

COMMUNITY MEETING REPORT  
**Petitioner: Westcore Properties AC, LLC**  
Rezoning Petition No. 2018-013

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.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

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-1 attached hereto by depositing such notice in the U.S. mail on February 19, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, March 1, 2018 at 6:30 PM at the Hilton Charlotte University Place located at 8629 JM Keynes Drive, in Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Nick Markos of the Petitioner, Emily Buehrer of Bloc Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Petitioner's representatives utilized a PowerPoint presentation during the Community Meeting, a copy of which is attached as Exhibit C.

John Carmichael welcomed everyone to the meeting and he introduced himself and the Petitioner's representatives. John Carmichael stated that this is the Community Meeting relating to Rezoning Petition No. 2018-013.

John Carmichael then provided the agenda for the meeting and the potential schedule of events relating to this rezoning request. John Carmichael stated that the site subject to this rezoning request contains approximately 6.275 acres and is located on the east side of Penninger Circle, just south of Mallard Creek Road. John Carmichael then shared multiple aerial photographs of the site.

John Carmichael pointed out that the site is located next to an approximately 450,000 square foot building that is owned by the Petitioner. The site is also located adjacent to an existing surface parking lot that serves the adjacent building.

John Carmichael stated that the site is currently zoned Institutional (CD). Under the existing zoning of the site, a nursing home with independent and dependent units may be located on the site. John Carmichael then shared the approved conditional rezoning plan for the site.

John Carmichael stated that the Petitioner is requesting the rezoning of the site from the Institutional (CD) zoning district to the RE-1(CD) zoning district to accommodate the

development and use of a surface parking lot on the site that would be utilized as accessory parking for the adjacent building that is owned by the Petitioner. A surface parking lot would be the only permitted use under the Petitioner's rezoning plan. It is anticipated that the adjacent building will be devoted to office uses. The site of the adjacent building and surface parking lot is zoned RE-2.

John Carmichael stated that the existing tenant of the adjacent building will be vacating the building at the end of the month.

John Carmichael then reviewed the rezoning plan. John Carmichael pointed out the proposed surface parking lot. John Carmichael stated that the proposed surface parking lot would be located a minimum of 100 feet from Penninger Circle, and that a 75-foot Class B buffer would be located between the proposed surface parking lot and Penninger Circle. Along the northerly edge of the site, there would be a 35-foot side yard and a 56.25-foot Class B buffer with a screening fence. There would be vehicular and pedestrian connections between the proposed surface parking lot and the existing surface parking lot located to the east of the site.

John Carmichael stated that the rezoning plan currently does not show any vehicular connections from the proposed surface parking lot to Penninger Circle, and the Notice of Community Meeting states that there would be no vehicular connections to Penninger Circle. However, CDOT is now asking for vehicular connections from the proposed surface parking lot to Penninger Circle.

Nick Markos then provided information on the Petitioner. He stated that the Petitioner owns the adjacent approximately 450,000 square foot building, and that the existing tenant's lease expires at the end of the month. The adjacent building contains approximately 150,000 square feet of office space and approximately 300,000 square feet of manufacturing and research space. The plan is to rehabilitate the building and convert some or all of the manufacturing and research space to office space. It will really depend on the needs of the new tenants. To successfully lease the adjacent building, more parking is needed. Therefore, the Petitioner is requesting the rezoning of the site to allow the construction and use of the proposed surface parking lot that would serve the adjacent building. The Petitioner currently has the site under contract to purchase.

In response to a question, Nick Markos stated that at this time he does not know if any of the new tenants will have a 24-hour operation because they have not secured any tenants at this time. Nick Markos stated that additional parking is needed to make the building competitive in the marketplace and otherwise described the need for more parking.

John Carmichael stated that in addition to the proposed surface parking lot on the site, the Petitioner will construct additional parking facilities on the adjacent parcels of land that it owns to serve the adjacent building.

John Carmichael asked if there were any concerns regarding vehicular connections from the proposed surface parking lot to Penninger Circle, and no concerns were expressed by the attendees.

