

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-128**

**Petitioner:** Mt. Island Promenade, LLC  
**Rezoning Petition No.:** 2016-128  
**Property:** ± 125.13 acres located along Mt. Holly-Huntersville Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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, September 28, 2016, 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 September 16, 2016. 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 September 28, 2016 at 7:30 PM, at Cook's Memorial Presbyterian Church, 3413 Mt. Holly-Huntersville Road, Charlotte, NC 28216.

### **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 was David Joseph with Mt. Island Partners, LLC, Sam Simpson and Lauten Crow with Simpson Commercial, LLC, Randy Smith with Landmark Development, Benji Layman with The Isaacs Group, PC, Brent Stought with Design Resource Group, Patrick McCoy Newmark Grubb Knight & Frank, Ramey Kemp with Ramey Kemp and Associates, and Sean McDonnell with Beacon Partners. Also in attendance were Mike Bell with Corning Optical Communications, LLC, Keith MacVean with Moore & Van Allen, PLLC and Councilmember Al Austin.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean provided an overview of the rezoning process and highlighted key dates in the process. He then described the previous rezoning petition that had been filed in 2008. He explained that the new petition will allow for reduced retail and increased office uses with Corning Optical Communications having headquarters on the site.

Mike Bell was introduced to attendees and provided additional information about Corning Optical Communications. Corning is one of the world's leading innovators in materials science. Corning has been in existence for 165 years applying its unparalleled expertise in specialty glass, ceramics, and optical physics to develop products that have created new industries and transformed people's lives. Corning innovations include the glass envelope for Thomas Edison's light bulb, heat resistant Pyrex glass, LCD glass, Gorilla glass for cell phones, and is responsible for the most widely deployed brand of optical fiber in the world. In relocating their headquarters from Hickory, they will be adding 150 new jobs with salaries that are above average for the area. Corning will also continue with their community engagement with involvement in education, community service, the arts and diversity. They plan to bring an "open campus" feel with park areas providing connectivity to the community.

Keith MacVean and Sam Simpson then went into detail about the proposed plan and offered comparisons to the previous rezoning. The new plan will allow for the rezoning of nine (9) additional acres, from the previous rezoning, to add Corning's corporate office headquarters buildings, and to add a hotel and motion picture theater uses to the previously approved conditional plan. The Site will include Corning offices, residential units, Harris Teeter, a hotel, movie theatre, restaurants, a gas station and other retail uses. There will be two additional access points to the Site, one from Mt. Holly-Huntersville opposite Overlook Mountain Drive (as a new signalized intersection), and a right-in driveway from Brookshire Freeway. The plan also proposes improvements along Mt. Holly-Huntersville Road with a 12 foot multi-use trail. It was then explained that the development will occur in 3 phases.

The presentation was then turned over to Ramey Kemp to discuss the traffic study for this project. His team met with NCDOT to identify potential traffic flow problems in the area. They conducted trip counts during the AM and PM peak times. They found that the biggest problem was the back-up that occurs on Brookshire Blvd from Mt. Holly Huntersville Road. To this, they are considering an extended queue for exiting I-485 and creating a continuous flow intersection along Brookshire Blvd. Partnering with traffic engineers, they will work to coordinate the traffic signals through a new traffic pattern that will keep the cars moving.

## **II. Summary of Questions/Comments and Responses:**

One attendee asked about the types of retail that will be present. The Site will include high-end tenants for \$28-\$32 per ft<sup>2</sup>.

Attendees asked about the back-up of traffic at the I-485 off ramp onto Brookshire Blvd. The development calls for a dual right turn onto Brookshire as well as an extended storage queue off of the exit. It was then asked when the traffic study was conducted. Ramey Kemp told attendees that counts are taken in the AM and PM peak times and must be conducted when school is in session.

Chastain Parc residents asked about traffic flow through their neighborhood. They asked if there is a way to not have the connection road to Chastain Parc Dr. They are concerned that motorists will choose to go through their neighborhood instead of waiting at the stop light intersections. One resident suggested having additional exists to the Site and eliminating the road connection. Sam Simpson explained that they are adding the signaled exit at Mountain Overlook. He also explained that they attempted to create a right out onto Brookshire Blvd as well.

Attendees asked if a text amendment was possible and what steps the city was taking to amend the subdivision ordinance to not require the connection to Chastain Parc. Al Austin then addressed the group on connectivity issues. He has spoken to staff about the traffic ordinance and connectivity. The city staff are taking a new look through the subdivision ordinance as well in order to find ways to add bike lanes, one-ways and walk-ways to improve connectivity.

