

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-098**

**Petitioner:** Flagship Healthcare Properties, LLC

**Rezoning Petition No.:** 2019-098

**Property:** ± 8.12 acres located at 2901 Sandlwood Road (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, September 4<sup>th</sup>, 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 8/21/2019. 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 Wednesday, September 4<sup>th</sup>, 2019 at 7:00 PM, at Grier Heights Community Center, 3100 Leroy Street, Charlotte, NC 28205.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Thorn Baccich, Dev Gregg, and Tiffany Slayden with Flagship Healthcare Properties, LLC, Brian Crutchfield with Timmons Group, and Fred Dodson and Ashton Slate with the Charlotte Housing Partnership. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

### **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 introduced the members of the development team to the audience and gave a brief overview of the rezoning schedule and conditional zoning process.

Thorn Baccich with Flagship Healthcare Properties, LLC explained that they are a commercial real estate developer that focuses on healthcare uses. For this development, they will be partnering with the Housing Partnership to create a for sale residential community as part of the development of the Site. The proposed residential community will set aside 40% of the units constructed for buyers who are eligible, for House Charlotte down payment assistance.

Fred Dodson with the Housing Partnership gave an overview of their organization. The Housing Partnership is a private non-profit whose mission is to develop affordable housing, create vibrant communities, and provide opportunity for strong futures.

Mr. MacVean reviewed the proposed site plan and current conditions. The development will include townhomes for sale, a medical office building, and additional parking. The proposed plans also call for a portion of the Briar Creek floodway to be dedicated to Mecklenburg County for use as a future greenway.

The meeting was then opened for questions.

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

Attendees inquired about the buffer to the adjacent single-family homes. The Petitioner will use a combination of existing and new plantings to create the 20 foot buffer.

Residents asked about the type and number of housing units proposed for the site. The development calls for townhomes for sale, not to exceed three (3) stories and 40 feet in height. In response to a question about restrictions on the number of residential units that could be rented, it was pointed out that units that are purchased using the House Charlotte down payment assistance program must be used as the owners' primary residence, thus reducing the number of townhomes that could be rented. The community will include covenants and restrictions similar to those of previous Housing Partnership developments. The units will be approximately 1500 sf. with 2 car attached garages.

One attendee inquired about the floodplain on the Site. It was explained that all structures will be above the floodplain.

A question about the location of the access to the Site from Sam Drenan Road was asked. It was explained that the Petitioner was currently exploring alternative locations for the access to the Site from Sam Drenan Road.

Residents asked about future greenway access from the Site. The Petitioner is working with Parks & Recreation to determine future access to Briar Creek Greenway via the extension on an internal sidewalk.

One attendee asked about the type of medical office building proposed for the Site. The Petitioner explained that a tenant has not been identified but it will be a "neighborhood scale" medical office.

Keith MacVean thanked everyone for attending 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  
Thorn Baccich, Flagship Healthcare Properties, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

