr, Charlotte, NC, 28212, USA		CHARLOTTE	28212
Country Walk Homeowners Associa	Keturah	Keita	5806 COUNTRY WALK DRIVE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Coventry Woods Neighborhood Ass	Jaris	Collins	5040 CORONADO DRIVE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Coventry Woods Neighborhood Ass	John	Bordsen	4810 BEECHKNOLL CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Coventry Woods Neighborhood Ass	Therese	Bohn	5032 GLENBRIER DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Derita/Tanglewood Neighborhood	Johnnie	White	6134 COUNTRY WALK DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Derita/Tanglewood Neighborhood	Judy	Mason	6127 COUNTRY WALK DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Easthaven Neighborhood Associat	David	Jones	4501 DAWNWOOD DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Easthaven Neighborhood Associat	Dennis	Murphy	4611 TWIN OAKS PL, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Edison Street Block Association	Bobbie	Toatley	4659 EASTHAVEN DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Dian	Threatt	5050 FARM POND LN., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Gerald	Patton	5506 AUTUMN END CIRCLE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Robert	Dannelly	5050 FARM POND LN., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Yessenia	Cordero	4824 FARM POND LN, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Girl Scouts- Hornets' Nest Coun	Gayle	Sims	7007 IDLEWILD ROAD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Idlewild Farms Neighborhood Ass	Benjamin	Theodore	7316 HILLBOURN DRIVE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Jefferson Park Neighborhood Ass	Charles	Simon	5942 PEPPERHILL RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Kelsey Glen Community Watch	Lester	Lemley	6628 CRAB ORCHARD CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Mcalpine Neighborhood Associati	Thang	Bawi	5451 SPRINGSET DR APT - H, CHARLOTTE, NC, 28226		CHARLOTTE	28226
Sedgefield Neighborhood Associa	Will	Johns	5413 ALBEMARLE RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Somerstone-The Oasis	Chinyere	Brown	6832 ENGLISH HILLS DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Starmount Neighborhood Associat	Craig	Harmon	5514 STARKWOOD DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Veredale Farms	Heather	Ferguson	6031 HANNA CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
VIRTUE, Inc.	LaShell	Clark	639 WILORA LANDING RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Westerly Hills Neighborhood Ass	Tollie	Woods	5701 WILORA LAKE RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Wilora Lake Neighborhood Associ	Bobbi	Almond	617 WILORA LANDING ROAD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Wilora Lake Neighborhood Associ	Mary	Traynham	4044 MAYBERRY LANE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Winterfield Neighborhood Associ	Diane	Langevin	3825 WINTERFIELD PL, CHARLOTTE, NC, 28205		CHARLOTTE	28205

