



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

COMMUNITY MEETING REPORT

Petitioner: OMS BCP LLC
Rezoning Petition No. 2018-088

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.

Caren Wingate, 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 attached hereto by depositing such notice in the U.S. mail on August 20, 2018. A copy of the written notice is attached hereto as Exhibit B.

The Community Meeting was held on Thursday, August 30, 2018 at 6:30 in the evening on the subject property at 7612 Ballantyne Commons Parkway.

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Caren Wingate of Wingate Advisory Group, Stephen Overcash of Overcash Demmitt Architects. The petitioner was also in attendance.

In advance of the meeting, the Petitioner's team installed flag markers to indicate setbacks, parking lot line and building edge. Caren Wingate welcomed the attendees and introduced the Petitioner's team. Caren Wingate indicated that the Petitioner proposed to rezone an approximately 1.27-acre site (the "Site"), located at 7612 Ballantyne Commons Parkway from the existing O1-CD to O1-CD, with a redevelopment plan which differs from the plan filed with the previous rezoning. Caren Wingate explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Lauren Chavis of OMS BCP LLC provided background information about the Petitioner's experience and the typical operation of its facilities. Caren Wingate then presented the site plan and pointed out various commitments made by the Petitioner. Stephen Overcash showed and explained proposed architectural elevations and discussed the design of the proposed facility and to explain the facility's design concepts, and operations. All in attendance walked around the property for visual clarification of parking area boundaries, tree lines, etc.



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Three neighbors were in attendance at this meeting and location of their residences are illustrated on the accompanying Exhibit D:

Jackie Greene, 11414 Brittany Oaks Drive

Mrs. Greene's rear property line will be adjacent to this project. Mrs. Greene asked that the petitioner install brick fence piers with overlapping wood panel fencing. She requested an 8' fence along the property line. In addition to the fence, Mrs. Greene asked that the petitioner plan trees along the property line.

Peter Tran, 11420 Brittany Oaks Drive

Mr. Tran's property line is not adjacent to the subject property but is in close proximity. Mr. Tran was curious about the petitioner's creation of a left turn lane from Ballantyne Commons Parkway directly into the property. NCDOT has plans to widen Ballantyne Commons Parkway. Our team explained that NCDOT may elect to add or remove any existing or new turn lanes as part of the road widening project.

Sean Newton, 7500 Celtic Court

Mr. Newton asked to go on record against the redevelopment of the subject property. He doesn't want to see increased traffic at the entrance to his neighborhood. Mr. Newton's property line is more than 240' from the rear-most property point of the subject property. Building to building measurement between Mr. Newton's home and the proposed office building will be well over 350'.

Respectfully submitted, this 10th day of September 2018

cc: John Kinley, Charlotte-Mecklenburg Planning Department,
Kent Main, Charlotte Mecklenburg Planning Dept.

