

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-029**

**Petitioner:** Metrolina Properties Limited Partnership  
**Rezoning Petition No.:** 2018-029  
**Property:** ± 15.78 acres located at the northeast intersection of Calhoun Street and Northlake Centre Parkway (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Tuesday, March 20<sup>th</sup>, 2018, 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 3/9/2018. 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 Tuesday, March 20<sup>th</sup>, 2018 at 7:00 PM, at Assurance United Methodist Church, 9700 Mount Holly Huntersville Rd, Charlotte, NC 28078.

### **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 Stillman Knight with The Sterling Group and Brent Stough and Brain Graham with DRG. Also in attendance was 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.**

This Petition involves a request to rezone the ±15.78 acre Site from R-3, and BP to UR-2(CD). The rezoning petition proposes to develop the Site with up to 300 residential dwelling units. The proposed residential buildings will be arranged primarily along the extension of Tisbury Road an existing public street that was built as part of the existing apartments adjoining the property.

Access to the Site will be from Northlake Center Parkway via existing Calhoun Street and the extension of Tisbury Road.

Parking for the proposed units will be located primarily behind the buildings. In addition several detached garages will be provided on the Site. Parallel parking will also be provided along the internal public streets. Parking will not be allowed along Northlake Center Parkway.

The Petitioner will be improving Northlake Center Parkway with an eight (8) foot sidewalk and eight (8) foot planting strip with street trees (except where impractical due to existing guardrails). In addition an enlarged left turn lane will be constructed in the median of Northlake Center Parkway to facilitate access into the Site.

**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 to the petition as a result of this meeting

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Stillman D. Knight, The Sterling Group, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2018-029	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-029	02508112A	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E. MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2018-029	02508112B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 EAST MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2018-029	02508122A	METROLINA PROPERTIES LP				1341 E MOREHEAD ST		CHARLOTTE	NC	28209
2018-029	02508122B	METROLINA PROPERTIES LP				1341 E MOREHEAD ST		CHARLOTTE	NC	28209
2018-029	02508123A	METROLINA PROPERTIES LP		LLC	C/O WOODFIELD INVESTMENT CO	1341 E MOREHEAD ST SUITE 201		CHARLOTTE	NC	28209
2018-029	02508123B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2018-029	02508124	DEPT OF TRANSPORTATION			C/O JOHN L SHOEMAKER	206 CHARTER ST		ALBEMARLE	NC	28001
2018-029	02510301	MASON ANDREW NC PARTNERS LLC			C/O CORTLAND PARTNERS LLC	3424 PEACHTREE RD STE 300		ATLANTA	GA	30326
2018-029	02510302	METROLINA PROPERTIES LP				1341 E MOREHEAD ST SUITE 201		CHARLOTTE	NC	28209
2018-029	02510303	METROLINA PROPERTIES LP				1341 EAST MOREHEAD ST		CHARLOTTE	NC	28209
2018-029	02510304	MCAULAY	DANIEL J CHARITABLE R/T	BARBARA CHARITABLE R/T	MCAULEY	220 CRAIGWOOD DR		BLYTHEWOOD	SC	29016
2018-029	02510309	METROLINA PROPERTIES LP				1341 E MOREHEAD ST		CHARLOTTE	NC	28209
2018-029	02510310	MASON ANDREW NC PARTNERS LLC			C/O CORTLAND PARTNERS LLC	3424 PEACHTREE RD STE 300		ATLANTA	GA	30326
2018-029	02528118	METROLINA PROPERTIES	LTD PARTNERSHIP			PO BOX 220325		CHARLOTTE	NC	28222

2018-029	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-029	Hunter Acres Park Association, Inc	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2018-029	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2018-029	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2018-029	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2018-029	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-029 – Metrolina Properties Limited Partnership**

Subject: Rezoning Petition No. 2018-029  
Petitioner/Developer: Metrolina Properties Limited Partnership  
Current Land Use: vacant  
Existing Zoning: R-3, and BP  
Rezoning Requested: UR-2(CD)  
**Date and Time of Meeting:** **Tuesday, March 20<sup>th</sup> at 7:00 p.m.**  
Location of Meeting: Assurance United Methodist Church –Basement  
9700 Mount Holly Huntersville Road  
Huntersville, NC 28078  
Date of Notice: 3/9/2018

We are assisting Metrolina Properties Limited Partnership (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the northeast intersection of Calhoun Street and Northlake Centre Parkway (the “Site”). 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 ±15.78 acre Site from R-3, and BP to UR-2(CD). The rezoning petition proposes to develop the Site with up to 300 residential dwelling units. The proposed residential buildings will be arranged primarily along the extension of Tisbury Road an existing public street that was built as part of the existing apartments adjoining the property.

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**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, March 20<sup>th</sup>, 2018, at 7:00 p.m. at Assurance United Methodist Church, 9700 Mount Holly Huntersville Road, Huntersville, NC 28078.** 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 and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Stillman D. Knight, The Sterling Group, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



Metrolina Properties Limited Partnership – Northlake Apts. III  
Rezoning Petition No. 2018-029  
Community Meeting – March 20, 2018 @ 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 in Attendance			
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