

**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:

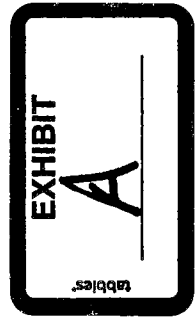
Since the Community Meeting several changes to the site plan have been made to address City Staff comments. Including increases to the building setback Sharon Road, additional details on the proposed buildings, and modifications to the proposed site plan to address the possibility that a thin

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

Pet. No.	TrasPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-059	18313210	2901 LLC				3426 TORINGDON WAY		CHARLOTTE	NC	28277
2015-059	18313250	6725 FAIRVIEW LLC				524 MEADOWBROOK RD	501E 100	CHARLOTTE	NC	28211
2015-059	18313276	AMEEMA S SECOND VENTURE LLC				3800 POMFRET LN		CHARLOTTE	NC	28277
2015-059	18313275	ARK HOLDINGS LLC			LESLIE	9307 PERCY CT		CHARLOTTE	NC	28255
2015-059	18313209	BANK OF AMERICA	BESSIE H (TRUST #2)		LESLIE	150 N. COLLEGE ST	NC1-028-29-03--TONY L JOINER	CHARLOTTE	NC	28255
2015-059	18313201	BANK OF AMERICA, N.A.(TRUSTEE)	BESSIE H (TRUST #2)			150 N. COLLEGE ST	NC1-028-29-03	CHARLOTTE	NC	28255
2015-059	18319221	BCD DEVELOPMENT PROPERTIES LLC				2072 KINGS MANOR DR		WEDDINGTON	NC	28104
2015-059	18317708	BISSELL PORTER TWO LLC				13860 BALLANTYNE CORP PL UNIT 300	STE 300	CHARLOTTE	NC	28277
2015-059	18313108	BISSELL COLTSGATE LLC				13860 BALLANTYNE CORPORATE PL		CHARLOTTE	NC	28277
2015-059	18313105	BISSELL PORTER ONE LLC				13860 BALLANTYNE CORP PL STE 300		CHARLOTTE	NC	28277
2015-059	18313206	BRIGHTWORKS COMMERCIAL PROPERTY LLC				2719 COLTSGATE RD		CHARLOTTE	NC	28210
2015-059	18313208	BRINSON,CONRAD-HAWKINS				4500 CAMERON VALLEY PY, STE 130		CHARLOTTE	NC	28210
2015-059	18313285	CELF LLC				6009 FAIRVIEW RD # B		CHARLOTTE	NC	28210
2015-059	18313284	CELF LLC				6009 FAIRVIEW RD # B		CHARLOTTE	NC	28210
2015-059	18313286	CELF LLC				6009 FAIRVIEW RD # B		CHARLOTTE	NC	28210
2015-059	18313287	CELF LLC				6009 FAIRVIEW RD # B		CHARLOTTE	NC	28210
2015-059	18313296	CELF LLC				6845 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313297	CELF LLC				6845 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313298	CELF LLC				6845 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313299	CELF LLC				6845 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313252	CHS CORPORATION				250 NORTH TRADE ST BOX 3		CHARLOTTE	NC	28105
2015-059	18313254	CHS CORPORATION				250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
2015-059	18313255	CHS CORPORATION				250 N. TRADE ST BOX 250		MATTHEWS	NC	28105
2015-059	18313256	CHS CORPORATION				250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
2015-059	18313270	DEACON HOLDINGS LLC				6743 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313268	DEACON HOLDINGS LLC				6743 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313271	DEACON HOLDINGS LLC				6743 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313269	DEACON HOLDINGS LLC				6743-A FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313267	DEACON HOLDINGS LLC				6743-A FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313222	DOWD	LINDA W		DOWD	5701 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313240	EDDLEMAN				541 MEDEARIS DR		CHARLOTTE	NC	28211-6066
2015-059	18313241	EDDLEMAN				541 MEDEARIS DR		CHARLOTTE	NC	28211-6066
2015-059	18313207	ELY REAL ESTATE LLC				2809 COLTSGATE RD STE 100		CHARLOTTE	NC	28210
2015-059	18313257	FOX	KAREN A		FOX	219 BENTLEY OAKS LN		CHARLOTTE	NC	28270
2015-059	18313294	GILL	PHYLLIS D		GILL	6831 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3886
2015-059	18313295	GILL	PHYLLIS D		GILL	6831 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3886
2015-059	18313243	GIORDANO	DEBORAH M		GIORDANO	1901 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-059	18313242	GOTHERMAN	ANTHONY L		GOTHERMAN	4010 CARNOUSTIE LN		CHARLOTTE	NC	28210-4907
