

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-018

Petitioner: iClub Investments, LLC
Rezoning Petition No.: 2024-018
Property: ±4.62 acres located at Harwood Lane and Mt. Holly-Huntersville Rd.

This Community Meeting Report is being filed with the City of Charlotte 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 3/21/2024. 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, April 4, 2024, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representative at the required Community Meeting were Sunil Kothapalli and Srinivas Macha with iClub Investments, Brian Smith and Nolan Groce with Urban Design Partners, 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 started the meeting by welcoming the participants and thanking them for attending the community meeting for Rezoning Petition No. 2024-018. He then introduced the Petitioner's representatives to the meeting attendees.

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

The location of the 4.62-acre site is at the intersection of Harwood Lane and Mt. Holly-Huntersville Road to the west of Highway 16 across Harwood Ln. from Fire Station #33. The site is zoned N1-A and INST(CD) and proposed zoning is NC(CD) Neighborhood Center with conditions. He explained how the conditional zoning adheres to the land so future development would have to follow those conditions set in the petition, if approved. The portion of the site zoned INST(CD) is approved for a daycare center with 150 children. Mr. MacVean shared the original approved petition #2011-024 which allows 2.5 acres of the site to be developed with a childcare center. He then shared the Charlotte Future 2040 Plan Policy Map which recommends a Neighborhood 1 place type. The city and the developer, iClub Investments, can see this area as a good location for a small Neighborhood Center and Childcare Center.

Mr. MacVean shared the proposed rezoning site plan at the rear of the Site showing the Day Care Center which would be used for 150 – 170 children. The building is approximately 12,000 square feet. The two buildings at the corner of Harwood and Mt. Holly-Huntersville Road could have a variety of commercial, retail uses. This would allow the community to avoid going to Highway 16 for services. Mr. MacVean reviewed the types of uses allowed and disallowed. There is a 25-foot Class B landscape yard along the rear of the site. There's also a tree save/green space area required by the tree ordinance. There's also a stormwater management area required. There will be a new curb and gutter with an 8-foot sidewalk and 8-foot planting strip along Harwood Lane. This will include widening of the road. Access to the site will be from Harwood Lane only. Mt. Holly-Huntersville Road will also be widened with a new left turn lane onto Harwood Lane, and a 12-foot shared use path. This is the city's new method of providing bicycle and pedestrian mobility along major thoroughfares. Mr. MacVean shared the uses prohibited by the developer.

The rezoning schedule is proposed for a May 20, 2024, Public Hearing, then a June 4, 2024, zoning committee and a city council decision on June 17, 2024.

Mr. MacVean then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Participants concerns centered around traffic, tree save and architectural features.

A participant adjacent to the property asked about tree save. Mr. MacVean described the green space and 25-foot class B landscape yard, along with the stormwater management area that will separate and screen their property from the site. Mr. Smith added that the house will be lower than the site so they may not see the buildings. The daycare center is likely 100-feet from the nearest home.

Traffic is bad during rush hour. Mr. MacVean stated that the turn lanes would not infringe upon their property. There is a larger plan to widen Mt. Holly-Huntersville Road, the developer will construct the left turn lane. The site will add two additional peak hour trips per minute in the morning and three afternoon peak hour trips per minute based on the traffic memo. Mt. Holly-Huntersville Road is a major throughfare and long term, it will become 4 lanes. A future signal is planned for the intersection of Harwood Ln. and Mt. Holly-Huntersville Rd. The signal would be installed when enough traffic on Harwood Ln. and Mt. Holly-Huntersville Ln. exist to warrant a traffic signal. The signal would be installed by NCDOT or CODT. The developers are required to follow the city's future road widening project.

Construction of the site is dependent on the approved zoning, and then potentially early 2025. The daycare center would come first and then later in 2025 or 2026, they would work on constructing the rest of the site.

One resident spoke about the traffic and difficulty getting into his driveway. Mr. MacVean indicated that there is going to be a signal at Harwood and Mt. Holly-Huntersville Road, but he doesn't know exactly when it will occur. The commercial spaces would follow normal business hours. It's a small hub/center which should attract small businesses. Mr. Macha indicated they would bring desirable neighborhood services. The daycare center would serve the needs of nearby neighborhoods.

There was further discussion about the size of the two commercial buildings being approximately 10,000 square feet and 8,000 square feet and both single stories. Participants wanted to know the architectural materials to be used. Mr. MacVean indicated that the new UDO has restrictions about the materials used. The developer stated that the daycare center has architectural elements that they adhere to, and they will make the other buildings to complement. Mr. MacVean stated that if the daycare center chooses not to go into the building, they have the option to use it as office space.

