

## SECOND COMMUNITY MEETING REPORT

**Petitioner: NVR, Inc.**

Rezoning Petition No. 2021-256

This Second Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Second Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 21, 2023. On April 25, 2023, a representative of the Petitioner also emailed a copy of the written notice to the individuals who attended the First Community Meeting who provided their email addresses on the sign-in sheet for the First Community. A copy of the written notice is attached hereto as Exhibit A-2.

### **DATE, TIME AND LOCATION OF MEETING:**

The Second Community Meeting was held on Thursday, May 4, 2023 at 6:30 p.m. at Newell Presbyterian Church located at 1500 Rocky River Road West in Charlotte.

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

The Second Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Second Community Meeting were Scott Munday and John Eskridge of the Petitioner, Eric Lalone of CESO, Inc., Andrew Eagle of Ramey Kemp & Associates and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A.

### **SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Second Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Second Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the Second Community Meeting relating to Rezoning Petition No. 2021-256. John Carmichael asked all of the attendees to sign the Sign-in Sheet and to clearly write their names and email addresses on the sign-in sheet. John Carmichael stated that the Petitioner has met several times with neighbors since the First Community Meeting on July 26, 2022 and the Petitioner is happy to have additional meetings with neighbors if anyone would like to meet.

John Carmichael provided the tentative schedule of events relating to this rezoning request. The earliest that the Public Hearing could occur is Tuesday, June 20, 2023 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee.

The earliest that the Zoning Committee Work Session could be held is Wednesday, July 5, 2023 at 5:30 p.m. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting.

The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, July 17, 2023 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 152.03 acres and is located on the north side of Old Concord Road between Orr Road and Grier Road and between Rockland Drive and Heathway Drive.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned R-3, which is a single family zoning district that allows up to 3 dwelling units per acre, R-4, which is a single family zoning district that allows up to 4 dwelling units per acre, and R-6 (CD), which is a conditional zoning district. Adjacent parcels of land are zoned I-1, I-2, R-MH and R-3.

John Carmichael stated that the new Unified Development Ordinance goes into effect in Charlotte on June 1, 2023.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the MX-2 zoning district to accommodate the development of a residential community on the site that would contain up to 319 single family detached dwelling units and up to 330 dwelling units that could be comprised of single family attached (townhome) dwelling units, multi-family dwelling units or a combination thereof. A maximum of 154 of the 330 dwellings units could be multi-family dwelling units, and the multi-family dwelling units are planned to be condominiums. The maximum overall density for the 152.03 acre site would be 4.27 dwelling units per acre. John Carmichael stated that this is a conditional rezoning request and if this rezoning request were to be approved, the development and use of the site would have to comply with the approved conditional rezoning plan.

John Carmichael shared a slide that depicts the Charlotte Future 2040 Policy Map for the site and the surrounding area. The Charlotte Future 2040 Policy Map places the majority of the site in the Neighborhood 1 place type and a portion of the site in the Neighborhood 2 place type. John Carmichael stated that single family detached homes are the primary use in the Neighborhood 1 place type and he described the characteristics of this place type. Duplexes and triplexes may also be found in the Neighborhood 1 place type. John Carmichael stated that the primary uses in the Neighborhood 2 place type are multi-family and single family attached residential uses, and he described the characteristic of the Neighborhood 2 place type.

John Carmichael briefly reviewed the prior version of the rezoning/site plan and then provided a list of the revisions made to the site plan since the First Community Meeting.

1. Reduced the overall number of dwelling units on the site from 683 to 649.
2. Reduced the number of single family detached dwelling units on Development Area A from 390 to 310.
3. The number of dwelling units on Development Area C increased from 284 to 330.
4. Added 51 foot wide lots to Development Area A, so that 41 foot wide lots and 51 foot wide lots are now proposed for Development Area A.
5. Increased the depth of all lots on Development Area A from 96 feet to 120 feet.

6. Added a 40 foot wide landscape area that would meet the landscape standards of a Class C buffer along the northern and eastern boundaries of Development Area A.
7. Relocated the 6-acre park site.
8. Added the linear green areas and common open space areas on Development Area A.
9. The number of buildings on Development Area C has been reduced (not the number of dwelling units).
10. Added multi-family dwelling units as a dwelling unit type to Development Area C.

John Carmichael then reviewed the revised rezoning/site plan. He stated that the northern portion of the site would be accessed from Heathway Drive, Wilson Street and Rockland Drive. There would not be a vehicular connection between the northern portion of the site and Donna Drive or between the northern portion of the site and the southern portion of the site. The only connectivity between the northern portion of the site and the southern portion of the site would be pedestrian and bike connectivity.

John Carmichael stated that a maximum of 310 single family detached dwelling units could be located on the northern portion of the site, which is designated as Development Area A on the rezoning plan. John Carmichael pointed out the lots that would have a minimum width of 51 feet and the lots that would have a minimum width of 41 feet. All of the lots would have a minimum depth of 120 feet.

John Carmichael stated that 8 foot wide planting strips and 5 foot wide sidewalks would be located along both sides of the internal public streets. The developer would convey an approximately 6-acre portion of the northern portion of the site to Mecklenburg County for a future neighborhood park. The easternmost 2 acres of this 6 acre park would be an active park and the westernmost 4 acres would be a passive park. The County would improve the 2 acre active park. John Carmichael pointed out the streams on the site, proposed greenway trails, stormwater ponds, potential amenity areas and the tree save and open space areas.

John Carmichael stated that a minimum 40 foot wide landscape area would be established along the northern and eastern boundary lines of Development Area A. This landscape area would meet the standards of a Class C Buffer. Additionally, linear green space areas and common open space areas would be located within the northern portion of the site.

John Carmichael stated that the overall of density of the northern portion of the site only would be 3 dwelling units per acre.

John Carmichael stated that the southern portion of the site is designated as Development Areas B and C on the rezoning plan. Access to the southern portion of the site would be from Old Concord Road and Fairhaven Drive. The Old Concord Road access point would be a right-in, right-out only access point.

Development Area B contains the 9 single family detached dwelling unit lots on Fairhaven Drive. These 9 lots would have a minimum width of 100 feet and a minimum depth of 127 feet so that these lots would be more consistent with the lots located across Fairhaven Drive from the site. The building setbacks on these 9 lots would match the setbacks of the existing single family homes located across Fairhaven Drive from the site. Any garages on these 9 lots would be side loaded or rear loaded garages.

Development Area C would contain up to 330 dwelling units that would be comprised of single family attached (townhome) dwelling units, multi-family dwelling units or a combination thereof. A maximum of 154 of the 330 dwelling units could be multi-family dwelling units. A maximum of 8 multi-family dwelling units could be located in a single building. The multi-family dwelling units are planned to be condominiums.

Andrew Eagle reviewed data from the traffic impact analysis and stated that the study was scoped, reviewed and approved by NCDOT and CDOT. Andrew Eagle showed and discussed a diagram of the existing laneage and the road improvements that would be the responsibility of the Petitioner.

- North Tryon/Merrick and North Tryon/Owen intersections would be upgraded with new traffic signal equipment for CDOT to better maintain the signals with cameras.
- North Tryon/Heathway the addition of a right turn lane onto Heathway Drive.
- A right turn lane into the site from Old Concord Road.
- The addition of a left turn lane in/out on Fairhaven Lane at Old Concord Road.
- Old Concord Road/Rocky River Road intersection the installation of a traffic signal.

John Carmichael stated that this rezoning request is a conditional rezoning request. Therefore, if the rezoning request were approved, the site could only be developed in accordance with the conditional rezoning plan.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated that Rockland Drive would be one of the three entrances into the northern portion of the site. He stated that a new guardrail would be installed on Rockland Drive.
- An attendee commented that Rockland Drive has always been a road with a blind hill for 33 years. She stated that they have seen cars go into their gully because they cannot see what is coming up or coming down. She also stated that the road was not built for this kind of traffic, and it is too narrow for this proposed increase in traffic.
- An attendee commented that he measured Rockland Drive before coming to the meeting and it has two 8 foot wide lanes.
- In response to a question, John Carmichael stated that the Petitioner met with the neighbors at the end of Rockland Drive who reached out to the Petitioner and that is why the density of the northern portion of the site has been reduced.
- An attendee commented that Rockland Drive was originally a private road for the four houses and has not been widened since 1952.
- In response to a question, Andrew Eagle stated that the traffic study determined that the development would generate 60 vehicles on Rockland Drive during the peak hour in the evening. Andrew Eagle stated that the cars were counted for 2 hours in the morning rush and 2 hours in the evening between 4 p.m. and 6 p.m. on one day. Andrew Eagle stated that there are 38 existing vehicles exiting Rockland at Rocky River during the PM peak hour.