John Carmichael thanked the attendees for attending the Community Meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

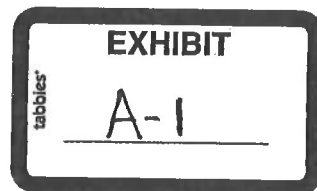
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12<sup>th</sup> day of March, 2018.

**Westcore Properties AC, LLC, Petitioner**

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_no.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-013	04705203	BAH	FATOMUATA	MAMADOU K	DIALLO	6531 MALLARD PARK DR		CHARLOTTE	NC	28269
2018-013	04705214	BLACK RHINO HOLDINGS LLC				724 EAST 8TH ST		CHARLOTTE	NC	28202
2018-013	04705215	WOODWARD	TONY A	FRANCIE E	WOODWARD	17105 CLARET CT		CHARLOTTE	NC	28031
2018-013	04705219	HURD	ANDREW COLTEN			724 E 8TH ST		CHARLOTTE	NC	28202
2018-013	04711203	WESTCORE CHARLOTTE LLC				4350 LA JOLLA VILLAGE DR STE 900		SAN DIEGO	CA	92122
2018-013	04733101	AUTUMN PARK OWNER LLC				6060 POPLAR AVE,STE 200		MEMPHIS	TN	38119
2018-013	04733104	CASKEY	RICHARD W	LINDA F	CASKEY	7612 MALLARD CREEK RD		CHARLOTTE	NC	28262
2018-013	04733105	CASKEY	JERRY THOMAS			7540 MALLARD CREEK RD		CHARLOTTE	NC	28262
2018-013	04733106	STRAWBERRY CORVETTE LLC				2533 PENNINGER CR		CHARLOTTE	NC	28262
2018-013	04733107	STRAWBERRY CORVETTE LLC				2533 PENNINGER CR		CHARLOTTE	NC	28262



Pet_no.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-013	DSRCO/ Northeast Coalition of Neighborhoods	Jack W.	Brosch	3502 Marionwood Dr		Charlotte	NC	28269
2018-013	Forest Pond Homeowners Association	Mehl	Renner	6105 Spring Flower Ct		Charlotte	NC	28262
2018-013	Fox Glen Homeowners Association	Samrina	Jordan	5500 Haybridge Rd		Charlotte	NC	28213
2018-013	Harrington Woods	Tim	Stokes	8008 Alba Ct		Charlotte	NC	28269
2018-013	Hemby Woods Neighborhood Assocation	Jacqueline A.	Ross	6821 Rain Creek Wy		Charlotte	NC	28262
2018-013	Hunters Chase	Harriett	Mendinghall	7510 Hubbard Woods Rd		Charlotte	NC	28269
2018-013	Kimberlee Apartments	Bobby	Curtis	5643 Hedgecrest Pl		Charlotte	NC	28269
2018-013	Mallard Creek Crossing	Rhonda	Odom	6838 Brachnell View Dr		Charlotte	NC	28269
2018-013	Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd		Charlotte	NC	28269
2018-013	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2018-013	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2018-013	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2018-013** filed by Westcore Properties AC, LLC to request the rezoning of an approximately 6.275 acre site located at 2609 Penninger Circle and 2533 Penninger Circle from the Institutional (CD) zoning district to the RE-1 (CD) zoning district

**Date and Time of Meeting:** Thursday, March 1, 2018 at 6:30 PM

**Place of Meeting:** Hilton Charlotte University Place  
Lakeshore 4 Meeting Room  
8629 JM Keynes Drive  
Charlotte, NC 28262

We are assisting Westcore Properties AC, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department to request the rezoning of an approximately 6.275 acre site located at 2609 Penninger Circle and 2533 Penninger Circle (Tax Parcel Nos. 047-331-06 and 047-331-07) from the Institutional (CD) zoning district to the RE-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development and use of a surface parking lot on the site that would be utilized as accessory parking for the office building and uses located on adjacent and nearby parcels of land located on Solectron Drive that are designated as Tax Parcel Nos. 047-112-03 and 047-112-04. If this Rezoning Petition is approved, the site could only be utilized for accessory parking as described above, and vehicular access to and from the site from and to Penninger Circle would be prohibited.