2019-098	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-098	12712102	CROWNSGATE TOWNHOUSE OWNERS	ASSOCIATION INC		% CLINE & COMPANY	1711 E BLVD		CHARLOTTE	NC	28203
2019-098	12712149	Z1 LLC				4084 LOVERS LN		DALLAS	TX	75225
2019-098	12712150	NUNYA BUSINESS LLC				2711 RANDOLPH RD STE 201		CHARLOTTE	NC	28207
2019-098	12712151	BROWN	JAMES A			3818 SILVER BELL DR		CHARLOTTE	NC	28211
2019-098	12712152	EAC HOLDINGS LLC				2711 RANDOLPH RD #203		CHARLOTTE	NC	28207
2019-098	12712153	MENAKER	SCOTT A			2711 RANDOLPH RD #204		CHARLOTTE	NC	28207
2019-098	12712154	MENAKER	SCOTT A			2711 RANDOLPH RD STE 205		CHARLOTTE	NC	28207
2019-098	12712155	MENAKER	SCOTT A			2711 RANDOLPH RD STE 205		CHARLOTTE	NC	28207
2019-098	12712156	P & R JUNG PROPERTIES LLC				3821 SEVERN AVE		CHARLOTTE	NC	28210
2019-098	12712157	R & K PROPERTY HOLDING LLC				2711 RANDOLPH RD UNIT 208		CHARLOTTE	NC	28207
2019-098	12712158	NYLA LLC				16432 MARVIN RD		CHARLOTTE	NC	28277
2019-098	12712159	MCLEOD	MAX E JR			8418 STRAWBERRY LN		CHARLOTTE	NC	28277
2019-098	12712160	STEWART	RANDALL H	REBECCA J	STEWART	5821 CAMILLA DR		CHARLOTTE	NC	28226
2019-098	12712161	MNA HOLDINGS LLC % METROLINA NEPHROLOGY				1300 BAXTER ST	STE 215	CHARLOTTE	NC	28204
2019-098	12712162	MNA HOLDINGS LLC % METROLINA NEPHROLOGY				1300 BAXTER ST	STE 215	CHARLOTTE	NC	28204
2019-098	12712163	MNA HOLDINGS LLC % METROLINA NEPHROLOGY				1300 BAXTER ST	STE 215	CHARLOTTE	NC	28204
2019-098	12712164	MNA HOLDINGS LLC % METROLINA NEPHROLOGY				1300 BAXTER ST	STE 215	CHARLOTTE	NC	28204
2019-098	12712165	NOVANT HEALTH				2711 RANDOLPH RD UNTI 501		CHARLOTTE	NC	28204
2019-098	12712166	SHEARER	JAMES N			2711 RANDOLPH RD STE 502		CHARLOTTE	NC	28207
2019-098	12712167	CFAC LLC				2711 RANDOLPH RD #503		CHARLOTTE	NC	28207
2019-098	12712168	MCLEOD	MAX E JR			8418 STRAWBERRY LN		CHARLOTTE	NC	28277
2019-098	12712169	MCLEOD	MAX E JR			8418 STRAWBERRY LN		CHARLOTTE	NC	28277
2019-098	12712170	KENT MOORE LLC				2711 RANDOLPH RD STE 509A & 510A		CHARLOTTE	NC	28207
2019-098	12712171	KENT MOORE LLC				2711 RANDOLPH RD STE 509A & 510A		CHARLOTTE	NC	28207
2019-098	12712172	M M H ASSOCIATES				2711 RANDOLPH RD STE 512		CHARLOTTE	NC	28207
2019-098	12712173	MCLEOD	MAX E JR			8418 STRAWBERRY LN		CHARLOTTE	NC	28277
2019-098	12712174	EASTOVER ODYSSEY LLC				1706 CARTNESS PL		CHARLOTTE	NC	28226
2019-098	12712175	M-M-H ASSOCIATES				2711 RANDOLPH RD STE 512		CHARLOTTE	NC	28207
2019-098	12712176	EASTOVER 301 LLC				9840 PALLISERS TERRACE		CHARLOTTE	NC	28210
2019-098	12712413	FOUST	DENNIS W	PAULA	FOUST	2834 GABLESTONE WAY		CHARLOTTE	NC	28207
2019-098	12712414	EDWARDS	T ARNOLD	ANN B	EDWARDS	2830 GABLESTONE WY		CHARLOTTE	NC	28207
2019-098	12712415	SELLERS	ROBERT DANIEL III	JANE STAFFORD	SELLERS	2826 GABLESTONE WY		CHARLOTTE	NC	28207
2019-098	12712416	BROWN	MATTHEW PAUL	ELIZABETH MCLEAN	BROWN	2822 GABLESTONE WY		CHARLOTTE	NC	28207
2019-098	12712417	GREGG	DEVEREAUX A	CAROLYN P	GREGG	2818 GABLESTONE WAY		CHARLOTTE	NC	28207
2019-098	15508213	CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION		CHARLOTTE	NC	28202
2019-098	15515103	MECKLENBURG COUNTY				% REAL ESTATE /FINANCE DEPT		CHARLOTTE	NC	28202
2019-098	15515117	MUSEUM PLAZA II LLC				600 E 4TH ST		CHARLOTTE	NC	28207
2019-098	15515301	CHARLOTTE SURGERY PROP LTD				14400 METCALF AVE		OVERLAND	KS	66223
2019-098	15515302	2801 RANDOLPH RD LLC				4201 CONGRESS ST STE 170		CHARLOTTE	NC	28209
2019-098	15515401	GRIFFITH E C CO				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
2019-098	15701113	NEELY	HENRY			4227 DINGLEWOOD AVE		CHARLOTTE	NC	28205
2019-098	15701114	5 G PROPERTIES LLC				9832 PALLISERS TERRACE		CHARLOTTE	NC	28210
2019-098	15701125	VALPIANI	MICHELLE LAU	JAMES FRANCIS JR	KALEE	118 ORANGE ST		CHARLOTTE	NC	28205
2019-098	15701201	NEELY	HENRY			4227 DINGLEWOOD AVE		CHARLOTTE	NC	28205
2019-098	15701202	NEELY	HENRY			4227 DINGLEWOOD AVE		CHARLOTTE	NC	28205
2019-098	15701204	GJ'S COMPLETE BUILDING INC				3015 BUCKLEIGH DR		CHARLOTTE	NC	28215
2019-098	15701252	GJ'S COMPLETE BUILDING INC				408 SKYLAND AVE		CHARLOTTE	NC	28205
2019-098	15701301	BROWN	STACEY MARVETTA	TOMMY ISIAH JR	BROWN	300 47TH ST NE		WASHINGTON	DC	20019
2019-098	15701302	PRICE	MARVIN E			212 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701303	PRICE	LORETTA B			208 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701304	MARTIN	THOMASINA PRICE			200 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701353	CROSSROADS CORPORATION FOR AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT INC				3623 LATROBE DR STE 208		CHARLOTTE	NC	28211
2019-098	15701354	CROSSROADS CORPORATION FOR AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT INC				3623 LATROBE DR STE 208		CHARLOTTE	NC	28211
2019-098	15701501	MILLER	THELMA			300 FANNIE CIRCLE		CHARLOTTE	NC	28205
2019-098	15701530	GILL	REGINIA CYNTHIA	CAMILLA D	CLARK	332 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701531	GILL	ROBERT L	REGINA C	GILL	338 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701532	GAINES	ALICIA R			314 FANNIE CIR		CHARLOTTE	NC	28205
2019-098	15701533	CLARK	BROCK	TRACIE S	CLARK	3539 ARKLOW RD		CHARLOTTE	NC	28269
2019-098	15701613	BROWN	BRYAN MICHAEL			337 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701614	BYRD	KATHRYN LUCILLE			333 FANNIE CIRCLE		CHARLOTTE	NC	28205
2019-098	15701615	PHILEMON	MARCUS C	JACQUELINE	PHILEMON	329 FANNIE CIR		CHARLOTTE	NC	28205
2019-098	15701616	O'LAUGHLIN	ALYSON DOUGLAS	ZACKARY	O'LAUGHLIN	325 FANNIE CIR		CHARLOTTE	NC	28205
2019-098	15701617	PAYSOUR	DENA M	LISA E	STEVES	1923 SOUTH MINT ST		CHARLOTTE	NC	28203
2019-098	15701618	GAMBLE	EDWARD LIONEL			317 FANNIE CIR		CHARLOTTE	NC	28205
2019-098	15701619	GILL	ROBERT L	REGINA C	GILL	338 FANNIE CR		CHARLOTTE	NC	28205
2019-098	15701620	HENDRICK	NAOMI T			725 MADISON ST NW		WASHINGTON	DC	20011
2019-098	15701621	SILER	DONNA			1800 CAMDEN RD SUITE 107 UNIT 165		CHARLOTTE	NC	28203

