

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-125**

**Petitioner:** SCOC- Mallard Crossing, LLC

**Rezoning Petition No.:** 2019-125

**Property:** ± 8.43 acres located at 3020 Prosperity Church Rd (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 Monday, October 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 10/14/2019. 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 Monday, October 28<sup>th</sup>, 2019 at 7:00 PM, at StoneBridge Church Community, 3700 Prosperity Church Road, Charlotte, NC 28269.

### **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 Will Lisk with SCOC-Mallard Crossing, LLC and Justin Houston with Kimley-Horn. Also in attendance were Keith MacVean 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.**

Keith MacVean opened the meeting and welcomed those in attendance. Mr. MacVean introduced the development team and reviewed the conditional rezoning process and current schedule.

Keith MacVean then reviewed the site plan that proposes an expansion of the shopping center to accommodate a lap pool for the expected tenant. There will be no additional changes to the site except for the addition of landscaped islands to the parking lot.

The meeting was then opened for questions.

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

Attendees inquired if the proposed facilities will be accessible for use by the nearby schools. It is unknown if the schools will use the fitness facility.

It was then asked if a workout facility was an allowed use on the site. The Petitioner explained that the use is already allowed, this plan will allow for the expansion to accommodate a lap pool.

Keith MacVean 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: Greg Phipps, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Mecklenburg Planning Department  
Will Lisk, SCOC-Mallard Crossing, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-125	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-125	02726137	MID-AMERICA APARTMENTS LP			C/O COLONIAL REALTY LTD PARTNERSHIP	C/O SCHINDLER 104701	6815 POPLAR AVE STE 500	GERMANTOWN	TN	38138
2019-125	02726145	KINNAMON	ROY MARTIN			10124 PINEWOOD LN		CHARLOTTE	NC	28269
2019-125	02726162	KINNAMON	ROY M	LINDA Y	KINNAMON	10124 PINEWOOD LN		CHARLOTTE	NC	28269
2019-125	02727188	RANSON	W T JR	ETHEL M	RANSON	3217 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2019-125	02727189	RANSON	WILLIAM THORN JR	ETHEL	RANSON	3217 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2019-125	02936102	TRADITION II LLC			ATTN: ELI UNGAR	545 CEDAR LN		TEANECK	NJ	07666
2019-125	02936105	SCOC-MALLARD CROSSING LLC				2121 W MAIN ST		ALBEMARLE	NC	28001
2019-125	02936109	KABAH LLC			C/O LIC ARMANDO ASCENCIO PEREZ	MAGNOCENTRO 26 PISO 5	HUIXQUILUCAN, MEXICO 52760			52760
2019-125	02936122	JLB COMMERCIAL LLC				3108 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2019-125	02936124	THE TRADITION AT MALLARD CREEK LLC			C/O PENOBSCOT CORPORATION	545 CEDAR LN	2ND FL	TEANECK	NJ	07666
2019-125	02936127	PARK ELEVATOR LLC THE				1129 LINGANORE PL		CHARLOTTE	NC	28203
2019-125	02936129	TRADITION II LLC			ATTN: ELI UNGAR	545 CEDAR LN		TEANECK	NJ	07666
2019-125	02936130	NRM2 LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2019-125	02936131	KEM PROPERTIES LLC				3210 PROSPERITY CHURCH RD #103		CHARLOTTE	NC	28262
2019-125	02936132	BIG FOOT PROPERTIES LLC				15529 JETTON RD		CORNELIUS	NC	28031
2019-125	02936133	CLEMENT	WESLEY D			4533 GLENLEA COMMONS DR		CHARLOTTE	NC	28216
2019-125	02936134	DEVIAM MANAGEMENT LLC				4709 CAMPOLINA CT		HARRISBURG	NC	28075
2019-125	02936135	BERTLING LLC				3210-201 PROSPERITY CHURCH RD #C		CHARLOTTE	NC	28269
2019-125	02936136	COYOTE PROPERTIES LLC				14620 HOLLY SPRINGS DR		HUNTERSVILLE	NC	28078
2019-125	02936137	GOODMAN	ALAN F			13000 MOORESVILLE RD		DAVIDSON	NC	28036
2019-125	02936138	LAW OFFICES OF RICHARD M KOCH PA				3220-210 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2019-125	02936139	NRM2 LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2019-125	02936140	GOODMAN	ALAN F			13000 MOORESVILLE RD		DAVIDSON	NC	28036
2019-125	02936141	MME HOLDINGS LLC				3610 KELWAY AVE		CHARLOTTE	NC	28210
2019-125	02936142	PROSPERTY LANE HOLDINGS LLC				3230 PROSPERITY CHURCH RD STE 203		CHARLOTTE	NC	28269
2019-125	02936201	NRM2 LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2019-125	02936202	NRM2 LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2019-125	02936203	H&L ZOUKIS LLC			C/O BANK OF AMERICA	101 N TRYON ST		CHARLOTTE	NC	28255
2019-125	02936205	MOC PROPERTIES LLLP				8136 BRIDGEPORT BAY CIRCLE		MOUNT DORA	FL	32757
2019-125	02936206	NATIONAL RETAIL PROPERTIES LP				450 SOUTH ORANGE AVE UNIT 900		ORLANDO	FL	32801
2019-125	02936207	BELLSOUTH TELECOMMUNICATIONS	INC		C/O TAX DEPT/16H02 CAMPANILE	PO BOX 7207		BEDMINSTER	NJ	07921
2019-125	02936208	RED OF NC LLC				4316 FALLS LAKE DR SW		CONCORD	NC	28025
2019-125	04716820	BASCOM'S CORNER LLC				10400 MALLARD CREEK RD STE 340		CHARLOTTE	NC	28262