2015-059	18313292	GOTHERMAN	JUDY C		GOTHERMAN	4010 CARNOUSTIE LN		CHARLOTTE	NC	28210
2015-059	18313289	GOTHERMAN	ROBERT W		GOTHERMAN	2701 COLTSGATE RD STE 300		CHARLOTTE	NC	28211
2015-059	18313204	H & H PROPERTIES LLC				6701 FAIRVIEW RD # B		CHARLOTTE	NC	28210-3378
2015-059	18313200	HARRINGTON	SUSAN		HARRINGTON	6701 FAIRVIEW RD STE A		CHARLOTTE	NC	28210-3378
2015-059	18313219	HARRINGTON	SUSAN		HARRINGTON	4500 CAMERON VALLEY PKWY STE 350		CHARLOTTE	NC	28210
2015-059	18317704	HCC LIMITED PARTNERSHIP				6707 C FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313224	HENRY S HOLDINGS LLC				6725-D FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313251	HODGE	STEPHANIE G		HODGE	6725-B FAIRVIEW RD.		CHARLOTTE	NC	28210-3937
2015-059	18313248	JAYNES FAIRVIEW OFFICE LLC				6805 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3999
2015-059	18313249	JAYNES FAIRVIEW OFFICE LLC				6805 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3999
2015-059	18313278	L & B PARTNERSHIP				6801 FAIRVIEW RD STE A		CHARLOTTE	NC	28210-3999
2015-059	18313279	L & B PARTNERSHIP				6801 FAIRVIEW RD STE B		CHARLOTTE	NC	28210-3999
2015-059	18313276	LAWING	SHARON W			3642 ARBOR WAY		CHARLOTTE	NC	28211-3706
2015-059	18313277	LAWING	SHARON W			3642 ARBOR WAY		CHARLOTTE	NC	28211-3706
2015-059	18313242	MCCRATH	JAN H		MCCRATH	5916 BENTWAY DR		CHARLOTTE	NC	28226
2015-059	18313215	O'CONNOR	PATRICIA M		O'CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
2015-059	18313216	O'CONNOR	PATRICIA M		O'CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
2015-059	18313217	O'CONNOR	PATRICIA M		O'CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
2015-059	18313218	O'CONNOR	PATRICIA M		O'CONNOR	2209 THETFORD CT		CHARLOTTE	NC	28211
2015-059	18313244	OFFUTT LIMITED PARTNERSHIP				2209 THETFORD CT		CHARLOTTE	NC	28211
2015-059	18313245	OFFUTT LIMITED PARTNERSHIP				6715 FAIRVIEW RD # C		CHARLOTTE	NC	28210-3323
2015-059	18313246	PACE	JACQUELYN S		PACE	6715 FAIRVIEW RD # C		CHARLOTTE	NC	28210-3323
2015-059	18313247	PACE DEVELOPMENT GROUP INC				6747 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313274	PIERCE	WILLIAM E		PIERCE	6747 C FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313106	PORTER	A ALEXANDER			13860 BALLANTYNE CORP PL #300		CHARLOTTE	NC	28211
2015-059	18313103	POTTER	ROBERT D & WIFE			2710 COLTSGATE RD		CHARLOTTE	NC	28226
2015-059	18313256	PRENDERGAST INC				4436 PARVIEW DR NORTH		CHARLOTTE	NC	28210
2015-059	18313273	PREVETTE	ALLEN			6747 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-059	18313272	PREVETTE	ALLEN DDS PA			6855 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2015-059	18313227	SCHUTZENGER LLC				6855 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2015-059	18313228	SCHUTZENGER LLC				6855 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2015-059	18313229	SCHUTZENGER LLC				6855 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2015-059	18313300	SCHUTZENGER LLC				4411 SHARON RD		CHARLOTTE	NC	28211
2015-059	18313270	SHARON METHODIST CHURCH				2045 CHARDEN RD		CHARLOTTE	NC	28036
2015-059	18313110	SILVER FOX FARM LLC				6707 C FAIRVIEW RD		CHARLOTTE	NC	28210-3354
2015-059	18313223	SILVERGIRLS TULLIC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313225	SILVERSTERS LLC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313260	STGE INVESTMENTS LLC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313261	STGE INVESTMENTS LLC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313262	STGE INVESTMENTS LLC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313263	STGE INVESTMENTS LLC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210
2015-059	18313264	STGE INVESTMENTS LLC				6805 FAIRVIEW RD #C		CHARLOTTE	NC	28210



