

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-030**

**Petitioner:** AP Cotswold Village, L.P.  
**Rezoning Petition No.:** 2024-030  
**Property:** ±0.392 acres located at 282 S. Sharon Amity Road (Cotswold Village)

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 4/16/2024. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was to be held virtually on Monday, April 29, 2024, at 6:00 PM.

### **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 Welch Liles with AP Cotswold Village, Adam McGuire with Land Design, 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 welcomed and thanked the participants for their interest in Rezoning Petition No. 2024-030.

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

Mr. MacVean explained the location of the 0.392-acre site at the intersection of Randolph Road and South Sharon Amity Road, east of Providence Road/Route 16. Mr. Liles provided information about Asana Partners, the Petitioner and the owner of Cotswold Village. The area to be rezoned is located along Sharon Amity Road and ±1/4 acre of existing Cotswold Village. The site is zoned CC – Commercial Center and the proposed zoning is NC – Neighborhood Center. Less than ¼ acre of the existing shopping center is to be rezoned to allow a small freestanding building to be added. The proposed NC zoning district will not allow uses with accessory drive-through windows. The Charlotte 2040 Plan place type recommendation is Neighborhood Center which is consistent with the place type recommendation.

The area to be rezoned was shown as a footprint with the area to be rezoned enlarged. The team shared conceptual building elevation as seen from the interior parking areas. Once the portion of the parcel is rezoned, Asana will look for tenants which may be restaurants.

The anticipated rezoning schedule is for a June 14, 2024, Public Hearing, then a July 2, 2024, Zoning Committee and a City Council Decision on August 19, 2024.

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

Participants inquired about rezoning the complete parcel. Mr. Liles indicated they don't have a reason to change the majority of the center, they are only redeveloping a small freestanding building. This is part of a wholistic, overall renovation of the center which will start in the next couple weeks. This includes light touch façade renovations, painting, landscaping, siding, and general cleanup.

From a scheduling perspective, Mr. Liles indicated that design will start immediately following rezoning, and will take roughly a year before construction can begin, potentially late spring or summer 2025. Their plan is to design a restaurant ready space with outdoor dining. They are not able to change the streetscape because the current trees and landscape are protected. They do not have new tenants at this time but will announce it as soon as it is available.

There was another question about the leases for long-term tenants ending. Mr. Liles stated that the long-term leases vary by tenant, several spaces would be available as early as 2026 or 2027 and others end in 15 to 20 years. The merchandising plan is based tenant-to-tenant with the mix of options, and they want to offer shopping for full days, approximately 16 hours, to meet the needs of the community.

There was a question about long-term vision. Mr. Liles stated that the vision is to continue to operate the center as it is today with improved management, improved customer/shopper experience, and a new merchandizing mix over time. Cotswold Village has the bones to be a great shopping center like others familiar to the community.

From a parking perspective, the lot should not have an issue with capacity, and they don't foresee any congestion issues. They will be adding parallel parking along the front. They will not have drive through service options.

There was a question about adding residential and Mr. Liles stated they do not have a plan for residential at this time.

