

Community Meeting Report

Rezoning Petition 2016-074

Petitioner: McKinney Holdings NC II, LLC

Meeting Date: August 9, 2016

Meeting Location: Courtyard Marriot – University Research Park: Meeting Room A, 333 West WT Harris Boulevard, Charlotte, NC 28262

Meeting Time: 6:00 – 8:00 PM

Attendees: David McKinney – McKinney Holdings NC II, LLC
Joel Madden, PE – Merrick & Company
Evan Hinson – Merrick & Company
See attached Sign-in Sheet (Exhibit C) for attendees from the community

Purpose: Required Community Meeting for Rezoning Petition 2016-074

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

A representative of the Petitioner (Merrick & Company) mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on July 26, 2016. A copy of the written notice is attached hereto as Exhibit B.

Minutes:

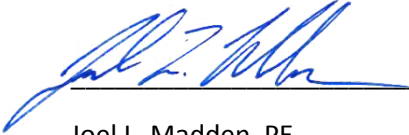
No members of the community were present at the start of the meeting, therefore no formal presentation was given to introduce the site.

The only two community attendees arrived at approximately 7:15 and were given an overview of the proposed rezoning change, and were shown copies of the Rezoning Site Plan (Technical Data Sheet), as well as aerial photographs of the property and the surrounding area. It was explained that the property was being rezoned from B-2(CD) to TOD-M(CD) in order to provide development that would be in concert with the City's Area Plan, and would complement the City's Light Rail project. Mr. Madden explained that the only conditions related to this rezoning pertained to roadway connectivity and connection points. It was also explained that there is not currently a developer for this property, and that the future development could be any of the uses allowed under the TOD-M Ordinance provisions.

Neighbor Barbara Brown asked about the trees, and if any would be left between the existing Rocky River Village neighborhood, and the new project. Mr. Madden explained that there is a common open space, which is owned by the neighborhood, which will not be touched since it is not a part of this project. He also explained that there is an existing stream with a 100' PCSO Buffer that is between the area being rezoned and her neighborhood, and that any clearing in that area is quite restricted.

The foregoing conveys our understanding of the items discussed and conclusions reached during the meeting.
We assume this information to be correct, unless notice to the contrary is brought to our attention.

Respectfully submitted, this 17th of August, 2016



Joel L. Madden, PE
Merrick & Company

Exhibit A

Mai Yang

20138 Property Owner LLC
3300 Fembrook Ln., Suite 210
Plymouth, MN, 55447

85 City Partners LLC

13900 Conlan Cr., STE 245
Charlotte, NC, 28227

Mark C Aderholt

2330 Freedom Drive
Charlotte, NC, 28208

Alltell Cellular Association of the Carolinas

PO BOX 2177
Little Rock, AR, 72203

David & James Batten

9630 Newby Ln
Matthews, NC, 28105

Bethesda Partners LLC

121 Creek Valley Dr.
Charlotte, NC, 28270

Billy X Salisbury Properties LLC

205 North Arlington Str.
Salisbury, NC 28144

Jerry & Stephanie Boyce

6653 Blythedale Dr.
Charlotte, NC, 28213

Annette Katie Broadway

7111 Smithton Ln
Charlotte, NC, 28213

Barbara A. Brown

7107 Smithton Ln
Charlotte, NC, 28213

Camino Del Rey Ministries

133 Stetson Dr.
Charlotte, NC, 28205

Charlotte Student Housing DST

2901 Butterfield Rd.
Oak Brook, IL, 60523

Enedino Cruz & Anabelli Osejo

6657 Blythedale Dr.
Charlotte, NC, 28213

DDR Belgate LLC

3300 Enterprise Parkway
Beachwood, OH, 44122

Rebecca N Doktor

6637 Blythedale Dr.
Charlotte, NC, 28213

Alfred Mark Green

7305 N Tryon St.
Charlotte, NC, 28262

Kevin L Grier

PO Box 3133
Willingboro NJ, 08046

Heidi E Haack

6703 Fortescue Dr
Charlotte, NC, 28213

Alberta Hames & Patricia Carr-Hames

6643 Blythedale Dr.
Charlotte, NC, 28213

Jeremy & Petra Hein

6627 Blythedale Dr.
Charlotte, NC, 28213

Hillcrest Foods INC

50 Satellite Blvd., Suite G
Sawnee GA 30024

Clarence & Eunice Jones

6649 Blythedale Dr.
Charlotte, NC, 28215

Karen Jones

6742 Fortescue Dr.
Charlotte, NC, 28213

K D C Inc.

