

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-090

Petitioner: Childress Klein Properties, Inc.
Rezoning Petition No.: 2017-090
Property: ± 27.6 acres located at the intersection of Ballantyne Commons Parkway and Providence Road (the "Site").

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 Thursday, June 8th, 2017, 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 May 23rd, 2017. 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 June 8th, 2017 at 7:00 PM, at The Promenade Community Room, Second Floor above Golf Galaxy, 10844 Providence Rd, Ste. 275 Charlotte, NC 28277.

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 was David Haggart with Childress Klein Properties. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

This Petition involves a request for a Site Plan Amendment to the ±27.6 acre Site from CC to CC SPA. This will allow minor site plan modifications to improve the relationship of the Center and its orientation to Ballantyne Commons Parkway in response to the City of Charlotte's Ballantyne Commons road widening project and in an effort to provide additional and improved tenant opportunities and pedestrian design features. The central open space will be reconfigured to provide additional parking and include updated open space amenities and small retail kiosks. The Site Plan Amendment **does not** include a request for additional square footage or uses not already permitted under the existing zoning.

II. Summary of Questions/Comments and Responses:

There were no attendees at the meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of the meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
David Haggart, Childress Klein Properties
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-090	23104509	MARSH BISSELL PATRICK III LLC			% BISSELL REAL ESTATE CO INC	13860 BALLANTYNE CORP PL #300		CHARLOTTE	NC	28277
2017-090	23104510	MARSH BISSELL PATRICK I LLC			% BISSELL REAL ESTATE CO INC	13860 BALLANTYNE CORP PL #300		CHARLOTTE	NC	28277
2017-090	23104512	MARSH BISSELL PATRICK VI LLC			% BISSELL REAL ESTATE COMPANY	13860 BALLANTYNE CORP PL #300		CHARLOTTE	NC	28277
2017-090	22915122A	PROMENADE SHOPPING CENTER LLC			%THE HOME DEPOT USA INC	PO BOX 105842		ATLANTA	GA	30348
2017-090	22511228	SOUTHRUST BANK OF CENTRAL	CAROLINA		%WACHOVIA BANK	PO BOX 36246		CHARLOTTE	NC	28236
2017-090	22511212	HENDLEY BREWER PROPERTIES			%WILLIAM JOEL BREWER, III	P O BOX 769		MARSHVILLE	NC	28103
2017-090	22915111	S L & E INVESTMENTS LLC			ATTN: SAMI I NAFISI	7935 COUNCIL PL SUITE 200		MATTHEWS	NC	28105
2017-090	22915107	PROMENADE SHOPPING CENTER LLC			C/O BANK OF AMERICA	900 W TRADE ST STE 650		CHARLOTTE	NC	28255
2017-090	22915126	PROMENADE SHOPPING CENTER LLC			C/O BANK OF AMERICA	900 W TRADE ST STE 650		CHARLOTTE	NC	28255
2017-090	22915123A	PROMENADE SHOPPING CENTER LLC			C/O CVS PHARMACY INC # 2772-01	ONE CVS DR		WOONSOCKET	RI	02895
2017-090	22915103	SIMPSON PROMENADE PARK LLC		ROBERTS, INC	C/O FELLERS, SCHEWE, SCOTT &	301 S. COLLEGE ST., STE 2800		CHARLOTTE	NC	28202
2017-090	22511229	CAR PROVIDENCE COMMONS TWO LLC			C/O LEGAL DEPT	PO BOX 450233		ATLANTA	GA	31145
2017-090	22511299	CAR PROVIDENCE COMMONS TWO, LLC			C/O PROPERTY TAX DEPARTMENT	PO BOX 790830		SAN ANTONIO	TX	78279
2017-090	22511230	CAR PROVIDENCE COMMONS LLC			C/O SCOTT B RETZLOFF & ASSOC	PO BOX 790830		SAN ANTONIO	TX	78279
2017-090	22915124	STAPLES THE OFFICE SUPERSTORE	EAST INC			500 STAPLES DR		FRAMINGTON	MA	01702
2017-090	23104907	NAIK	VIVEK D			6200 AMBER MIST LN		CHARLOTTE	NC	28211
2017-090	22511209	CFP CHARLOTTE PROVIDENCE COMMONS LLC				1301 NORTH FEDERAL HWY	SUITE 502	FORT LAUDERDALE	FL	33306
2017-090	22511253	CFP CHARLOTTE PROVIDENCE COMMONS LLC				1301 NORTH FEDERAL HWY	SUITE 502	FORT LAUDERDALE	FL	33306
2017-090	22915125	BRANCH BANKING & TRUST CO				PO BOX 1290		WINSTON-SALEM	NC	27102
2017-090	23104901	PROVIDENCE PARK INVESTMENTS LLC				10815 SIKES PL Unit 100		CHARLOTTE	NC	28277
2017-090	23104902	TRIMINION II LLC				10815 SIKES PLACE SUITE 200		CHARLOTTE	NC	28277
2017-090	23104903	RMP 10815 LLC				10815 SIKES PLACE SUITE 300		CHARLOTTE	NC	28277
2017-090	23104904	SSSNP, LLC				1716 HICKORY RIDGE DRIVE		WAXHAW	NC	28173
2017-090	23104905	NLWP LLC				10815 SIKES PL SUITE 320		CHARLOTTE	NC	28277
2017-090	23104906	RMP-PROVIDENCE PARK LLC				10815 SIKES PLACE SUITE300		CHARLOTTE	NC	28277
2017-090	23104908	KW SIKES PROPERTIES LLC				10815 SIKES PLACE SUITE 200		CHARLOTTE	NC	28277
2017-090	23120232	PROVIDENCE PARK APARTMENTS I LLC				2448 PARK RD		CHARLOTTE	NC	28203
2017-090		BRIDGET GRANT, KEITH MACVEAN & JEFF BROWN				100 N. TRYON ST., SUITE 4700		CHARLOTTE	NC	28202
2017-090		CHILDRESS KLEIN PROPERTIES, INC.		ATTN: DAVID HAGGART		301 S. COLLEGE ST., STE 2800		CHARLOTTE	NC	28202