There being no further questions, 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: Tariq Bokhari, Charlotte City Council District 6 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Welch Liles, AP Cotswold Village, L. P.  
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
15717214	FIRST CITIZENS BANK & TRUST CO				PO BOX 27131		RALEIGH	NC	27611-7131
15717215	EURYTANIAN ASSOCIATION - VELOUCHI- INC				121 GREENWICH RD		CHARLOTTE	NC	28211
15717301	120 GREENWICH LAND LLC				120 GREENWICH RD		CHARLOTTE	NC	28211
15717302	GREEN-RAN ASSOCIATES						CHARLOTTE	NC	28232
15717303	SILVER FAMILY LLC				PO BOX 32018		LAKELAND	FL	33802-2018
15717305	COTSWOLD PARTNERS LLC				PO BOX 850		AURORA	OH	44202
15717306	YOUNG	PEGGY D	ARMAND T JR	DANIEL	227 COLVILLE RD		CHARLOTTE	NC	28207
15717307	BIB LLC				903 ROCKFORD RD		HIGH POINT	NC	27262
15717308	PITTMAN	PHILIP H			1447 FERNCLIFF RD		CHARLOTTE	NC	28211
15717309	LEE	SHICK N	LAI N	LEE	1518 E BARDEN RD		CHARLOTTE	NC	28226-5832
15717310	BJ DEVELOPMENT CORP				PO BOX 240239		CHARLOTTE	NC	28224
15717311	COLWICK CENTER LLC				7804 FAIRVIEW RD STE 143		CHARLOTTE	NC	28226
18112403	AP COTSWORLD VILLAGE LP				C/O ASANA PARTNERS LP		CHARLOTTE	NC	28203
18112404	TOSCO TRUST NO 1999-C (BNY WESTERN TRUST CO TST				PO BOX 52085 DC-17		PHOENIX	AZ	85072-2085
18112405	AP COTSWORLD VILLAGE LP				C/O ASANA PARTNERS LP		CHARLOTTE	NC	28203
18112406	SMITH	STEPHANIE C			PO BOX 745		LINNVILLE	NC	28646
18112407	DALTON	LINDA	TERRY	DALTON	1003 ANDOVER RD UNIT A3		CHARLOTTE	NC	28211
18112408	EVERETT	NANCY ANNE BYERS			900 SUMMIT WALK DR UNIT 204		CHARLOTTE	NC	28270
18112409	KEANE	CATHERINE CLAIRE	MARK GABRIEL	MEADOWS	1007 ANDOVER RD UNIT A3		CHARLOTTE	NC	28211
18112410	HAMILTON	LAURA C			1009 ANDOVER RD, UNIT A3		CHARLOTTE	NC	28211-2344
18112411	ESTES	HAILEY ELIZABETH			1011 ANDOVER RD		CHARLOTTE	NC	28211
18112412	JAA PROPERTIES LLC				615 E SIXTH ST		CHARLOTTE	NC	28205
18112413	NIXON PROPERTIES				PO BOX 833		MATTHEWS	NC	28106-0833
18112414	MARREN	JOHN MICHAEL			4718 EMORY LN		CHARLOTTE	NC	28211
18112415	MOORE	ARL VAN JR	MARIE K	MOORE	1817 CRAIGMOORE DR		CHARLOTTE	NC	28226
18112416	REID	ANMEI SANGEETHA			4649 WOODLARK LN		CHARLOTTE	NC	28211