2019-098	15701622	LEWIS	CALLIE ANN			231 FANNIE CR	CHARLOTTE	NC	28205
2019-098	15701623	PRICE	MARVIN E	JEANETTE D	PRICE	2330 MILL HOUSE LN	MATTHEWS	NC	28104
2019-098	15701624	PRICE	MARVIN E	JEANETTE D	PRICE	2330 MILLHOUSE LN	STALLINGS	NC	28104
2019-098	15701625	PRIDE DISTINCTION BOLD INC				2330 MILL HOUSE LN	MATTHEWS	NC	28105
2019-098	15701626	CALHOUN	EDWARD C			209 FANNIE CR	CHARLOTTE	NC	28205
2019-098	15701627	MITCHELL	CHARIS DANAE			201 FANNIE CR	CHARLOTTE	NC	28205
2019-098	15701628	STAFFORDSHIRE CAPITAL LLC				P O BOX 40625	AUSTIN	TX	78704
2019-098	15701629	WHVN INC			C/O NANCY WALKER	1955 CLIFF VALLEY WAY NE,STE 200	ATLANTA	GA	30329
2019-098	15701801	R-N-R PROPERTIES LLC				308 E KINGSTON AVE	CHARLOTTE	NC	28203
2019-098	15701802	DCW REAL ESTATE-MINT HILL LLC				6012 BAYFIELD PKWY STE 187	CONCORD	NC	28027