- In response to question, Andrew Eagle stated that the traffic study does not take into account the connection with the other developments, but it does include a 2% growth rate at every intersection. He clarified that there are 30-some existing vehicles exiting Rockland and they expect an additional 60-some vehicles from the proposed development during the PM peak hour for a total of about 90-some vehicles.
- An attendee commented that the traffic study does not seem to be correct with all the new development occurring in the neighborhood.
- In response to a question, John Carmichael stated that they do not have any information about the EMS or First Responder response times in the area.
- An attendee commented that she would like to see more traffic volume numbers that take into account the other developments in the area and how this impacts First Responders and crime in the area.
- An attendee commented that he will only feel safe turning right out of his neighborhood with all the development coming this way. The attendee also commented that a traffic light on Old Concord Road at the site access point would be better than a right in, right-out only access point.
- In response to a question, Andrew Eagle stated that a left turn lane on Old Concord Road to Fairhaven Drive would be added in terms of widening Old Concord Road.
- In response to a question, Andrew Eagle stated that the traffic study included a 2% growth rate per year out to 2028. He stated that the other developments would have their own traffic studies.
- In response to a question, Andrew Eagle stated that the traffic study is a public document. John Carmichael stated that he would email the traffic study and the power point presentation to the individuals who provided their email addresses on the sign-in sheet.
- In response to a question, Andrew Eagle stated that the traffic counts for the traffic study were performed in December 2021.
- In response to a question, John Carmichael stated that the northern portion of the site (Development Area A) is currently zoned R-3 and the zoning will convert to N1-A under the new UDO on June 1, 2023. Under the new UDO, single family detached homes, duplexes and triplexes will be allowed by right on the northern portion of the site. John Carmichael stated that under the new UDO, the Petitioner estimates that approximately 430 to 490 homes could be developed on the northern portion of the site. Duplexes and triplexes will be allowed in the N1-A zoning district. John Carmichael stated that 310 single family detached homes are proposed for the northern portion of the site under this rezoning request. He stated that you can go online to review the new UDO that will be effective on June 1, 2023.
- In response to a question, John Carmichael stated that he does not know the plans for the adjacent mobile home park.
- An attendee commented that he cannot imagine that anyone would pay \$400,000 for a home near a mobile home park.
- In response to an attendee's comments, John Eskridge stated that there is less than a two month supply for single family homes in this area.

- In response to a question, John Eskridge stated that there is still a strong demand for housing even though interest rates have doubled in the last year. He also stated that the Petitioner plans to develop the northern portion of the site and the southern portion of the site concurrently in order to sell multiple product lines at the same time. John Eskridge stated that they are closing new homes at an interest rate of 6.5% now, and he believes that interest rates will level off. He stated that the Petitioner has a mortgage company.
- In response to a question, John Eskridge stated that they would research the pedestrian safety at the right turn onto Rockland Drive. Scott Munday stated that an additional length of guardrail would be installed on Rockland Drive.
- An attendee commented on the high volume of traffic that would be waiting on Fairhaven Drive to turn onto Old Concord Road. This attendee stated that this would be an issue for existing and new homeowners. John Eskridge stated that hopefully the traffic light at the intersection of Old Concord Road and Rocky River Road will help with the traffic flow.
- An attendee commented that the traffic at North Tryon Street and Old Concord Road is what causes the traffic problem at the Fairhaven Drive entrance. Andrew Eagle stated that a right turn lane would be installed at Old Concord Road/Orr Road to help with the backup towards North Tryon Street.
- In response to a question, John Eskridge stated that the construction traffic route has not been determined. An attendee commented that construction vehicles on Rockland Drive could not come through at the same time as a car coming from the opposite direction.
- In response to a question, Scott Munday stated that there would not be any road improvements on Wilson Road.
- An attendee commented that it feels like you are just dumping on us.
- In response to a question, Scott Munday stated that the City of Charlotte has connectivity requirements and Wilson Street, Heathway Drive and Rockland Drive are access points into the site.
- In response to a question, John Eskridge stated that if the rezoning request is approved, construction could begin in 2025.
- In response to a question, John Eskridge stated that an HOA would be set up for this development. The restrictive covenants would speak to how many homes could be rented.
- In response to a question, Eric Lalone stated that the driveways for the single family detached homes are two cars wide and one car in depth.
- In response to a comment, John Carmichael agreed that the schools are overcrowded. The schools for this site are Newell Elementary, Martin Luther King, Jr. Middle School and Julius L. Chambers High School. John Carmichael stated that the schools are managed by the County.
- An attendee commented that the City needs to be aware of the overcrowding in the schools.
- In response to a question, Andrew Eagle stated that the vehicular counts for the traffic study were completed in December 2021. He stated that the traffic study was not approved and ready for the first Community Meeting on July 26, 2022. Andrew Eagle also stated that the traffic study had to be updated to reflect the changes to the rezoning plan.

- An attendee commented that many of the questions and comments directed to the Petitioner are not really the Petitioner's responsibility. The City and the County need to figure out the overcrowding of the schools.
- An attendee commented that other cities do a good job of building roads first before development is approved. Charlotte is the complete opposite.
- An attendee commented that performing the traffic counts in December 2021 could cause the traffic counts to be low because of Covid. In response, Andrew Eagle stated that they used older TIAs as comparisons during Covid, and the traffic study was reviewed and approved by CDOT and NCDOT.
- An attendee asked if the traffic study considered the new apartments in this area and Andrew Eagle stated that it did not. However, a background traffic growth of 2% per year was utilized to forecast future traffic volumes.
- In response to a question, John Eskridge stated that they could not commit to a new traffic study or vehicle count.
- In response to a question, John Carmichael stated that a sidewalk would be installed in front of the new homes on Fairhaven Drive. An attendee asked if a sidewalk would be considered across the street on Fairhaven Drive as well.
- In response to an attendee's comments, John Eskridge stated that the Petitioner has incorporated a lot of feedback from the last meeting into the revised site plan. He also stated that a traffic light would be installed at the intersection of Rocky River Road and Old Concord Road.
- In response to a question, John Eskridge stated that the homes would be priced at the market rate in three years. He estimated that the condominiums would start in the low \$200,000s, the townhomes in the low \$300,000s and the detached single family homes would range from the mid \$300,000s to the \$400,000s.
- In response to a question, John Eskridge stated that if this rezoning request is approved, building would not begin until Quarter 3 or Quarter 4 of 2025.
- In response to a question, John Carmichael stated that the 3 units per acre on the northern portion of the site includes the green space. He stated that the density of a site is determined by the total acreage of the site divided by the number of homes.
- In response to a question, Eric Lalone stated that the internal streets and sidewalks would be built to the current City standards.
- In response to a question, John Eskridge stated that The Mills at Rocky River in Concord is a development of the Petitioner that is similar in scale and size to this proposed development. John Eskridge stated that the attendees could view other communities developed by the Petitioner on the Petitioner's website.
- In response to a question, John Eskridge stated that the single family detached homes could range from 1,200 to 3,000 square feet in size. John Eskridge also stated that the estimated price of the single family detached homes could be \$350-\$450,000.
- Council Member Renee Johnson spoke briefly to the attendees and thanked the neighbors for their diligence and dedication to the community.

- John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE SECOND COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Second Community Meeting Report solely as a result of the Second Community Meeting.

Respectfully submitted, this 12<sup>th</sup> day of June, 2023.

