

COMMUNITY MEETING REPORT

Petitioner: Harris and Rocky LLC

Rezoning Petition No. 2022-090

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on or before November 26, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, December 7, 2022 from 5:30 pm until 6:30pm as a virtual meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The community meeting was attended by the individuals identified on the attached sign-in sheet, Exhibit C, and by Petitioner's development team: Russell Fergusson, Hanumantha Chekuri and Brent Stough.

SUMMARY OF PRESENTATION/DISCUSSION:

Russell Fergusson, Petitioner's Agent presented the basic components of the rezoning proposal and the presentation evolved into an open discussion with the two neighborhood attendees. The presentation covered the general nature of the rezoning petition, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

Much of the initial discussion focused on the similarities and differences to the recently approved rezoning for the same site, a project that did not move forward for age-restricted apartment housing. The new site plan was compared to the old site plan to show the retention of the same buffers, tree save. Attendees expressed general comfort with the proposed market rate apartments in the location and the increase in number of units. There was some discussion about this section of West WT Harris, its recent expansions and shortcomings. The neighbors suggested that future tenants may not like the inability to turn left towards Northlake mall and commercial areas. The main concern expressed regarding the proposal was a concern that the additional traffic created by the proposal would lead to more illegal u-turns utilizing the Wedgewood North Neighborhood entrance. This has been an issue because cars trying to make the u-turn have damaged the landscape area at the entrance to the neighborhood. The attendees suggested that Petitioner consider moving the building so that the driveway could be further to the north, which would eliminate the likelihood of this issue. The other suggestion was to consider placing a signal at the intersection. Petitioner offered to consider this in its revised site plan after further review of stormwater location and outreach to transportation departments. There was also some positive discussion about the sidewalk and streetscape, with a general consensus that the eight foot planting strip and twelve foot wide sidewalk is appropriate.

Petitioner's agent offered to have follow-up meetings with the attendees and other interested neighbors upon request.

Respectfully submitted, this 16th day of January, 2023

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

Exhibit A: Notice Mailing List

2022-090	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-090		Hatisha	Guzman	8628 swank place	201	Charlotte	NC	28216
2022-090		Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
2022-090	Braemar At Treyburn Owners Association Inc.	Gail	Crawford	9016 Shenington Pl		Charlotte	NC	28216
2022-090	Holly Creek	Tara	Hunter-McKoy	8738 Holly Creek Court		Charlotte	NC	28216
2022-090	Hunter Acres Park Association, Inc	Patricia	Brown	10191 Reindeer Way Ln		Charlotte	NC	28216
2022-090	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2022-090	Impact Inc	Robert	Williams	8615 Westhope st		Charlotte	NC	28216
2022-090	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
2022-090	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2022-090	Treyburn Towne Meadows Homeowners Association	Lisa	Luzw	9021 Cinnabay Dr		Charlotte	NC	28216
2022-090	Treyburn Towne Meadows Homeowners Association	Pam	Massey	9030 Cinnabay Dr		Charlotte	NC	28216
2022-090	Urban Institute - Uncc	Bill	McCoy	8921 McCartney Wy		Charlotte	NC	28216
2022-090	Walden Ridge	Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2022-090	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
2022-090	Wedgewood North HOA, Inc.	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2022-090	Wedgewood North HOA, Inc.	Mike	Cimbotti	8921 McCartney Way		Charlotte	NC	28216
2022-090	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2022-090	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