2019-098	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-098	Bruce Irons Camp Fund	Mollie	James	725 Providence Road	212	Charlotte	NC	28207
2019-098	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2019-098	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2019-098	Cmpd- Crime Watch	RA	Sprague	715 N. Wendover Rd		Charlotte	NC	28211
2019-098	Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2019-098	Echo Hills Neighborhood Organization	Lori	Polite	800 Fugate Av		Charlotte	NC	28205
2019-098	Edison Street Block Association	Diane	Wingard	816 Hungerford Pl		Charlotte	NC	28207
2019-098	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2019-098	Elizabeth	Stylios	Alatsis	100 N. Laurel Ave		Charlotte	NC	28207
2019-098	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2019-098	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2019-098	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2019-098	Grier Heights Community Improvement Organization	George A.	Wallace	3100 Leroy St		Charlotte	NC	28205
2019-098	Grier Heights Community Improvement Organization	Gloria	Green	3400 Burkland Dr		Charlotte	NC	28205
2019-098	Grier Heights Community Improvement Organization	Judith	Wilson Burkes	3115 Grierton Court	# 8	Charlotte	NC	28205
2019-098	Grier Heights Community Improvement Organization	Levon	Edwards	241 Heflin St		Charlotte	NC	28205
2019-098	Grier Heights Community Improvement Organization	Stacey	Brown	220 Fannie Circle		Charlotte	NC	28205
2019-098	Grierton Heights	Sherilee	Goins	316 Skyland Avenue		Charlotte	NC	28205
2019-098	Project 70 Forward	Judith	Brown	3115 Grierton Court	8	Charlotte	NC	28205
2019-098	Sedgewood Place Homeowners Association	William	Mileham	514 Sedgewood Lake Dr		Charlotte	NC	28211
2019-098	Wendover Hills Neighborhood Organization	Robert	Weis	124 Meadowbrook Rd		Charlotte	NC	28211

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION # 2019-098 – Flagship Healthcare Properties, LLC**

Subject: Rezoning Petition No. 2019-098  
Petitioner/Developer: Flagship Healthcare Properties, LLC  
Current Land Use: Radio transmission tower  
Existing Zoning: R-5  
Rezoning Requested: NS  
**Date and Time of Meeting:** **Wednesday, September 4<sup>th</sup>, 2019 at 7:00 p.m.**  
Location of Meeting: Grier Heights Community Center  
3100 Leroy Street  
Charlotte, NC 28205  
Date of Notice: 08/21/2019

We are assisting Flagship Healthcare Properties, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site located on Sandlewood Road (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 ± 8.12 acre Site from R-5 to NS to allow the Site to be redeveloped with an office building and up to 25 townhomes for sale. A minimum of 40% of the townhome for sale units will be restricted to buyers who are eligible for House Charlotte assistance. The Site is currently developed with a radio tower, which we be removed as part of the redevelopment plans for the Site.

The proposed office building will be located at the front of the Site and oriented toward the extension of Sandlewood Road. The proposed townhomes for sale will be located between the proposed office building and northern property line. A 20 foot class C buffer will be provided between the proposed townhomes and adjacent homes located on Fannie Circle. The portion of the Site adjacent to Briar Creek will be remain as an open space tree save area. Parking for the townhomes will be accommodated in garages, while parking for the office building will be located to the rear of the building in a surface parking area.

The height of the proposed office building will be limited to one-story and the proposed townhomes for sale will be limited to three stories. Access to the Site will be from Sam Drenan Road.