**NVR, Inc., Petitioner**

cc: Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via e-mail)



**EXHIBIT A-1**

2021-256	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-256	04903201A		CHARLOTTE HILLS MOBILE HOME PARK			300 E MAPLE RD STE 200		BIRMINGHAM	MI	48009
2021-256	04903201B		CHARLOTTE HILLS MOBILE HOME PARK			300 E MAPLE RD STE 200		BIRMINGHAM	MI	48009
2021-256	04903202		6101 ORR ROAD LLC			221 DALTON AVE		CHARLOTTE	NC	28206
2021-256	04903204	NELSON	LARRY			8022 REGENT PARK LN		CHARLOTTE	NC	28210
2021-256	04903205		WBJM LLC			6161 MCDANIEL LN		CHARLOTTE	NC	28213
2021-256	04903208	BLANKENSHIP JR	MALCOLM B	FRANCES ANN	BLANKENSHIP	2250 GODBY RD		WOODLEAF	NC	27054
2021-256	04904105		CHARLOTTE HILLS MOBILE HOME PARK			300 E MAPLE RD STE 200		BIRMINGHAM	MI	48009
2021-256	04905201	CHRISTIAN	JACK R	JOHN A	CHRISTIAN II	7811 OLD CONCORD RD		CHARLOTTE	NC	28213
2021-256	04905204	COWIE	JAMES D			312 NEAL DR		CHARLOTTE	NC	28213
2021-256	04905205	BRASWELL	WAYNE CHARLES			308 NEAL DR		CHARLOTTE	NC	28213
2021-256	04905213		AMERICAN IRA LLC FBO BRIAN WALL ROTH IRA			5132 MELBOURNE RD		RALEIGH	NC	27606
2021-256	04905214		AMERICAN IRA LLC FBO BRIAN WALL ROTH IRA			5132 MELBOURNE RD		RALEIGH	NC	27606
2021-256	04905215	WALL	BRIAN			5132 MELBOURNE RD		RALEIGH	NC	27606
2021-256	04905216	BURNO	LILIANA CLAVUJO	JUAN MIGUEL DIAZ	VARGAS	323 HEATHWAY DR		CHARLOTTE	NC	28213
2021-256	04905218	KANASHIRO	EDGAR	GUDRUNA M	DIAZ	320 NEAL DR		CHARLOTTE	NC	28213
2021-256	04905219	OLMEDO-LOPEZ	MARIO	ANGELICA TORRES	GONZALEZ	316 NEAL DR		CHARLOTTE	NC	28213
2021-256	04905220	WASHINGTON	JOSEPH I	CHERYL	WASHINGTON	314 NEAL DR		CHARLOTTE	NC	28213
2021-256	04906101	BLANKENSHIP JR	MALCOLM B	FRANCES ANN H	BLANKENSHIP	2250 GODBEY RD		WOODLEAF	NC	27054
2021-256	04906201	FOGLE	DAVID LEWIS		WANDA JEAN	6148 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906202	GODWIN II	KENNETH WILLIAM			6136 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906203	LEONARD	ROBERT I			6116 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906204	LEONARD	ROBERT I			6116 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906205	LEONARD	ROBERT I			6116 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906206	CHRISTENBURY	THOMAS	MARGARET ANN MARTIN	CHRISTENBURY	6100 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906207	HARGETT	BOBBY BRITT	LORRAINE F	HARGETT	6044 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906208	PI	THAWN			6036 FAIRHAVEN DR		CHARLOTTE	NC	6036
2021-256	04906209		IGLESIA NUEVA JERUSALEN CIUDAD DE DIOS			6028 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906212		IGLESIA NUEVA JERUSALEN CIUDAD DE DIOS			6028 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906213		IGLESIA NUEVA JERUSALEN CIUDAD DE DIOS			6028 FAIRHAVEN DR		CHARLOTTE	NC	28213
2021-256	04906215	KIM	EUGENE S	SONYA K	KIM	476 WALNUT RD		CONCORD	NC	28027
2021-256	04906217	MANNING	JEREMY			6009 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906219	BROOKS	ANITA			6035 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906222	MILLER	ANNA SUE G			6101 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906223	YOUNG	MICAH J			6109 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906225	ALVARADO	ANTONIO MALDONADO			6125 KING GEORGE DR		CHARLOTTE	NC	28262
2021-256	04906226	PHILLIPS	TED JAMES	SUSAN R FURR		6133 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906227	RATCLIFFE JR	HORACE A	TRACY W	RATCLIFFE	6141 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906228	SALAZAR	RUBEN	JULIA	SALAZAR	6157 KING GEORGE DR		CHARLOTTE	NC	28269
2021-256	04906229	ERVIN	MARK WESLEY			6201 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906230		SFR XII CHARLOTTE OWNER 1 LP			4645 HAWTHORNE LN NW		WASHINGTON	DC	20016
2021-256	04906231	DUNN	XAVIER			6217 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906232	GODWIN	CLAUDIA DENISE			6233 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906233	NOTTINGHAM	LINWOOD W	SUSAN N	NOTTINGHAM	6239 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906234	GARCIA	MANUEL D			6149 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04906235	LRENZANA	MELVIN O			2840 JACKSON AVE APT 8H		LONG ISLAND CITY	NY	11101
2021-256	04906236	CORDOVA	ELAINE			6121 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04907101	BLANKENSHIP JR	MALCOLM B	FRANCES ANN H	BLANKENSHIP	2250 GODBEY RD		WOODLEAF	NC	27054
2021-256	04907102	KINGSWOOD NC LLC		ATTN: SUSAN GAYNER		4600 COX ROAD SUITE 400		GLEN ALLEN	VA	23060
2021-256	04909101	KAKAVITSAS	AGNE	GREGORY	KAKAVITSAS	5214 FURMAN PLACE		CHARLOTTE	NC	28210
2021-256	04909102	MCLEOD	JERRY W	JULIA S	MCLEOD	6216 KING GEORGE DR		CHARLOTTE	NC	28208
2021-256	04909108	HODGE JR	GEORGE ROBERT	ELSIE P	HODGE	6225 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909109	ROSARIO	WILMARI SANTANA	DANIEL BERTO	BARTSCH	6233 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909110	ROSS	CURTIS L	OLGA W	ROSS	6241 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909111	CANALES	EFRAIN REYES	ROSA ALVAREZ	BENITEZ	6243 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909112	MCLEOD	JERRY W	JULIA S	MCLEOD	6216 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04909113	FRANKLIN	THOMAS O	MARY L	FRANKLIN	6234 KING GEORGE DR		CHARLOTTE	NC	28213
2021-256	04909201	RICHARDSON	DANIEL TAYLOR			6244 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909202	RYDER	JOHN J			6242 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909203		MADISON JRH PROPERTIES LLC			3009 GRIFFITH ST		CHARLOTTE	NC	28203
2021-256	04909204	SANTOS	PEDRO UMANZOR	KUANA REYES	UMANZOR	6234 DONNA DR		CHARLOTTE	NC	28213
2021-256	04909238	MACHIELS	JAMES R			6257 BRANCH HILL CR		CHARLOTTE	NC	28213
2021-256	04909250		MECKLENBURG COUNTY	C/O REAL ESTATE /FINANCE DEPT		600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2021-256	04910203	THOMPSON	WANDA R			1601 BONNIE LN		CHARLOTTE	NC	28213
2021-256	04910204		EK REAL ESTATE FUND I LLC			215 PARK AVE S		NEW YORK	NY	10011
2021-256	04910207		SMITH HOUSE PROPERTIES LLC			1226 79TH STREET SOUTH		ST PETERSBURG	FL	33707
2021-256	04910209	TREJO	JESUS RAMIREZ	ROSA	CABASCANGO	715 FLOWE DR		CHARLOTTE	NC	28213
2021-256	04910210	RAMOS	JOSE SANTOS	ROSA	BONILLA	6322 CHARCON CT		CHARLOTTE	NC	28213
2021-256	04910211	WILKINS	JOYCE	VINCENT L	HICKS	6324 CHARCON CT		CHARLOTTE	NC	28213