One resident asked who pays for speed bumps through the neighborhood. Through the 2008 rezoning, the Petitioner is committed to paying for such road improvements if the residents of the neighborhood agree to allow them to be installed as outlined in the City's traffic calming policies.

Residents also asked if an over pass on Mt. Holly-Huntersville Road was considered. It was explained that through NCDOT, an overpass is not an option.

Mr. Simpson explained that all plan improvements must be made before a Certificate of Occupancy is issued. He also expressed his commitment to work with the area residents in order to address all of the traffic and connectivity concerns that have been raised.

The attendees were thanked for their time and interest; the meeting was then adjourned.

Attendees were invited to follow-up with Keith MacVean if they had additional questions.

#### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The Petitioner after consulting with City Staff redesigned the required connection from Chastain Parc to the Rivebend Mixed Use Center. The redesigned connection is no longer a direct connection through the development to Chastain Parc but a connection that will require three (3) turns and will include a one lane chocker road. This re-design of the connection to Chastain Parc will make the use of this connection by potential cut-through traffic much less desirable and convenient, while still meeting the subdivision requirements for connectivity.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Claire Lyte-Graham, Charlotte Mecklenburg Planning Department  
Sam Simpson, Simpson Commercial LLC  
Lauten Crow, Simpson Commercial LLC  
Patrick McCoy, Newmark Grubb Knight & Frank  
David Joseph, Mt. Island Partners LLC  
Randy Smith, Landmark Development  
Sean McDonnell, Beacon Partners  
Mike Bell, Corning Optical Communications, LLC  
Ramey Kemp, Ramey Kemp & Associates  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-128	03301238	3528 MT HOLLY HUNTERSVILLE HOLDINGS LLC				482 ROSS PL		OCEANSIDE	NY	11572
2016-128	03304166	AHRENS	LANCE J			10733 CHASTAIN PARC DRIVE		CHARLOTTE	NC	28216
2016-128	03304106	ALCOTT	LARRY W	KIMBERLY ANN	ALCOTT	PO BOX 188		PAW CREEK	NC	28130
2016-128	03304109	ALLEN	WILLIAM R	BETTY F	ALLEN	4220 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2016-128	03304122	ALLEN	WILLIAM R	BETTY F	ALLEN	4220 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2016-128	03304123	ALLEN	WILLIAM R	BETTY F	ALLEN	4220 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2016-128	02326110	ARCHLAND PROPERTY I LLC			C/O ANN STANTON	4379 ISLAND COVE LN		CHARLOTTE	NC	28216
2016-128	03304151	AUSTIN	JESSIE M			7218 LADY ANN CT		CHARLOTTE	NC	28216
2016-128	03304425	BALDWIN	VICKI L		MARCO A VERASTEGUI	11112 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	02326111	ASSOCIATION	BANK OF AMERICA NATIONAL		C/O BANK OF AMERICA	NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255
2016-128	03304504	BARTLETT	SHERRY L			11021 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304509	BECKHAM	DEREK B	CYNTHIA LYNN	BECKHAM	11119 CHASTAIN PARC DRIVE		CHARLOTTE	NC	28216
2016-128	03304148	BELL	DAWN R			10736 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304512	BLAKENEY	ANESTHA W			11203 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304435	BLANCO	ZARINA			9213 CHASTAIN WALK DR		CHARLOTTE	NC	28216
2016-128	03304138	BLAND	TREMAYNE			10816 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304150	BURDETTE	CYNTHIA	MICHAELE	JONES	7226 LADY ANN CT		CHARLOTTE	NC	28216
2016-128	03304426	BURTON	JOSEPH R			11106 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304510	CARRILLO	RUBEN	MARGARET HENRIETTA	CARRILLO	11125 CHASTAIN PACE DR		CHARLOTTE	NC	28216
