

**COMMUNITY MEETING REPORT FOR REZONING PETITION NOS.**  
**2015-058 AND 2015-059**

**Childress Klein**

**Petitioner:** Childress Klein  
**Rezoning Petition Nos.:** 2015-058 and 059  
**Property:** 7.1 acres located on the southwest corner of the intersection of Morrison Boulevard and Sharon Road – (Petition No. 2015-058); 1.53 acres located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway – (Petition No. 2015-059).

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on August 17, 2015, a representative of the Petitioner mailed a written notice of the date, time and location 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 August 5, 2015. A copy of the written notice is attached as **Exhibit B**.

**TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on August 17, 2015 at 7:00 PM**, at Sharon United Methodist Church in the Fellowship Hall located at 4411 Sharon Road, Charlotte, NC 28211.

**PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Chris Thomas, David Haggart, Kelly Dunbar and Fred Klein III with Childress Klein. Also in attendance was Kyle Thompson senior pastor for Sharon United Methodist Church. Also in attendance representing the Petitioner was Jim Gamble with Bohler Engineering, Tim Cool with Cool Solutions Group, Ramey Kemp and Andrew Eagle with Ramey Kemp and Associates and Jeff Brown 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. Chris Thomas with Childress Klein Properties introduced the development team to the audience. He then asked the attendees to introduce themselves. The meeting was then turned over to Pastor Kyle Thompson the senior pastor at Sharon United Methodist Church. Pastor Thompson discussed the Church's vision for the property. Sharon United Methodist Church working with Childress Klein has charted a bold vision for its existing 7.1 acre site in the heart of SouthPark: a

new Church home that is located at the “cross-roads” of SouthPark in a vibrant mixed use community, where people will live, work, play, serve and worship together.

The Church’s vision is more than just another new development for its current home of many years. The Church envisions a unique mixture of residential & possibly senior housing dwellings, retail & dining opportunities, fitness, lodging and Church based worship/service as well as performance hall uses; this will create a “7 days a week/18 hours per day” active community in the heart of SouthPark.

The venture with Childress Klein will allow the Church to thrive as part of the next generation of SouthPark as it creates the blend of uses that complements the existing fabric of SouthPark while providing increased street grid connections within a “pedestrian first” streetscape. Over time, combination of the increased street grid, the pedestrian features and highly unique blend of uses will limit congestion by providing multiple ways to come and go.

The meeting was then turned over to Jeff Brown who explained to the attendees the rezoning process and the key zoning dates for the Petition, he then introduced Council Member Kenny Smith, Vi Lyles, and Michael Barnes to the attendees and thank them for attending the meeting. Mr. Brown then explained that the Petition had been filed several months ago and the Petitioner was working with CDOT, Planning on the proposed site plan and the development standards that would govern the development of the Site. He also explained how the conditional rezoning process worked. He explained that once the proposed site plan was approved by the City Council the approved site plan and the conditions/notes placed on the site plan would be used to govern development taking place on the Site. He also explained that the approved conditional plan would run with the property and other than minor changes to the approved site plan, that could be approved by the Planning Department, changes to the approved conditional plan would require the filing of a new rezoning petition for approval by the City Council.

The meeting was then turned back over to Chris Thomas who described the proposed development.

Mr. Thomas explained that the redevelopment plan involves rezoning petitions for both the Church site as well as the approximately 1.53 acre adjacent parcel fronting Coltsgate Road, owned by the Bissell Companies.

The rezoning petitions seek to permit the combined site to serve as an integrated unified development consisting of the following uses allowed under the MUDD zoning classification:

- The Church including its sanctuary and related uses as well as a fellowship/performance facility;
- Up to a total of 690 residential dwelling units with the possibility/opportunity for some of the dwellings to be part of a senior housing facility;
- Up to 170,000 square feet of commercial uses based primarily on retail, restaurant and personal services uses with allowance for a limited amount of office uses within this amount;
- A limited service hotel of up to 175 rooms as part of the overall mixture of uses and in support of the greater SouthPark area needs; and

- Fitness facility of up to 18,000 sq. feet to support the Church and the other redevelopment uses.