2021-256	04910212	PHUNG	LIEN HUU	HANG	PHAM	6321 CHARCON CT	CHARLOTTE	NC	28213
2021-256	04910213	CORN	LAUREN W	TYLER K	CORN	6317 CHARCON CT	CHARLOTTE	NC	28213
2021-256	04910214	ALVEY	KORRY MICHAEL			816 OWEN BLVD	CHARLOTTE	NC	28213
2021-256	04910215	GRIFFIN	JOHNNY N			716 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910216	BURCH	WILLIAM H			700 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910217	DELUCA	JOHN P			634 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910218	WATTS	MORRIS V			630 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910219	GEORGE	LUDMILA			3612 BARHAM BLVD NO. W 201	LOS ANGELES	CA	90068
2021-256	04910220	LEMOINE	ANDREA			608 NEAL RD	CHARLOTTE	NC	28213
2021-256	04910221	STEWART	JOHN CHRISTOPHER	PAULETTE ANN	STEWART	600 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910222	SUDDRETH	ALBERT FRANK			726 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910223	DIETZ	MARK C	MARIA A	ROMERO	6316 CHARON CT	CHARLOTTE	NC	28213
2021-256	04910224	EICHHOLTZ II	WILLIAM H	BARBARA LYNN	EICHHOLTZ	626 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910302	AYERS	ERIC			607 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910303	ARNETT	BENITA B			615 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910304	SUDDRETH	A FRANK			726 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910309		MJAY PROPERTIES LLC			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910311	SHEARER	CHRISTINA J			635 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910604	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910613	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910701	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910702	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910703	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910704	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910705	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910706	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910707	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04912357	RIZZO	JOSEPH MICHAEL	RONI WILLIAMS	RIZZO	719 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912358	ASA	NICHOLAS SHAWN			723 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912359	MAGNOTTA	MICHAEL JOHN ANTHONY	KATHERINE A	MAGNOTTA	727 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912360	UNAEGBU	GLORIA			731 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912361	LISENREE	JODIE N			735 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912362	ALSTON	SHARON L GREEN	WILLIE F	ALSTON JR	801 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912363	SHARPE	ROSILYN M			805 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912364		FIFTHSECOND LLC			7709 TREY FORD LN	CHARLOTTE	NC	28270
2021-256	04912365	EVANS	DWAYNE	AMANDA L	EVANS	815 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912366	WOOD	FARRIS LJR	YVETTE S	WOOD	819 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912367	RAMIREZ	LILIA	JUAN R	RAMIREZ	823 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912368	GEORGE	DUSTIN L	JONATHAN D	FLEMINGS	827 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912401	PRITCHARD	JOHN ALEXANDER PATTON	CAITLIN	THARPE	903 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912402	KUNG	KUO HSIUNG	CHIA MEEI TAO		467 GREENWOOD DR	WILMINGTON	DE	19808
2021-256	04912403	MONROE	LARRY G	MARY S	MONROE	917 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912404	NEE	LAUREL ANN			923 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912405	LANGLEY	WILLIAM B	DANA SMITH		929 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912406	MULLENS	KEVIN C	DANIELLE ASHLEIGH	MULLENS	933 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912407	PRESSWOOD	HUGH A	KATHY L	PRESSWOOD	937 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912499	BROWN	JEFFREY L			2813 ALISH TL	MOUNT PLEASANT	NC	28124
2021-256	04913101	BLANKENSHIP JR	MALCOLM B	FRANCES ANN H	BLANKENSHIP	2250 GODBAY RD	WOODLEAF	NC	27054
2021-256	04916202	MURPHY	JEFFREY L	HEATHER D	FREEMAN	7022 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916203	MURPHY	JEFFREY L	HEATHER D	FREEMAN	7022 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916204	BICKLEY	BARRY L	EVELYN A B	BICKLEY	832 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916205	GOUDY	JOHN D	VICTORIA A	GOUDY	840 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916206	CHRISTENBURY	CYNTHIA GAIL HATLEY			906 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916207	KEITH-LE	JULIE ANN	NGOC MINH	LE	914 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916208	PINKERTON	CHARLES S	JUDY D	MCGUIRE	504 GOLFVIEW CT	LENOIR	NC	28645
2021-256	04916209		CPI/AMHERST SFR PROGRAM OWNER LLC			5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
2021-256	04916210	THAO	TOU FUE	GRACE	THAO	936 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916218	THOMPSON	SHIRLEY G	LERoy W THOMPSON		7032 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916219	MURPHY	JEFFREY L	HEATHER D	MURPHY	7022 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916220	SMITH	DAVID A	KAY A	SMITH	7016 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917103	BOSTIAN	PHILLIP L	ABBY M	BOSTIAN	6301 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917104	UZOH	OGAGA	TRANASHEA J	UZOH	6311 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917105	SORTO	JOSE L			6321 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917106	MAZYCK JR	HERMAN	BELINDA L	MAZYCK	6329 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917108	SWAIM	THOMAS IAN			6223 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917110	POE	ROUFEAC L			6209 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917111	THOMPSON	WARDIE L	MARILYN G	THOMPSON	6203 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917112	FRAZIER	STANLEY RAY	JEANETTE		6200 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917113	MORRISON	LARRY D	ERNESTINE	MORRISON	6204 DOUGHERTY DR	CHARLOTTE	NC	28213

2021-256	04917114	KILMER	RYAN P	SARAH L	KILMER	6210 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917115	BREWER	WALTER J	DORIS A	BREWER	6220 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917116	PATEL	LAXMINANDAN C	HANSA L	PATEL	6300 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917117	THROWER	LELAND S	SHARON L	THROWER	6308 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917118	EDWARDS	ANDREW W			6316 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917119	WALKER	LANTIA M			2430 SUMMERS GLEN DR NW	CONCORD	NC	28027
2021-256	04917154	MILLER	STEPHANIE			7045 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917156	VALENTIN-CAJIGAS	SAMUEL	HIGINIA RAMOS	SOSA	7019 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917157	SPEIDEL	WILLIAM JOSEPH	JENNIFER LEA	ROACH	7011 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917158	ALLIOT	MATTHEW	SILKE	ALLIOT	6215 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917159	GOMEZ	MAX A	DIONI M	GOMEZ	6337 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04939107		COUCHELL/ TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3362 SMITH FARM RD	CHARLOTTE	NC	28213
2021-256	04939108		COUCHELL/ TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3363 SMITH FARM RD	MATTHEWS	NC	28105
2021-256	04939109		COUCHELL/ TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3362 SMITH FARM RD	MATTHEWS	NC	28105
2021-256	04939110	WESTLUND	GARY	MAUREEN	WESTLUND	1148 LEWIS FARM RD	MATTHEWS	NC	28105
2021-256	04939112		COUCHELL/ TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3362 SMITH FARM RD	KINGS MOUNTAIN	NC	28086
2021-256	09706201		ROMER1800 LLC	C/O RON HUNTE		2544 HOWERTON CT	MATTHEWS	NC	28105
2021-256	09706206		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	09706207		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	09706208		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	09706219	GRIFFIN	RICHARD E	PHYLLIS M	GRIFFIN	5811 FOXCREST DR	CHARLOTTE	NC	28227
2021-256	09706220		6531 ORR ROAD LLC			2525 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46205
2021-256	09706221		6531 ORR ROAD LLC			2525 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46205
2021-256	09706225	MULLIS	RAYMOND B			6637 ORR ROAD	CHARLOTTE	NC	28216
2021-256	09706226	MULLIS	RAYMOND BENNETT			6637 ORR RD	CHARLOTTE	NC	28216
2021-256	09706227		CLEMENTI AT PARK ROAD LLC			PO BOX 471904	CHARLOTTE	NC	28247
2021-256	09706228		CLEMENTI AT PARK ROAD LLC			PO BOX 471904	CHARLOTTE	NC	28247

