

COMMUNITY MEETING REPORT
Petitioner: The Charlotte-Mecklenburg Hospital Authority
Rezoning Petition No. 2025-052

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Virtual Community Meeting, and information on how to access the Virtual Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on June 26, 2025. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Virtual Community Meeting was held on Tuesday, July 8, 2025, at 6:30 p.m. The Virtual Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Virtual Community Meeting were Bennett Thompson of the Petitioner and John Carmichael and Aaron Houck of Robinson Bradshaw & Hinson, P.A. Other than the Petitioner's representatives, no one attended the Virtual Community Meeting. Therefore, a sign-in sheet is not attached to this Community Meeting Report.

SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Virtual Community Meeting other than the Petitioner's representatives, no issues were discussed at the Virtual Community Meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Virtual Community Meeting.

Respectfully submitted this 13th day of July 2025.

The Charlotte-Mecklenburg Hospital Authority, Petitioner

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

EXHIBIT A-1

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-052	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-052	19955107	GGIF STEELE CREEK LP				730 TOWN AND COUNTRY BLVD STE 800		HOUSTON	TX	77024
2025-052	19955118	CEENTA FAIRVIEW PROPERTIES LLC				6035 FAIRVIEW RD		CHARLOTTE	NC	28210
2025-052	19955119	CPI/AHP STEELCROFT MOB OWNER LLC			C/O AHP MANAGEMENT LLC	425 SEVENTH ST NE		CHARLOTTESVILLE	VA	22902
2025-052	19955128	CMC ACQUISITION COMPANY R LLC				6600 AAA DR		CHARLOTTE	NC	28212
2025-052	19955129	CAROMONT MEDICAL GROUP INC				2525 COURT DR		GASTONIA	NC	28053
2025-052	21912110	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2025-052	21912201	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY			ATTN LEGAL DEPARTMENT	PO BOX 32861		CHARLOTTE	NC	28232
2025-052	21912206	THE CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				9401 ARROWPOINT BLVD 3RD FL		CHARLOTTE	NC	28273
2025-052	21912301	ORANGE FIELDS LLC				PO BOX 36799		CHARLOTTE	NC	28236

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-052	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-052	Berkshire/ Coventry	Justin	Bonaparte	15030 JERPOINT ABBY DR., CHARLOTTE, NC, 28273		CHARLOTTE	NC	28273
2025-052	Enclave/Rivergate	Lauren	Neal	13816 FIRENZA CIRCLE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Hamilton Lakes Homeowners Assoc	Theodore	Flor	12704 CUMBERLAND COVE DRIVE, CHARLOTTE, NC, 28273		CHARLOTTE	NC	28273
2025-052	Huntington Forest	Rachel	Slade	14339 PERUGIA WAY, CHARLOTTE, NC, 28273		CHARLOTTE	NC	28273
2025-052	McDowell Place	Rahdreia	HannibalHawki	14002 MILLERS CREEK LANE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Other	Robert	Singleton	13560 LITTLE ABBEY LN, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Reunion/Enclave	Stephen	Massa	14626 BROTHERLY LANE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Steele Creek	Juan	Morantes	14701 BIRNAMWOOD LN, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Steele Croft Place HOA	Paula	Yorick	14329 ARLANDES DRIVE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Steelecroft Place Homeowners As	Claudia	Prado	14317 ARLANDES DR, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Steelecroft Place Homeowners As	Dianne	Thomas	15417 DEHAVILLAND DRIVE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Tryon Park at Rivergate	Kerry	Starks	14227 PERUGIA WAY, CHARLOTTE, NC, 28273		CHARLOTTE	NC	28273
2025-052	Walkers Creek Neighborhood	Rachel	Lewis	12532 WALKERS DOWN CT, CHARLOTTE, NC, 28273		CHARLOTTE	NC	28273
2025-052	Waterlyn	Rahdreia	Hawkins	14002 MILLERS CREEK LANE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Waterlyn	Rona	Keeton	15730 LAKEPOINT FOREST DRIVE, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278
2025-052	Westmoreland Homeowners Associa	Tom	Bidwick	13621 KENSAL GREEN DR, CHARLOTTE, NC, 28278		CHARLOTTE	NC	28278

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting – **Rezoning Petition No. 2025-052** filed by The Charlotte-Mecklenburg Hospital Authority to request the rezoning of an approximately 0.809-acre site located on the south side of South Tryon Street, across from Grandiflora Drive (see enclosed map)

**Date and Time
of Meeting:** Tuesday, July 8, 2025, at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting The Charlotte-Mecklenburg Hospital Authority (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.809-acre site located on the south side of South Tryon Street, across from Grandiflora Drive (see enclosed map) from the N1-A zoning district to the OG zoning district. The purpose of this rezoning request is to accommodate uses permitted in the OG zoning district on the site, including healthcare and medical uses associated with the adjacent Atrium Health facility.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either 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 invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, July 8, 2025, at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

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 John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Tiawana Brown, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 26, 2025