2016-128	03304160	CHASTAIN HOMEOWNERS ASSOC INC				5800 EXECUTIVE CENTER DR		CHARLOTTE	NC	28212
2016-128	03304507	COFFEY	CLIODNA PATRICIA			11107 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304174	COLLINS	TIMOTHY	NICOLE	COLLINS	10917 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304167	COLUCCI	JOSEPH ANTHONY			10739 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	3304119	CORNING OPTICAL COMMUNICATIONS, LLC	BELL	MIKE		800 17TH ST. NW				
2016-128	03304165	CORTHELL	SCOTT			10727 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304511	CURBEAM	STEVEN C	SAKIRA V	CURBEAN	11133 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304161	DAVIS	BYRON	CRYSTAL	DAVIS	10703 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304140	DAVIS	JAMES			10804 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03320113	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2016-128	03320199	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2016-128	03322112	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2016-128	03322113	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2016-128	03322114	DEPT OF TRANSPORTATION				1 SOUTH WILMINGTON ST		RALEIGH	NC	27611
2016-128	03322115	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2016-128	03322116	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2016-128	03304146	DURRAH	PAMELA D	CHARLES	DURRAH	7211 WATTSDALE AVE		CHARLOTTE	NC	28216
2016-128	02327133	ENFIELD INVESTMENTS LLC				PO BOX 36799		CHARLOTTE	NC	28236
2016-128	03304176	FLORI	ANDREA			1 NORTH DR		HYDE PARK	NY	11040
2016-128	03304168	FRAZIER	SHAROLYN O			4301 PARLIAMENT CT		CHARLOTTE	NC	28216
2016-128	03304429	GIBBS	TAMILLA			7102 STREATOR CT		CHARLOTTE	NC	28216
2016-128	03304172	GOODEN	AMBER			3309 BURLINGTON ST		SUFFOLK	VA	23435
2016-128	03304501	GRAHAM	DENNIS L JR	KWAN	GRAHAM	11001 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304163	GRANT	CLAYTON L	MIRACLE N	SMITH	10715 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	02326331	GRESHAM	KRIS W	DEBRA C	GRESHAM	4635 ANDREW JAMES DR		CHARLOTTE	NC	28216
2016-128	03304158	GRIER	KEVIN G			7221 LADY ANN CT		CHARLOTTE	NC	28216
2016-128	03304240	HAMMOND	TOREY L			10908 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304117	HARTSFIELD-DAVIS	PATRICIA	DAVID RAY	DAVIS	1600 STEVENS RD		MATTHEWS	NC	28105
2016-128	03304175	HAWKINS	DAENG			10923 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304171	HITE	KAMARIA	LAMONT	BROWN	10825 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304164	HODGE	DANA			10721 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304113	HOLLYHUNTER CHURCH				4316 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2016-128	02326332	HUDNALL	SHEILA A			4640 ANDREW JAMES DR		CHARLOTTE	NC	28216
2016-128	03304139	JEFFRIES	JACQUELINE J R/T			3149 PLEASANT GROVE UNION SCH RD		BURLINGTON	NC	27217
2016-128	03304241	JOHNSON	LINDA D		CARL JOHNSON JR (H/W)	10902 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304505	KOONCE	ELISA DIANNE			11029 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	03304432	LOVE JR	ROY THOMAS	JEAN D	LOVE	11002 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2016-128	02326109	MALCOLM	WENDELL COREY		ATTN: PROPERTY TAX DEPARTMENT	5200 BUFFINGTON RD		ATLANTA	GA	30349
2016-128	03304159	MARTINEZ-RAMERO	MARIA E			7227 LADY ANN CT		CHARLOTTE	NC	28216
2016-128	03304141	MCCLAINE	MONICA Y	LORENZO B	MCCLAINE	7214 WATTSDALE AVE		CHARLOTTE	NC	28216
2016-128	02326204	MCQUAY	RICHARD LEIGHTON	MARION C	MCQUAY	4403 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2016-128	03304118	MCRORIE	ROBERT E	DEBORAH W	MCRORIE	12006 MOUNTAIN LAKE COVE		CHARLOTTE	NC	28216

