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COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-008

Petitioner: Bank OZK
Rezoning Petition No.: 2024-008
Property: ± 0.776 acres located at 7143 South Blvd (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 Unified Development 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 February 27, 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 scheduled to be held on March 7, 2024, at 6:00 PM at the Charlotte Mecklenburg Library - South Boulevard, 4429 South Blvd, Charlotte, NC 28209.

PERSONS IN ATTENDANCE AT MEETING:

Several representatives of the Petitioner hosted the Community Meeting from 6pm - 6:45pm on March 7, 2024, and no individuals or organizations attended the Community Meeting.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative

EXHIBIT A

2024-008	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-008	Civic Leadership Academy	Lauren	Martin	1932 ARCHDALE DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Huntingtowne Farms Neighborhood	Kim	Riddle	2417 HUNTINGTOWNE FARMS LN, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Hyde Park Neighborhood Associat	Clarence	Wilson	2916 BURNT MILL RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Idlewild Farms Neighborhood Ass	Charles	Simon	2741 PENCOYD LN, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Kings Creek Homeowners Associat	Joi	Mayo	409 GOLDSTAFF LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2024-008	Montclair South Homeowners Ass	Tyler	Heaggans	559 GOLDSTAFF LANE, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2024-008	Myers Park Homeowners Associati	Rusty	Bryson	1814 DELCHESTER DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Near South Arrowood	Jacqueline	Lopez	8930 MONT CARMEL LANE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2024-008	Park South Station HOA	Tom	Minneman	3414 PARK SOUTH STATION BLVD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Quail Run HOA	Joyce	Mu	7908 LAKEHOUSE LN, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Queen City Unity	Jorge	Millares	2436 KENSINGTON STATION PKWY, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Starmount	Devine	Bowers	6241 SOUTH BOULEVARD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2024-008	Starmount Neighborhood Associat	Eric	May	6400 CANDLEWOOD DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Starmount Neighborhood Associat	Kellie	Ross	6964 OAKSTONE PLACE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2024-008	Steele Creek Landing Homeowners	David	Bloom	6932 WRENTREE DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210

2024-008	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-008	17316269	MASON	JEFFREY R			7116 STARLITE PLACE		CHARLOTTE	NC	28210
2024-008	17316270	NGUYEN	VAN LE			7112 STARLITE PL		CHARLOTTE	NC	28210
2024-008	17316271	HARO	GILBERTO			7106 STARLITE PL		CHARLOTTE	NC	28210
2024-008	17316272	CUELLO	JOSEPH NICOLAS	ASHLEY ELISE	CUELLO	7100 STARLITE PLACE		CHARLOTTE	NC	28210
2024-008	17316273	ELSAS	BRIAN CARL	RACHEL ANN	LARSEN	7008 WOODSTREAM DR		CHARLOTTE	NC	28210
2024-008	17316287	HDP MALLARD RIDGE LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2024-008	17316291	PUBLIC STORAGE INC DEPT-PT-NC-23543				PO BOX 25025		GLENDALE	CA	91201
2024-008	17316294	CITY OF CHARLOTTE HOUSING AUTHORITY				600 E 4TH ST		CHARLOTTE	NC	28202
2024-008	17316313	TALLEY	ROBERT		ANNA MARIE	14621 SAPPHERE LN		PINEVILLE	NC	28134
2024-008	17316314	DEVORE II	WILLIAM N			PO BOX 77433		CHARLOTTE	NC	28271
2024-008	17316315	BABY HAZEL LLC			ATTN: GEORGE WINTERS	PO BOX 3475		TULSA	OK	74101
2024-008	17316317	6300 SOUTH LLC				4031 MOORLAND DR		CHARLOTTE	NC	28226
2024-008	20517301	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2024-008	20517303	CITY OF CHARLOTTE				600 E FOURTH ST	ATTN CHARLOTTE-MECKLENBURG GOVERNMENT CENTER	CHARLOTTE	NC	28202
2024-008	20517304	HURON REALTY ASSOCIATES LLC				495 MOLA BLVD		ELMWOOD PARK	NJ	07407

EXHIBIT B



Remington A. Jackson

t: 704.335.2732

f: 704.334.4706

remingtonjackson@parkerpoe.com

Atlanta, GA
Charleston, SC
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Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

February 27, 2024

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Bank OZK to rezone an approximate 0.776-acre tract located at 7143 South Blvd from TOD-TR to CG (CD) to allow for a financial institution with a drive-thru.