18112417	FROST	WENDI LEVINE	DOUGLAS N	FROST	4651 WOODLARK LN		CHARLOTTE	NC	28211
18112418	HALL	CHARLES F	LINDA H	HALL	3621 W CLUB COLONIAL DR		GASTONIA	NC	28056
18112419	GABRIEL	EMILY KATE			4701 WOODLARK LN		CHARLOTTE	NC	28211
18112420	SCHRADER	BRADEN ANDERSON			4703 WOODLARK LN		CHARLOTTE	NC	28211
18112421	HILLMAN	DARIS A			4707 WOODLARK LN		CHARLOTTE	NC	28211
18112422	FALUST	REBECCA G			2729 QUAILRUSH RD		CHARLOTTE	NC	28226
18112423	POBUDA	NEIL S	MARIA D	POBUDA	4715 WOODLARK LN W2		CHARLOTTE	NC	28211-2256
18112424	BUNDY	CONSTANCE A	NEIL M JR	BUNDY	13616 HARPENDON LN		CHARLOTTE	NC	28273
18112425	BROOKS	PETER A			5501 ROBINHOOD RD		CHARLOTTE	NC	28211
18112426	GROFT	SUNNY ARLENE	JOSHUA MICHAEL	GROFT	2429 ANSLEY CT		CHARLOTTE	NC	28211
18112427	MCSWAIN	RACHEL J			500 FENCE POST LN		MATTHEWS	NC	28105
18112428	BROOKS	PETER ANTHONY			5501 ROBINHOOD RD		CHARLOTTE	NC	28211
18112429	WILSON	SUZANNE			4731 WOODLARK LN		CHARLOTTE	NC	28211
18112430	TEMPLEMAN	MARI BARBARA			4733 WOODLARK LN		CHARLOTTE	NC	28211
18112431	JONES	CHARLES A	JANET L	JONES	4811 HADRIAN WY		CHARLOTTE	NC	28211
18112432	SHUGART	LOUISA R			4737 WOODLARK LN		CHARLOTTE	NC	28211
18112433	PROFFITT	JEANETTE T	BENJAMIN	PROFFITT	2427 DANBURY ST		CHARLOTTE	NC	28211
18112434	LONG	CONNIE L			4743 WOODLARK LN		CHARLOTTE	NC	28211
18112435	MCCLURE	KAREN S			4745 WOODLARK LN		CHARLOTTE	NC	28211
18112436	WELLHAM	PATRICIA T			4749 WOODLARK LN		CHARLOTTE	NC	28211
18112437	CLIFTON	CHARLES RANDALL	DAVID KEVIN	HEIST	1411 ROSEDALE AVE		DURHAM	NC	27707
18112438	MCLEAN	FRANCES HULENE			4753 WOODLARK LN		CHARLOTTE	NC	28211
18112439	DAY	LINDA			4755 WOODLARK LN		CHARLOTTE	NC	28211
18112440	GRINER	MARIAN LEE			4759 WOODLARK LN		CHARLOTTE	NC	28211
18112441	UNGER	JACQUELYN C			4761 WOODLARK LN		CHARLOTTE	NC	28211
18112442	KELLOGG	ISABEL ANNE			4763 WOODLARK LN		CHARLOTTE	NC	28211
18112443	WOODS	CHARLENE M			4765 WOODLARK LN W2		CHARLOTTE	NC	28211-2261
18112444	BLAIR	WILLIAM JAMES III	MARY FAISON	BLAIR	801 S LUMINA AVE		WRIGHTSVILLE BEACH	NC	28480
18112445	HAMRICK	DAVID RYAN	SCARLET ROSE	HAMRICK	1337 FERNCLIFF RD		CHARLOTTE	NC	28211