2016-128	02326112	MECKLENBURG COUNTY ALCOHOLIC	BEVERAGE CONTROL BOARD		3333 N TRYON ST	CHARLOTTE	NC	28206		
2016-128	02326106	METENEY	DAVID		4019 MT HOLLY HUNTERSVILLE RD	CHARLOTTE	NC	28216		
2016-128	03304170	MILES	SONYA S		10817 CHASTAIN PARC DRIVE	CHARLOTTE	NC	28216		
2016-128	03304162	MITCHELL	JATONA K		10709 CHASTAIN PARC DR	CHARLOTTE	NC	28216		
2016-128	03301225	MOUNTAIN ISLAND MARKETPLACE 1684 LP		C/O KIMCO REALTY CORPORATION	3333 NEW HYDE PARK RD SUITE 100	NEW HYDE PARK	NY	11042		
2016-128	03301226	MOUNTAIN ISLAND MARKETPLACE 1684 LP		C/O KIMCO REALTY CORPORATION	3333 NEW HYDE PARK RD SUITE 100	NEW HYDE PARK	NY	11042		
2016-128	03301251	MOUNTAIN ISLAND MARKETPLACE 1684 LP		C/O KIMCO REALTY CORPORATION	3333 NEW HYDE PARK RD SUITE 100	NEW HYDE PARK	NY	11042		
2016-128	02326125	MOUNTAIN ISLAND PROMENADE LLC			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204		
2016-128	03304187	MOUNTAIN ISLAND PROMENADE LLC			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204		
2016-128	03304188	MOUNTAIN ISLAND PROMENADE LLC			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204		
2016-128	03304190	MOUNTAIN ISLAND PROMENADE LLC			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204		
2016-128	03304191	MOUNTAIN ISLAND PROMENADE LLC			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204		
2016-128	03304192	MOUNTAIN ISLAND PROMENADE LLC			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204		
2016-128	03304110	MT ISLAND PROMENADE LLC		ATTN: DAVID JOSEPH	1401 SUNSET DR SUITE B	GREENSBORO	NC	27408		
2016-128	03304111	MT ISLAND PROMENADE LLC			1401 SUNSET DR SUITE B	GREENSBORO	NC	27408		
2016-128	03320114	MT ISLAND PROMENADE LLC			1401 SUNSET DR SUITE B	GREENSBORO	NC	27408		
2016-128	03322117	NC DEPT OF TRANSPORTATION			206 CHARTER ST	ALBEMARLE	NC	28001		
2016-128	03304422	NELSON	ROBERT L	MILLIE G	NELSON	11132 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	02326108	OVERLOOK OWNERS ASSOC INC			PO BOX 1003	CHARLOTTE	NC	28201		
2016-128	02326333	OVERLOOK OWNERS ASSOC INC			PO BOX 1003	CHARLOTTE	NC	28201		
2016-128	03304108	PAIGE	DAVID HOWARD	CATHERINE E	PAIGE	4422 MT HOLLY-HUNTERSVL	CHARLOTTE	NC	28216	
2016-128	03304169	PATERNITI	MARK E	TERESA A	PATERNITI	10811 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304137	POPWELL	JUNIOR A		MAUREEN M POPWELL (H/W)	10824 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304112	POUTIER	JAMES F	VIRGINIA P	POUTIER	2625 LILLY MILL RD	CHARLOTTE	NC	28210	
2016-128	03304239	PRICE	JENELL			10914 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304430	RICHARDSON	PAUL DEMOND		ANGELA P MILLER	11014 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304119	RIVENBARK	ROBERT L	CARINA L	RIVENBARK	4200 MT-HOLLY HUNTRSVL RD	CHARLOTTE	NC	28216	
2016-128	03304173	ROSENBERGER	LARRY W JR			300 E BASSE RD APT 1300	SAN ANTONIO	TX	78209	
2016-128	02326330	SAVILLE	ROBERT J	NADINE N	SAVILLE	4627 ANDREW JAMES DR	CHARLOTTE	NC	28216	
2016-128	03304503	SEAMANS	DOUGLAS V JR	LINDSAY	SEAMANS	11015 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304434	SFR 2014-NC LLC				53 FOREST AVE	OLD GREENWICH	CT	06870	
2016-128	03304424	SHAW	MARK			11118 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304423	SIMS	TAMARA N			11124 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304149	SNOWDEN	CHENELLE			10728 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304147	STOWE	RICKTO	SYNETRIA D	STOWE	7217 WATTSDALE AVE	CHARLOTTE	NC	28216	
2016-128	03304120	STRONG WILLED II LLC				PO BOX 680816	CHARLOTTE	NC	28216	
2016-128	03304428	SWEENEY	JONATHAN C	JEANNE F	WINN	11028 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304152	TAMEZ	SHANNON D	JESSE M	TAMEZ	7212 LADY ANN CT	CHARLOTTE	NC	28216	
2016-128	02326105	THOMPSON	JOSEPH L			4001 MT HOLLY-HUNTERSVILLE RD	CHARLOTTE	NC	28216	
2016-128	03304427	THOMPSON	LAWRENCE P III (L/T)	KIMBERLY B(L/T)	THOMPSON	9604 CALLIS CT	HARRISBURG	NC	28075	
2016-128	02326126	THOMPSON	MARY ANNE			3915 MT HOLLY-HUNTERSVILLE RD	CHARLOTTE	NC	28216	
2016-128	02326104	THOMPSON	MARY ANNE (BY WILL)	JOSEPH L (BY WILL)	THOMPSON	3915 MT HOLLY-HUNTERSVILLE RD	CHARLOTTE	NC	28216	
2016-128	03304431	TROUTMAN	ERIKA SHEMEDRIUS ELDER	CHRISTOPHER	TROUTMAN	11008 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	02326113	TRUST	WAL-MART REAL ESTATE BUSINE DEPARTMENT		C/O RE PROPERTY TAX	MAIL STOP 0555	BENTONVILLE	AR	72716	
2016-128	02326116	TRUST	WAL-MART REAL ESTATE BUSINESS		C/O WALMART PROPERTY TAX DEPT	PO BOX 8050	MS 0555	BENTONVILLE	AR	72712
2016-128	03301239	WEIR ASSOCIATES LP		INC	C/O CAROLINA RESTAURANT GROUP,	8040 ARROWRIDGE BLVD	CHARLOTTE	NC	28273	
2016-128	03304502	WESSLING	STEPHEN J	CRISTY	WESSLING	1213 WILLIAMS RD	ANDERSON	SC	29625	
2016-128	02326107	CHARLOTTE INC	WESTSIDE CHURCH OF CHRIST OF			4527 FREEDOM DR	CHARLOTTE	NC	28208	
2016-128	03304157	WHITE	JAMES R			7215 LADY ANN CT	CHARLOTTE	NC	28216	
2016-128	03304508	WIGGINS	KEITH D	CYNTHIA K	WIGGINS	11113 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304506	WOLFSOHN	EDWARD	RITA	WOLFSOHN	11101 CHASTAIN PARC DR	CHARLOTTE	NC	28216	
2016-128	03304433	ZALESKI	RICHARD J		KAREN V (H/W)	10936 CHASTIN PARC DR	CHARLOTTE	NC	28216	
2016-128		JEFF BROWN & KEITH MACVEAN			MOORE & VAN ALLEN, PLLC	100 N. TRYON ST., SUITE 4700	CHARLOTTE	NC	28202	

