

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-133**

**Petitioner:** K & H Development, Inc.  
**Rezoning Petition No.:** 2016-133  
**Property:** ± 3.48 acres located at 13425 S Tryon Street, Charlotte, NC 28278

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 October 11, 2016, 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 September 30, 2016. A copy of the written notice is attached as **Exhibit B**.

The Petitioner's representatives also met with the Steele Creek Residents Association Land Use Committee on September, 15<sup>th</sup> 2016. The proposed conditional plans for the Site were presented to the Steele Creek Residents Association Land Use Committee, which also included representatives of Christ the King the church adjoining the Site (see attached e-mail from the Steele Creek Residents Association Land Use Committee regarding the proposed plans).

### **TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on October 11, 2016 at 7:00 PM**, at Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Steve Hopper with K &H Development, as well as George Macon and Mark Chapman with MPV Properties. Also in attendance was Chip Cannon with Urban Design Partners the land planner for the Site 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.**

The Petitioner did not hold a formal presentation as the attendees to the meeting were representatives from Christ the King (the adjoining church) which had also attend the Steele Creek Residents Association meeting on September, 15<sup>th</sup>, and had seen the proposed plans and understood what the rezoning petition was requesting. The Petitioner and representatives of Christ

the King had been in communication since the meeting of the Steele Creek Residents Association on matters relating to how the church and the proposed climate controlled storage use could shared parking.

The proposed Petition involves a request to rezone the ±3.48 acre Site from O-1(CD) to BD(CD). The current O-1(CD) zoning for the site was approved earlier this year. The approved site plan associated with the O-1(CD) rezoning petition allows the Site to be developed with up to 45,000 square feet of office uses including a day care center. The originally planned office tenant for the Site is no longer interested in the location, therefore, a new petition for the property has been filed.

The new rezoning request for the Site proposes to rezone the property to allow the development of climate controlled self-storage facility on the Site. The proposed climate controlled use will be located in two (2) buildings designed to have the appearance of one and two story office and retail buildings (there will up to three floors of storage located within the buildings). One of the buildings will front on S. Tryon Street with the second building located to its rear. Parking and access to the proposed buildings will be located next to the buildings or at the rear of the Site. Class C and B buffers will be provide along the Site's perimeter.

An eight (8) foot planting strip and a 10 foot sidewalk will be constructed along S. Tryon Street.

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

The attendees wanted to know if the proposed site plan had changed since the meeting with the Steele Creek Residents Association. The Petitioners representative responded that no changes had been made.

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

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

No changes were made to the plan as a result of the community meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Solomon Fortune, Charlotte Mecklenburg Planning Department  
Steve Hopper, K&H Development, Inc.  
George Macon, MPV Properties  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-133	21912104	ARMSTRONG	CLYDE D R/LIVING/TRUST	MARY C R/LIVING/TRUST	ARMSTRONG	2535 ROLING VIEW DR		DUNEDIN	FL	34698
2016-133	21912107	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2016-133	21912114	CHRIST THE KING LUTHERAN	CHURCH			13501 S. TRYON ST		CHARLOTTE	NC	28278
2016-133	19955106	COMPTON	PARKIS BILL			6451 HIGHWAY 55 EAST		CLOVER	SC	29710
2016-133	19955105	COMPTON CONTRACTING CO				PO BOX 7424		CHARLOTTE	NC	28241
2016-133	19955104	FREEMAN	HARRY E	BARBARA A	FREEMAN	13500 YORK RD		CHARLOTTE	NC	28278
2016-133	19955232	QUEEN CITY HEALTH INVESTORS LLC				PO BOX 847		CARLSBAD	CA	92018
2016-133	21912112	RUSSELL	REES G	RETHA	RUSSELL	14812 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2016-133	19955103	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2016-133	19955202	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2016-133	21912106	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY		ATTN LEGAL DEPARTMENT	PO BOX 32861		CHARLOTTE	NC	28232
2016-133	21912109	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY		ATTN LEGAL DEPARTMENT	PO BOX 32861		CHARLOTTE	NC	28232
2016-133	21912110	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2016-133	21912111	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2016-133		JEFF BROWN, KEITH MACVEAN & BRIDGET DIXON			MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2016-133		STEVE HOPPER			K&H DEVELOPMENT, INC.	PO BOX 1259		WAXHAW	NC	28173

Pet_No.	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip
2016-133	Dennis	Ryan	Wiltshire Manor HOA	13621 Kensal Green Drive	Charlotte	NC	28278
2016-133	Richard	Frank	Pleasant Hill Rd. Resident's Assoc.	14600 Pleasant Hill Road	Charlotte	NC	28278
2016-133	Debbie	Jamro	Steelecroft Place HOA	13615 Christian Tyler Court	Charlotte	NC	28278
2016-133	David	Bloom	Steele Creek HOA	13218 Mallard Landing Road	Charlotte	NC	28273
2016-133	Ted	Flor	Hamilton Lakes Homeowners Association	12704 Cumberland Cove Drive	Charlotte	NC	28273
2016-133	Phillip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC	28271

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-133 – K&H Development, Inc.**

Subject: Rezoning Petition No. 2016-133  
Petitioner/Developer: K&H Development, Inc.  
Current Land Use: Single family  
Existing Zoning: O-1(CD)  
Rezoning Requested: BD(CD)  
**Date and Time of Meeting:** **Tuesday, October 11, 2016 at 7:00 p.m.**  
Location of Meeting: Pleasant Hill Presbyterian Church  
15000 York Road  
Charlotte, NC 28278  
Date of Notice: 09/30/2016

We are assisting K&H Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 3.48 acre site with a high quality climate controlled storage facility (the “Site”) located at 13425 S Tryon Street/York Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ±3.48 acre Site from O-1(CD) to BD(CD). The current O-1(CD) zoning for the site was approved earlier this year. The approved site plan associated with the O-1(CD) rezoning petition allows the Site to be developed with up to 45,000 square feet of office uses including a day care center. The originally planned office tenant for the Site is no longer interested in the location, therefore, a new petition for the property has been filed.

The new rezoning request for the Site proposes to rezone the property to allow the development of climate controlled self-storage facility on the Site. The proposed climate controlled use will be located in two (2) buildings designed to have the appearance of one and two story office and retail buildings (there will up to three floors of storage located within the buildings). One of the buildings will front on S. Tryon Street with the second building located to its rear. Parking and access to the proposed buildings will be located next to the buildings or at the rear of the Site. Class C and B buffers will be provide along the Site’s perimeter.

An eight (8) foot planting strip and a 10 foot sidewalk will be constructed along S. Tryon Street.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning 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 attend the upcoming Community Meeting to be held on Tuesday, October 11, 2016, at 7:00 p.m. at Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.** 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 contact or call Keith MacVean (704-331-3531; [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) ) or Jeff Brown (704-331-1144; [jeffbrown@mvalaw.com](mailto:jeffbrown@mvalaw.com) ). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Steve Hopper, K&H Development, Inc.  
George Macon, MPV Properties  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



K&H Development, Inc.  
 Rezoning Petition 2016-133  
 Community Meeting – October 11, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Trevor Yorick		803-792-2175	trevor@theyoricks.com
2	Camie Bollinger		704-819-5513	Camie@ckcharlotte.org
3	Rees + Retha Russell		704-583-0387	trussell1@carolina.rr.com
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