18112446	UMBERGER	JOHN E			4773 WOODLARK LN		CHARLOTTE	NC	28211
18112447	HANKINS	ROBIN			4775 WOODLARK LN		CHARLOTTE	NC	28211
18112448	MADARA	SANDRA SUE			4777 WOODLARK LN		CHARLOTTE	NC	28211
18112449	DAVIDSON	JAMES CAMPBELL III			4779 WOODLARK LN		CHARLOTTE	NC	28211
18112450	TONISSEN	JOHN W JR	ANNE D	TONISSEN	124 N MCDOWELL ST		CHARLOTTE	NC	28236
18112451	ALBERGOTTI	MARY K	LAURA A	CLAPP	4785 WOODLARK LN		CHARLOTTE	NC	28211
18112452	VAN SOESTBERGEN	SUSAN			5841 COATBRIDGE LN		CHARLOTTE	NC	28212
18112453	MCCREA	TIMOTHY B			4789 WOODLARK LN W1		CHARLOTTE	NC	28211
18112454	CHERYL CARPENTER STEWART	LIVING TRUST			4791 WOODLARK LN		CHARLOTTE	NC	28211
18112455	NEWELL	MATTHEW P			402 S SHARON AMITY RD		CHARLOTTE	NC	28211
18112456	STEIGEL	DIANE MARIE			400 SOUTH SHARON AMITY RD		CHARLOTTE	NC	28211
18112457	ELDRIDGE	MARY SUE			301 CHISWICK RD		CHARLOTTE	NC	28211
18112458	DANIEL E & SARA A THOMPSON	REVOCBLE TRUST	DANIEL E	THOMPSON	1309 BRAEBURN RD		CHARLOTTE	NC	28211
18112459	SHAPIRO-RIEKE	DAISY T			5419 DUNEDIN LN		CHARLOTTE	NC	28270
18112460	GREEN	PAUL MCRAE	TRUST		PAUL MCRAE GREEN REVOCABLE LIVING		CHARLOTTE	NC	28270
18112461	KELLMANN	G BARBARA			348 S SHARON AMITY RD		CHARLOTTE	NC	28211
18112601	SAUNDERS	JOHNNY RAY			4314 RANDOLPH RD		CHARLOTTE	NC	28211
18112602	WATKINS	TREVOR JR			4312 RANDOLPH RD		CHARLOTTE	NC	28211
18112603	NELSON	OLIVIA LAUREN			4310 RANDOLPH RD		CHARLOTTE	NC	28211
18112604	NASEKOS	MARK C			4308 RANDOLPH ROAD		CHARLOTTE	NC	28211
18112605	AGLE	WILLIAM EURY			8017 CROCKETT LN		CHARLOTTE	NC	28270
18112606	PRATT	PIERRE R			4304 RANDOLPH RD		CHARLOTTE	NC	28211
18112607	BUTLER	LUCY			6303 SAINT STEPHEN LN		CHARLOTTE	NC	28210
18112608	ROSE	ANTHONY P			4300 RANDOLPH RD		CHARLOTTE	NC	28211
18112609	OPENDOOR PROPERTY TRUST I				410 N SCOTTSDALE RD STE 1600		TEMPE	AZ	85281
18112610	ROBERTSON	SARAH E			4503 WOODLARK LN		CHARLOTTE	NC	28211
18112611	LAURION	PATRICIA	THERESA L	RHODES	4710 ADDISON DR		CHARLOTTE	NC	28211
18112612	MARTINEZ	LEONARDO	JOYCE E	MARTINEZ	7005 BEVINGTON HOLLOW CR		CHARLOTTE	NC	28277
18112613	WARD	PEGGY	MICHAEL	LONGHURST	4511 WOODLARK LN		CHARLOTTE	NC	28211
18112614	HUFF	RAND T	CHRISTINE P	HUFF	3925 SUFFOLK PL		CHARLOTTE	NC	28211