Pet._No	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip
2016-128	Laura	Griggs	Chastain HOA	9527 Chastain Walk Drive	Charlotte	NC	28216
2016-128	Management		Devonwood Towns HOA	Post Office Box 38809	Charlotte	NC	28278
2016-128	Doug	Morgan	Mountain Point NA	5201 Mountain Point Lane	Charlotte	NC	28216
2016-128	Victoria	Carnall	Devonwood Towns	4742 Stoney Branch Drive	Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-128 – Mt. Island Promenade, LLC**

Subject: Rezoning Petition No. 2016-128  
Petitioner/Developer: Mt. Island Promenade, LLC  
Current Land Use: Vacant/residential  
Existing Zoning: R-3, NS and B-D(CD)  
Rezoning Requested: CC, MUDD-O, O-1(CD) and NS(SPA)

**Date and Time of Meeting:** **Wednesday, September 28, 2016 at 7:30 p.m.**

Location of Meeting: Cook's Memorial Presbyterian Church  
3413 Mt. Holly-Huntersville Road  
Charlotte, NC 28216

Date of Notice: September 16, 2016

We are assisting Mt. Island Promenade, LLC (the "Petitioner") on a Rezoning Petition recently filed to allow changes and additions to the previously approved conditional plan for the Riverbend Mixed-Use Center. The changes and additions will allow the development of the Site as a neighborhood mixed-use center. The mixed-use center will contain a mix of corporate office buildings, a hotel, a motion picture theatre, a neighborhood shopping center, and residential uses on 125 acres located the southwest quadrant of the intersection of Mt. Holly-Huntersville Road and I-485 (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 ±125.13 acre Site from R-3, NS and B-D(CD) to CC, MUDD-O, O-1(CD) and NS(SPA). All but nine (9) acres of the Site were rezoned in 2008 to allow the Site to be developed with a retail based neighborhood mixed use center containing up to: (i) 415,000 square feet of retail and restaurant uses; (ii) 84,000 square feet of office uses; (iii) 127,000 square foot underground climate controlled facility; and (iv) up to 625 residential dwelling units, a combination of apartments and townhomes. Access to Site was proposed to be from Mt. Holly-Huntersville Road via a new public street and a new driveway opposite Callabridge Court. A public street connection to Chastain Parc Drive was also required.