2021-256	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-256	Autumnwood Community Association	Cynthia	King	1131 Autumnwood Lane		Charlotte	NC	28213
2021-256	Autumnwood Community Association	John	Neilson	1016 Autumnwood Ln		Charlotte	NC	28213
2021-256	Autumnwood Community Association	Joyce	Upchurch	6501 Stonehill Ct		Charlotte	NC	28213
2021-256	Autumnwood Community Association	William H.	Jett	7041 Summer Pl		Charlotte	NC	28213
2021-256	Autumnwood Neighborhood Association	Brenda	Ratliff	6509 Dougherty Dr		Charlotte	NC	28213
2021-256	Back Creek Farms HOA	Andrea	Hankins	2104 Gelbray Court		Charlotte	NC	28213
2021-256	Bridlewood Community Association	Janie	Sumpter	6329 Bridlewood Ln		Charlotte	NC	28215
2021-256	Bridlewood Community Association	Ola C.	Mitchell	227 Vickery Dr		Charlotte	NC	28215
2021-256	Chastain Homeowners Association	Laura	Griggs	526 Owen Bv		Charlotte	NC	28213
2021-256	Crab Orchard Homeowners Association	John	Watson	8214 Misty Eve Lane		Charlotte	NC	28213
2021-256	Crab Orchard Neighborhood Association	Challise	Cantleberry	736 Brooke Nicole Place		Charlotte	NC	28213
2021-256	Eastbrook Woods Community Association	Maurice	Redmond	4000 East W.T. Harris Blvd.		Charlotte	NC	28215
2021-256	Edwin Towers	Eddie	Young	6008 Quiet Cove Ct		Charlotte	NC	28215
2021-256	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2021-256	Garden Renaissance In The South (GRITS)	Don	Boekelheide	7117 Leaves Lane		Charlotte	NC	28213
2021-256	Green Forest Neighborhood Association	Veronica	Thompson	6925 Woodfield Dr.		Charlotte	NC	28215
2021-256	Green Meadows Community Association	Kay	Blake	311 Briarwood Dr		Charlotte	NC	28215
2021-256	Grenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2021-256	Hampshire Hills Neighborhood Association	Beatrice	Spaulding	6725 Caudell Place		Charlotte	NC	28215
2021-256	Hidden Valley Community Association	Jeff	Hopkins	229 Austin Dr		Charlotte	NC	28213
2021-256	Hidden Valley Community Development Corporation	Odell	Witherspoon	6601 Heatherbrooke Av		Charlotte	NC	28213
2021-256	Hidden Valley Community Homeowners Association	Saundra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2021-256	Hidden Valley Political Action Committee	Samuel	Love	6417 Heatherbrooke Av		Charlotte	NC	28213
2021-256	Hidden Valley Zoning Committee	Priscilla	Duncan	6423 Heatherbrooke Av		Charlotte	NC	28213
2021-256	Homewood Acres Community Association	Myron	Brown	4829 Banfshire Rd		Charlotte	NC	28215
2021-256	Huntingtowne Farms Neighborhood Association	Ashlynn	Kelker	6342 Elgywood Ln		Charlotte	NC	28213
2021-256	Meadowbrook Neighborhood Watch Association	Najeedah	Stover	6208 Donna Dr		Charlotte	NC	28213
2021-256	NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
2021-256	Neighbors Bordering Celanese	Demetra	Dunlop	1806 Rocky River Rd		Charlotte	NC	28213
2021-256	Newell/ Rocky River Road	Tamara	Glover	8616 Knollwood Circle		Charlotte	NC	28213
2021-256	Old Concord Subdivision	Trisha	Garcia	1318 Farmfield Lane		Charlotte	NC	28213
2021-256	Olde Concord Neighborhood	Maxine	Hedgepeth	7400 Hounslow Ln		Charlotte	NC	28213
2021-256	Orchard Trace Condominiums	Mollie	Masten	325 Orchard Trace Lane		Charlotte	NC	28213
2021-256	Orchard Trace Condominiums	Regina	Flores	325 Orchard Trace Lane		Charlotte	NC	28213
2021-256	Plaza Midwood Neighborhood Association	Leslie	Shinn	5906 Old Coach Rd		Charlotte	NC	28215
2021-256	Plaza/Eastway Partners/North East Community Organization	Maxine	Eaves	5906 Old Coach Rd		Charlotte	NC	28215
2021-256	Rocky River Village	Michelle	Pighet	518 Elsberry Lane		Charlotte	NC	28214
2021-256	Thomasboro Neighborhood Association	Bill	Jones	7117 Leaves Ln		Charlotte	NC	28213

2021-256 Thomasboro Neighborhood Association

Vanessa

Johnson

7117 Leaves Ln

Charlotte NC

28213

Additional Mailing List for Second Community Meeting

Abby Bostian and Phil Bostian  
6301 Dougherty Drive  
Charlotte, NC 28213

Matthew Comer  
6244 Donna Drive  
Charlotte, NC 28213

Ted Phillips  
6133 King George Drive  
Charlotte, NC 28213

Susan Furr  
6133 King George Drive  
Charlotte, NC 28212

**EXHIBIT A-2**



**NOTICE TO INTERESTED PARTIES  
OF SECOND COMMUNITY MEETING**

**Subject:** Second Community Meeting - **Rezoning Petition No. 2021-256** filed by NVR, Inc. to request the rezoning of an approximately 152.03 acre site located on the north side of Old Concord Road between Orr Road and Grier Road and between Rockland Drive and Heathway Drive

**Date and Time of Meeting:** Thursday, May 4, 2023 at 6:30 p.m.

**Place of Meeting:** Newell Presbyterian Church  
1500 Rocky River Road West  
Charlotte, NC 28213

We are assisting NVR, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 152.03 acre site located on the north side of Old Concord Road between Orr Road and Grier Road and between Rockland Drive and Heathway Drive from the R-3, R-4 and R-6 (CD) zoning districts to the MX-2 Innovative zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain up to 319 single family detached dwelling units and up to 330 dwelling units that would be comprised of a combination of single family attached (townhome) dwelling units and multi-family dwelling units (a maximum of 154 of these 330 dwelling units could be multi-family dwelling units).

The Petitioner held a Community Meeting regarding this Rezoning Petition on July 26, 2022. The Petitioner will hold a Second Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Second Community Meeting regarding this Rezoning Petition on Thursday, May 4, 2023 at 6:30 p.m. at Newell Presbyterian Church located at 1500 Rocky River Road West in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)  
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 21, 2023

## **EXHIBIT B**

Second Community Meeting Sign-In Sheet

Petitioner: NVR, Inc.

Rezoning Petition No. 2021-256

Thursday, May 4, 2023 at 6:30 P.M.

Newell Presbyterian Church  
1500 Rocky River Road West  
Charlotte, NC 28213

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
	TED PHILLIPS	6133 KING GEORGE DR.	704 488 2265	tedphillips1989@gmail.com
1.	Bob Leonard	<sup>810</sup> 416 FAIR HAVEN	704 989 963	<del>THE</del> ARCTICBR@GMAIL.COM
2.	Deborah Moser	<sup>6128</sup> 526 Owen	704 634-5420	
3.	Rio	Creekstone		
4.	SAM & CINDA SHOMSTEIN	7016 TOBY CT	704 597-0402	LITZNER@GMAIL.COM
5.	Yvonne + Jack Mock	300 Gray Drive	704 999-7720	jwmj60@gmail.com
6.	Cantleberry Jim, Challise & Nate	736 Brooke Nicole Pl.	920 698 6901	jcantleberry@gmail.com
7.	ANDY ZUBA	1127 FAIRFIELD	704 297 8461	andrew.c.zuber@gmail.com <del>zz</del>
8.	Sarah Kilmer	6210 Dougherty Dr	704-650-8566	rskilmer@bellsouth.net

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
9.	Andrew & Amber Edwards	6316 Doughty Dr	828-606-7728	brendawan@gmail.com
10.	Barry Bickley	832 Autumnwood Ln Charlotte 28213	704 713 7649	B.Bickley@protonmail.com
11.	Kathryn Christenbury	906 Autumnwood Lane Charlotte NC 28213	704 779 0491	Kathryn.christenbury@gmail.com
12.	Vicki Goudy	840 Autumnwood Ln Charlotte NC 28213	704 599 6648	TOOLD2CHAT@AOL.com
13.	JOE SPEIDEL	7011 ROCKLAND DR. CHARLOTTE, NC 28213	704-622-1681	wjsspeidel@gmail.com
14.	Micah Young	6109 King George DR Charlotte NC 28213	704-654-1722	Micah8904@gmail.com
15.	Lisa Christenbury Newell	6100 FAIRHAVEN DRIVE	704.730.8082	lisa.newell12@gmail.com
16.	SCOTT HAMMONS	7619 BATAVIA LN 28213		SHAMMONS@AOL.COM
17.	John DeLuca	634 Neal Dr	704 430 8265	jdelucajr@gmail.com
18.				
19.				
20.				
21.				

