

Community Meeting Report

Rezoning Petition 2017-079

Petitioner: McKinney Holdings NC II, LLC

Meeting Date: April 9th, 2019

Meeting Location: Camino Community Center
133 Stetson Drive
Charlotte, NC 28262

Meeting Time: 6:00 – 8:00 PM

Attendees: David McKinney – McKinney Holdings NC II, LLC
Robert Tripp, PE – Merrick & Company
See attached Sign-in Sheet (Exhibit C) for attendees from the community

Purpose: Required Community Meeting for Rezoning Petition 2019-021

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.

A representative of the Petitioner (Merrick & Company) 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 March 26th, 2019. A copy of the written notice is attached hereto as Exhibit B.

Minutes:

Two community attendees arrived at approximately 6:10 and were given an overview of the proposed rezoning change and were shown copies of the Rezoning Site Plan (Technical Data Sheet). In addition, attendees were shown a map of the currently approved projects bookending the subject area as a result of past rezonings. Mr. McKinney explained that the property was being rezoned from B-2(CD) to TOD-M(CD) in order to provide development that would be in concert with the City's Area Plan and would complement the City's Light Rail project. Also explained was that there is not currently a developer under contract for this property, and that the future development could be any of the uses allowed under the TOD-M Ordinance provisions.

The attendees asked the following questions with answers provided by Merrick and the project Owner.

Q: What is the timing of the actual development of this project? A: While no developer is under contract, it is reasonable to expect that future development could occur in the same time frame as the past two rezoning petitions, about two years out.

Q: What is the construction timing of the previously rezoned parcels? A: The development occurring on the parcels under the previous rezoning in 2017 are just getting underway with grading operations. The team explained they would also be apartments and showed the proposed footprint of the development to the

attendees. Also mentioned was that the first parcel to be rezoned, on the north end, was nearing construction completion and was targeting a move in date for residents in late April to May.

Q: Is there a required buffer along the property line in common with the existing single-family development? A: Merrick explained that there was a twenty foot (20') building setback along property line, meaning no buildings could be constructed any closer than 20'. In addition, there is a ten-foot (10') buffer yard along the same property line. Merrick also noted that buildings were restricted as to how high they could be, based upon their distance from the property line. The ordinance was noted to allow 1 foot of vertical height for every 10 feet the building was from the property line, but all buildings were allowed to start at forty feet (40') in height.

Q: What is happening along the existing creek? A: The team explained that the creek has a 50' buffer at the southern end and then increased to 100' as it moved north. This was pointed out on the Technical Data Sheet. Also explained was that there are provisions in City ordinances which would allow for disturbances of the buffer yard.

The foregoing conveys our understanding of the items discussed and conclusions reached during the meeting. We assume this information to be correct, unless notice to the contrary is brought to our attention.

Respectfully submitted, this 10th of April, 2019

A handwritten signature in black ink, appearing to read "R. Tripp IV", is written over a horizontal line.