## Exhibit A (Cont.)

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
18112615	EISENHART	SHELBY VENORE			4517 WOODLARK LN		CHARLOTTE	NC	28211
18112616	MILLER	SHELBY NICOLE			4519 WOODLARK LN		CHARLOTTE	NC	28211
18112617	JONES	CHARLES A			4811 HADRIAN WY		CHARLOTTE	NC	28211
18112618	COCKERHAM	REX A	SHARI W	COCKERHAM	828 LONGBOW RD		CHARLOTTE	NC	28211
18112619	SANTIMAW	RACHEL MARIE			4527 WOODLARK LN		CHARLOTTE	NC	28211
18112620	WINGO	PATRICIA BROOKE			4531 WOODLARK LN		CHARLOTTE	NC	28211
18112621	SIDES	RYAN	SHARON S	SIDES	4533 WOODLARK LN		CHARLOTTE	NC	28211
18112622	PATTERSON	MATTHEW R			4535 WOODLARK LN		CHARLOTTE	NC	28211
18112623	ELDRIDGE	RACHEL M			4537 WOODLARK LN		CHARLOTTE	NC	28211
18112624	SICZEK	CHARLES D			4539 WOODLARK AVE		CHARLOTTE	NC	28211
18112625	CASE	RUSSELL L	BONNIE J	CASE	6614 GLEN LEAF CT		CHARLOTTE	NC	28270
18112626	TWYNE	MELANIE			4545 WOODLARK LN		CHARLOTTE	NC	28211
18112627	COX	MARY ALYCE		REMAINDERMAN	4547 WOODLARK LN		CHARLOTTE	NC	28211
18112628	GEISLER	FRANCIS W	PATRICIA S	GEISLER	4551 WOODLARK LN		CHARLOTTE	NC	28211
18112629	FRYE	CHRISTIAN H			1220 PRINCETON AVE		CHARLOTTE	NC	28209
18112630	RYSDON	MADISON ELIZABETH			4555 WOODLARK LN		CHARLOTTE	NC	28211
18112631	PRIZINSKI	FRANCOIS ANDRE	LAUREN HADDAD	PRIZINSKI	2433 KNOILLWOOD ROAD		CHARLOTTE	NC	28211
18112632	BROWN	JOSEPH E	JO ELLEN	BROWN	4559 WOODLARK LN		CHARLOTTE	NC	28211
18112633	VANSLOOTEN	KAY	CHRISTINA	VANSLOOTEN	4561 WOODLARK LN		CHARLOTTE	NC	28211
18112634	SURIS	OSCAR	SHANA	SURIS	1601 PROVIDENCE DR		CHARLOTTE	NC	28211
18112635	SPAUGH	RENEE LEIGH	TRUST FOR SHARON ROSE	SPAUGH	4567 WOODLARK LN		CHARLOTTE	NC	28211
18112636	BENSON	AMANDA			4569 WOODLARK LN		CHARLOTTE	NC	28211
18112637	THOMAS	MARGARET M			4573 WOODLARK LN		CHARLOTTE	NC	28210-6338
18112638	TURNER	FAYE S			4575 WOODLARK LN		CHARLOTTE	NC	28211
18112639	HOLLOWELL	THOMAS P	TRUST	NICHOLSON S HOLLOWELL	4577 WOODLARK LN		CHARLOTTE	NC	28211
18112640	TRUSLOW	DONALD KENT	BEVERLY LEIGH	TRUSLOW	2521 SEDLEY RD		CHARLOTTE	NC	28211
18112641	OREAR	ROSANNE			4581 WOODLARK LN		CHARLOTTE	NC	28211
18112642	CURTIS	ZACHARY HOLLINS	JOHN M	CURTIS	4583 WOODLARK LN		CHARLOTTE	NC	28211
18112643	TOMLINSON	DIANE C			4587 WOODLARK LN UNIT W3		CHARLOTTE	NC	28211-1954
18112644	KALLILE	NANCY LYNN			4589 WOODLARK LN		CHARLOTTE	NC	28211
18112645	OHLHAUT	JULIE MARIE			4601 WOODLARK LN		CHARLOTTE	NC	28211
18112646	LESUE	SANDRA			4603 WOODLARK LN		CHARLOTTE	NC	28211
18112647	PROSCH	GEOFFREY (TRUSTEE)	KATHRYN P (TRUSTEE)	PROSCH	2240 NORTH POLLARD ST		ARLINGTON	VA	22207
18112648	WALLWORK	EVE E			4607 WOODLARK LN		CHARLOTTE	NC	28211
18112649	HARRISON HOMES LLC	JILL			1438 PRINCETON AVE		CHARLOTTE	NC	28209
18112650	SMITH				4611 WOODLARK LN		CHARLOTTE	NC	28211
18112651	BROWN	RICHARD F		MARY ANN SNYDER	4615 WOODLARK LN		CHARLOTTE	NC	28211
18112652	CAPEL	MARY F			4617 WOODLARK LN		CHARLOTTE	NC	28211
18112653	HARRIS GROUP ENTERPRISES LLC				PO BOX 1503		DENVER	NC	28037
18112654	LARSON	SHIRLEY M	GERALD	LARSON	4623 WOODLARK LN		CHARLOTTE	NC	28211
18112655	LANGSTON	CANDICE	AUDREY OSWALT	STRAWBRIDGE	2200 MECKLENBURG AVE		CHARLOTTE	NC	28205
18112656	MCNEILL	CHARLOTTE ANNE			4627 WOODLARK LN		CHARLOTTE	NC	28211
18112657	FARRELL	THOMAS			4629 WOODLARK LN		CHARLOTTE	NC	28211
