

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-011

Petitioner: Milestone
Rezoning Petition No.: 2019-011
Property: ± 13.16 acres located along Yorkmont Road between Parkway Plaza and Courtney Ridge Lane (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 Thursday, February 28th, 2019, 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 2/13/2019. 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 Thursday, February 28th, 2019 at 6:30 PM, at Courtney Ridge Apartments Clubhouse, 920 Yorkmont Ridge Lane, Charlotte, NC 28217.

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 Michael Sauer and Jason Wise with Milestone, Scott Kiger with Design Resource Group. Also in attendance were Bridget Grant and Djuana Keys 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 introduced the development team to attendees. Ms. Grant reviewed the conditional rezoning schedule and the proposed rezoning plan. The Petitioner intends to construct a Phase II of the existing Courtney Ridge development with 180 units. The new development will include an additional clubhouse and access point to the site and provide new open space and outdoor amenities.

The meeting was then opened to questions.

II. Summary of Questions/Comments and Responses:

The attendee inquired if there would be a gate at the new entrance of Parkway Plaza. Ms. Grant explained that there would not be a gate due to the required street connection.

He then asked if garages and large parcel boxes would be available to residents. Michael Sauer with Milestone explained that there would be garages available and 24 hr. access parcel boxes for the new development.

Bridget 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 as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Michael Sauer, Milestone
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-011	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-011	14315102	MREI IV COURTNEY LAND LLC			C/O MILESTONE GROUP LLC	833 DOUGLAS AVE STE 1600	ATTN JOHN R ASCENZO ESQ	DALLAS	TX	75225
2019-011	14315103	WALLACE VL LLC				4201 CONGRESS ST STE 170	C/O NAI SOUTHERN REAL ESTATE	CHARLOTTE	NC	28209
2019-011	14315105	5121 PARKWAY PLAZA LLC				2225 CORONATION BLVD		CHARLOTTE	NC	28227
2019-011	14315106	5121 PARKWAY PLAZA LLC				2225 CORONATION BLVD		CHARLOTTE	NC	28227
2019-011	14315109	MREI IV COURTNEY LLC				8333 DOUGLAS AVE STE 1600		DALLAS	TX	75225
2019-011	14315110	NCFLA II OWNER LLC			C/O CAPITAL PARTNERS INC	PO BOX 638		ADDISON	TX	75001
2019-011	14315111	NCFLA II OWNER LLC			C/O CAPITAL PARTNERS INC	PO BOX 638		ADDISON	TX	75001
2019-011	14316120	COX	JASON	GARY	MCLEMORE	3814 FIRCREST DR		CHARLOTTE	NC	28217
2019-011	14316121	KARPMAN	BRETT A			3805 FIRCREST DR		CHARLOTTE	NC	28217
2019-011	14316122	DICKERSON	JAILA M			3809 FIRCREST DR		CHARLOTTE	NC	28217
2019-011	14316123	QUATTLEBAUM	JEFFREY			3813 FIRCREST DR		CHARLOTTE	NC	28217
2019-011	14316124	CAICEDO GUIO	MANUEL I			3819 FIRCREST DR		CHARLOTTE	NC	28217
2019-011	14316129	HIGHTOWER	BRANDON A			5206 WHIPPET RIDGE CT		CHARLOTTE	NC	28214
2019-011	14316130	FORTE	THOMAS ALBERT			5202 WHIPPET RIDGE CT		CHARLOTTE	NC	28217
2019-011	14316135	FIRCREST HOMEOWNERS ASSOCIATION INC				3850 FIRCREST DR		CHARLOTTE	NC	28217
2019-011	14316211	CLONTZ	IVA			11201 QUIET WOOD CT		CHARLOTTE	NC	28277
2019-011	14316315	KENLEY FAMILY PARTNERSHIP				PO BOX 2304		BANNER ELK	NC	28604
2019-011	14316317	HICKLIN	FRANCES M		C/O W H HICKLIN	PO BOX 708		ORANGEBURG	SC	29116
2019-011	14316318	JACKSON	MATTHEW N	MANUEL E JR	JACKSON	1045 YORKMONT RD		CHARLOTTE	NC	28217
2019-011	14316319	JACKSON	MANUEL E JR	SUSAN H	JACKSON	1117 YORKMONT RD		CHARLOTTE	NC	28217
2019-011	14316320	HERRON	VIRGINIA			1135 YORKMONT RD		CHARLOTTE	NC	28217
2019-011	14316321	HERRON	VIRGINIA H	SUSAN H	JACKSON	1117 YORKMONT RD		CHARLOTTE	NC	28217
2019-011	14316322	JACKSON	MANUEL E	SUSAN H	JACKSON	1117 YORKMONT RD		CHARLOTTE	NC	28217
2019-011	14325104	BRIT-CHARLOTTE PARKWAY I LLC				5410 EDSON LN SUITE 220		ROCKVILLE	MD	20852
2019-011	14325106	NC OWNER LLC			C/O CAPITAL PARTNERS INC	PO BOX 638		ADDISON	TX	75001
2019-011	14325107	SEI LAND HOLDINGS LLC			C/O EDWARD CURRIN	1418 BILTMORE DR		CHARLOTTE	NC	28207
2019-011	14325108	BRIT-CHARLOTTE PARKWAY I LLC				5410 EDSON LN SUITE 220		ROCKVILLE	MD	20852
2019-011	14325109	BRIT-CHARLOTTE PARKWAY I LLC				5410 EDSON LN SUITE 220		ROCKVILLE	MD	20852
2019-011	14325110	PKWY PLZA PROP OWNERS ASSO			C/O HIGHWOODS PROPERTIES	3100 SMOKETREE CT	SUITE 600	RALEIGH	NC	28604
2019-011	14325111	DEEPE LLC			& (ET-AL)	PO BOX 638		ADDISON	TX	75001
2019-011	14325112	DEEPE LLC			& (ET-AL)	PO BOX 638		ADDISON	TX	75001
2019-011	14325113	DEEPE LLC			& (ET-AL)	PO BOX 638		ADDISON	TX	75001