Mr. MacVean explained how the city council votes on rezonings. The public hearing is an opportunity for the community to speak for or against a petition.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development. Mr. MacVean encouraged continued contact for any questions or concerns that arise.

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
Sunil Kothapalli, iClub Investments, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
03111104	SPR HOLDINGS LLC				9919 STRIKE THE GOLD LN		WAXHAW	NC	28173
03111122	SPR HOLDINGS LLC				9919 STRIKE THE GOLD LN		WAXHAW	NC	28173
03111201	BEATY	TAMALA F			2114 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214-938
03111202	WILLIAMS	JIMMY LEE	SHAVAUN L	CUPPARD	2104 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214-938
03111301	MALPHURS	VICTOR RALPH			721 WRISTON PL		CHARLOTTE	NC	28209
03111302	HILL	LARRY			2018 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214
03117207	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202-281
03117208	BETANCO	WILSON MONDRAGON	ELIETH ZUNIGA	VALVERDE	9605 HARWOOD LN		CHARLOTTE	NC	28214
03117209	BILLINGS	MARTY R			9701 HARWOOD LN		CHARLOTTE	NC	28214
03117219	BETANCO	WILSON MONDRAGON	ELIETH ZUNIGA	VALVERDE	9605 HARWOOD LN		CHARLOTTE	NC	28214
03118221	REMMIE	JULIAN GEORGE JR			2201 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214
03118257	PORTILLO	MICKAELEY			10221 COUNTRY LN		CHARLOTTE	NC	28214
03149117	ICLUB INVESTMENTS LLC				1005 LADERA DR		WAXHAW	NC	28173
03149118	ICLUB INVESTMENTS LLC				1005 LADERA DR		WAXHAW	NC	28173
03149119	BAPST	ROBERT	BARBARA	BAPST	2147 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214
03149120	PAMINTUAN	GRACE			12008 TITAN AVE		HUNTERSVILLE	NC	28078-548
03149454	HARWOOD LANDING HOMEOWNERS	ASSOCIATION INC	SOLUTION INC	C/O ASSOCIATION MANAGEMENT	PO BOX 38809		CHARLOTTE	NC	28278
03149455	MENSAH	OFORI	THERESA	BAIDOO	9401 GENTLE STREAM LN		CHARLOTTE	NC	28214
03149456	TURNER	ELISE	AARON	PERDOMO	9405 GENTLE STREAM LN		CHARLOTTE	NC	28214
03149457	WILLIAMS	TONNEY	SABRINA	WILLIAMS	2124 MAPLE TREE CT		CHARLOTTE	NC	28214
03149458	TONER	CHRISTINE			2120 MAPLE TREE CT		CHARLOTTE	NC	28214
03149459	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HIL CA	CA	91301
03149460	RANDEL	STEVEN BARRY			2112 MAPLE TREE CT		CHARLOTTE	NC	28214
03149461	BAF ASSETS 3 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
03149462	CUTRARA	RANDY	RHONDA	CUTRARA	2115 MAPLE TREE CT		CHARLOTTE	NC	28214
03149540	THE POND AT HARWOOD OWNERS ASSOC INC				1656 MARYLAND AV		CHARLOTTE	NC	28209

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	nt_unit	city	zip_code
Brookmere Homeowners Associatio	Melba	Merritt	1434 BRAY DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Brookmere Homeowners Associatio	Racquel	Isaacs	1711 LARNE CIRCLE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Hunter Ridge Homeowners Associa	Michael	Peters	9431 ISAAC HUNTER DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Melbourne Homeowners Associatio	Jonelle	Flynn	2114 MOUNT HOLLY-HUNTERSVILLE RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Mountain Island Lake Business D	Deanna	Hamm	12218 BACKWATER DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Northwoods	Felice	HightowerBr	1829 RUNNING BROOK RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Northwoods At Coulwood Homeowne	David	Burns	1808 SUGAR HOLLOW DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Oakview Terrace Neighborhood As	Thomas	Cowans	9327 MOUNTAIN AIRE CR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Riverbend	Kerwin	Scott	12247 FULLERTON COURT, CHARLOTTE, NC, 28214		CHARLOTTE	28214
Sir Anthony/29 North Neighborho	Alton	Caldwell	1908 HART RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2024-018

Subject: Rezoning Petition No. 2024-018
Petitioner/Developer: iClub Investments, LLC
Current Land Use: Residential
Existing Zoning: N1-A & INST(CD)
Rezoning Requested: NC(CD)

Date and Time of Meeting: *Thursday, April 4, 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: 3/21/2024

Moore & Van Allen is assisting iClub Investments, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±4.62-acre site located at the corner of Harwood Lane and Mt. Holly-Huntersville Road (the "Site"), in Charlotte, North Carolina, from N1-A & INST(CD) to NC(CD). The purpose of the rezoning is to allow development of the Site with a childcare center and a small amount of neighborhood serving commercial uses. Access to the site is proposed to be from Harwood Lane. The approved INST(CD) plan allows the development of a childcare center with 150 children.