Pet_No.	Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
2017-090	Echo Hills Neighborhood Organization	Lori	Polite	800 Fugate Av	Charlotte	NC	28205
2017-090	Sedgewood Place Homeowners Association	William	Mileham	514 Sedgewood Lake Dr	Charlotte	NC	28211

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-090 – Childress Klein Properties, Inc.

Subject: Rezoning Petition No. 2017-090
Petitioner/Developer: Childress Klein Properties, Inc.
Current Land Use: Retail uses
Existing Zoning: CC (Commercial Center)
Rezoning Requested: CC SPA (Commercial Center)
Date and Time of Meeting: **Thursday, June 8th, 2017 at 7:00 p.m.**
Location of Meeting: The Promenade Community Room,
Second Floor above Golf Galaxy
10844 Providence Rd, Ste. 275
Charlotte, NC 28277
Date of Notice: May 23rd, 2017

We are assisting Childress Klein Properties, Inc. (the “Petitioner”) on a Rezoning Petition recently filed for a Site Plan Amendment to allow minor site modifications, improve the central open space, provide additional parking opportunities near the center of the site, provide some flexibility as to signage and allow small retail kiosks at the central open space for portions of the Promenade Shopping Center (the “Site”). The Site is located on Ballantyne Commons Parkway and Providence Road as shown on the attached aerial map. 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 for a Site Plan Amendment to the ±27.6 acre Site from CC to CC SPA. This will allow minor site plan modifications to improve the relationship of the Center and its orientation to Ballantyne Commons Parkway in response to the City of Charlotte’s Ballantyne Commons road widening project and in an effort to provide additional and improved tenant opportunities and pedestrian design features. The central open space will be reconfigured to provide additional parking and include updated open space amenities and small retail kiosks. *The Site Plan Amendment **does not** include a request for additional square footage or uses not already permitted under the existing zoning.*

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 Thursday, June 8th, 2017, at 7:00 p.m. at The Promenade Community Room, Second Floor above Golf Galaxy, 10844 Providence Rd, Ste. 275 Charlotte, NC 28277.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
David Haggart, Childress Klein
Jeff Brown, Moore & Van Allen, PLLC

Site Location



Childress Klein Promenade Rezoning Petition No. 2017-090
Community Meeting – June 8th, 2017 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1		NO ATTENDEES		
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