**Second Community Meeting Sign-In Sheet**

**Petitioner: NVR, Inc.**

**Rezoning Petition No. 2021-256**

**Thursday, May 4, 2023 at 6:30 P.M.**

**Newell Presbyterian Church  
1500 Rocky River Road West  
Charlotte, NC 28213**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Sue Miller	6101 KING GEORGE	704 596-2108	_____
2.	Wayne Christenbury	6100 FAIRHAVEN DR.	—	_____
3.	Bobby Hargett	6044 Fairhava Drive	704-596 8262	jeff_b_hargett@yahoo.com
4.	Greg + Chris Litaker	525 Owen Blvd.	980-230- 2321 - Chris	litakerchrist@gmail.com
5.	Rick Zyber	7746 Pickering Dr Chr. 28213	704-598- 7016	razubene@uncc.edu
6.	Laura Corkill	7230 Rocklund Dr	704 598-2304	lollylu@live.com
7.	Daniel Richardson	6244 Donna Drive	704-604-4453	DRichardson4888@gmail.com
8.	Matt Comer	6244 Donna Drive	704-560-8006	cheylunn@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
9.	Jason Martel	6161 Medwial Ln	704-270 8023	Jason.Mj.AIGlassNC.com
10.	Searles, Ed.	212 NewL DR	764 333-2723	esearles0242@gmail.com
11.	Chris Stewart	600 Neal Dr	704 560 1979	cstewrun@gmail.com
12.	Traw Ratcliffe	6141 King George Dr	7045626254	twr0507@gmail.com
13.	Al Ratcliffe	6141 King George Dr	704-562-0739	ratsatfamily@gmail.com
14.	John & Joyce Upchurch	6501 Stonehill Ct	704-807-0942	yandyupchurch@gmail.com
15.	Alex Courtney	7229 Rockland Dr	803 415 1072	Alexander5courtney92@gmail.com
16.	Lesley Courtney	7229 Rockland DR	803 577 0338	Courtneyfam@gmail.com
17.	Cathy Bolen	500 Blue Rock Dr.	704-564-1181	cpbolen@carolina.rr.com
18.	Sylvia Casey	7009 Summer Pl	704-596-3578	scasey@carolina.rr.com
19.	Efrain Reyes	6243 Donna Dr	704-492-3760	KayleeReyes04@gmail.com
20.	CURTIS ROSS	6241 DONNA DR	704-7770079	Justcall Ross Z @ gmail.com CURTIS
21.	Olga Ross	"	704-596-2454	CDROSS@aol.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
22.	BETTY JETT	7041 SUMMER PLACE CLT, NC 28213	704-577-4434	bjett@poi-inc.net
23.	Edwin & Yvette Smith	7735 Pickering Dr Clt NE 28213	704-921-2734-H 704806-8903	smithhenry@bellsouth.net
24.				
25.				
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27.				
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34.				

# **EXHIBIT C**



# Rezoning Petition No. 2021-256

NVR, Inc., Petitioner

Second Community Meeting

May 4, 2023

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

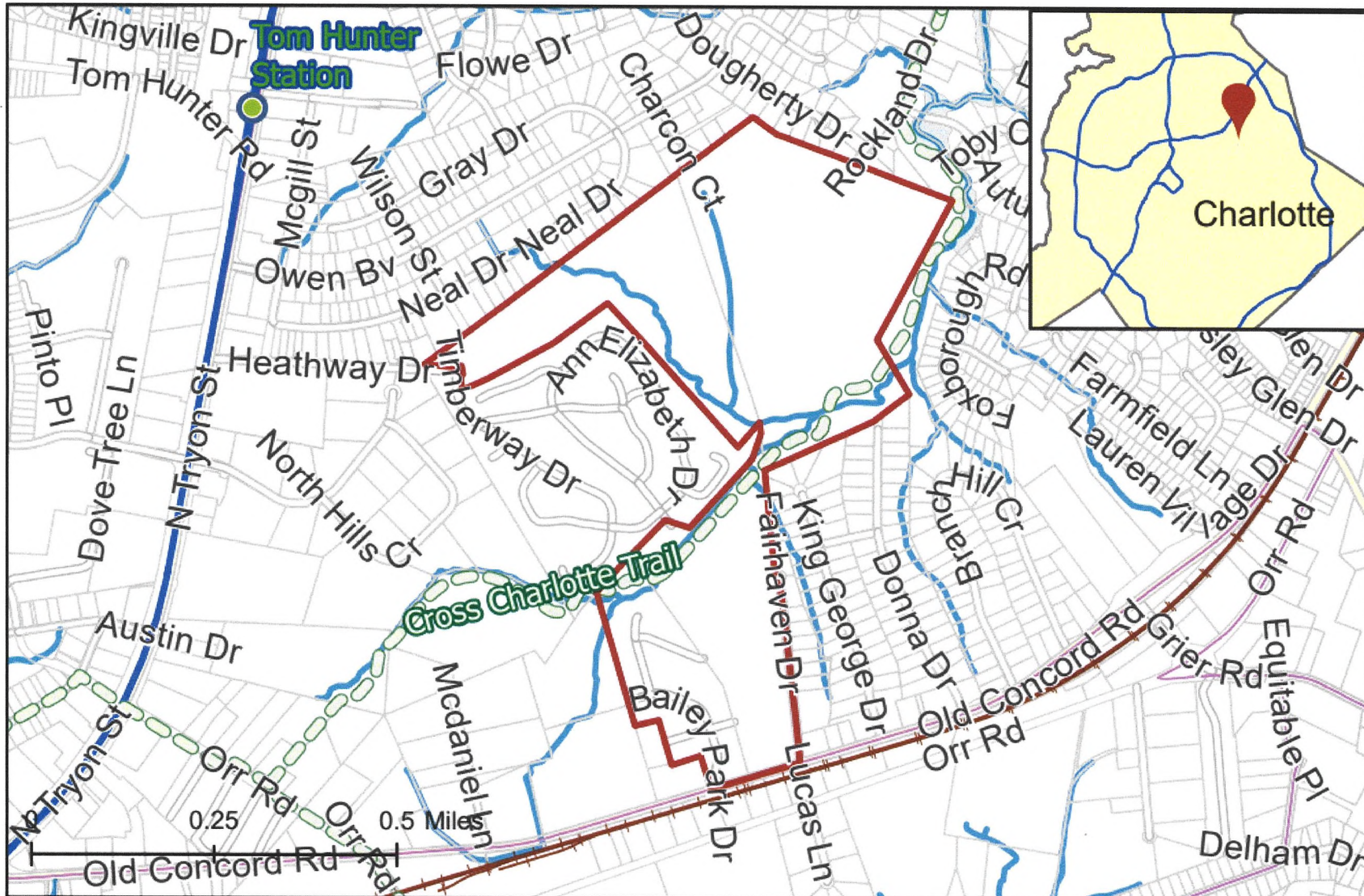
## Team

- Scott Munday, NVR, Inc.
- John Eskridge, NVR, Inc.
- Eric Lalone, CESO, Inc.
- Andrew Eagle, Ramey Kemp & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

## Potential Rezoning Schedule

- Public Hearing: Tuesday, June 20, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Wednesday, July 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 17, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

# Site – 152.03 Acres



# Site







## Rezoning Request

Requesting that the site be rezoned from the R-3, R-4 and R-6 (CD) zoning districts to the MX-2 Innovative zoning district to accommodate the development of a residential community on the site that would contain up to 319 single family detached dwelling units and up to 330 dwelling units that could be comprised of single family attached (townhome) dwelling units, multi-family dwelling units or a combination thereof

A maximum of 154 of the 330 dwelling units could be multi-family dwelling units



## Rezoning Request

The maximum overall density for the 152.03 acre site would be 4.27 dwelling units per acre





# 2040 Policy Map



**Legend**

**Charlotte Future 2040 Policy Map**

- Neighborhood 1
- Neighborhood 2
- Perks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

# PLACE TYPES: NEIGHBORHOOD 1

**Goal:** Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

## LAND USE

- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.

## CHARACTER

- Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.
- Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time. Others have seen changes in these and other characteristics.



Mostly Residential Land Uses

## MOBILITY

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.
- Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.