2015-059	18313265	STGE INVESTMENT'S LLC	TKC CXXXVII LLC	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313266	STGE INVESTMENT'S LLC	ROSEMARY SIMPSON WALL (H/W)	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313267	STGE INVESTMENT'S LLC	WALL	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313280	STGE INVESTMENT'S LLC	ROSEMARY S	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313281	STGE INVESTMENT'S LLC	ROSEMARY S	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313282	STGE INVESTMENT'S LLC	ROSEMARY SIMPSON	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313283	STGE INVESTMENT'S LLC	ROSEMARY SIMPSON	6805 FAIRVIEW RD #C	CHARLOTTE	28210
2015-059	18313497	TKC CXXXVII LLC	ATTN: PROPERTY TAX #NC370	5935 CARNEGIE BLVD SUITE 200	CHARLOTTE	28209
2015-059	18313109	WACHOVIA BANK NA	G BRYAN	ATTN: KENNETH R BEULEY	CHARLOTTE	28209
2015-059	18313290	WALL	GEORGE BRYAN	PO BOX 36246	CHARLOTTE	28236
2015-059	18313291	WALL	ROSEMARY S	2001 VALENCA TER	CHARLOTTE	28226
2015-059	18313288	WALL	ROSEMARY SIMPSON	6813 FAIRVIEW RD STE D	CHARLOTTE	28210-3362
2015-059	18313289	WALL	ROSEMARY SIMPSON	6813 A & B FAIRVIEW RD	CHARLOTTE	28210
2015-059	18313289	WALL	ROSEMARY SIMPSON	6813 A&B FAIRVIEW RD	CHARLOTTE	28210

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-059	Rachel	Gold	Ballantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2015-059	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC	28209
2015-059	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC	28211
2015-059	Connie	Farrall	Beverly Woods Civic Assoc.	3332 Champaign Street	Charlotte	NC	28210
2015-059	Beth	Carpenter	Deering Oaks NA	2400 Richardson Drive	Charlotte	NC	28210
2015-059	George	Caudle	Fair Meadows HOA	3230 Sunnybrook Drive	Charlotte	NC	28210
2015-059	Rachel	Gold	Firstserve Residential, Inc.	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2015-059	Ronald	Wimberly	Governor's Square HOA	3400 Chevington Road	Charlotte	NC	28226
2015-059	Christine	Woods	Heatherstone NA	3635 Stokes Avenue	Charlotte	NC	28210
2015-059	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC	28210
2015-059	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC	28086
2015-059	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC	28209
2015-059	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC	28209
2015-059	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC	28210
2015-059	John	McCann	Piedmont Row HOA	4620 Piedmont Row Drive	Charlotte	NC	28210
2015-059	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC	28210
2015-059	Tammi	Gilbert	Southpark	5731 Closeburn Road	Charlotte	NC	28210
2015-059	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC	28211
2015-059	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 17th, 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 17th 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	WILNA EURY	3040 EASTMAN LN	704 553-2615	
2	MICHAEL MERRIN	" "	" "	
3	Cathy Brown	3500 - C Colony Road ²⁸²¹¹	704-366-3775	ckbrown@att.net
4	R. POTTRE	2710 CECSTONATE RD	704 572-7742	
5	Jennings Snider		704 347 6340	
6	STAN TOUGH	223 N GRAHAM CRT	704 333 0325	
7	Jud Hittle	4121 Chevington Rd CRT	704 621 8615	
8	Steve Honaker	3500-A Colony Rd	704.650.8888	shonaker@carolina.rrk
9	Michael Stephens	3500 - I Colony Rd	704 607-9222	ATB ALAYK @ AOL.COM
10	Peter Popovich	220 Scotfield 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 Wyler			
14	Dwaine Blanton	9205 Coney Hollow Ct	704 654 0404	