Robert Tripp, PE
Merrick & Company

cc: David Pettine, Charlotte-Mecklenburg Planning Department

David McKinney, McKinney Holdings NC II, LLC

2019-021	OWNER	CO OWNER	COWNERLAST	MAILADDR1	MAILADDR2	City State Zip
2019-021	HILLCREST FOODS INC			50 SATELLITE BLVD SUITE G		SAWNEE GA 30024
2019-021	ALFRED MARK GREEN			PO BOX 45386		CHARLOTTE NC 28215
2019-021	IKEA STATION LAND LLC	C/O CAROLINA STATES REGIONAL CENTER LLC		6101 CARNEGIE BLVD STE 103		CHARLOTTE NC 28209
2019-021	CITY OF CHARLOTTE			600 EAST FOURTH ST		CHARLOTTE NC 28202
2019-021	CHIEN -HAO CHI			600 EAST FOURTH ST		CHARLOTTE NC 28202
2019-021	CARMELA CRUZ			2606 GOSLING TERRACE RD		CHARLOTTE NC 28262
2019-021	ENDINO CRUZ			317 SANDY AVE		CHARLOTTE NC 28213
2019-021	EUGENE STONE	DOROTHY STONE	STONE	323 SANDY AVE		CHARLOTTE NC 28203
2019-021	THOMAS BERNARD BUMGARDNER			337 SANDY AVE		CHARLOTTE NC 28213
2019-021	DORA F TERRY			345 SANDY AVE		CHARLOTTE NC 28213
2019-021	MCKINNEY HOLDINGS NC II LLC	ATTN TIMOTHY J MCKINNEY	MCKINNEY	4574 CALHOUN MEMORIAL HWY	PO BOX 1701	EASLEY SC 29605-2816
2019-021	MCKINNEY HOLDINGS NC II LLC	ATTN TIMOTHY J MCKINNEY	MCKINNEY	4574 CALHOUN MEMORIAL HWY	PO BOX 1701	EASLEY SC 29605-2816
2019-021	HOA LAM	MAL LAM	LAM	6705 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	SHELLY ANDREWS			6711 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	GENAE E BALDWIN			6717 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	MELANIE ELLIOTT BALDWIN	LORENZO BALDWIN	BALDWIN	6725 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	WENDY GAINNEY			6729 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	DARDANELLA G CRENSHAW			6735 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	MARILYN WALLACE PRIDE	TIMOTHY COLIN PRIDE	PRIDE	6736 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	REGINALD SELLERS	KANDY SELLERS	SELLERS	6723 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	LAWRENCE COX	DELORES B COX	COX	6511 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	HAROLD PHILIP MORROW			7105 GALLATIN LN		CHARLOTTE NC 28213
2019-021	NICHOLAS L GAINES	JORGE RICARDO RAMIREZ ABREGO	RAMIREZ ABREGO	6525 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	LETICE YAMILET LOPEZ-MELARA	EVELYN P GARCIA	GARCIA	6529 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	MODESTO F III GARCIA			6533 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	BRYAN DECKER	ADELAIDE KYERE	KYERE	6537 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	JAMES O KYERE			6603 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	CHRISTY L MARTYNA	MARY MORALES	MORALES	6609 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	JUAN O MORALES	MARY KAY MAGALLON	MAGALLON	6613 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	JOE W MAGALLON			6621 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	KYDIA L MCCOY	PETRA HEIN	HEIN	6627 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	VERA M WITHERSPOON			6633 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	REBECCA N DOKTOR	PATRICIA CARR-HAMES	CARR-HAMES	6637 BLYTHEDALE		CHARLOTTE NC 28213
2019-021	ALBERT HAMES JR	EUNICE CLARENCE	JONES	6643 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	CLARENCE JONES	STEPHANIE RENEA BOYCE	BOYCE	6649 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	JERRY W BOYCE JR	YAHAIRA PEGUERO	PEGUERO	6653 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	YUDIN DE LA CRUZ			6657 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	NICHELLE L LITTLEJOHN			6661 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	BILLY X SALISBURY PROPERTIES LLC	KATRINA R MOZEE	MOZEE	205 NORTH ARLINGTON STR		SALISBURY NC 28144
2019-021	JAMES J MOZEE III			6664 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	PAULA DENESE MORROW	SIA VANG	VANG	6660 BLYTHEDALE DR		CHARLOTTE NC 28213
2019-021	KEO SOPHEAR			6656 BLYTHEDALE DRIVE		CHARLOTTE NC 28213
2019-021	HEIDI E HAACK	JAMES BATTEN	BATTEN	6703 FORTESCUE DR		CHARLOTTE NC 28213
2019-021	BETHSDA PARTNERS LLC			121 CREEK VALLEY DR		CHARLOTTE NC 28270
2019-021	SHIRON SANDERS			6713 FORTESCUE DR		CHARLOTTE NC 28213
2019-021	DAVID BATTEN			9530 NEWBY LN		MATTHEWS NC 28105
2019-021	ANGEL DAVETTA MOORE			412 ARROLL CT		CHARLOTTE NC 28213
2019-021	BRIDGET J WILLIAMS			408 ARROLL CT		CHARLOTTE NC 28237
2019-021	ROCKY RIVER VILLAGE HOMEOWNERS ASSOC INC	C/O LANDCROFT	C/O LANDCROFT	201 N TRYON ST	SUITE 2650	CHARLOTTE NC 28202
2019-021	ROCKY RIVER VILLAGE HOMEOWNERS ASSOC INC	C/O LANDCROFT	C/O LANDCROFT	201 N TRYON ST	SUITE 2650	CHARLOTTE NC 28202
2019-021	CIRCLE K STORES INC	ATTN: REAL ESTATE DEPARTMENT	ATTN: REAL ESTATE DEPARTMENT	2440 WHITEHALL PARK DR SUITE 800		CHARLOTTE NC 28273
2019-021	MCCOILLUM ENTERPRISES LLC			4418 SERENE LN		CHARLOTTE NC 28216
2019-021	BARBARA A BROWN			7107 SMITHTON LN		CHARLOTTE NC 28213
2019-021	ANNETTE KATIE BROADWAY			7111 SMITHTON LN		CHARLOTTE NC 28213
2019-021	KAREN JONES			6714 FORTESCUE DR		CHARLOTTE NC 28213
2019-021	KEVIN L GRIER			PO BOX 3133		WILLINGBORO NJ 8046
2019-021	DEBBIE A REYNOLDS			6702 FORTESCUE DR		CHARLOTTENC 28213
2019-021	TAM M BORROWER LLC			1508 BROOKHOLLOW DR		SANTA ANA CA 92705
2019-021	CHRISTOPHER SHAW			507 ELDBERRY LANE		CHARLOTTE NC 28213