He also explained that the proposed development will include lively streetscape and open space amenities within an exceptionally high quality site, with architectural design that will be a wonderful addition to the SouthPark area.

He also explained that the Site would include high quality architectural features with great attention to detail and with a special focus on creating positive visual interest & pedestrian experience along Sharon Rd.

He then explained that the Site would have several entrances to the underground, retail related parking, a new traffic signal on Morrison at the intersection with the Harris Teeter, numerous turn lane improvements and the new street connection from Morrison to Coltsgate through the site will support quality traffic management aspects

He also told the attendees that Childress Klein Properties, the Petitioner, had recently acquired the adjoining Sharon Station property so that it could be integrated into the proposed plans for the Sharon United Methodist Church Site in the future as second phase of development.

He then explained were on the Site the new church building would be located with visibility from Sharon Road.

The meeting was then turned over to Ramey Kemp the transportation engineer for the Site. He explained they had met with the City Department of Transportation to discuss the Site and the how traffic from the Site should be evaluated and how the traffic from this Site would be work with the proposed traffic from the adjoining Colony Site. He explained that the City had asked them to study 12 intersections. He explained that they had studied the Sharon Road corridor and how it would work with the new traffic patterns from the proposed development. He also explained how the results of the traffic study had been coordinated with the traffic study for the Colony development so that the improvements planned by both developments complemented each other.

The attendees were then invited to ask questions.

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

One of the attendees wanted to know how the proposed building height would compare to the Residence across Sharon Road from the Site. It was explained that the building height along Sharon Road was proposed to be seven (7) stories which was about one floor taller than the Residence but unlike the Residence building the proposed building would not be as long as the Residence Building and as a result would not have the same relationship to Sharon Road.

Another attendee wanted to know if the restriction on the use of the strip of land along Morrison Boulevard had been resolved. The Petitioner indicated that the problem was been addressed and a solution would be found.

The attendees were thanked for their time and interest; the meeting was then adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

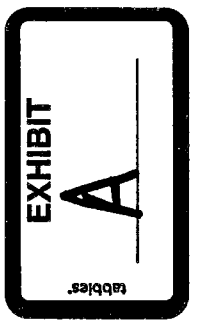
Since the Community Meeting several changes to the site plan have been made to address City Staff comments. Including increases to the building setback Sharon Road, additional details on the proposed buildings, and modifications to the proposed site plan to address the possibility that a thin

strip of property along Morrison Boulevard may only be used for access to the Site and streetscape improvements.