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 organizations. The Charlotte-Mecklenburg Planning Department'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.

**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, March 1, 2018 at 6:30 PM in the Lakeshore 4 Meeting Room at the Hilton Charlotte University Place located at 8629 JM Keynes Drive in Charlotte, NC.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

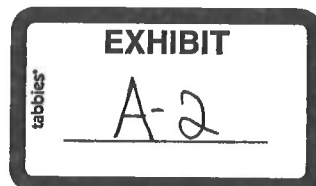
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 19, 2018

10544332v1 26014.00011



Westcore Properties AC, LLC, Petitioner  
Rezoning Petition No. 2018-013

Community Meeting Sign-in Sheet

Hilton Charlotte University Place  
Lakeshore 4 Meeting Room  
8629 JM Keynes Drive  
Charlotte, NC 28262

Thursday, March 1, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	<i>Quinn [Signature]</i>		<i>704-562-7090</i>	<i>Deept P...@Aol.com</i>
2.	<i>Lisa Padgett</i>		<i>11</i>	
3.	<i>Grant Gates</i>		<i>704-599-0301</i>	<i>manager@autumnparkcharlotte.com</i>
4.	<i>Tobe Holmes</i>		<i>843-345-7709</i>	<i>tholmes@universitycityperson.org</i>
5.	<i>LINDA BLANCHARD</i>		<i>704-650-5223</i>	<i>lblanchard91@icloud.com</i>
6.				
7.				
8.				
9.				
10.				
11.				

# Rezoning Petition No. 2018-013

Westcore Properties AC, LLC, Petitioner

Community Meeting

March 1, 2018



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# Rezoning Team

- Nick Markos, Westcore Properties
- Emily Buehrer, Bloc Design
- John Carmichael, Robinson Bradshaw & Hinson