2018-088	TAXPID	OWNERLASTN	OWNERFIRST	COWNERNFIRS	COWNNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-088	22504438	V & F INVESTMENT GROUP LLC				7725 BALLANTYNE COMMONS PKWY		CHARLOTTE	NC	28277
2018-088	22504439	TRABOH II LLC				7733 BALLANTYNE COMMONS PARKWAY	STE 103	CHARLOTTE	NC	28277
2018-088	22504440	CHAMBERLAIN DEVELOPMENT LLC				413 WOODLARK CT		INDIAN TRAIL	NC	28079
2018-088	22504441	JAW ASSOCIATES LLC				7741 BALLANTYNE COMMONS PY #102		CHARLOTTE	NC	28277
2018-088	22504442	LWA PROPERTIES LLC				5041 ANCESTRY CR		MATTHEWS	NC	28104
2018-088	22504443	MRL PROPERTIES LLC				7751 BALLANTYNE COMMONS PKWY STE 101		CHARLOTTE	NC	28277
2018-088	22504444	VLASOV	SERGEI	IRINA	VLASOV	8719 BEAMINSTER PL		WAXHAW	NC	28173
2018-088	22504445	TRABOH II LLC				1012 CLOVER CREST LN		WEDDINGTON	NC	28104
2018-088	22504446	TRINITY HEALTH CARE SERVICES INC				7725 BALLANTYNE COMMONS PKWY STE 103		CHARLOTTE	NC	28277
2018-088	22504503	ROCK CREEK AT BALLANTYNE OWNER LLC				400 LOCUST ST STE 790		DES MOINES	IA	50309
2018-088	22504508	OMS BCP LLC				13860 BALLANTYNE CORORATE PL STE 240		CHARLOTTE	NC	28277
2018-088	22536101	BROOKS	THOMAS R	LESLIE L	BROOKS	11504 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536102	TRAN	PETER P			11420 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536103	GREENE	JOHN R	JACQUELINE M	GREENE	11414 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536104	LURIE	SUSAN L	VICTORIA L	HARRELL	11408 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536105	DICE	GEORGE CARY	CRISTIE M	DICE	11400 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536106	BEAN	RICHARD L			7501 CELTIC CT		CHARLOTTE	NC	28277
2018-088	22536107	FARRA	BASSEL S	KATHLEEN R	FARRA	7509 CELTIC CT		CHARLOTTE	NC	28277
2018-088	22536108	CARDEN CROCKER	TREVOR PARKER I	ASHLEY HARMEN	CROCKER	7517 CELTIC CT		CHARLOTTE	NC	28277
2018-088	22536111	SANFORD	TAYLOR A	JENNIFER J	SANFORD	7512 CELTIC CT		CHARLOTTE	NC	28277
2018-088	22536112	NEWTON	SEAN B	DEVON	NEWTON	7500 CELTIC CT		CHARLOTTE	NC	28277
2018-088	22536148	CHESSON	DAVID M	NANCY M	CHESSON	11317 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536149	LEE	PHILIP A	HILARY W	LEE	11401 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536150	COX	TIMOTHY L	KAREN M	COX	11409 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22536151	EVERMAN	GREGORY R	YIXIN C	EVERMAN	11409 BRITTANY OAKS DR		CHARLOTTE	NC	28277
2018-088	22923116	CANUPP	DOUGLAS KENDRICK			9111 WOODHALL LAKE DR		WAXHAW	NC	28173
2018-088	22923117	LEA	JOHN J			164 HOGAN LN		MOORESVILLE	NC	28117
2018-088	22923118	WEBB	JANEEN B			7544 YELLOW PINE CT		CHARLOTTE	NC	28277
2018-088	22923119	YAROSHUK	WILLIAM	DONNA B	YAROSHUK	7538 YELLOW PINE CT		CHARLOTTE	NC	28277
2018-088	22923120	BROWN	DANIEL N	LORI G	BROWN	7532 YELLOW PINE CT		CHARLOTTE	NC	28277
2018-088	22923120	BROWN	DANIEL N	LORI G	BROWN	7526 YELLOW PINE CT		CHARLOTTE	NC	28277
2018-088	ORGANIZA	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	STATE	ZIP			
2018-088	Lee	Young	Young	8009 Angelica Ln	Apt 107	NC	28277	Charlotte	NC	28277
2018-088	Cady Lake	Stealey	Stealey	6832 Guinevere Dr		NC	28277	Charlotte	NC	28277
2018-088	Cady Lake	Tilley	Tilley	4909 King Arthur Frive		NC	28277	Charlotte	NC	28277
2018-088	Cady Lake	Auger	Auger	4825 King Arthur Dr		NC	28277	Charlotte	NC	28277
2018-088	Cady Lake	Murdock	Murdock	5345 King Arthur Dr		NC	28277	Charlotte	NC	28277
2018-088	Charlotte \ John	Reiter	Reiter	9014 Roseton Lane		NC	28277	Charlotte	NC	28277
2018-088	Kingston Ft Denise	Oswald	Oswald	8817 Leinster Drive		NC	28277	Charlotte	NC	28277
2018-088	Old St. Anc Steve	Jester	Jester	7534 Seton House Ln		NC	28277	Charlotte	NC	28277
2018-088	Plaza Park Sandy	Poteat	Poteat	7912 Willows Pond Ct		NC	28277	Charlotte	NC	28277
2018-088	Providence Patricia K.	Davis	Davis	10945 Fox Mill Ln		NC	28277	Charlotte	NC	28277
2018-088	Pullengree Wilson	Haney	Haney	10607 Pullengree Dr		NC	28277	Charlotte	NC	28277
2018-088	Radbourne June	Noe	Noe	8604 Doe Run Rd		NC	28277	Charlotte	NC	28277
2018-088	Raeburn N David	Scibor	Scibor	8501 Ducksbill Dr		NC	28277	Charlotte	NC	28277
2018-088	Ravencrest Chris	Matthew	Matthew	7916 Noland Woods Drive		NC	28277	Charlotte	NC	28277
2018-088	Ritch Aven Elaine	Bailes	Bailes	8649 Annabel Lee Ln		NC	28277	Charlotte	NC	28277
2018-088	Southpark Jeff	Pease	Pease	9026 Scotch Heather Wy		NC	28277	Charlotte	NC	28277
2018-088	Toby Creet Don	Boekelheide	Boekelheide	11426 Olde Saint Andrews Ct		NC	28277	Charlotte	NC	28277
2018-088	Village of T Bill	Gardner	Gardner	11334 Olde Turnbury Ct.		NC	28277	Charlotte	NC	28277
2018-088	Williamsbv John	Armstrong	Armstrong	11613 Old Surry Ln		NC	28277	Charlotte	NC	28277

RZ 2018-088

Exhibit B



WINGATE ADVISORY GROUP
Commercial Real Estate Exchange & Consulting

August 20, 2018

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition 2018-088 filed by OMS BCP LLC to rezone an approximately 1.27 acre site located at 7612 Ballantyne Commons Parkway, to allow the development of an office building.

Date and Time of Meeting: Thursday, August 23rd, 2018 at 6:30 pm

Place of Meeting: 7612 Ballantyne Commons Parkway
Charlotte, NC 28277

Petitioner: OMS BCP LLC

Petition No.: 2018-088

We are assisting OMS BCP LLC (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.27 acre site (the "Site") located at 7612 Ballantyne Commons Parkway. The purpose of the rezoning is to permit development of an office building.