CHILDRESS KLEIN

cc: Mayor Jennifer Roberts and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)  
Chris Thomas, CK Childress Klein  
David Haggart, CK Childress Klein  
Tim Cool, Cool Solutions Group  
Rob Rule, Rule Joy Trammel & Rubio, LLC  
Jim Gamble, Bohler Engineering, NC, PLLC  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pct. No.	TaxPID	OwnerLast	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-058	18317706	6826 MORRISON BLVD LLC	INVESTORS-COLONY			6826 MORRISON BV		CHARLOTTE	NC	28211
2015-058	17709101	ASSOCIATED APARTMENT				1515 MOCKINGBIRD LN STE 550		CHARLOTTE	NC	28209
2015-058	18313101	BANK OF AMERICA, N.A.(TRUSTEE)				150 N. COLLEGE ST		CHARLOTTE	NC	28255
2015-058	18317703	BUSSELL	PORTER TWO LLC	BESSIE H (TRUST #2)		13860 BALLANTYNE CORP PL UNIT 300	NC1-4208--29-03	CHARLOTTE	NC	28277
2015-058	18313106	BUSSELL COLTSGATE LLC				6400 FAIRVIEW RD	STE 300	CHARLOTTE	NC	28210
2015-058	17709107	CANDEE PROPERTIES I LLC				1417 LAKE COOK RD	MS H L254	DEERFIELD	IL	60015
2015-058	17709108	CAWDEE PROPERTIES I LLC				230 PARK AVENUE	12TH FLOOR	NEW YORK	NY	10169
2015-058	18317502	COLUMBIA NORTH CAROLINA	MORROCKROFT OFFICE PROP LL			230 PARK AVENUE	12TH FLOOR	NEW YORK	NY	10169
2015-058	18317504	COLUMBIA NORTH CAROLINA	MORROCKROFT OFFICE PROP LL			4500 CAMERON VALLEY PKWY STE 350		CHARLOTTE	NC	28211
2015-058	18317704	HCC LIMITED PARTNERSHIP				1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706144	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706124	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706125	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706126	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706127	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706128	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			PO BOX 06408		CHICAGO	IL	60606
2015-058	17706129	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706130	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	17706131	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	18317705	HMS SOUTH PARK RESIDENTIAL LLC	GROUP			1745 SHEA CENTER DR	SUITE 200	HIGHLANDS RANCH	CO	80129
2015-058	18317706	PARK STERLING BANK				1043 EAST MOREHEAD ST	SUITE 201	CHARLOTTE	NC	28204
2015-058	18313103	POTTER	A ALEXANDER			13860 BALLANTYNE CORP PL #500		CHARLOTTE	NC	28211
2015-058	18317702	SHARON METHODIST CHURCH	ROBERT D & WIFE			4411 SHARON RD		CHARLOTTE	NC	28211
2015-058	18313110	SILVER FOX FARM LLC				2045 CHARBEN RD		DAVIDSON	NC	28036
2015-058	17706504	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706522	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706523	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706535	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706536	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706537	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706538	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706539	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706541	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706542	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	17706543	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120		INDIANAPOLIS	IN	46206
2015-058	18317599	THIRD CREEK LLC	% NATIONAL REAL ESTATE			9986 MANCHESTER RD		SAINT LOUIS	MO	63122



<b>Pet. No.</b>	<b>FirstName</b>	<b>LastName</b>	<b>OrgLabel</b>	<b>MailAddress</b>	<b>MailCity</b>	<b>MailState</b>	<b>MailZip</b>
2015-058	Rachel	Gold	Ballantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2015-058	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC	28209
2015-058	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC	28211
2015-058	Connie	Farrell	Beverly Woods Civic Assoc.	3332 Champaign Street	Charlotte	NC	28210
2015-058	Beth	Carpenter	Deering Oaks NA	2400 Richardson Drive	Charlotte	NC	28211
2015-058	George	Caudle	Fair Meadows HOA	3230 Sunnybrook Drive	Charlotte	NC	28210
2015-058	Rachel	Gold	Firstserve Residential, Inc.	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2015-058	Allen	Nedrich	Foxcroft HOA	2101 Sedley Road	Charlotte	NC	28211
2015-058	Ronald	Wimberly	Governor's Square HOA	3400 Chevington Road	Charlotte	NC	28226
2015-058	Christine	Woods	Heatherstone NA	3635 Stokes Avenue	Charlotte	NC	28210
2015-058	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC	28210
2015-058	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC	28086
2015-058	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC	28209
2015-058	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC	28209
2015-058	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC	28210
2015-058	John	McCann	Piedmont Row HOA	4620 Piedmont Row Drive	Charlotte	NC	28210
2015-058	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC	28210
2015-058	Tammi	Gilbert	Southpark	5731 Closeburn Road	Charlotte	NC	28210
2015-058	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC	28211
2015-058	Dan	Medvid	Winding Brook Civic Assoc.	5117 Little Brook Lane	Charlotte	NC	28226

**NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS**  
**PETITIONS # 2015-058 and 059 – by CK (Childress Klein)**

Subject: Rezoning Petitions No.'s 2015-058 and 59

Petitioner/Developer: CK - Childress Klein

Properties: 7.1 acres located on the southwest corner of the intersection of Morrison Boulevard and Sharon Road – (**Petition No. 2015-058**); 1.53 acres located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway – (**Petition No. 2015-059**).