Greetings:

We are assisting Bank OZK (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 0.776-acre site (the "Site") located at 7143 South Blvd, Charlotte, North Carolina 28210 from the TOD-RC zoning district to the CG (CD) zoning district. The purpose of the rezoning is to allow for a financial institution with a drive-thru. 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.

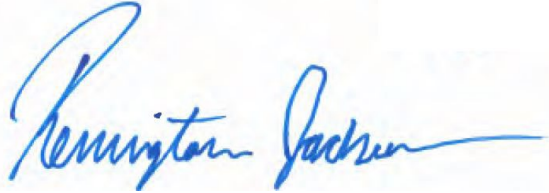
Accordingly, on behalf of the Petitioner, we give you notice that the representatives of the Petitioner will hold an official Community Meeting regarding the Rezoning Petition on Thursday, March 7, 2024, beginning at 6:00 p.m. at the Charlotte Mecklenburg Library - South Boulevard, 4429 South Blvd, Charlotte, NC 28209. 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 griffinforster@parkerpoe.com.

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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 Remington Jackson at (704) 335-2732 or email at remingtonjackson@parkerpoe.com

Sincerely,

A handwritten signature in blue ink that reads "Remington Jackson". The signature is written in a cursive style with a long horizontal flourish at the end.

Remington A. Jackson

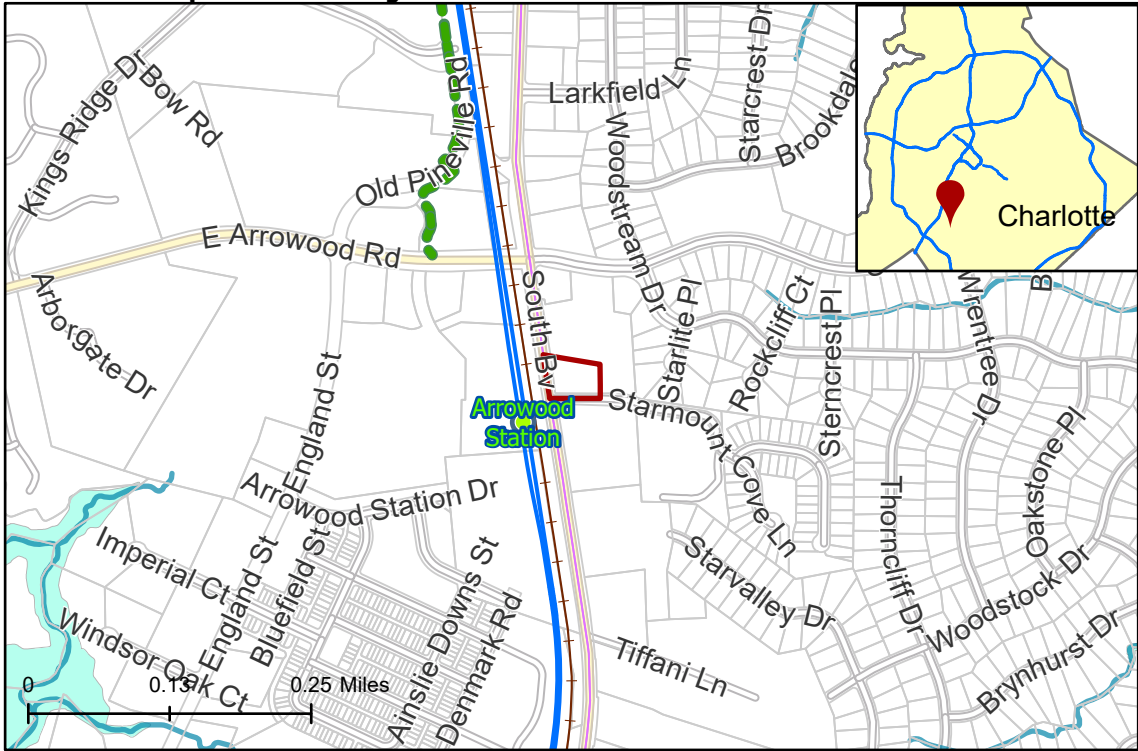
cc: Bank OZK

cc: Tariq Bokhari, Charlotte City Council District 6 Representative

2024-008: Bank OZK

Current Zoning TOD-TR (Transit Oriented Development-Transition)
Requested Zoning CG(CD) (General Commercial, Conditional)

Approximately 0.776 acres
Location of Requested Rezoning



Rezoning Map



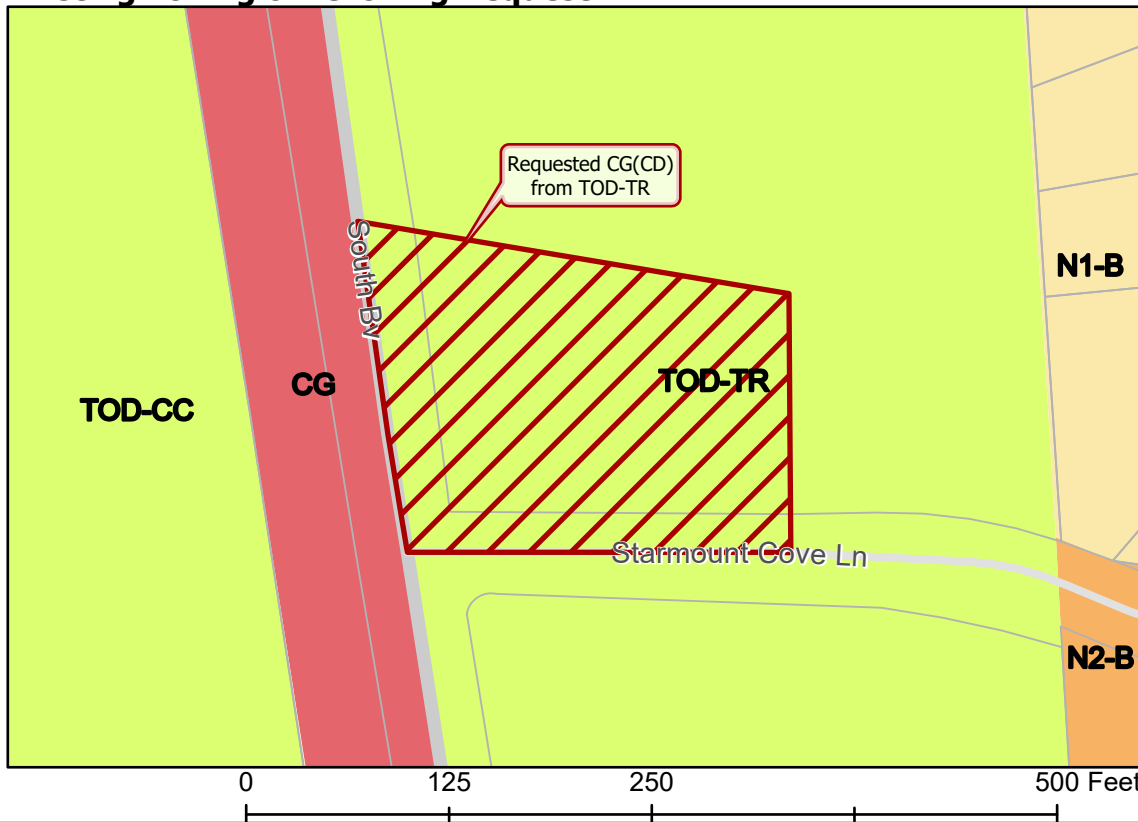
- 2024-008
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested CG(CD) from TOD-TR

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Commercial
- Transit-Oriented