The new rezoning petition and associated site plan filed as part of this rezoning request proposes to make the following changes to the previously approved conditional plan:

- Adds nine (9) acres to the Site.
- Adds two additional access points to the Site, one from Mt. Holly-Huntersville opposite Overlook Mountain Drive (as a new signalized intersection), and a right-in driveway from Brookshire Freeway.
- Reduces the amount of allowed retail and restaurant uses to 243,000 square feet.
- Adds a hotel use with up to 200 rooms.
- Adds a motion picture theater as an allowed use.
- Increases the amount of allowed office uses on the Site to 365,000 square feet to accommodate a new Class A corporate office use.
- Reduces the number of allowed residential units to 600.
- Maintains the ability to construct a climate controlled storage facility.
- Maintains a 90 foot undisturbed buffer adjacent to Chastain Parc.
- Maintains a public street connection from the Site to Chastain Parc.

A new traffic study for Site has been submitted to NCDOT and CDOT for review. The new traffic study for the Site evaluates the impact of the proposed development on the surrounding roadways and will provide recommendations on required roadway improvements.

### **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, September 28, 2016, at 7:30 p.m. at Cook's Memorial Presbyterian Church, 3413 Mt. Holly-Huntersville Road, Charlotte, NC 28216.** 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 Commission  
Sam Simpson, Mt Island Partners, LLC  
David Joseph, Mt. Island Partners, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### **Site Location**



Mt. Island Promenade, LLC  
Rezoning Petition 2016-128  
Community Meeting – September 28, 2016 @ 7:30p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Charlene E Paige	4422 Mt Holly Huntersville Rd	704-641-5495	cpaige@charlottennc.gov
2	BILL NEMECEK	5202 POLO GATE BLVD <sup>28216</sup>	704-398-9703	pbnem@hotmail.com
3	Kwan Graham	11001 Chastain Parc Dr	704-408-7105	kgraham@gmail.com
4	Fand N Sandate	2206 Winding River Dr	<del>704-408-7105</del>	<del>kgraham@gmail.com</del>
5	Johnnie Quinn	9508 Stonegate Dr	704/392-0662	johnnie_quinn@hotmail.com
6	Mary Thompson	3915 Mt Holly-Huntersville Rd	704-399-3702	
7	JOE THOMPSON	4001 Mt. Holly-Huntersville Rd	704/399-8837	—
8	Doug Wells	4401 Shadow Cove Ln CT	704-651-7074	D. Wells 2011@Live.com
9	DAVE DOHERTY	4875 Polo Gate	950-865-4761	DBDOHERTY@AOL.COM
10	LYNN LEONARDO	5108 Polo Gate Blvd	<del>704-651-7074</del>	LYNNLEO@Bellsouth.net
11	Bill Joerin	4919 Polo Club Blvd	<del>704-651-7074</del>	<del>LYNNLEO@Bellsouth.net</del>
12	JAN JOERIN			
13	VERA HANLEY	4905 Polo & Hill	704-483-3238	
14	Ann Blomquist	3520 Mtn. Cove Dr	704-399-0668	aoblomquist@gmail.com

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	<sup>Patel</sup> DANA Nagesh	4415 OVERLOOK COVE RD Charlotte NC 28216	<del>704-214-6196</del>	DanPatel 360@gmail
16	Doreen Blana	10816 Chastain Park Dr	704-214-6196	
17	DONNA & JACK	4909 POLO GATE BLVD	704 301 5556	donnaKirts@Juno.com
18	Bill Gibson	4391 Island Cove Lane Charlotte 28216	704-394-0147	
19	Shelia & ERSKINE TUCKER	5125 Polo Gate Blvd Chlet 28216	980 <del>704</del> - 237-3208	
20	Veronica Latter	9938 Gray Dove Ct	980-428-3874	
21	Larry Latter	9938 Gray Dove Ct	980-225-2052	
22	Mike Stanford	501 Glenwary Dr	704 564-4145	
23	Tom Blomquist	3520 MOUNTAIN COVE	704 397 0636	D/m 245@aol.com
24	TERRY ROCHF	3516 MOUNTAIN COVE		
25	Rodney Dean & Barbara	12720 Overlook Mountain Dr.	-	
26	Regina Fleszar	12556 Overlook Mountain Dr.	704-910-6125	FLESZAR@gmail.com
27	Willie Rainer	5206 Polo Gate Blvd		
28	Sarah Rainer	5206 Polo Gate Blvd		