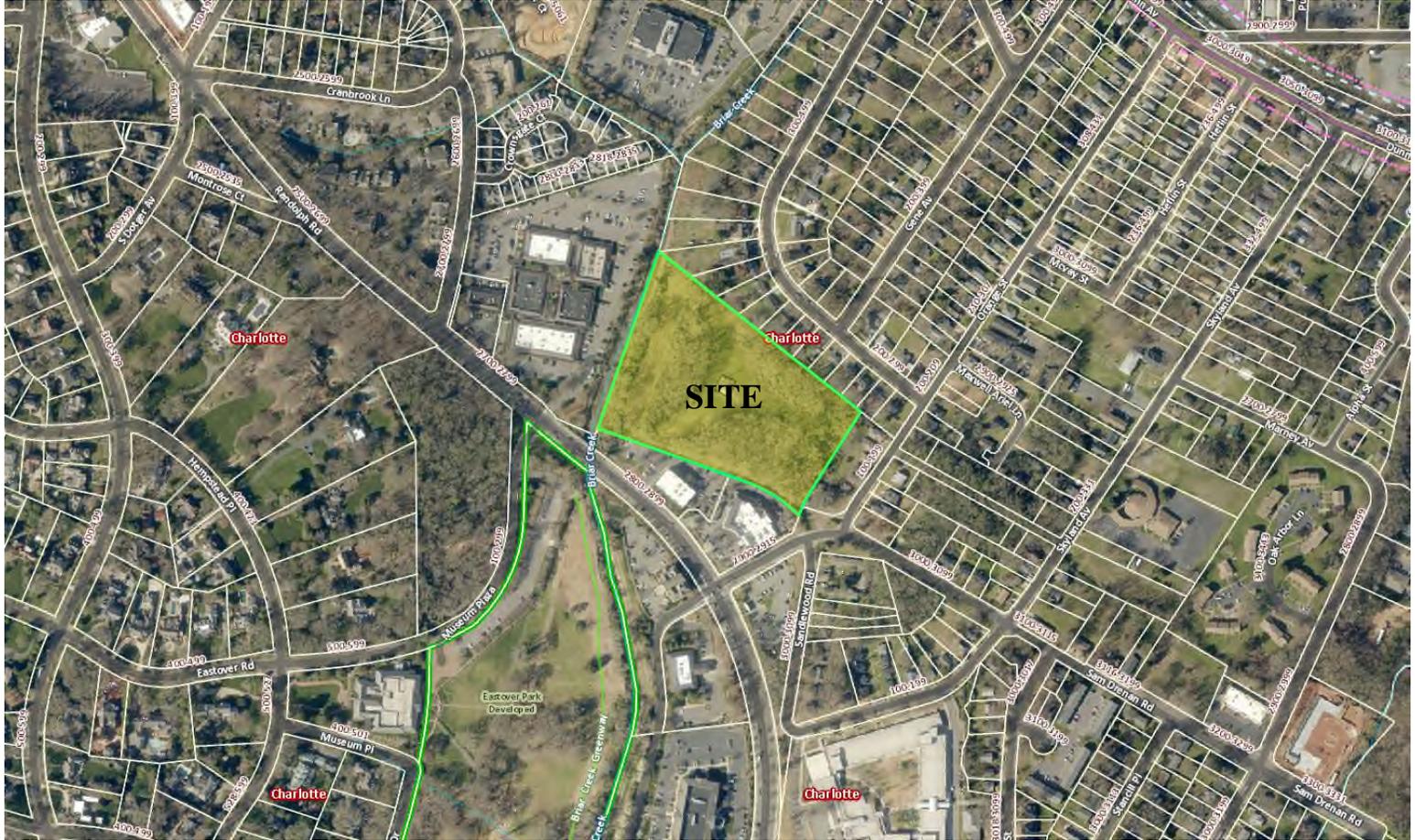
**Community Meeting Date and Location:**

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, September 4<sup>th</sup>, 2019, at 7:00 p.m. at Grier Heights Community Center, Charlotte, NC 28205.** 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: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Thorn Baccich, Flagship Healthcare Properties, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



Flagship Healthcare Properties, LLC Rezoning Petition No. 2019-098  
Community Meeting – September 4, 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	LISA STEVES / DENA PAYSOUR	1923 S. MINT ST CHAR 28203	704 488 3342	lisitasi@yahoo
2	Charlotte Davis, atty for 2810 Randolph Rd, LLC	301 S. College St. CCT NC 28202	704 377-2500	charlotte.davis@offitkurman.com
3	THOMASINA MARTIN	200 Fannie Cir, CH NC 28205	704-488-2872	frtpm7e Att.net
4	Kim Calhoun	809 Fannie Cir CH NC 28205	704-634-1206	kimcalhoun <sup>0915</sup> @gmail.com
5	MARCUS PHILEMON	329 FANNIE CIR CH NC 28205	704-975-2888	RENOVBRYHIRE@gmail.com
6	Alyson Douglas O'Laughlin	325 Fannie Cir	704.488.4922	alysondouglasgc@gmail.com
7	Rebecca Regina Aice	338 Fannie Cir 28205	7047261075	rebecca.aice@gmail.com
8	JUDITH BURKES	3115 GRIERTON OFF#8, 28205	704-260-3763	jbrown@project70forward.org
9	Marvin Price	215 Fannie Circle	704-5912615	marvinp@windstream.net
10	James Lee			jblee612016@gmail.com
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