

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-019

Petitioner: Stanchion Asset Partners
Rezoning Petition No.: 2019-019
Property: ± 4.64 acres located at the intersection of W Mallard Creek Church Road and David Taylor Drive (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, March 28, 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 3/15/19. 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, March 28, 2019 at 7:00 PM, at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Rd, Charlotte, NC 28262.

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 Alex Kelly with Stanchion Asset Partners. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Alex Kelly opened the meeting and reviewed the proposed development plan. The site is proposed to be constructed with 2 buildings containing primarily retail and restaurant uses. It will include an enhanced open space area at the corners of David Taylor Drive and provide a gateway to the University Research Park. The development will provide an improved open space area surrounding the newly constructed buildings.

The meeting was then opened to questions.

II. Summary of Questions/Comments and Responses:

The attendee inquired about the type of restaurant to be constructed on the site. Mr. Kelly explained that it would be restaurants with no drive-thru facility. He then asked if a traffic signal

was going in at the intersection of David Taylor Drive and Mallard Creek Church Road to which Mr. Kelly said there is a new traffic signal currently being installed at the intersection.

The attendee then asked for an explanation of underground stormwater detention. Mr. Kelly explained that the water will drain to an underground facility before being released.

The attendee, owner of the adjoining property, was pleased with the proposed development.

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
David Pettine, Charlotte Mecklenburg Planning Department
Alex Kelly, Stanchion Asset Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-019	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-019	02901106	COLUMBIA COCHRAN COMMONS LLC			C/O REGENCY CENTERS	PO BOX 790830		SAN ANTONIO	TX	78279
2019-019	02901107	HIGH FAMILY PARTNERSHIP I LP		ROBERTS	C/O FELLERS, SCHEWE, SCOTT &	PO BOX 450233		ATLANTA	GA	31145
2019-019	02901108	DICKERSON REALTY CORP				1501 CHARLOTTE AV		MONROE	NC	28110
2019-019	02901121	TARA TRACY LLC			C/O WILLIAM R WEILER	39 SOUTH SEA PINES DR		HILTON HEAD ISLAND	SC	29928
2019-019	02901122	COOK	ELIZABETH P		C/O WALGREENS COMPANY	300 WILMONT RD	MS#3301	DEERFIELD	IL	60015
2019-019	04716205	CRESCENT ACQUISITIONS LLC				227 W TRADE ST SUITE 1000		CHARLOTTE	NC	28202
2019-019	04716207	KING	DALLAS MERLE	ELIZABETH L	KING	2509 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2019-019	04716212	TDCA RESOURCE SQUARE LLC			C/O THE DILWEG COMPANIES LLC	5310 SOUTH ALSTON AVE STE 210		DURHAM	NC	27713
2019-019	04716819	COGDELL INVESTORS (MALLARD)LLC			C/O THE COGDELL GROUP INC	4401 BARCLAY DOWN S DR STE 300		CHARLOTTE	NC	28209
2019-019	04716820	BASCOM'S CORNER LLC				204 WEST WOODLAWN RD #C		CHARLOTTE	NC	28217
2019-019	04716822	THREE RESOURCE SQUARE PARTNERS LLC			ATTN JOSEPH CAFIERO	78 DELAVAN ST		BROOKLYN	NY	11231
2019-019	04716827	FOUR RESOURCE SQUARE OWNER LLC				219 WEST 9TH ST STE 230		WILMINGTON	DE	19801
2019-019	04716829	PROSPERITY PLACE HOLDINGS LLC				1853 WILLIAM PENN WAY		LANCASTER	PA	17605

2019-019	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-019		Timothy	Burgess	2215 Maycroft Dr		Charlotte	NC	28262
2019-019	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2019-019	Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
2019-019	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2019-019	Chatham	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2019-019	Chatham Homeowners Association	William	Shepherd	3040 Parker Green Trail		Charlotte	NC	28269
2019-019	Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
2019-019	Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2019-019	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2019-019	Colvard Park	Tanner	Suttles	3225 Colvard Park Way		Charlotte	NC	28269
2019-019	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2019-019	Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2019-019	Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
2019-019	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2019-019	Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
2019-019	Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2019-019	Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2019-019	Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2019-019	Lexington	Robert	Davis	2345 Treymore Lane		Charlotte	NC	28262
2019-019	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2019-019	Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly	9146 Exbury Ct		Charlotte	NC	28269
2019-019	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2019-019	Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2019-019	Prosperity Point Homeowners Association	Cosby	Quinlan	3030 Driwood Court		Charlotte	NC	28269
2019-019	Quail Hollow II Homeowners Association	Tom H.	Roberts	3511 Edgepine Dr		Charlotte	NC	28269
2019-019	Radbourn Homeowners Association	Todd	Arnold	3337 Whistley Green Dr		Charlotte	NC	28269
2019-019	Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2019-019	Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2019-019	Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019- 019 – Stanchion Asset Partners

Subject: Rezoning Petition No. 2019-019

Petitioner/Developer: Stanchion Asset Partners

Current Land Use: Office

Existing Zoning: RE-2

Rezoning Requested: RE-3(O)

Date and Time of Meeting: **Thursday, March 28th, 2019 at 7:00 p.m.**

Location of Meeting: Piedmont Unitarian Universalist Church
9704 Mallard Creek Rd
Charlotte, NC 28262

Date of Notice: 03/15/19

We are assisting Stanchion Asset Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the intersection of W Mallard Creek Church Road and David Taylor Drive (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 ± 4.64 acre Site from RE-2 to RE-3(O) to allow the development of the Site with two (2) one-story buildings, one on each side of David Taylor Drive and fronting W. Mallard Creek Church Road with retail, and restaurant uses. The two buildings may contain up to 15,000 square feet.