18112658	O BOYLE	THOMAS G	CHRISTINE R	O BOYLE	4631 WOODLARK LN		CHARLOTTE	NC	28211
18112659	KRUEGER	CAROL L			4635 WOODLARK LN		CHARLOTTE	NC	28211
18112660	BRYANT	FLORENCE B		(REVOCABLE TRUST)	3102 LAKE SHORE RD S		DENVER	NC	28037
18112661	LUCAS	ELIZABETH	MATTHEW	LUCAS	4639 WOODLARK LN		CHARLOTTE	NC	28211
18112662	SIDES	CHRISTOPHER K	SHARON S	SIDES	1016 ANDOVER RD UNIT A2		CHARLOTTE	NC	28211-2340
18112663	STAFFORD III	WILLIE R	JAN K	STAFFORD	4804 STARMOUNT DR		GREENSBORO	NC	27410
18112664	MCELWEE	KATHY W			718 FREDRICKSBURG RD		MATTHEWS	NC	28105
18112665	FINKLESTEIN	ROBIN D			8319 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
18112666	JONES	CHARLES ANDREW			4811 HADRIAN WAY		CHARLOTTE	NC	28211-3073
18112667	JONES	CHARLES A	JANET L	JONES	4811 HADRIAN WY		CHARLOTTE	NC	28211
18112668	BARKER	JOSHUA LEWIS	ANDREW DAVID	BARKER	436 GREYSTONE RD		CHARLOTTE	NC	28209
18112669	WHITNER	MARGARET W	TRUST	MARGARET W WHITNER			CHARLOTTE	NC	28207
18112670	BROWN	AMY H		REVOCABLE	1321 SCOTLAND AVE		CHARLOTTE	NC	28211-2340
18501101	BRYNN INVESTMENTS LLC				1000 ANDOVER RD, UNIT A3		CHARLOTTE	NC	28211
18502101	NNN REIT LP				401 S SHARON AMITY RD		CHARLOTTE	NC	28211
18502102	NNN REIT LP				450 S ORANGE AVE SUITE 900	ATTN: SHARON SOSA	ORLANDO	FL	32801
18502104	COTSWOLD CAPITAL LLC				450 SOUTH ORANGE AVE UNIT 900		ORLANDO	FL	32801
18502144	NNN REIT LP			C/O MEADOES & OHLY LLC	1450 MATTHEWS TOWNSHIP PWKY STE 210		MATTHEWS	NC	28105
18502145	NORTH CAROLINA OM HOLDCO LLC				450 S ORANGE AVE SUITE 900		ORLANDO	FL	32801
18502146	NORTHLAND RANDOLPH PARK APARTMENTS LLC				4500 DORR ST		TOLEDO	OH	43615
18502147	CARRAS INVESTMENTS LLC				2150 WASHINGTON ST		NEWTON	MA	02462
18502149	FIFTH THIRD BANK				PO BOX 696		CARTHAGE	NC	28327
18502150	SHARON AMITY LLC				38 FOUNTAIN SQUARE PLAZA MD	10ATA1	CINCINNATI	OH	45263
18502151	COTSWOLD CENTRE HOLDINGS LLC				2626 HOWELL ST 10TH FLOOR		DALLAS	TX	75204
18502152	BACKCOAST LLC				319 S SHARON AMITY RD STE 100		CHARLOTTE	NC	28211
18502153	GIORDANO	ANTHONY L	DEBORAH M	GIORDANO	319 S SHARON AMITY RD UNIT 102		CHARLOTTE	NC	28211
18502154	STRAWN RENTALS LLC				1901 MEADOWOOD LN		CHARLOTTE	NC	28211
18502155	STRAWN RENTALS LLC				C/O LESLIE J STRAWN		DENVER	NC	28037
18502156	STRAWN RENTALS LLC				C/O LESLIE J STRAWN		DENVER	NC	28037
18502157	HOLLINS INVESTMENTS LLC				C/O LESLIE J STRAWN		DENVER	NC	28037
18502158	COTSWOLD CENTER -CHARLOTTE LLC				319 S SHARON AMITY RD	STE 230	CHARLOTTE	NC	28211
18502161	HEMINGWAY JOAN LLC				319 SOUTH SHARON AMITY RD UNIT 300		CHARLOTTE	NC	28210
18502162	R GUINEY INVESTMENTS LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
18502163	SAUNDERS	CHASE B	CAROLYN M	SAUNDERS	PO BOX 680035		CHARLOTTE	NC	28216
18502164	ROBIN HOOD 4 LLC				319 S SHARON AMITY RD STE 220		CHARLOTTE	NC	28211-2834
18502165	ROBIN HOOD 4 LLC				ATTN: DAVID HOOD		CHARLOTTE	NC	28211
18502166	HOOD & HOOD LLC				ATTN: DAVID HOOD		CHARLOTTE	NC	28211
18502167	MYERS	CHARLES WAYNE SR	ELSIE D	MYERS	2915 ROBIN RD		CHARLOTTE	NC	28211-2892
18503104	COTSWOLD CORNERS LLC % WITHROW ENTERPRISES INC				2915 ROBIN RD STE C		CHARLOTTE	NC	28211-2892
					200 TIMBER LN		MATTHEWS	NC	28104
					2008 ASHLAND AV		CHARLOTTE	NC	28205