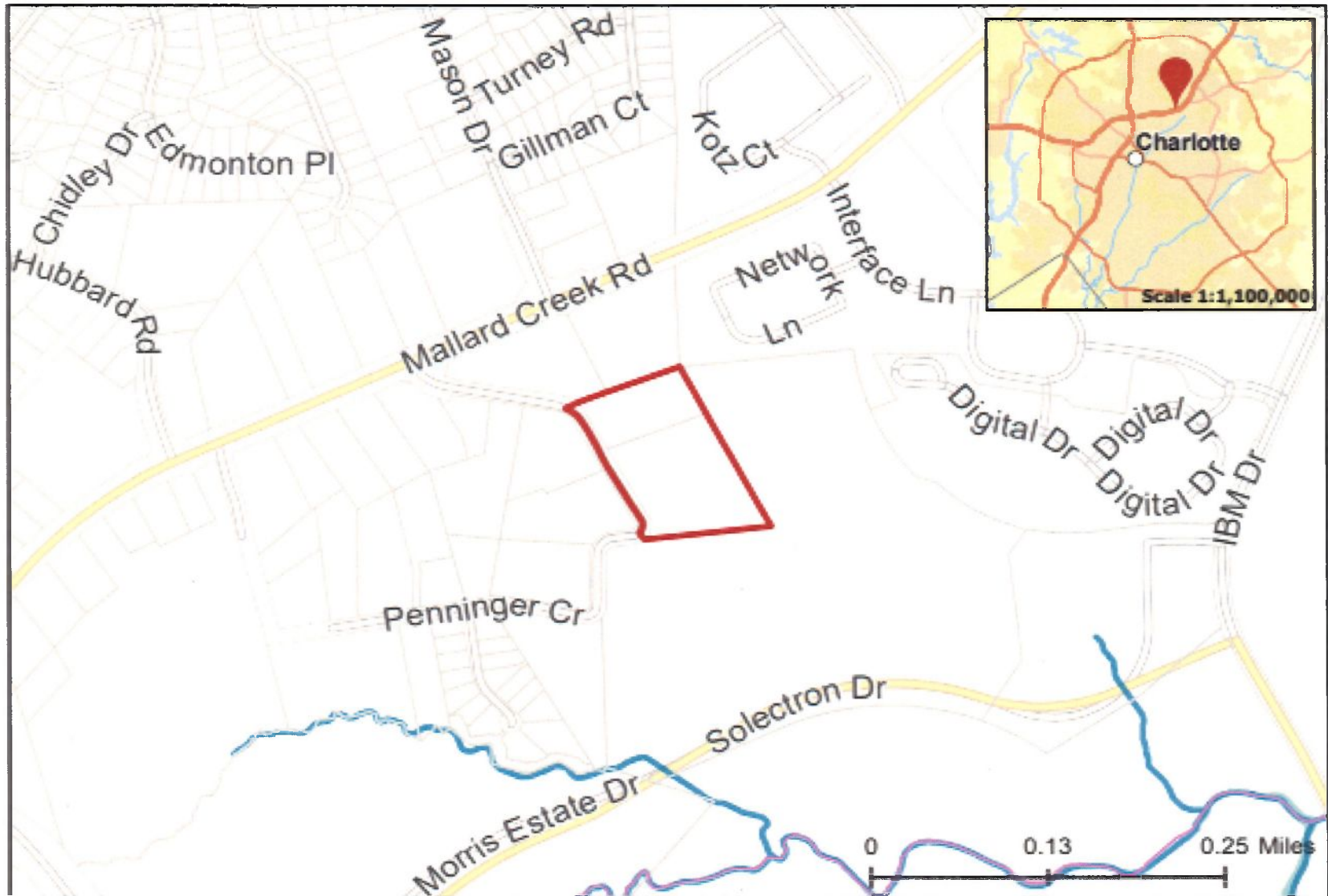
# Agenda

- I. Introduction of Rezoning Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review and Discussion of the Rezoning Plan
- V. Information on Petitioner and Additional Parking
- VI. Question, Answer and Comment Session

## Rezoning Schedule

- Public Hearing: Monday, April 16, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, May 1, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, May 21, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