2022-090	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-090	02510520	SHIPP	JOHN	VIVAN	SHIPP	9804 WOODLAND CR		CHARLOTTE	NC	28216
2022-090	02510521	KEZIAH	GENE LEE	BETTY W	KEZIAH	9732 WOODLAND CIR		CHARLOTTE	NC	28216
2022-090	02510522	KEZIAH	ROBERT BLAKE	LOTTIE	YOUNG	9714 WOODLAND CIRCLE		CHARLOTTE	NC	28216
2022-090	02510525	AVERY	ALVIN L	MARY E	AVERY	9626 WOODLAND CIR		CHARLOTTE	NC	28216
2022-090	02510526	AVERY	ALVIN L	MARY E	AVERY	9626 WOODLAND CIR		CHARLOTTE	NC	28216
2022-090	02510527	RICHARDSON	MARY ANN			9528 FOREST DR		CHARLOTTE	NC	28216
2022-090	02510529	NAIR	AJAY R			10141 FALLING LEAF DR NW		CONCORD	NC	28027
2022-090	02510530	NAIR	AJAY R			10141 FALLING LEAF DR NW		CONCORD	NC	28027
2022-090	02510608	CHESSER	HOWARD TIMOTHY JR		KATHERINE D WEAVER	9610 FOREST DR		CHARLOTTE	NC	28216
2022-090	02510609	ANSTINE	PAUL M JR	DANIEL	RAMIREZ	9619 WOODLAND CIRCLE		CHARLOTTE	NC	28216
2022-090	02510611	GRANGER	KATY M			9723 WOODLAWN CIRCLE		CHARLOTTE	NC	28216
2022-090	02510616	CHESSER	HOWARD TIMOTHY JR		KATHERINE D WEAVER	9610 FOREST DR		CHARLOTTE	NC	28216
2022-090	02515115	GLENN	ALSTON W			8419 W WT HARRIS BLVD		CHARLOTTE	NC	28216
2022-090	02521101	WEDGEWOOD HOMEOWNERS	ASSOCIATION			219 E KINGSTON AVE		CHARLOTTE	NC	2803
2022-090	02521102	ALVARENGA	JUAN A MENJIVAR	IRIS YOLANDA	RIOS	9416 LAKE SPRING AVE		CHARLOTTE	NC	28216
2022-090	02521103	RICHARDSON	KIM	CLIFF	NESBIT	9412 LAKE SPRING AVE		CHARLOTTE	NC	28216
2022-090	02521148	QUIKTRIP CORPORATION				PO BOX 3475	ATTN TAX DEPARTMENT	TULSA	OK	74101
2022-090	02521149	8345 W WT HARRIS BLVD RE LLC				1170 PITTSFORD VICTOR RD STE 260		PITTSFORD	NY	14534
2022-090	02521227	RATLIFF	LEE J			8705 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-090	02521228	MONTGOMERY	CHARLES			8713 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-090	02521229	BENNETT	KENNETH	CHRISTIAN	BENNETT	9401 LAKE SPRING AVE		CHARLOTTE	NC	28216
2022-090	02521230	DRAKEFORD	APRIL L			9409 LAKE SPRING AVE		CHARLOTTE	NC	28216
2022-090	02521231	ALLISON	LUTHER M	CAROLYN C	ALLISON	9417 LAKE SPRING AVE		CHARLOTTE	NC	28216
2022-090	02529122	GREENE	JUNE M & SYLVIA M		SYLVIA M SMITH	PO BOX 220924		CHARLOTTE	NC	28222

Exhibit B
Copy of Notice

NOTICE TO INTERESTED PARTIES

COMMUNITY MEETING FOR ZONING PETITION #2022-090

Subject: Community Meeting - Rezoning Petition filed by Harris and Rocky LLC LLC to rezone approximately 4.2 acres located on the parcel to the northeast of the intersection of West WT Harris and I-485 exit ramp (the "Site"), Parcel ID # 02529122. to amend and change the rezoning from the current R-17 MF Conditional zoning district to R-22 MF Conditional zoning district to allow the development of a multi-family residential development.

Date and Time of Meeting: December 7, 2022 from 5:30-6:30 pm (Zoom Meeting/RSVP will receive reply with digital link to meeting login also copied below)

Place of Meeting: We will have the meeting on Zoom in compliance with Covid-19 provisions. Please RSVP to me via email at rwf@russellwfergusson.com and include "Community Meeting" in the subject line.

Petitioner: Harris and Rocky LLC

Petition No.: RZP-2022-090

Dear Neighbors and Community Leaders:

I am assisting Harris and Rocky LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.2 acre site with two parcels, one of which is vacant (the "Site") located on the parcel to the northeast of the intersection of West WT Harris and I-485 exit ramp from a Conditional R-17 Multi Family CD zoning districts to a Conditional R-22 Multi Family zoning district. The purpose of the rezoning is to permit the development of a multi-family residential development. The site includes the undeveloped land adjacent to the I-485 ramp. The parcel was recently rezoned and this rezoning retains many aspects of the recently approved 2019 rezoning.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal and schedule with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition **via Zoom** on **Wednesday, December 7**, from **5:30-7:00pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can also be accessed online on the Charlotte Planning Website under the "2022 Petitions" tab, which will be updated by the city during the rezoning process. The zoom invite is copied below. Please RSVP via email with "community Meeting" in the subject line and I will send a digital link to access the zoom meeting.

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,
P.O. Box 5645, Charlotte, NC 28299
Email: rwf@russellwfergusson.com
Phone: (704) 234-7488

Zoom Meeting Information

Russell Fergusson is inviting you to a scheduled Zoom meeting.

Topic: Russell Fergusson's Zoom Meeting

Time: Dec 7, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85782825643?pwd=bGlyamhoNDZXOXFFaldsRjJekkdUQT09>

Meeting ID: 857 8282 5643

Passcode: rezoning

One tap mobile

+19292056099,,85782825643#,,,*12821378# US (New York)

+13017158592,,85782825643#,,,*12821378# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Meeting ID: 857 8282 5643

Passcode: 12821378

Find your local number: <https://us06web.zoom.us/j/85782825643>

cc: Councilmember Renee Johnson

Date Mailed: on or before 11/26/2022

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET (virtual)

PETITIONER: HARRIS AND ROCKY LLC
REZONING PETITION NO.: 2022-090
Wednesday December 7, 2022

This information is used by the Planning Department to distribute material regarding this petition.
Contact information given from the participants on the Zoom (virtual) meeting.

Name	Address	Mail / Email Address
Ken Bennet	9401 LAKE SPRING AVE	kathykelson50@gmail.com
Mary Spilman	Wedgewood North HOA	