## BUILDING FORM

- The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings, typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.



### OPEN SPACE

- Private yards and improved common areas are typical open spaces in this Place Type. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.

### HIGHLIGHTS

- Ⓐ Comfortable sidewalks with planting strips and shade trees
- Ⓑ Alleys in select locations to access garages and Accessory Dwelling Units (ADUs)
- Ⓒ Multiple housing types in proximity to each other
- Ⓓ ADUs typically accessed off alleys
- Ⓔ Transition to Adjacent Place Types

## PLACE TYPES: NEIGHBORHOOD 2

**Goal:** Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.

### LAND USE

- The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses.
- Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types. Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.

### CHARACTER

- This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.

### MOBILITY

- Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use.
- Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.



Mostly Residential Land Uses With  
Neighborhood-Serving Commercial

### BUILDING FORM

- The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility.
- Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.

### OPEN SPACE

- This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.



## HIGHLIGHTS

- (A) Infill development forming a consistent street edge

(B) Trail-oriented development

(C) Shared public open spaces
- (D) Neighborhood trail connections

(E) Comfortable sidewalks with planting strips and shade trees
- (F) Mix of different housing types (including townhomes, condos, and medium-density residential development)

(G) Transition to Adjacent Place Types



# Prior Site Plan

**LEGEND**

- SINGLE FAMILY LOTS
- TOWNHOMES LOTS
- COMMON OPEN SPACE
- PROPOSED WATER QUALITY POND
- EXISTING STREAM
- PROPOSED GREENWAY TRAIL
- EXISTING TREES
- ✱ POTENTIAL AMENITY LOCATION



NOT TO SCALE

07-26-2022

OVERALL MASTER PLAN

**BLANKENSHIP**  
CHARLOTTE, NC



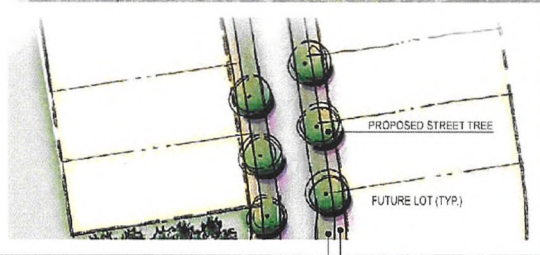
These drawings are conceptual in nature and may change at Ryan's discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.







- LEGEND**
- SINGLE FAMILY LOTS
  - TOWNHOMES LOTS
  - COMMON OPEN SPACE
  - PROPOSED WATER QUALITY POND
  - EXISTING STREAM
  - PROPOSED GREENWAY TRAIL
  - EXISTING TREES
  - ✱ POTENTIAL AMENITY LOCATION



STREET VIEW ENLARGEMENT

5' WIDE SIDEWALK  
8' WIDE PLANTING STRIP



These drawings are to explain in nature and may change at owner's discretion in order to meet additional codes, final site engineering requirements and budget based on pricing for the final plan.



NOT TO SCALE  
07-26-2022  
SINGLE FAMILY MASTER PLAN  
**BLANKENSHIP**  
CHARLOTTE, NC



- LEGEND**
- SINGLE FAMILY LOTS
  - TOWNHOMES LOTS
  - COMMON OPEN SPACE
  - PROPOSED WATER QUALITY POND
  - EXISTING STREAM
  - PROPOSED GREENWAY TRAIL
  - EXISTING TREES



These drawings are conceptual in nature and may change at the client's discretion in order to meet architectural, zoning, and/or engineering requirements and budget based on pricing for the final plan.



NOT TO SCALE  
07-26-2022  
TOWNHOME MASTER PLAN

**BLANKENSHIP**  
CHARLOTTE, NC



# Revised Site Plan



## Revisions to the Rezoning Plan

The revisions to the Rezoning Plan include the following:

1. Reduced the overall number of dwelling units on the site from 683 to 649
2. Reduced the number of single family detached dwelling units on Development Area A from 390 to 310
3. The number of dwelling units on Development Area C increased from 284 to 330
4. Added 51 foot wide lots to Development Area A, so that 41 foot wide lots and 51 foot wide lots are now proposed for Development Area A

## Revisions to the Rezoning Plan - Continued

5. Increased the depth of all lots on Development Area A from 96 feet to 120 feet
6. Added a 40 foot wide landscape area that would meet the landscape standards of a Class C buffer along the northern and eastern boundaries of Development Area A
7. Relocated the 6 acre park site
8. Added linear green areas and common open space areas on Development Area A
9. The number of buildings on Development Area C has been reduced (not the number of dwelling units)
10. Added multi-family dwelling units as a dwelling unit type to Development Area C



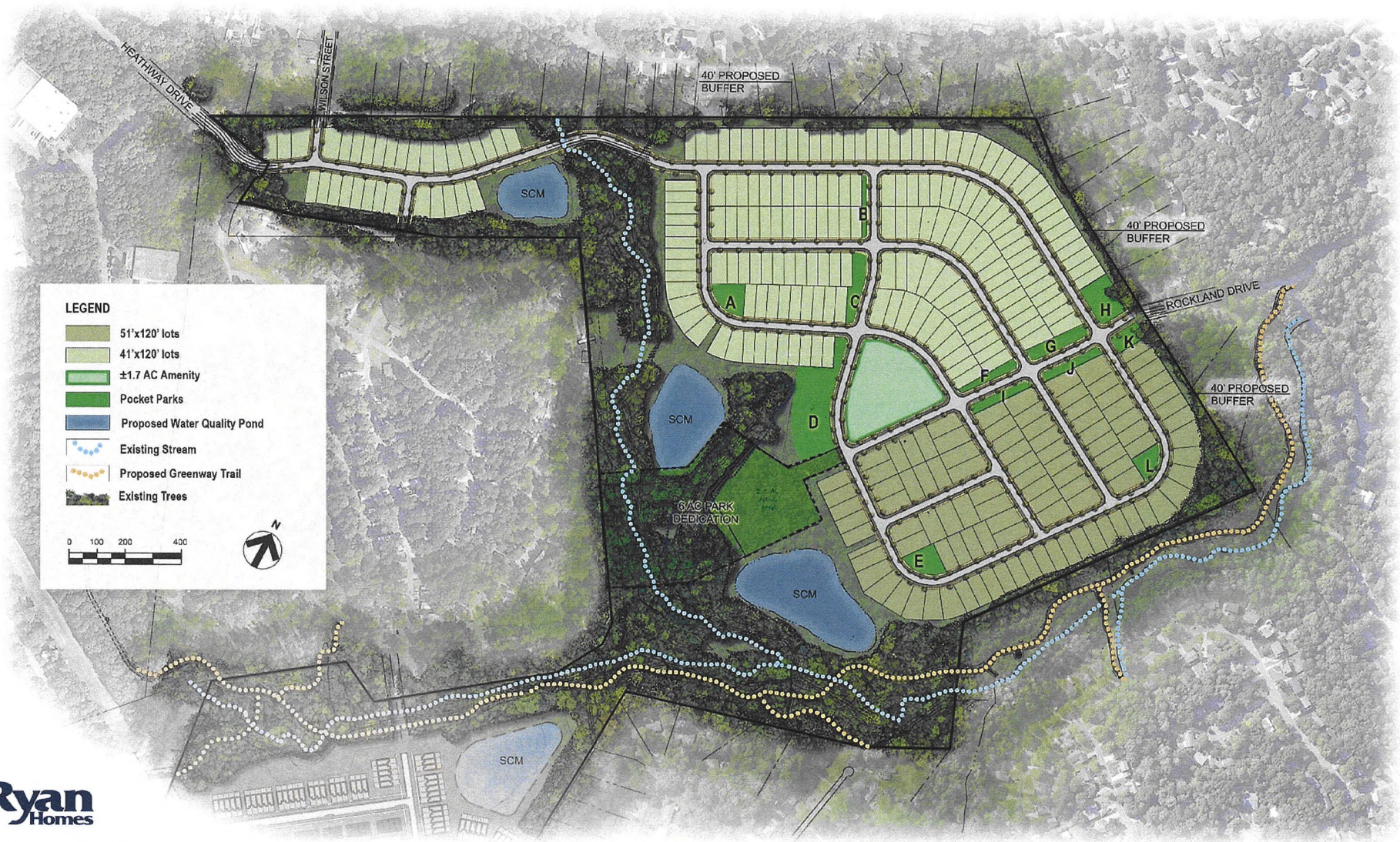
**Ryan**  
Homes

**CESO**

These renderings are conceptual in nature and may change at owner's discretion in order to meet jurisdiction codes, final site engineering requirements and survey based on pricing for the final plan.