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Al Nikles	4428 Serene Ln	704-399-7786	niklas4source@earthlink.net
30	Rick & Karen Zaleski	10936 CHASTAIN PARK DR	704-392-3866	RICKJ2NC@ICLOUD.COM
31	Carmen & Juan Sanchez	5501 Mountain Point Lane	(704) 525-4439	carmenpttmn@yahoo.com
32	Jeff Coward	4328 Andrew James Dr	704 970 9804	jlcjkc@gmail.com
33	Fred Capitan	11124 Golden Dr	704-287-0258	Becks56@yahoo.com
34	Brenda Creech	1112 Golden Dr	540-428-6264	Twigs1001@yahoo.com
35	Alan & Jackie Kurnicki	7208 Lady Ann Court	704-392-9779	alan.kurnicki@hush.com
36	Porsche Phan	7201 Lady Ann Ct	704 941 7201	pp.entrac@yahoo.com
37	Chris & Enta Trautman	11008 Chastain Park Drive	404 449 8470	Enikaeiderdn12@yahoo.com
38	Roger & Sara Gore	4415 Everclear Ct	704-962-5414	everclearct@gmail.com
39	Rebecca & Chris Hayward	2541 Oakboro Ln	704-770-1647	rebecca@franciscom.com
40		Charlotte, NC 28214		
41	Elise Morgan	12415 Overlook MTN Dr		EliseMorgan@hotmail.com
42	Carl Johnson, Jr	10902 CHASTAIN PARK DR	704 995-7634	uni-que@carolina.cc.com

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	Helen Faulstich	4843 Polo Gate B.	704 900 6934	
44	Gerald Faulstich	"	"	
45	JAMES C. LEIST	5533 MOUNTAIN POINT LANE	104 394 1182	
46	Charles Nutting	12693 OVERLOOK MT DR	704 393-9721	CNUTTING@AOL.COM
47	KAREN NUTTING	"	"	CNUTTING@AOL.COM
48	ALLISON KIRCHMER	4407 MT. COVE DR.	704-391-3527	aKirchmer@live.com
49	Jim & Barbara Nissee	105 Summerlea Dr		
50	Cathy Moringo	4425 Mt. Cove Dr.	704 560-0144	cmoringo@carolina.rr.com
51	HAROLD FINLON	4326 OVERLOOK COVE RD	(704) 395-1773	HFINLON@HOTMAIL.COM
52	Rolf Wilhelm	1816 Hart Rd		
53	Reeta Wolfsohn	11101 Chastain Park Dr	828 215 1588	Reeta@financialsocialwork.com
54	Ron Matthews	3711 Mountain Cove Dr	704 392 3082	matth710@hotmail.com
55	Alanson Van Fleet	5129 Polo Gate Blvd	704. 900. 6312	alanson@gmail.com
56	Jane Van Fleet	"	"	jane.van.fleet@gmail.com