# Site – 6.275 Acres



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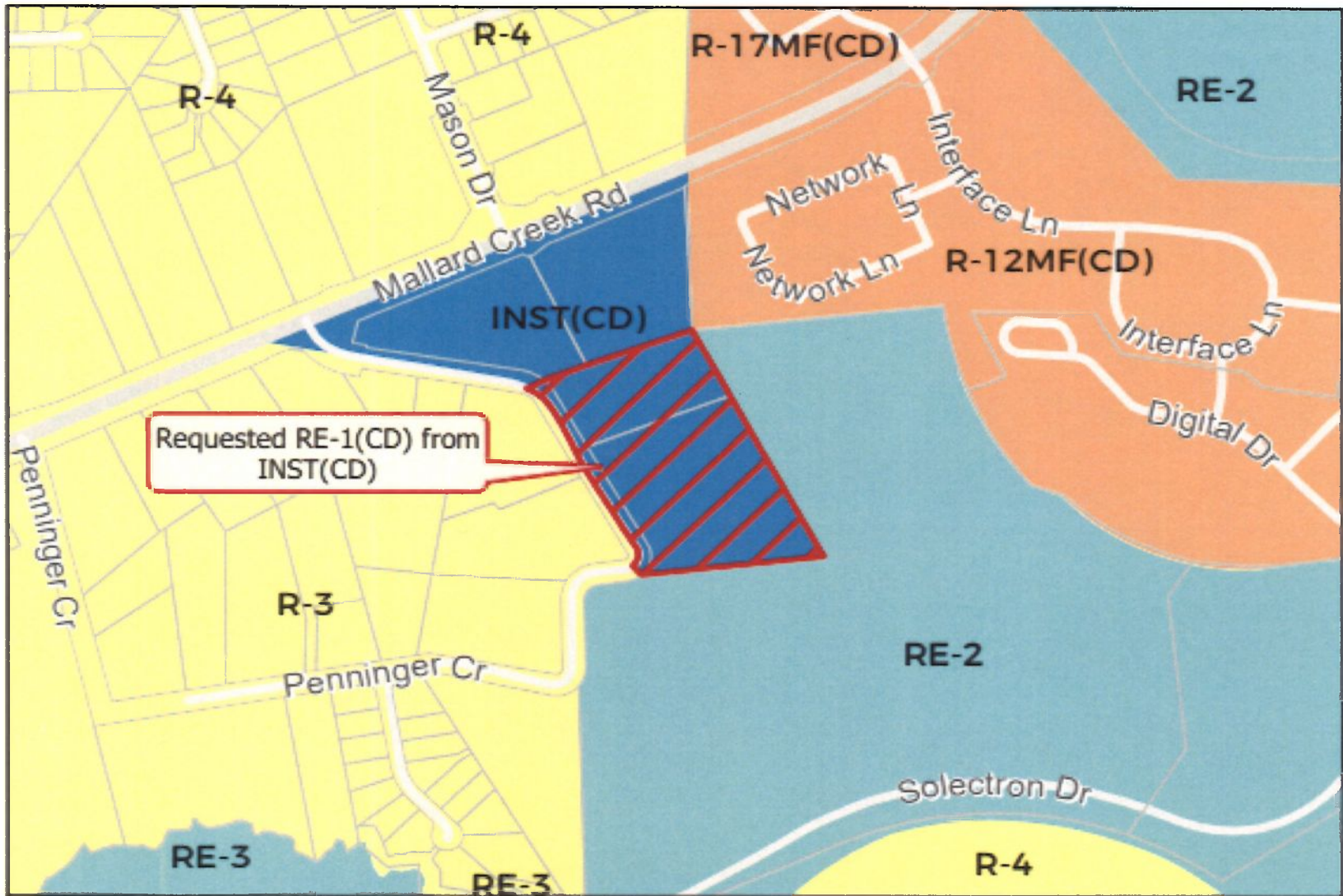