**Neighborhood Organizations for Pet. #2024-007:**

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Alliance Center for Education/	Georgett	Johnson	5701 EXECUTIVE CENTER DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Charlotte East Community Partne	Darrell	Bonapart	5707 JUSTINS FOREST DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Charlotte East Community Partne	Heather	Ferguson	6031 HANNA CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Charlotte East Community Partne	Susie	Hines	6023 HANNA COURT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Country Walk Homeowners Associa	Juanita	Cooper	5918 Meadow Hill Dr, Charlotte, NC, 28212, USA		Charlotte	28212
Country Walk Homeowners Associa	Keturah	Keita	5806 COUNTRY WALK DRIVE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Coventry Woods Neighborhood Ass	Jaris	Collins	5040 CORONADO DRIVE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Coventry Woods Neighborhood Ass	John	Bordsen	4810 BEECHKNOLL CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Coventry Woods Neighborhood Ass	Therese	Bohn	5032 GLENBRIER DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Derita/Tanglewood Neighborhood	Johnnie	White	6134 COUNTRY WALK DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Derita/Tanglewood Neighborhood	Judy	Mason	6127 COUNTRY WALK DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Easthaven Neighborhood Associat	David	Jones	4501 DAWNWOOD DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Easthaven Neighborhood Associat	Dennis	Murphy	4611 TWIN OAKS PL, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Edison Street Block Association	Bobbie	Toatley	4659 EASTHAVEN DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Dian	Threatt	5050 FARM POND LN., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Gerald	Patton	5506 AUTUMN END CIRCLE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Robert	Dannelly	5050 FARM POND LN., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Four Seasons Homeowners Associa	Yessenia	Cordero	4824 FARM POND LN, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Idlewild Farms Neighborhood Ass	Benjamin	Theodore	7316 HILLBOURN DRIVE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Jefferson Park Neighborhood Ass	Charles	Simon	5942 PEPPERHILL RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Mcalpine Neighborhood Associati	Thang	Bawi	5451 SPRINGSET DR APT - H, CHARLOTTE, NC, 28226		CHARLOTTE	28226
Sedgefield Neighborhood Associa	Will	Johns	5413 ALBEMARLE RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
Somerstone-The Oasis	Chinyere	Brown	6832 ENGLISH HILLS DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
Starmount Neighborhood Associat	Craig	Harmon	5514 STARKWOOD DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Veredale Farms	Heather	Ferguson	6031 HANNA CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Veredale Farms	Larry	Hines	6023 HANNA CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Veredale Farms	Susie	Hines	6023 HANNA COURT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Veredale Neighborhood Associat	Nilda	Navedo	4812 CRICKLEWOOD LANE, CHARLOTTE, NC, 28212		Charlotte	28212
VIRTUE, Inc.	LaShell	Clark	639 WILORA LANDING RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Westerly Hills Neighborhood Ass	Tollie	Woods	5701 WILORA LAKE RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Wilora Lake Neighborhood Associ	Bobbi	Almond	617 WILORA LANDING ROAD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Wilora Lake Neighborhood Associ	Mary	Traynham	4044 MAYBERRY LANE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
Winterfield Neighborhood Associ	Diane	Langevin	3825 WINTERFIELD PL, CHARLOTTE, NC, 28205		CHARLOTTE	28205

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #s 2024-006 & 2024-007**

Subject: Rezoning Petition Nos. 2024-006 & 2024-007  
Petitioner/Developer: Oak Hill Management  
Current Land Use: Commercial  
Existing Zoning: OFC & CG  
Rezoning Requested: CAC-1(CD) & CAC-1

**Date and Time of Meeting:** ***Thursday, March 14, 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: 3/4/2024

Moore & Van Allen is assisting Oak Hill Management (the “Petitioner”) on two recently filed requests to rezone approximately ±33.05-acre site located along Executive Center Drive at the intersection of Albemarle Rd. (the “Site”), in Charlotte, North Carolina, from OFC & CG to CAC-1 & CAC-1(CD). The purpose of the rezoning is to allow the development of the Site with all uses allowed in the CAC-1 & CAC-1(CD) zoning districts. Access to the site will be from Albemarle 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 Thursday, March 14, 2024, at 6:00 p.m.**

*Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by March 13<sup>th</sup> in order to receive a secure virtual meeting link and reference Petition #2024-006 and/or 2024-007.*

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.

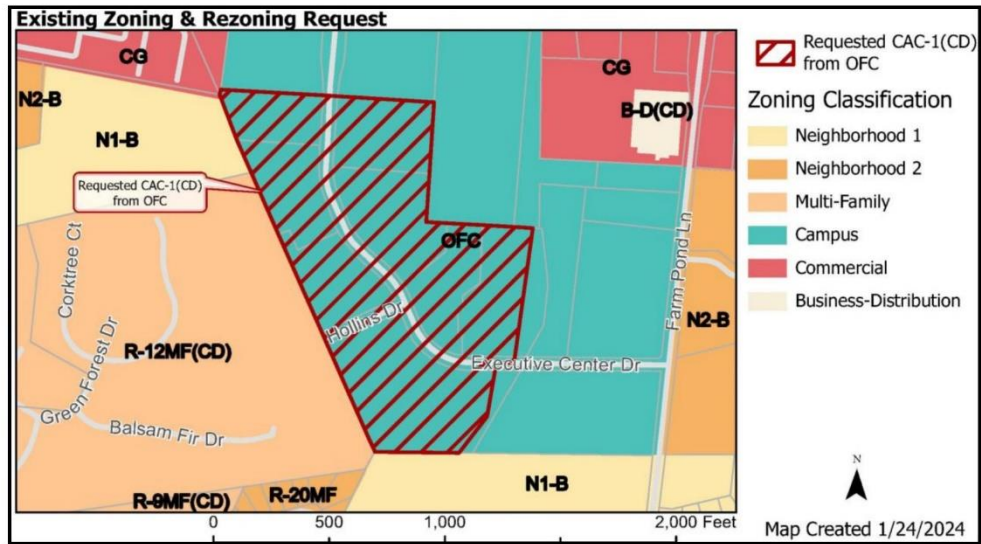
cc: Marjorie Molina, Charlotte City Council District 5 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Chris Barefoot, Oak Hill Management  
Bridget Grant, Moore & Van Allen, PLLC