2019-021	JOSEPH Q. WHITE SR				511 ELSBERRY LN		CHARLOTTE NC 28213
2019-021	EDWIN I VILLATORO				7112 SMITHTON LN		CHARLOTTE NC 28213
2019-021	STEPHANIE WRIGHT-PERRY			VILLATORO	7108 SMITHTON LN		CHARLOTTE NC 28213
2019-021	SARAH UMEZONO			PERRY	PO BOX 6		BROOMFIELD CO 80038
2019-021	HAROLD P MORROW			KENTARO UMEZONO TRUST	7105 GALLATIN LN		CHARLOTTE NC 28213
2019-021	IRMA LISA BLANCHETT			ALANA M MCSWAIN	1257 IVERLEIGH TL		CHARLOTTE NC 28270
2019-021	SANDRA NEWLANDS				7113 GALLATIN LN		CHARLOTTE NC 28213
2019-021	GARIAN ADAMS				510 ELSBERRY LN		CHARLOTTE NC 28215
2019-021	JESSE HALL				506 ELSBERRY LN		CHARLOTTE NC 28213
2019-021	TINH V TRAN				502 ELSBERRY LN		CHARLOTTE NC 28213
2019-021	LAVERNIA BOYD				7110 GALANTIN LN		CHARLOTTE NC 28213
2019-021	AMH NC PROPERTIES LP				30691 AGOURA RD SUITE 200		AGOURA HILLS CA 91301
2019-021	GEORGE BLAKE				6514 BLYTHDALE DR		CHARLOTTE NC 28213
2019-021	SANTOS O ORTEZ			MEDRANO	6510 BLYTHDALE DR		CHARLOTTE NC 28213
2019-021	STEPHANIE JACKSON ST MARTHE				6716 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	STEPHON T PORTLOCK				6701 PATTONSBURG DR		CHARLOTTE NC 28213
2019-021	OXFORD GATEWAY APARTMENTS LLC			PORTLOCK	3284 NORTHSIDE PKWY STE 150		CHARLOTTE NC 28213
2019-021	MCKINNEY HOLDINGS NC II LLC			C/O OXFORD PROPERTIES LLC	4574 CALHOUN MEMORIAL HWY		ATLANTA GA 30327
2019-021	CHARLOTTE-MECKLENBURG GOVERNMENT CENTER			ATTN TIMOTHY J MCKINNEY	600 EAST FOURTH ST 5TH FLOOR	PO BOX 1701	EASLEY SC 29605-2816
							CHARLOTTE NC 28002