2025-052: The Charlotte-Mecklenburg Hospital Authority

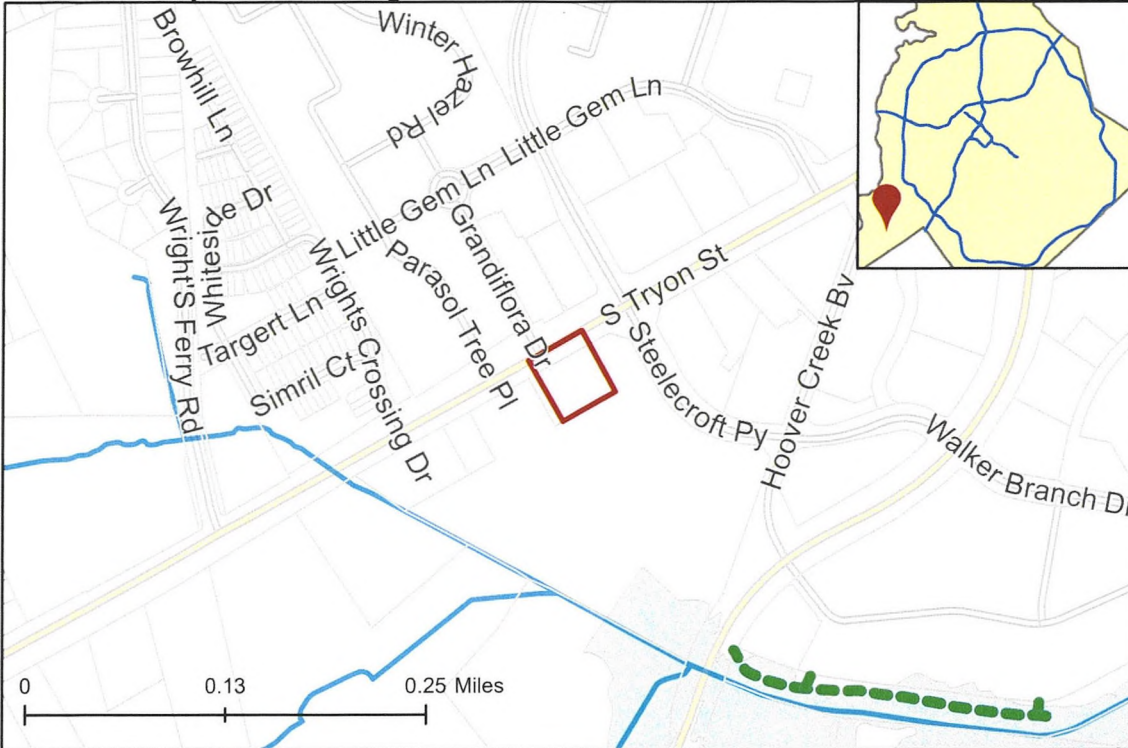
Parcel(s) 21912206

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning OG (Office General)

Approximately 0.809 acres

Location of Requested Rezoning

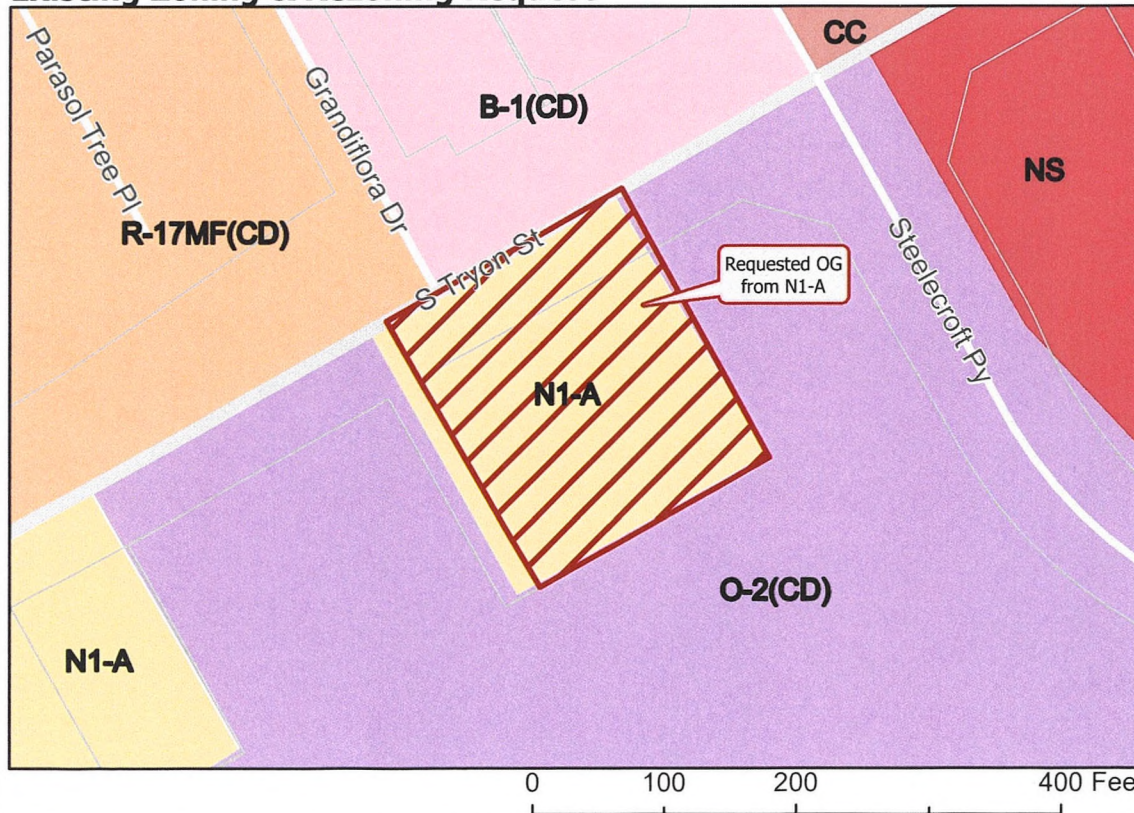


Rezoning Map



- 2025-052
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 3-Tiawana Brown

Existing Zoning & Rezoning Request



- Requested OG from N1-A
- Zoning Classification
- Neighborhood 1
- Multi-Family
- Office
- Commercial
- Business
- Commercial Center



Map Created 5/21/2025