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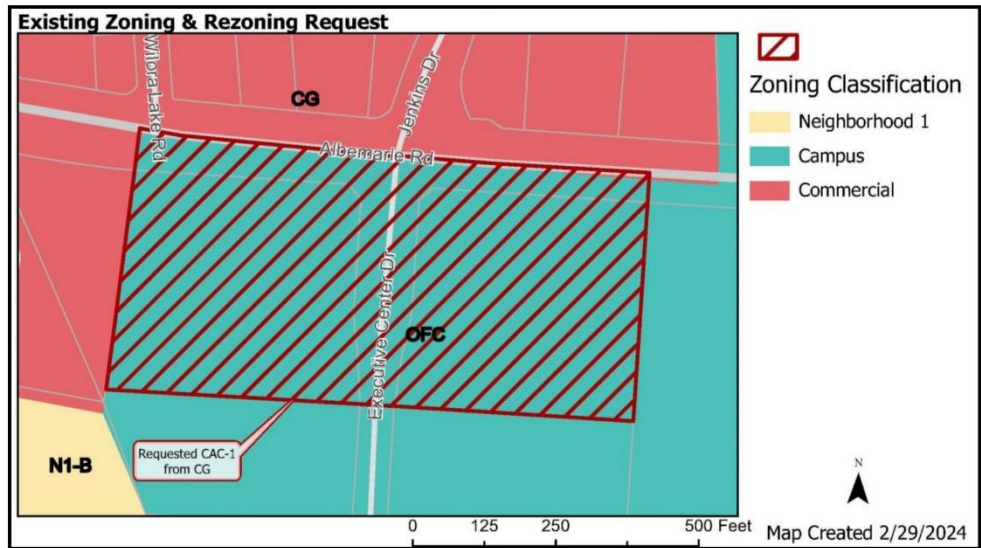
## Exhibit B (Continued)

Site location:

For petition #2024-006



For petition #2024-007



### Exhibit C

<b>Name</b>	<b>Email</b>
Gerald Patton	<a href="mailto:gerald.l.patton@gmail.com">gerald.l.patton@gmail.com</a>
HOA	<a href="mailto:fourseasonscharlotte@yahoo.com">fourseasonscharlotte@yahoo.com</a>
Charlie McVay	<a href="mailto:charliemcvay@gmail.com">charliemcvay@gmail.com</a>
Mary Traynham	<a href="mailto:mtrayn@hotmail.com">mtrayn@hotmail.com</a>
Ricky Williams	<a href="mailto:williams9935@bellsouth.net">williams9935@bellsouth.net</a>
Robert Bruce Dannelly, Sr.	<a href="mailto:gsueagles@aol.com">gsueagles@aol.com</a>
Sandra McMullen	<a href="mailto:sandramcmullen09@gmail.com">sandramcmullen09@gmail.com</a>
LaGia Leach	<a href="mailto:lagialeach@gmail.com">lagialeach@gmail.com</a>
Pamela Bell	<a href="mailto:pamela.bell@rocketmail.com">pamela.bell@rocketmail.com</a>