

COMMUNITY MEETING REPORT

Petitioner: Urban Trends Real Estate, Inc.

Rezoning Petition No. 2022-109

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 and time, of the Community Zoom Virtual Meeting. The Notice was sent to the individuals and organizations set out on Exhibit A attached hereto, by depositing such notice in the U.S. mail on December 2, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually using the Zoom application at 6pm on Friday, December 9, 2022.

PERSONS IN ATTENDANCE AT MEETING (see attached of Zoom attendees):

The Community Meeting was attended by those individuals identified on the attendee's sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Zoom Meeting by Chris Ogunrinde of Urban Trends Real Estate, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Chris Ogunrinde, CEO of Urban Trends Real Estate, Inc. welcomed the attendees. Mr. Ogunrinde provided an overview of his professional experience in development and architecture. Chris said that the Petitioner proposes to rezone an approximate 2.09- acre site from an R-4-B1 zone to an UR-2 (CD) at Plainfield Drive. Mr. Ogunrinde explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. Matt Langston, PLA with Landworks Design Group, PA, presented the site plan and layout for the project.

A PowerPoint presentation was used by Mr. Ogunrinde to explain the scope of the Plainfield Drive Parcel Rezoning, up to 30 unit Townhouse concept. The location is situated with easy access to retail, services, employment and public transportation; within walking distance to schools, stores and restaurants. The project is being built as new construction in a lively area experiencing a lot of private investment and development. There will be another public hearing in January 2023 when city planning will submit the petition to City Council. The City Council will vote on the rezoning in February 2023. At the close of the PowerPoint presentation Mr. Ogunrinde opened the meeting to the attendees for a question and answer session.

QUESTIONS AND ANSWERS

Attendee Question:

Since this project is only 2.09 acres, what will the buffer(s) look like?

Answer: Mr. Langston a Consultant for Urban Trends Real Estate advised the participants that adequate buffers using tall bushes, oak trees, and a 6 foot fence to screen the project from adjacent properties.

Attendee Question:

How tall will the trees used as buffers grow?

Answer: Mr. Langston stated that the type of trees used would ultimately grow 70-80 feet tall.

Attendee Question:

Is the storm drainage being addressed in the proposed plan?

Answer:

Mr. Ogunrinde stated yes in fact the developers work closely with the City of Charlotte and the Army Core of Engineers to assure appropriate support for the proposed drainage plan.

Attendee Question:

What are the price points for the townhomes? Are they being marketed as affordable/subsidized housing developments?

Answer:

Mr. Ogunrinde stated the townhomes are priced at market rates and are not being developed as affordable or subsidized housing.

Mr. Ogunrinde Question: What is the relationship between the residents and the area neighborhood associations?

Attendee Answer:

The relationships are very informal with limited meetings. Volunteers provide various resources and contributions.

Attendee Question:

Will you provide the type of support like John Crossland? He helped our community in the past with ongoing financial support.

Answer:

That type of support will be determined by the property owner. We will communicate this question to the owner.

Attendee Question:

What are the dimensions of the townhomes?

Answer:

Mr. Ogunrinde stated the dimensions of the townhomes will be 16-20 feet wide and approximately 40 feet in depth. The zoning allows for a height of up to 48 feet. Three story units are currently being envisioned which is below the 48 feet limit.

Attendee Question:

Are there other community meetings scheduled?

Answer:

Mr. Ogunrinde stated that he can meet with small community groups if necessary.

CONCERNS

The participants had more concerns about the impact this development plan will have on their community going forward to include:

- storm water issues,
- increase in traffic that may result in a stop light addition,
- construction noise over the 18 months of development,
- the view out the back of said houses, and
- the fact that the project may negatively impact the value of their properties and homes.

RESPONSE TO CONCERNS

Mr. Ogunrinde said all concerns will be considered and communicated to the property owner.

Closing Statement from Mr. Ogunrinde:

In closing, I want to thank you all for attending this meeting. We respect everything you said and noted your questions and concerns. We include the owner and start to deal with some of the things we talked about tonight.

You have my contact information if you have more questions or concerns, please contact me. Thank you very much for your time.

The meeting then ended.