Mt. Island Promenade, LLC  
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	Pastor Mary +	9309 Mtn. Pine Cir	704/910-5403	pastormary@carolina-rr.com
58	Richard Lautenslager	Clt 28214		richlaut@carolina.rr.com
59	Peter Woodham	4514 Inlet Point Ct. 28216	704/392/2569	peterwoodham@carolina-rr.com
60	Patricia Vanek	4326 Mtn Cove Dr	704 392 3150	puanek2000@yahoo.com
61	Vicki Reich	5218 Polo Gate Blvd	704-281-2493	vreich01@gmail.com
62	Dr. James Robert White	7215 Lady Ann Court 28216	704-398-9908	Drjrwwhite@carolina-rr.com
63	Laura Griggs	9527 Chastain Walk Dr	704-649-7751	griggs90@ymail.com
64	Scott Conthell	10727 Chastain Parc Dr	704 328 6197	scott.conthell@compass-usa.com
65	JAMES POUTIER	4400 MT. H. H. Rd.	704.5347869	Poutier 4@AOL.Com
66	Mary Crowden	7203 <del>Watts</del> <sup>Watts</sup> Ave C	704-697-9358	<del>Crowden, Mary</del> Crowden, Mary @ A.H. net
67	Sonya Miles	10817 Chastain Parc Dr	704-907-1701	Smiles618@bellsouth.net
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**Mt. Island Promenade, LLC**  
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**Community Meeting – September 28, 2016 @ 7:30p**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
xx	1 Robert & Millie Nelson	11132 Chastain Park Dr.	704-399-9326	mi11bob114@aol.com
	2 Julie Sasnett	3508 Ntn. Cove Dr.	704-399-0760	juliasas@carolinacc-pr.com
* *	3 Jeff Stanton	12686 Overlook Mountain Dr.		jeff.stanton@partners.mcd.com
	4 Jane Van Fleet	5129 Polo Gate Blvd	704 900 6312	jane.van.fleet@gmail.com
* *	5 Art McCall	4739 " " "	704 933 9748	Artmccall@MSN.com
	6 Joe Colucci	10739 Chastain Park Dr	704 572262	jccolucciwt@gmail.com
* *	7 T.P. + Christi Barker	4840 Mountain Pt. Ln.	704-507-4962	CKellerbarker@gmail.com
* *	8 Bob Keller	11901 Mountain Lake Cove	704-394-5885	BKellerPE@CAROLINA,PR.COM
	9 Hindsey Craven	12304 Danielle Christina ct	704-391-8267	HindseyCraven@gmail.com
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29	Jennifer Jackson	9907 Graydove Ct		graydove0821@gmail.com
30	Wil Russell			
31	Elwa Koonce	<del>XXXXXXXXXXXXXXXXXXXX</del>	SockBandit02@gmail.com	<del>XXXXXXXXXXXXXXXXXXXX</del>
32	Wolfsohn	11101 Chastan Parc Dr	8282155688	SockBandit02@gmail.com
33	Edward Jenkins	11911 Pinnacle Point Lane		ejenkins ejenkins.com
34	Taleba Morrison	10330 Carver Falls Road		<del>XXXXXXXXXXXXXXXXXXXX</del>
35	Russell Sasnett	3508 Mt. View Dr.		rsasnett@carh.com
36	Sean Courtney	4427 Overlook Court Rd		sean@undercontroltech.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	Margaret + Neil Lewis	9635 Chastain Walk Dr.		mnlewis1217@att.net
58	Ivonne Buena	<del>XXXXXXXXXXXXXXXXXXXX</del>		icardonazs@aol.com
59	Mary Howell			rhowell@tlf.org
60	Christie Gardner	9314 Chastain Walk Dr.		
61	William R Gardner	9314 Chastain Walk Dr.		
62	William Leonard	3504 Mountain Cove Dr		wleonard@bellsouth.net
63	Heidi Leonard	3504 Mountain Cove Dr		wleonard@bellsouth.net
64	Tim + Linda Yates	12007 Overlook Int. Dr.		tyates60@gmail.com
65	Randy Campbell	11920 Overlook Mtn Dr		THE CAMPBELLS@CAROLINA.PR.COM
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
85	Margot Langdon	7207 Wattsdale Ave <sup>28216</sup>		phillangdon@earthlink.net
86	Michael Fogarty	4003 Mountain Cove Dr		mfogarty5@yahoo.com
87	Ed Wolfsohn	1101 CHASTAIN PARK DR.		edwolfsohn@gmail.com
88	Mark Lisy	2035 Mt Isle Harbor Dr 29214		mark.lisy@century21.com
89	Byron Davis	<del>10703</del> 10703 Chastain Par		<del>cedavis</del>
90	Crystal Davis	" "		cedavis68@gmail.com
91	Rebecca Craven	12304 Danielle Christine Ct		rcraven@caroline.rv.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
113	LISA DICKINSON	12744 Overlook Dr <sup>28216</sup>	<del>800-822-2425</del>	<del>[REDACTED]</del>
114	Gayle List	11930 Matthew Martin	<del>800-822-2425</del>	gayelist@gmail.com
115	Deana Stanford	501 Glencurry Dr. 28214		deanastanford@bellsouth.net
116	Peter Stoffel	213 Village Glen Way <sup>pt 116119</sup> 28120	704-822-2425	Peter.CStoffel@gmail.com
117	Cynthia Sones	7826 Lady Ann Ct	704-756-0071	cynthbj1@aol.com
118	Michael Sones	7226 Lady Ann Ct		
119	Patricia Flynn	12415 Overlook Mtn Dr	704-395-2450	
120	KEVIN GRIER	7221 LADY ANN CT	704-620-1010	Kevin_grier@att.net
121	Brad Price	9614 Corbett Square Ln. <sup>28244</sup>	704-280-9198	bradleymaria@bellsouth.net
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