PO Box 78234
Charlotte, NC, 28271

James & Adelaide Kyere

6603 Blythedale Dr.
Charlotte, NC, 28213

Joe & Mary Kay Magallon

6617 Blythedale Dr.
Charlotte, NC, 28213

Christy L Martyna

6609 Blythedale Dr.
Charlotte, NC, 28213

McColum Enterprises LLC

4418 Serene Ln.
Charlotte, NC, 28216

Kydia L McCoy

6621 Blythedale Dr
Charlotte, NC, 28213

McKinney Holding NC II LLC

4574 Calhoun Memorial Hwy.
Easley, SC, 29605

Deborah Moore & Melvin Newman
412 Arroll Ct.
Charlotte, NC, 28213

Juan & Mary Morales
6613 Blythedale Dr
Charlotte, NC, 28213

Paula Denese Morrow
6660 Blythedale Dr
Charlotte, NC, 28213

James & Katrina Mozee
6664 Blythedale Dr
Charlotte, NC, 28213

NCJS LLC
PO Box 6090
Charlotte, NC, 28207

Pappasons LLC
8116 Brooknell Terrace
Charlotte, NC, 28270

Debby A Reynolds
6702 Fortescue Dr.
Charlotte, NC, 28213

Rocky River Homeowners Assoc. INC
201 N Tryon St.
Charlotte, NC, 28202

Jonathan & Lauren Roper
6661 Blythedale Dr.
Charlotte, NC, 28213

Sanctuary Holdings Charlotte LLC
8200 Roberts Dr. STE 110
Atlanta, GA, 30350

Shiron Sanders
6712 Fortescue Dr.
Charlotte, NC, 28213

Slam Properties II LLC
980 Hammond Dr, STE 1400
Atlanta, GA, 30328

Keo Sophear & Sia Wang
6656 Blythdale Dr.
Charlotte, NC, 28213

Sport Center INC
PO Box 78234
Charlotte, NC, 28271

Tyner Street LLC
4310 Park Rd, STE 101
Charlotte NC, 28209

Yumi & Sarah Umezono
PO Box 6
Broomfield, CO, 80038

Edwin & Raquel Villatoro
7112 Smithton Ln.
Charlotte, NC, 28213

Bridget J Williams
408 Arroll Ct.
Charlotte, NC, 28237

Vera M Witherspoon
6633 Blythedale Dr.
Charlotte, NC, 28213

Stephanie Wright Perry & Marlin Perry
7108 Smithton Ln
Charlotte, NC, 28213

Kantrice L Young
770 Anderson Ave, Unit 3R
Cliffside Park, NJ, 07010

Garden Renaissance In The South
Don Boekelheide
7117 Leaves Lane
Charlotte, NC, 28213

Forest Glenn Neighborhood
Katherine Olsen
7515 Batavia Lane
Charlotte, NC, 28213

Shady Hills Comm. Assoc.
Elliot Glover
808 Carolyn Lane
Charlotte, NC, 28213

Charcon Heights/Mecklenburg Acres
Deborah Moser
PO Box 36513
Charlotte, NC, 28236

Olde Concord Assoc.
Ken Hagood
730 Foxborough Road
Charlotte, NC, 28213

Autumnwood Comm. Assoc.
John Neilson
1016 Autumnwood Lane
Charlotte, NC, 28213

Autumnwood Comm. Assoc.
Joyce Upchurch
6501 Stonehill Court
Charlotte, NC, 28213

Toby Creek Alliance
Don Boekelheide
7117 Leaves Lane
Charlotte, NC, 28213

Sugar Springs HOA
Sandra Haynes
925 Doby Springs Drive
Charlotte, NC, 28262

Knollwood HOA
Ursula Smith
PO Box 386
Newell, NC, 28213

Back Creek II HOA, INC
Greg Phipps
1001 East WT Harris Boulevard, Suite P215
Charlotte, NC, 28213

