

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-120

Petitioner: Clarius Partners, LLC
Rezoning Petition No.: 2018-120
Property: ± 34.63 acres located north of Tuckaseegee Road and south of Kerrybrook Circle (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 Wednesday, November 7, 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 10/26/2018. 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 Wednesday, November 7th, 2018 at 6:30 PM, at Hampton Inn & Suites Charlotte-Airport, 2731 Little Rock Rd, Charlotte, NC 28214.

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 Craig Dannegger with Clarius Partners, LLC and Jeff Orsborn with Orsborn Engineering Group, P.A. 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.

Bridget Grant opened the meeting and thanked everyone in attendance. Ms. Grant gave a brief overview of the conditional rezoning process and provided upcoming meeting dates. She then reviewed the Site Plan and introduced Craig Dannegger with Clarius Partners and Jeff Orsborn with Orsborn Engineering Group.

Craig Dannegger then spoke to audience about Clarius Partners and reviewed precedent images from previous projects.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees asked about site access. It was confirmed that access would only be from Tuckaseegee.

One attendee asked about buffer sizes and planting material. Jeff Orsborn described the existing conditions on the site and that the developer would be providing a 75' Class A buffer with a berm.

One attendee asked about the overall schedule and Ms. Grant confirmed the schedule.

Attendees inquired about the improvements to Tuckaseegee. Ms. Grant and Mr. Orsborn described the continuous left turn lane improvement as well as the proposed sidewalk and buffered bike lane improvements.

One attendee expressed an interest in seeing a connection previously contemplated through the site to the adjacent parcel implemented as part of this development. Ms. Grant explained that the connection was originally contemplated when the site was planned for residential development thus providing a connection between to residential land uses. Ms. Grant further explained the subdivision ordinance is not applicable when developing the site with a single building and thus the connection is not required.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

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
Craig Danegger, Clarius Partners, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-120	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-120	05522124	JDSI LLC				3515 DOVEWOOD RD		CHARLOTTE	NC	28226
2018-120	05522656	LGI HOMES - NC LLC				1450 LAKE ROBBINS DR SUITE 450		THE WOODLANDS	TX	77380
2018-120	05522657	LGI HOMES - NC LLC				1450 LAKE ROBBINS DR SUITE 450		THE WOODLANDS	TX	77380
2018-120	05522681	PAW CREEK VILLAGE HOMEOWNERS ASSOCIATION INC				705 GRIFFITH ST STE 204		DAVIDSON	NC	28036
2018-120	05522682	PAW CREEK VILLAGE HOMEOWNERS ASSOCIATION INC				705 GRIFFITH ST STE 204		DAVIDSON	NC	28036
2018-120	05526209	ZUNIGA	IGNACIO	MERCEDES	FAJARDO	8116 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05526210	CARTER	CATHERINE C	SHELTON D	TAYLOR	8016 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05526211	FLANNERY	KELLY S	STARLA K	FLANNERY	8008 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05526212	THAO	TED	KADJOUA	THAO	8000 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05526213	MILLS	JACK ANDREW		CYNTHIA HODGE	7940 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05526214	SAVAGE	JOE H			7936 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05526215	STATON	GEORGE ERIC			PO BOX 207		WILMINGTON	NC	28402
2018-120	05526216	GOMEZ	ALAJANDRO			7916 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05526217	WEGB	PAUL EDWARD			7900 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05526220	ZUNIGA	IGNACIO	MERCEDES	FAJARDO	8116 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05526305	EVANS	ANDREA LYNETTE			2932 STARNES RD		CHARLOTTE	NC	28214
2018-120	05526312	EVANS	ANDREA LYNETTE			2932 STARNES RD		CHARLOTTE	NC	28214
2018-120	05526313	EVANS	ANDREA LYNETTE			2932 STARNES RD		CHARLOTTE	NC	28214
2018-120	05526405	MNSF T3 SPE LLC				6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211
2018-120	05526406	LAWSON	CHIVOUS R		ELLA MAE H	3208 WESTERWOOD DR		CHARLOTTE	NC	28214
2018-120	05526407	TERAN	ISMAEL SAUCEDO			3132 WESTERWOOD DR		CHARLOTTE	NC	28214
2018-120	05526417	MENDEZ	SILVERIO	MARIA ANITA MARTINEZ	MORALES	5108 TIMBERTOP LANE		CHARLOTTE	NC	28215
2018-120	05526420	LANDRESS	LINDA DIANE		HENRY D MORRISON	2933 STARNES RD		CHARLOTTE	NC	28214
2018-120	05526421	TALFORD	CLAYTON L			2929 STARNES RD		CHARLOTTE	NC	28214
2018-120	05526424	MNSF II W1 LLC				6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211
2018-120	05526425	PRESCOTT GROUP LLC				1162 HOLLYHEATH LN		CHARLOTTE	NC	28209
2018-120	05527101	HARTNESS	CASEY			7812 TUCKASEGEE RD		CHARLOTTE	NC	28214
2018-120	05527102	SADLER	MELDONNA C			8247 PENINSULA LN		SHERRILLS FORD	NC	28673
2018-120	05527103	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527201	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527202	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527203	SADLER	GLORIA H T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527204	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527205	SADLER	GORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527206	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527207	SADLER	JOSEPH HENRY JR			3047 WYCLIFF RD		RALEIGH	NC	27607
2018-120	05527208	RIDGEVIEW BAPTIST CHURCH	(TRUSTEES)			PO BOX 668472		CHARLOTTE	NC	28266
2018-120	05527209	MASON	MARCUS DARNELL	MELONY DENISE	MASON	3016 STARNES RD		CHARLOTTE	NC	28214
2018-120	05527210	RIDGEVIEW BAPTIST CHURCH	TRS OF			PO BOX 8472		CHARLOTTE	NC	28214
2018-120	05527211	NGUYEN	SON VAN	HANH THI	LE	3040 STARNES RD		CHARLOTTE	NC	28214
2018-120	05527212	HEARN	DEAN RUSSELL		DELMA TURNER	3028 STARNES RD		CHARLOTTE	NC	28214
2018-120	05527301	NANTZ	K SHANE			7803 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527302	SULLIVAN	MAUREEN K			7901 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05527303	PURDIE	CYNTHIA			7917 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05527304	LIENG	HUI HOT HA			7931 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527305	SPRINGS	MELLISA J	MICHAEL	SPRINGS	7933 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527306	OFFERPAD (SPVBORROWER) LLC				2212 E WILLIAMS FIELD RD STE 215		GILBERT	AZ	85295
2018-120	05527307	COX	JAY	LAURA	KNIGHT	8101 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527308	SADLER	GLORIA W T/A	JOSEPH H SR T/A	SADLER	3047 WYCLIFF RD		RALIEGH	NC	27607
2018-120	05527309	MAJALE LLC				1201 BERRY RIDGE RD		CHARLOTTE	NC	28214
2018-120	05527310	NANTZ	KENNETH E JR	TERESA D	NANTZ	7811 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527311	GRADY	WANDA LAVERN			8001 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527312	BUONKRONG	WAN	BIJI H	BYA	8009 KERRYBROOK CR		CHARLOTTE	NC	28214
2018-120	05527313	HUFFSTICKLER	CHARLES	RHONDA P	HUFFSTICKLER	8017 KERRYBROOK CIR		CHARLOTTE	NC	28214
2018-120	05527314	REYNOLDS	TODD E			8025 KERRY BROOKE CR		CHARLOTTE	NC	28214
2018-120	05537123	CF HIPPOLYTA CHARLOTTE LLC				1345 AVENUE OF THE AMERICAS 46TH FLOOR		NEW YORK	NY	10105
2018-120	05551116	TUCKASEEGEE LIMITED LIABILITY	COMPANY			7 NANTUCKET DR		PALM COAST	FL	32137

		FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-120	ORGANIZATI							
2018-120	Calton Place / Moores Park Neighborhood	Sharon	Shreve	4412 Carles Patrick Ct		Charlotte	NC	28214
2018-120	Pawtuckett on the Green HOA	Lisa	Jenkins	9129 Troon Ln	Unit D	Charlotte	NC	28214
2018-120	Pawtuckett On The Green HOA	Doug	Burnett	9102 Spyglass Place		Charlotte	NC	28214

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-120 Clarius Partners, LLC

Subject: Rezoning Petition No. 2018-120
Petitioner/Developer: Clarius Partners, LLC
Current Land Use: Vacant/residential
Existing Zoning: R-3
Rezoning Requested: I-1(CD)
Date and Time of Meeting: **Wednesday, November 7th at 6:30 p.m.**
Location of Meeting: Hampton Inn & Suites Charlotte-Airport
2731 Little Rock Rd
Charlotte, NC 28214
Date of Notice: 10/26/2018

We are assisting Clarius Partners, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located north of Tuckaseegee Rd and south of Kerrybrook Cir (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 ±34.63 acre Site from R-3 to I-1(CD) to allow development of the Site with Industrial uses. Access to the Site will be from Tuckaseegee Road.

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 Wednesday, November 7th, 2018, at 6:30 p.m. at Hampton Inn & Suites Charlotte-Airport, 2731 Little Rock Rd, Charlotte, NC 28214.** 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 Evan Bass (704-331-3607). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Craig Danegger, Clarius Partners, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Clarius Partners, LLC Rezoning Petition No. 2018-120
 Community Meeting – November 7, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
57	Kent + Teresa Nantz	7811 Kerrybrode Cui.	704-392-2297	teresa.nantz@gmail.com
58	JOE SADLER	3047 WYCLIFF ROAD	919-349-1029	jhsadler1953@gmail.com
59	Jayne Sadler Morgan	4110 Little Tree Lane Denver, NC	704-607-4453	jhsadler morgan.jayne@gmail.com
60	Bob Morgan	" "	704-607-4438	rlmorganjr ³⁰ @gmail.com
61	CHRIS LOYD		704 975 5093	chris.Loyd@Avisonyoung.com
62	Judson STRINGFELLOW	3515 Dovewood Rd Charlotte 28226	706 361 7777	rlmorganjr ³⁰ @gmail.com
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