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, April 4, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by April 3rd in order to receive a secure virtual meeting link and reference Petition #2024-018.

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: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Sunil Kothapalli, iClub Investments, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

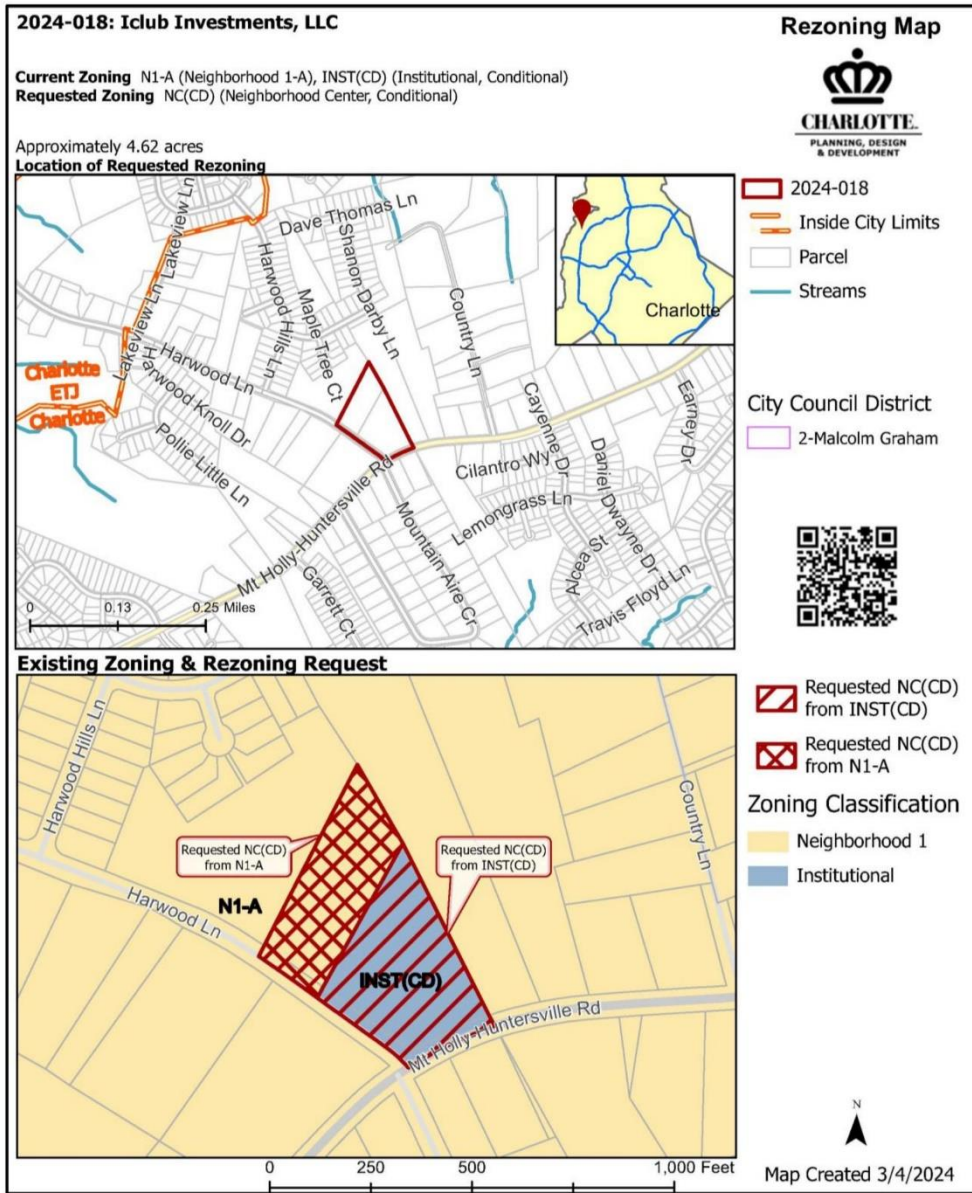


Exhibit C

Name	Email
Melba Merritt	mmerritt1434@gmail.com
Marty Billings	marty.billings@mecarealty.com
Barbara Kocher Bapst	rd4you@gmail.com
Tom Davis	Teamadventures01@gmail.com
Waddell Littlejohn	wdlittlejohn@att.net
Sri Yellanki	yellanki@gmail.com