**(Continued on next page)**

## Exhibit A (Cont.)

### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Burleigh Street	Leigh	Frame	311 BURLEIGH STREET, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Charlotte Metro	Adam	Hawthorne	2907 PROVIDENCE ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
CMPD Crime Watch	RA	Sprague	715 N. WENDOVER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Collinswood Neighborhood Associ	Mike	Farrell	4808 WALKER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold	Connie	Long	4743 WOODLARK LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold	Doug	Macomb	1052 CHURCHILL DOWNS COURT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold Homes Condominiums Hom	Jan	Abrams	4509 WOODLARK LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold Neighborhood Associati	John	Hallman	308 WONDERWOOD DRIVE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold Neighborhood Associati	Will	Geter	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold Wicks	Gail	Tinker	465 MERWICK CIRCLE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold Wicks	Liana	Humphrey	4415 BARWICK RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Cotswold/Sheraton Park Neighbor	Heather	Renner	2611 DANBURY ST, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Giverny Homeowners Association	Robin	Gill	4527 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Greentree Neighborhood Associat	Scott	Wallace	951 GREENTREE DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Heathmoor Homeowners Associatio	Diedrich	Oglesbee	2938 HEATHMOOR LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Huntingtowne Farms Neighborhood	Doug	Bell	236 HUNTER LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Old Foxcroft	Kent	Lineberger	1916 SHARON LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Olde Cotswold Neighborhood Orga	Mary	Lee	2627 DANBURY ST, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Olde Cotswold Neighborhood Orga	Mercer	Langley	2427 CORNELL AVE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Olde Cotswold Neighborhood Orga	Paula	Reutlinger	1626 ANDOVER ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Olde Foxcroft Homeowners Associ	Dan	Owens	2701 ROTHWOOD DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Pharr Acres Community Associati	Kerry	Flye	2001 S WENDOVER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Providence Park Neighborhood Or	Ross	Payne	242 BECKHAM CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Providence Park Neighborhood Wa	Eric	Banks	4619 MONTCLAIR AV, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Ramblewood Neighborhood Associa	Hal	Turner	4733 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Randolph Park Civic Association	Maureen	Cherry	516 CHILLINGWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Sedgewood Lake Drive Homeowners	Bill	Thorpe	3853 Sedgewood Cir, Charlotte, NC, 28211, USA		Charlotte	28211
Sedgewood Place Homeowners Asso	William	Mileham	514 SEDGEWOOD LAKE DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Selwyn/Colony Merchants Associa	Jim	Foster	1111 SEDGEWOOD PLACE CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
The Cotswolds Condominium Homeo	Bill	Williams	209 SLOANE SQUARE WY, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Vietnamese Association of Charl	Michael	Nguyen	338 S SHARON AMITY RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
Wendover Hills Neighborhood Org	Robert	Weis	124 MEADOWBROOK RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2024-030**

Subject: Rezoning Petition No. 2024-030  
Petitioner/Developer: AP Cotswold Village, LP  
Current Land Use: Commercial  
Existing Zoning: CC  
Rezoning Requested: NC

**Date and Time of Meeting:** ***Monday, April 29, 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: 4/16/2024

Moore & Van Allen is assisting AP Cotswold Village, LP (the “Petitioner”) on a recently filed request to rezone an approximately ±0.392-acre site located at 282 S. Sharon Amity Road (Cotswold Village) (the “Site”), in Charlotte, North Carolina, from CC to NC. The purpose of the rezoning is to allow development of the Site with all uses allowed in the NC (Neighborhood Center) zoning district. The NC zoning district proposed does not allow gas stations, convenience stores, or other uses with accessory drive-through windows.

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 Monday, April 29, 2024, at 6:00 p.m.**

***Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by April 28<sup>th</sup> in order to receive a secure virtual meeting link and reference Petition #2024-030.***

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](mailto: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.