2019-21	ORGANIZATI	Name	STREET_ADD	UNIT_NUM	City, State, zip
2019-21	Autumnwood Community Association	John Neilson	1016 Autumnwood Ln		Charlotte, NC 28213
2019-21	Autumnwood Community Association	Joyce Upchurch	6501 Stonehill Ct		Charlotte, NC 28213
2019-21	Autumnwood Community Association	William H. Jett	7041 Summer Pl		Charlotte, NC 28213
2019-21	Chastain HOA	Laura Griggs	526 Owen Bv		Charlotte, NC 28213
2019-21	Crab Orchard Neighborhood Association	Challise Cantleberry	736 Brooke Nicole Place		Charlotte, NC 28213
2019-21	Forest Glen Neighborhood	Katherine Olson	7515 Batavia Ln		Charlotte, NC 28213
2019-21	Garden Renaissance In The South (GRITS)	Don Boekelheide	7117 Leaves Lane		Charlotte, NC 28213
2019-21	Grenelefe Village Homeowners Association	Ursula Smith	7800 Knollwood Cr		Charlotte, NC 28213
2019-21	Meadowbrook Neighborhood Watch Association	Najeedah Stover	6208 Donna Dr		Charlotte, NC 28213
2019-21	NC State Senate #40 Candidate	John Aneralla	7714 Pickering Dr		Charlotte, NC 28213
2019-21	Newell/ Rocky River Road	Tamara Glover	8616 Knollwood Circle		Charlotte, NC 28213
2019-21	Olde Concord Neighborhood	Maxine Hedgepeth	7400 Hounslow Ln		Charlotte, NC 28213
2019-21	Orchard Trace Condominiums	Mollie Masten	325 Orchard Trace Lane		Charlotte, NC 28213
2019-21	Orchard Trace Condominiums	Regina Flores	325 Orchard Trace Lane		Charlotte, NC 28213
2019-21	Shady Hills Community Association	Elliott Glover	808 Carolyn Ln		Charlotte, NC 28213
2019-21	Sugar Springs HOA	Sandra C. Haynes	925 Doby Springs Dr		Charlotte, NC 28262
2019-21	The Law Offices of Keith L. Howard, PLLC	Keith Howard	301 McCullough Dr	Suite 400	Charlotte, NC 28262
2019-21	Thomasboro Neighborhood Association	Bill Jones	7117 Leaves Ln		Charlotte, NC 28213
2019-21	Thomasboro Neighborhood Association	Vanessa Johnson	7117 Leaves Ln		Charlotte, NC 28213

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject:	Community Meeting – Rezoning Petition #2019-021 filed by McKinney Holdings NC II, LLC to rezone approximately 23.10 acres located at the Southeast intersection of North Tryon Street and Libby Way, Charlotte, NC 28262 from B-2 (CD) to TOD-M (CD)
Date & Time of Meeting:	April 9 th , 2019 6:00 to 8:00 PM
Place of Meeting:	Camino Community Center 133 Stetson Drive Charlotte, NC 28262
Petitioner:	McKinney Holdings NC II, LLC
Petition No.:	2019-021

McKinney Holdings NC II, LLC (the “Petitioner”), in connection with Rezoning Petition #2019-021 filed with the Charlotte-Mecklenburg Planning Commission, is seeking to rezone approximately 23.10 acres, located at the Southeast intersection of North Tryon Street and Libby Way, Charlotte, NC 28262, from B-2 (CD) to TOD-M (CD) zoning classification.

In accordance with the requirement 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 community 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.

We hereby notify you, on behalf of the Petitioner, that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on April 9th, 2019 from 6:00 PM to 8:00 PM, at the Camino Community Center, 133 Stetson Drive, Charlotte, NC 28262. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions that may have with respect to the Petition.

In the meantime, should you have any questions or comments about this matter, please call David McKinney at (864) 303-9696.

CC: Mr. Gregory A. Phipps, District 4 Representative

Date Mailed: March 26th, 2019