2019-011	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-011		Wayne	Crowe	925 Homewood Place		Charlotte	NC	28217
2019-011	Brightwalk HOA	Kim	Graham	4601 Charlotte Park Drive	Ste. 350	Charlotte	NC	28217
2019-011	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2019-011	Clanton Park Community Neighborhood Association	Charese	Baker	925 Homewood Place		Charlotte	NC	28217
2019-011	Clanton Park Community Neighborhood Association	Doris	Boyd	4116 Broadview Dr		Charlotte	NC	28217
2019-011	Clanton Park Community Neighborhood Association	Dorothy	Waddy	4032 Broadview Dr		Charlotte	NC	28217
2019-011	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2019-011	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd		Charlotte	NC	28217
2019-011	Windsong Trails Neighborhood Associaition	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-011 – Milestone

Subject: Rezoning Petition No. 2019-011

Petitioner/Developer: Milestone

Current Land Use: vacant

Existing Zoning: O-1(CD)

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Thursday, February 28th, 2019 at 6:30 p.m.**

Location of Meeting: Courtney Ridge Apartments Clubhouse
920 Yormont Ridge Lane
Charlotte, NC 28217

Date of Notice: 2/13/2019

We are assisting Milestone (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located along Yorkmont Road between Parkway Plaza Blvd and Courtney Ridge Lane (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 ± 13.16 acre Site from O-1(CD) to UR-2(CD) to develop a second phase of the existing Courtney Ridge Apartments. The proposed development will include residential units, supporting amenities, and open space. Vehicular access to the site will be from Parkway Plaza Boulevard and the existing Courtney Ridge Apartments.

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 Thursday, February 28th, 2019, at 6:30 p.m. at Courtney Ridge Apartments Clubhouse, 920 Yormont Ridge Lane, Charlotte, NC 28217.** 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 Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Michael Sauer, Milestone
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Milestone – Courtney Ridge Phase II Rezoning Petition No. 2019-011
 Community Meeting – 2/28/2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	BILBO GARRISON	1025 YORKMONT RIDGE LN. APT 712	706-910-7809	bilbogarrison@gmail.com
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