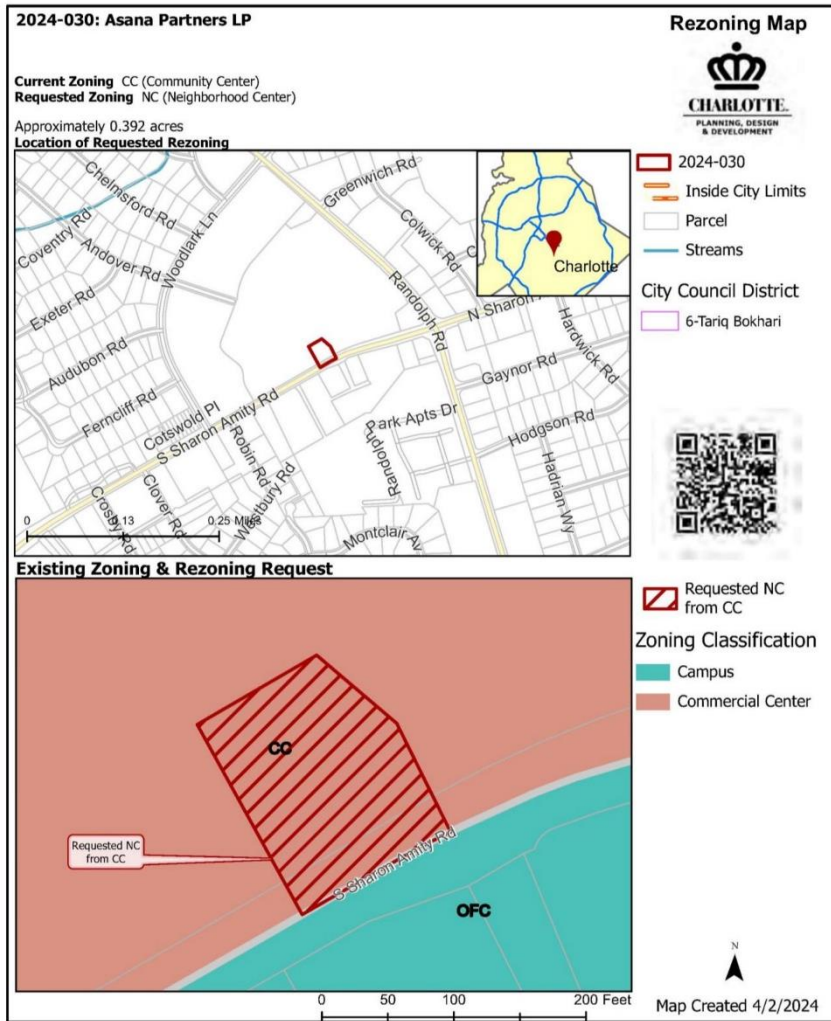
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Welch Liles, Asana Partners (AP Cotswold Village, LP)  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

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# Exhibit B (continued)

Site location:



### Exhibit C

<b>Name</b>	<b>Email</b>
Emily Perry-Wilson (Buckley)	<a href="mailto:ylime26@yahoo.com">ylime26@yahoo.com</a>
Bill Stafford	<a href="mailto:wstafford@triad.rr.com">wstafford@triad.rr.com</a>
Julie Ohlhaut	<a href="mailto:ohlhaut@yahoo.com">ohlhaut@yahoo.com</a>
Shana Suris	<a href="mailto:shana.suris5@gmail.com">shana.suris5@gmail.com</a>
Drew Hines	<a href="mailto:drew.w.hines@protonmail.com">drew.w.hines@protonmail.com</a>
Suzanne Wilson	<a href="mailto:suzywilson68@yahoo.com">suzywilson68@yahoo.com</a>
Rachel Eldridge	<a href="mailto:racheldridge@hotmail.com">racheldridge@hotmail.com</a>
Karen McClure	<a href="mailto:kpa2367@yahoo.com">kpa2367@yahoo.com</a>
Shelby V. Eisenhart	<a href="mailto:seisenhart19@jcu.edu">seisenhart19@jcu.edu</a>
Chase & Carolyn Saunders	<a href="mailto:chase@chasesaunders.com">chase@chasesaunders.com</a>
Jesse Bradford	<a href="mailto:jesse.bradford@bradforddentistry.com">jesse.bradford@bradforddentistry.com</a>
Matthew Patterson	<a href="mailto:mattppatterson@yahoo.com">mattppatterson@yahoo.com</a>
Tony Rose	<a href="mailto:tonyrose1975@twc.com">tonyrose1975@twc.com</a>
Jeff Murdock	<a href="mailto:jeffmurdock@bellsouth.net">jeffmurdock@bellsouth.net</a>
Mari Templeman	<a href="mailto:louisabela@icloud.com">louisabela@icloud.com</a>
Francis Geisler	<a href="mailto:francisgeisler@gmail.com">francisgeisler@gmail.com</a>
Sandra Madara	<a href="mailto:sandra.frazier.madara@gmail.com">sandra.frazier.madara@gmail.com</a>
Mary Burritt	<a href="mailto:burrmeliza@gmail.com">burrmeliza@gmail.com</a>
Gail & Jon Tinker	<a href="mailto:thetinkers@carolina.rr.com">thetinkers@carolina.rr.com</a>
Linda Mosier	<a href="mailto:LindaMosier@me.com">LindaMosier@me.com</a>