2019-125 ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-125	Timothy	Burgess	2215 Maycroft Dr		Charlotte	NC	28262
2019-125 Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2019-125 Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
2019-125 Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2019-125 Chatham	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2019-125 Chatham Homeowners Association	William	Shepherd	3040 Parker Green Trail		Charlotte	NC	28269
2019-125 Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
2019-125 Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2019-125 Colvard Park	Tanner	Suttles	3225 Colvard Park Way		Charlotte	NC	28269
2019-125 Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2019-125 Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2019-125 Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
2019-125 Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2019-125 Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
2019-125 Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2019-125 Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2019-125 Lexington	Robert	Davis	2345 Treymore Lane		Charlotte	NC	28262
2019-125 Mallard Creek Initiative (MCI)	Richmond	Baker	3631 French Wood Road		Charlotte	NC	28269
2019-125 Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2019-125 Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2019-125 Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2019-125 Prosperity Point Homeowners Association	Cosby	Quinlan	3030 Driwood Court		Charlotte	NC	28269
2019-125 Quail Hollow II Homeowners Association	Tom H.	Roberts	3511 Edgepine Dr		Charlotte	NC	28269
2019-125 Radbourne HOA	Richmond	Baker	3631 French Wood Road		Charlotte	NC	28269
2019-125 Radbourne Homeowners Association	Todd	Arnold	3337 Whistley Green Dr		Charlotte	NC	28269
2019-125 Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2019-125 Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2019-125 Remount/Parker Heights Area	Valeria	Avery	10109 Fairlea Dr		Charlotte	NC	28269
2019-125 Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269
2019-125 Villages Of Leacroft Homeowners Association	Joseph L.	Mercier	10321 Billingham Dr		Charlotte	NC	28269
2019-125 Wellington Homeowners Association	Donnell	Dixson	4521 Appley Mead Lane		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION # 2019-125 – SCOC-Mallard Crossing, LLC**

Subject: Rezoning Petition No. 2019-125  
Petitioner/Developer: SCOC-Mallard Crossing, LLC  
Current Land Use: Shopping center  
Existing Zoning: B-1(CD)  
Rezoning Requested: B-1(CD) SPA  
**Date and Time of Meeting:** **Monday, October 28<sup>th</sup> at 7:00 p.m.**  
Location of Meeting: StoneBridge Church Community  
3700 Prosperity Church Road  
Charlotte, NC 28269  
Date of Notice: 10/14/2019

We are assisting SCOC-Mallard Crossing, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow a Site Plan Amendment (SPA) to the previously approved conditional plan for the Mallard Crossing shopping center located on Prosperity Church 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 amend the approved conditional plan for the ± 8.43 acres that make up the Site. The zoning request is a B-1(CD) SPA to allow for a 6,500 square foot expansion to the existing shopping center.

The Mallard Crossing shopping center was originally rezoned in 1991. The previously approved conditional plan for the Site allowed up to 63,000 square feet of uses allowed in the B-1 zoning district. The allowed square footage was divided between the main shopping center building and an allowed outparcel building. The existing outparcel building, and its associated square footage, is not part of this Rezoning Petition.

The Petitioner is in the process of renovating and establishing new tenants in the exiting shopping center building as allowed by the previously approved conditional plan. However, as part of the renovation of the existing shopping center building for a new tenant a minor building expansion to accommodate the new tenant is needed.

The proposed building expansion is planned for the northwest corner of the existing shopping center building. No additional parking for the expansion will be required, no new driveways are proposed, and the previously established buffers and building setbacks will be maintained.

## 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 Monday, October 28<sup>th</sup>, 2019 at 7:00 p.m. at StoneBridge Church Community, 3700 Prosperity Church Road, Charlotte, NC 28269.** 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: Greg Phipps, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Will Lisk, SCOC-Mallard Crossing, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



SCOC – Mallard Crossing, LLC Rezoning Petition No. 2019-125  
 Community Meeting – October 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	Linda Kinnaman	10124 Pinewood Ln	704-547-0271	kinnaman13@gmail.com
2	Roy Kinnaman	'r	"	"
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				