# Site – 6.275 Acres

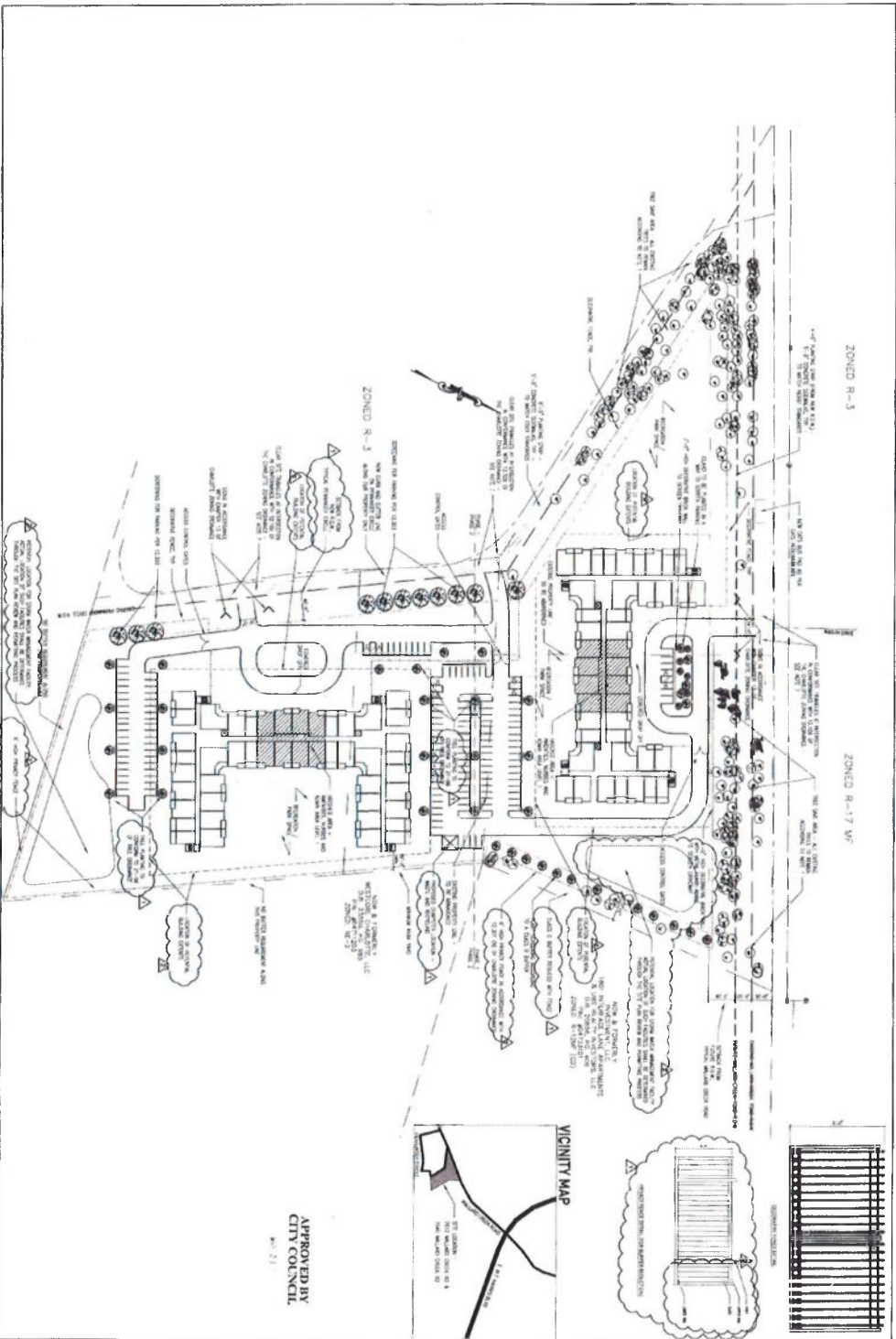




# Existing Zoning/Rezoning Request



# Currently Approved Institutional (CD) Rezoning Plan for the Site (2010-069)



APPROVED BY  
CITY COUNCIL  
# 211

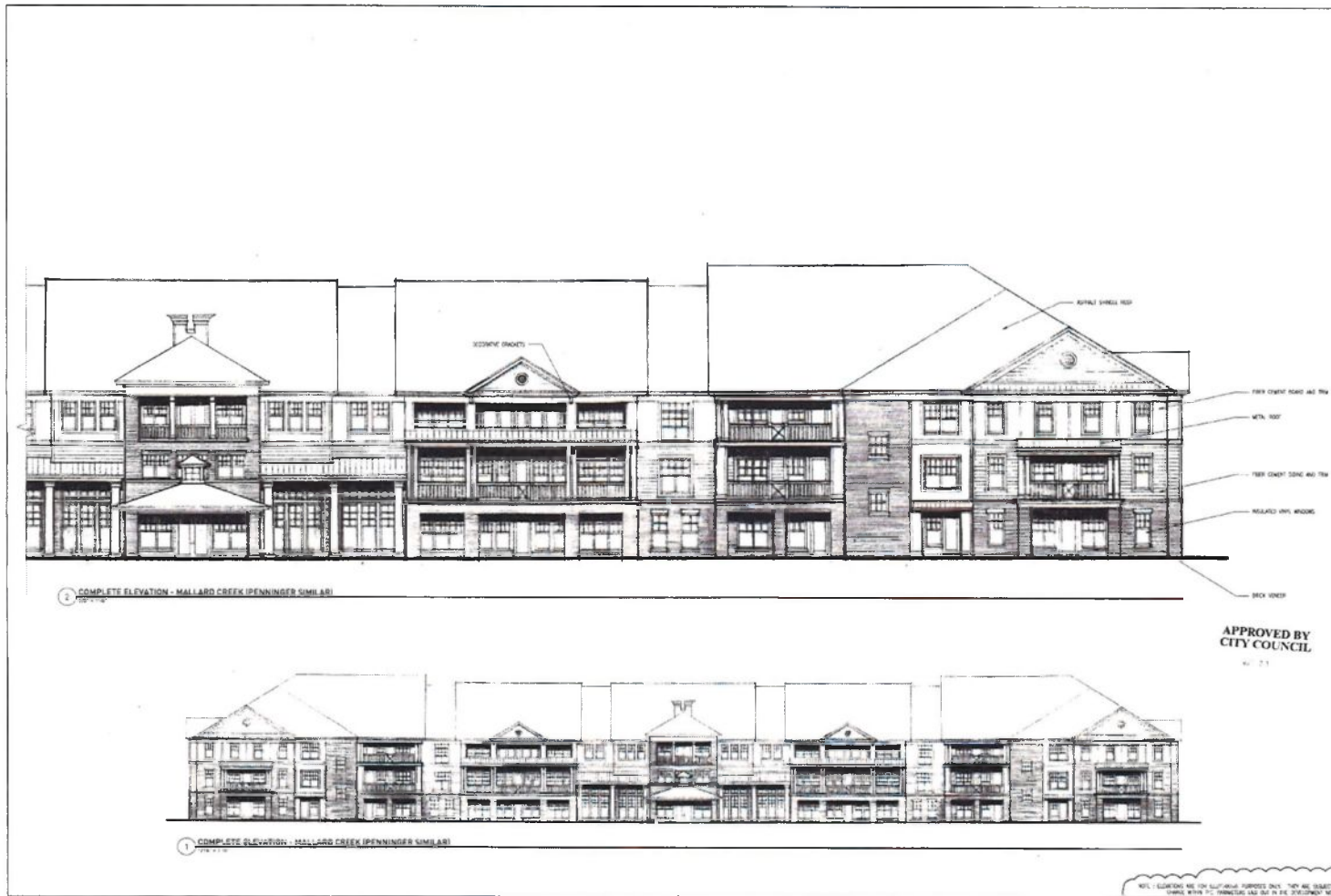
**CRYSTAL GARDENS**  
Charlotte, North Carolina

**NarrmourWright**  
1271 W. McDowell Road  
Charlotte, NC 28203  
P 704.252.5588  
F 704.252.5589  
WWW.NARRMOURWRIGHT.COM

▲ 2010-069 - 2000 SQUARE  
▲ 2010-069 - 2000 SQUARE  
REZONING PETITION # :  
2010-069

**SITE PLAN FOR  
REZONING  
RZ1.0A**  
2010-069

# Currently Approved Institutional (CD) Rezoning Plan for the Site (2010-069) - Continued



**NarmourWright**  
 127 W. W. Winston Avenue  
 Suite 200  
 Charlotte, NC 28203  
 P 704.332.5666  
 F 704.332.9554  
 www.narmourwright.com

**CRYSTAL GARDENS**  
 Charlotte, North Carolina

2011-03-02 - 2011 CHARTER REVISION  
 0308  
 AUGUST 23, 2010  
 REZONING PETITION #:  
 2010-069

PROJECT NUMBER  
 13 002

ELEVATIONS FOR  
 REZONING

**RZ1.1**



## Rezoning Request

Requesting the rezoning of the site from the Institutional (CD) zoning district to the RE-1 (CD) zoning district to accommodate the development and use of a surface parking lot on the site that will be utilized as accessory parking for the uses located on Tax Parcel Nos. 047-112-03 and 047-112-04.

It is anticipated that the existing building located on Tax Parcel No. 047-112-03 will be devoted to office uses.




# Rezoning Plan





Solectron Drive Rezoning

Charlotte, North Carolina



**Conceptual Site Plan**

DATE: 02.25.18

SCALE: 1" = 50'

0 25 50 100

**Bloc Design**  
 2923 E. Swan Street, Suite 300  
 Charlotte, NC 28203  
 phone: 704.440.2562  
 www.blocdesign.com

**bloc**

landscape architecture | interior design | civil engineering

PROJECT NO.: 02499.00



# Questions and Comments