05-04-2023  
OVERALL MASTER PLAN

**BLANKENSHIP**  
CHARLOTTE, NC



**LEGEND**

- 51'x120' lots
- 41'x120' lots
- ±1.7 AC Amenity
- Pocket Parks
- Proposed Water Quality Pond
- Existing Stream
- Proposed Greenway Trail
- Existing Trees

0 100 200 400

N



These renderings are conceptual in nature and may change at owner's discretion in order to meet jurisdiction codes, final site engineering requirements and other issues arising during the final plan.

05-04-2023  
SINGLE FAMILY MASTER PLAN

**BLANKENSHIP**  
CHARLOTTE, NC



**DEVELOPMENT DATA**

Townhomes:	166
Condos:	164
SF Lots:	9
<b>Total:</b>	<b>339</b>

**LEGEND**

- Townhomes - 166
- Condos - 164
- Single Family - 9
- Common Open Space
- Proposed Water Quality Pond
- Existing Stream
- Proposed Greenway Trail
- Existing Trees

0 50 100 200



PROPOSED BUFFER SCREENING MIX  
WITH EVERGREEN AND DECIDUOUS TREES

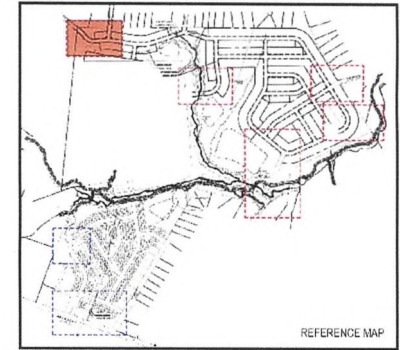
DECORATIVE STONE COLUMN  
AND SPLIT RAIL FENCE

PROPOSED COMMUNITY MARKER COLUMN WITH  
PLANTING. THIS WILL BE POSITIONED AT ALL  
ENTRIES WITHOUT SIGNAGE MONUMENT

MANICURED LAWN

EXISTING TREES TO REMAIN

ENTRY MONUMENT  
AND ASSOCIATED PLANTING



REFERENCE MAP



6' TALL POWDER COATED  
ALUMINUM CABINET WITH  
BLACK LETTERS

7' TALL STONE COLUMN  
WITH BRUSHED ALUMINUM INSET



These drawings are conceptual in nature and may change at  
owner's discretion. In order to meet jurisdictional codes, this site  
engineering requirements and budget based on pricing for the final plan.

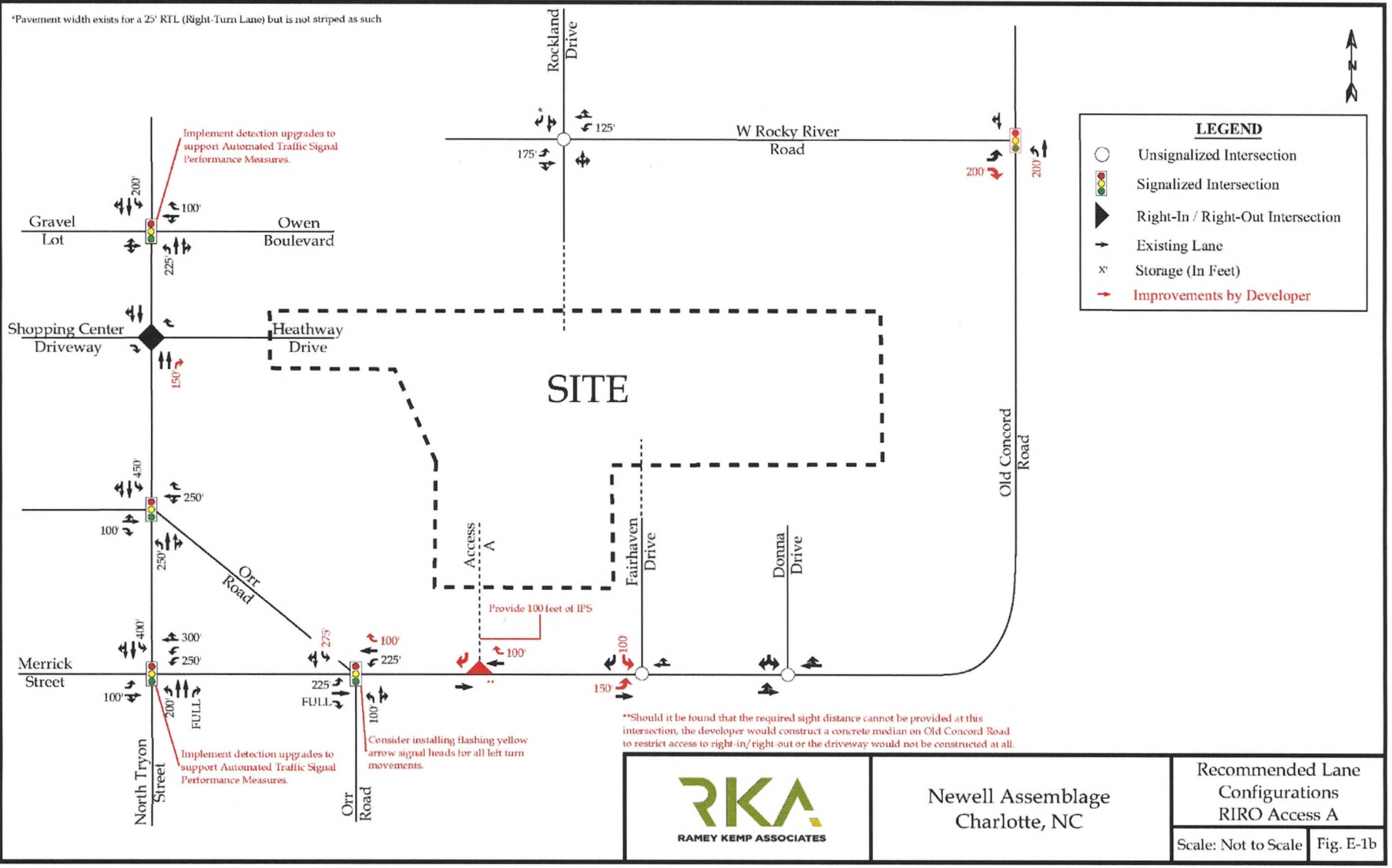
05-04-2023  
SINGLE FAMILY ENTRY CONCEPT

**BLANKENSHIP**  
CHARLOTTE, NC



# Transportation

\*Pavement width exists for a 25' RTL (Right-Turn Lane) but is not striped as such



Implement detection upgrades to support Automated Traffic Signal Performance Measures.

Implement detection upgrades to support Automated Traffic Signal Performance Measures.

Consider installing flashing yellow arrow signal heads for all left turn movements.

Provide 100 feet of IPS

\*\*Should it be found that the required sight distance cannot be provided at this intersection, the developer would construct a concrete median on Old Concord Road to restrict access to right-in/ right-out or the driveway would not be constructed at all.

**LEGEND**

- Unsignalized Intersection
- ⚡ Signalized Intersection
- ▲ Right-In / Right-Out Intersection
- Existing Lane
- x' Storage (In Feet)
- Improvements by Developer



Newell Assemblage  
Charlotte, NC

Recommended Lane  
Configurations  
RIRO Access A

Scale: Not to Scale Fig. E-1b

# Vehicular Trip Generation Per CDOT

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family Attached & Detached (R-3/R-4/R-6CO, 150.775 acres)	539 Dwellings	4,955	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached & Detached (MX-2, 150.775 acres)	683 Dwellings	5,720	<i>Site Plan: 10-26-21</i>
Proposed Zoning	Single Family Attached & Detached (MX-2, 150.775 acres)	649 Dwellings	5,130	<i>Site Plan: 1-10-23</i>