Existing Zoning: R-3 and B-1SCD

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Monday, August 17<sup>th</sup>, 2015 at 7:00 p.m.**

Location of Meeting: Sharon United Methodist Church  
4411 Sharon Road (Fellowship Hall)  
Charlotte, NC 28211

Date of Notice: Mailed on August 5, 2015

We are assisting CK (Childress Klein) (the “Petitioner”) with two Rezoning Petitions (2015-058 and 2015-59) it recently filed regarding a zoning change for three adjoining parcels with a combined acreage of 8.63 acres located on the southwest corner of Sharon Road and Morrison Boulevard and with frontage on the north side of Coltsgate Road, the majority of this acreage is occupied by the Sharon United Methodist Church (the “Site”). We take this opportunity to furnish you with basic information concerning these two Petitions and to invite you to attend a Community Meeting to discuss them.

**Background and Summary of Request:**

These two Petitions involve a request to rezone the existing Sharon United Methodist Church Property and two adjoining lots on Coltsgate Road from R-3 (Single-Family Residential) and B-1SCD (Business Shopping Center District) to MUDD-O (Mixed Use Development District Optional) to allow this Site to be redeveloped with a pedestrian friendly mixed-use community consisting of residential uses, a church, indoor recreational uses, a hotel, retail and office uses.

The site plans associated with these two Petitions propose to develop these two rezoning petitions as a unified and interconnect pedestrian friendly mixed-use community.

The portion of the Site located along Coltsgate Road (Petition No. 2015-059) would be developed with residential uses and up to 8,500 square feet of office uses. The proposed buildings would front on Coltsgate Road; a private street connecting Coltsgate Road and the proposed residential building(s) to the adjoining Sharon United Methodist Church Site would also be constructed as part of the development of the Site.

The portion of the Site currently occupied by the Sharon United Methodist Church would be redeveloped with a mix of vertically integrated uses including a new building for Sharon United Methodist Church. The uses on this portion of the Site in addition to the church would include residential uses, a hotel, an indoor recreational use, retail and office uses. A network of private streets would connect this Site to Sharon Road, Morrison Boulevard and Coltsgate Road. The proposed buildings and uses located on this portion of the Site would front on Sharon Road, Morrison Boulevard and the internal private streets.



Sharon Road, Morrison Boulevard and Coltsgate Road would be improved with new eight (8) foot sidewalks and eight (8) foot planting strips. The internal private streets would also include wide sidewalks, with street trees as well as improved urban open space areas.

### **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission'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 attend the upcoming Community Meeting to be held on Monday, August 17<sup>th</sup> at 7:00 p.m. at Sharon United Methodist Church (Fellowship Hall) – at 4411 Sharon Road, Charlotte, North Carolina 28211.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)  
Chris Thomas, CK Childress Klein  
David Haggart, CK Childress Klein  
Tim Cool, Cool Solutions Group  
Rob Rule, Rule Joy Trammel & Rubio, LLC  
Jim Gamble, Bohler Engineering, NC, PLLC  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC



Childress Klein Properties  
 Rezoning Petition Nos. 2015-058 & 2015.059  
 Community Meeting  
 August 17, 2015 @ 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	WILMA EURY	3040 EASTMAN LN	704 553-2615	
2	MELIAN MERRIN	" "	" "	
3	Cathy Brown	3500 - C Colony Road <sup>28211</sup>	704-366-3775	ckbrown@att.net
4	R. POTTER	2710 CORTSBATH RD	704 572-7742	
5	Jennings Snider		704 347 6340	
6	STAN TOLLEY	223 N GRAHAM CUT	704 333 0323	
7	Jud Hittle	41211 Chevington Rd C/LT	704 621 8615	
8	Steve Honaker	3500-A Colony Rd	704.650.8888	shonaker@carolina.rrc
9	Michael Stephens	3500 - I Colony Rd	704 607-9222	MTB RAYK@AOL.COM
10	Peter Popovich	220 Scofield Rd	704-942-8226	peter@peterpopovich.com
11	Dr Leonard Fox	6733-B Fairview Rd	704-365-1979	IMAFox219@gmail.com
12	JAMES EAST	3013 Colony Rd	704 620 1889	
13	Vi Weller			
14	Dwaine Banton	9205 Carkey Hollow Ct	704 654 0404	