In accordance with the requirements 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 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.

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, August 30, 2018 at 6:30 pm at 7612 Ballantyne Commons Parkway in Charlotte.

In the meantime, should you have any questions or comments about this matter, please call Caren Wingate at 704-641-2154.

Date Mailed: August 20, 2018

RZ 2018-088 - Exhibit C

7612 Ballantyne Commons Parkway

AUGUST 30, 2018

Name	Phone	E-mail	Property Address	Property Owner (check)	Business Owner (check)
Caren Wingate, Agent for Developer					
LAUREN CHAVIS	704-543-8017	LAUREN@OMSNORA.COM			
Stephen DeFazio	704.976.1726	SDVERC@STG.ODA.US.COM			
Jackie Miller	704-330-0913	john@greeneCwindstream.net			
Beau Newton	704-977-1771	seanbradon@gmail.com			
Debra Kim	704-498-7761	Peterkim@siengineer.com			

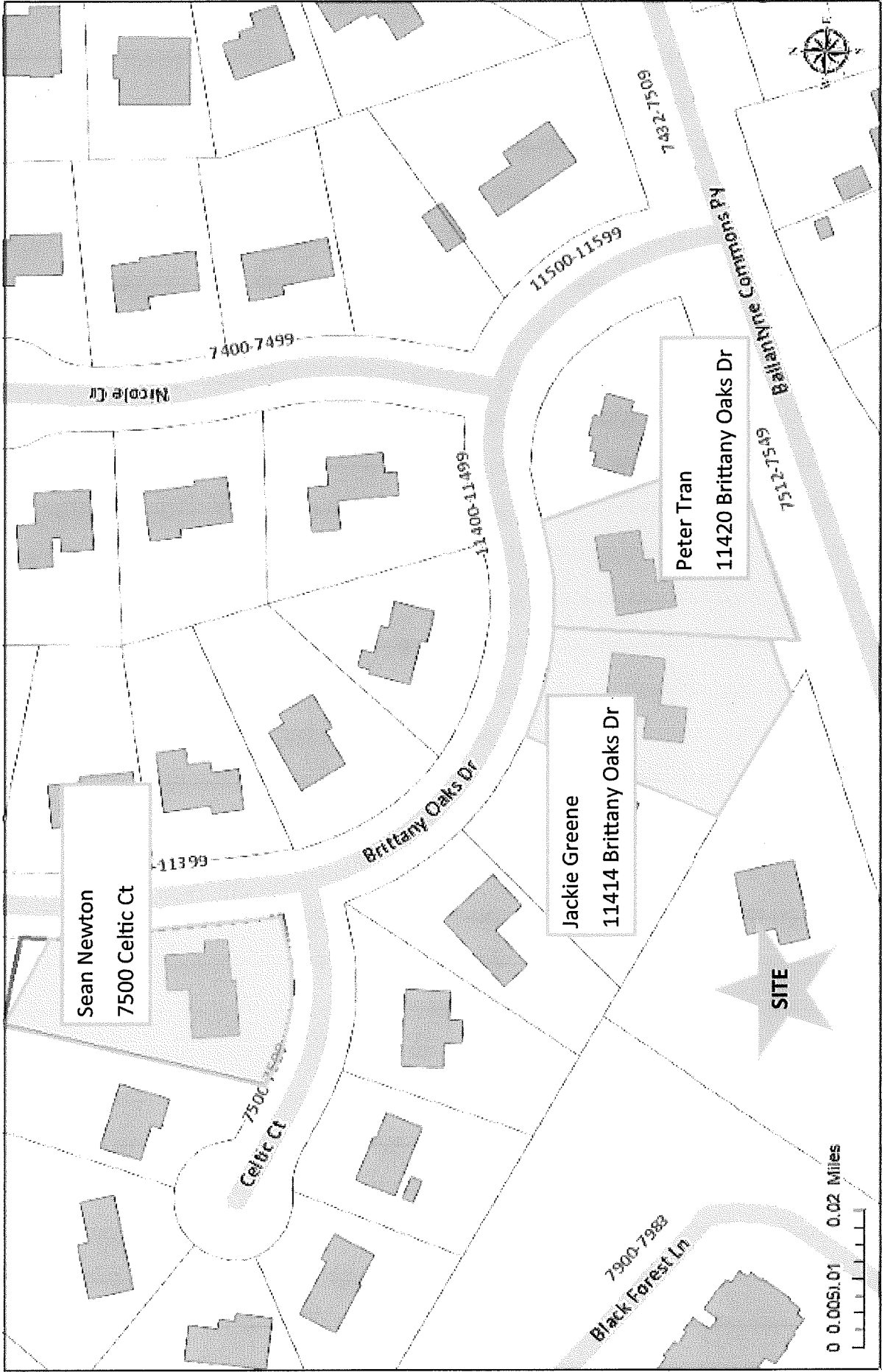
EXHIBIT C

RZ 2018-088

Polaris 3G Map – Mecklenburg County, North Carolina RZ 2018-088 Neighborhood Meeting Attendee Residence Location

Exhibit D

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planning maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

EXHIBIT D