Newell Place NA
Dana Bradley
7714 Pickering Dr.
Charlotte, NC, 28213

Autumn Wood
William Jet
7041 Summer Place
Charlotte, NC, 28213

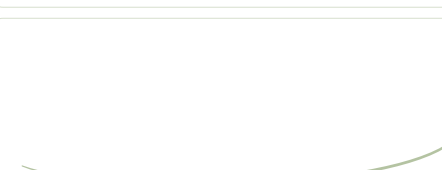
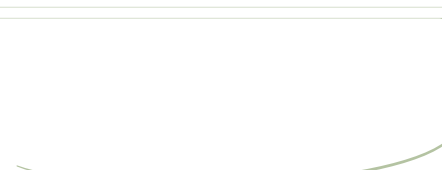
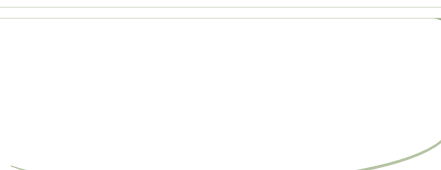
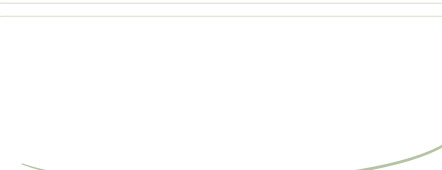
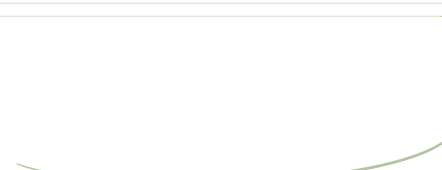
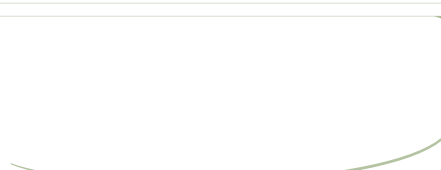
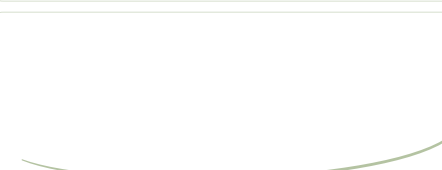
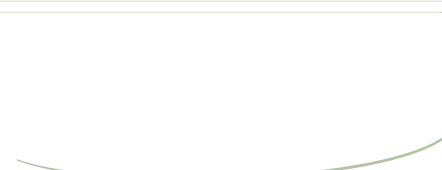
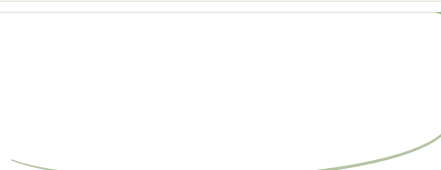
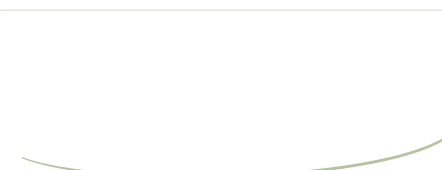
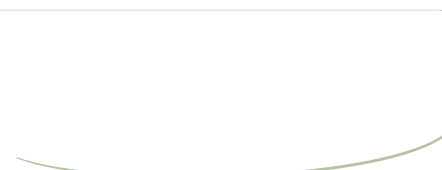
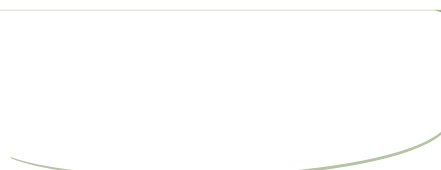


Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

| | |
|-------------------------|---|
| Subject: | Community Meeting – Rezoning Petition 2016-074 filed by McKinney Holdings NC II, LLC to rezone approximately 15.00 acres located at 7232 West Rocky River Road and 7226 North Tryon Street, Charlotte, NC 28262 to TOD-M (CD) |
| Date & Time of Meeting: | August 9, 2016 6:00 to 8:00 PM |
| Place of Meeting: | Courtyard Marriott – University Research Park Meeting Room A 333 West W.T. Harris Boulevard Charlotte, NC 28262 |
| Petitioner: | McKinney Holdings NC II, LLC |
| Petition No.: | 2016-074 |

McKinney Holdings NC II, LLC (the “Petitioner”), in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission, is seeking to rezone approximately 15.00 acres, located at 7232 West Rocky River Road and 7226 North Tryon Street, Charlotte, NC 28262, from B-2 (CD) to TOD-M (CD) zoning classification.

In accordance with the requirement of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting, prior to the Public Hearing on this Rezoning Petition, for the purpose of discussing this rezoning proposal with nearby property owners and community organizations. The Charlotte-Mecklenburg Planning Commission’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.

We hereby notify you, on behalf of the Petitioner, that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on August 9, 2016, from 6:00 PM to 8:00 PM, at the Courtyard by Marriott – Charlotte University Research Park, Meeting Room A, 333 West WT Harris Boulevard, Charlotte, NC 28262. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions that may have with respect to the Petition.

In the meantime, should you have any questions or comments about this matter, please call David McKinney at (864) 303-9696.

CC: Mr. Gregory A. Phipps, District 4 Representative

Date Mailed: July 26, 2016

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET

Petitioner: McKinney Holdings NC II, LLC

Rezoning Petition Number: 2016-074

9-Aug-16

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY**

| <u>Name</u> | <u>Address</u> | <u>Phone Number</u> | <u>Email</u> |
|-------------|--------------------|---------------------|--------------------|
| Brown | 7107 Smithton Lane | 704-599 8890 | Brown-b5@yahoo.com |
| | | | |

COMMUNITY MEETING SIGN-IN SHEET

Petitioner: McKinney Holdings NC II, LLC

Rezoning Petition Number: 2016-074

9-Aug-16

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY**

| <u>Name</u> | <u>Address</u> | <u>Phone Number</u> | <u>Email</u> |
|-------------|----------------|---------------------|--------------|
| Corkin, J | | (704) 650 4289 | |
| | | | |