The proposed buildings will utilize the existing parking and driveways located on the Site. The proposed development will have pedestrian connections from W. Mallard Creek Church Road, David Taylor Drive, and the adjoining office buildings. The Petitioner as part of the construction of the buildings will be working with UCP on creating and implementing a new landscape and hardscape treatment at the intersection of W. Mallard Creek Church Road and David Taylor Drive.

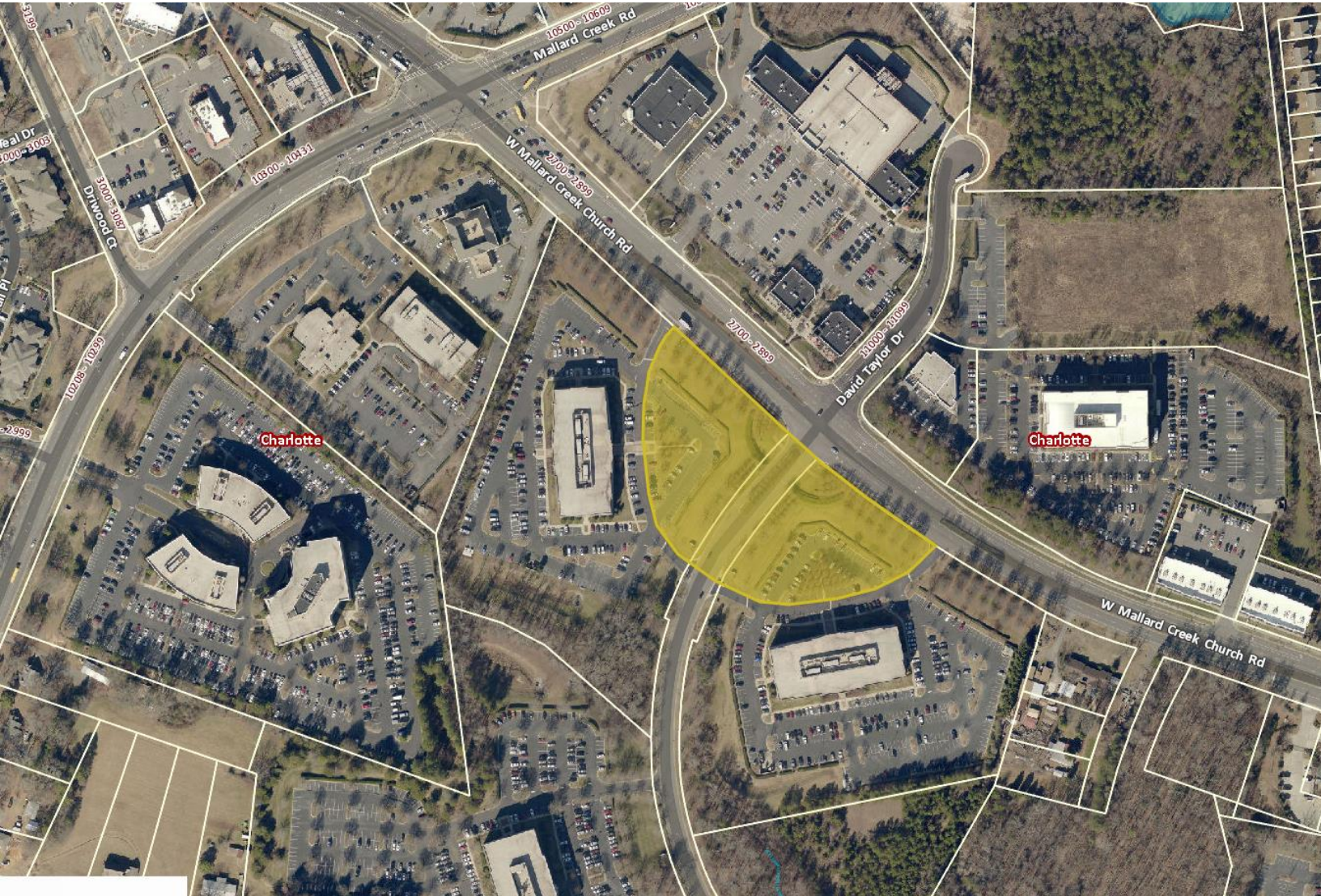
Community Meeting Date and Location:

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, March 28th, 2019, at 7:00 p.m. at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, NC 28262.** 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
David Pettine, Charlotte Mecklenburg Planning Department
Alex Kelly, Stanchion Asset Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



Stanchion Asset Partners – The Shops @ Resource Square Rezoning Petition No. 2019-019
Community Meeting – March 28, 2019 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Merle Knig	2509W. Mallard Crk. Ch. Rd.	704-547 0118	
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