

COMMUNITY MEETING REPORT

Petitioner: Heaven Properties, LLC

Petition No.: RZP-2022-114

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 April 4th, 2023. 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 April 19th, 2023 at 6pm. The meeting was located at the subject parcel #029-171-27 situated between 1932 & 2014 Ridge Rd., Charlotte, NC 28262. Currently there is no physical address assigned to the parcel.

PERSONS IN ATTENDANCE AT MEETING (SEE ATTACHED COPY OF SIGN-IN SHEET):

The community meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The petitioner was represented at the community meeting by Rohit Patel "Owner" and Peyton Woody "Woodbine Design, P.C.".

SUMMARY OF PRESENTATION / DISCUSSION:

The petitioner's agent Peyton Woody welcomed the attendees and introduced the petitioner's team. Peyton Woody indicated that the petitioner proposed to rezone the subject parcel from R-3 to R8-MF. Peyton Woody explained the rezoning process in general and stated the purpose of the meeting was to discuss the rezoning request with the neighboring property owners and the conditional site plan and respond to questions or concerns from nearby residents and property owners.

Peyton Woody provided background information about the property and typical operation of the existing and proposed facilities. He then presented the site plan and pointed out various commitments by the petitioner. The site plan and tree overlay were used to explain the proposed concepts and design. At that point we allowed the attendees to ask questions.

Questions:

- 1) Will there be a bus stop?
Answer: A school bus stop is proposed, but not public transit bus stop.
- 2) Will there be lighting?
Answer: Lighting is an option that could be installed to improve visibility at night for security purposes.
- 3) Will this project affect our home value?
Answer: At this time we are unaware of any potential negative impacts on the existing home values.
- 4) Will utilities be disrupted during construction?
Answer: We do not intend to cause any utility disruptions during construction.
- 5) Is the street public?
Answer: Yes, the street is public, however it turns to private further into the site.
- 6) Will the street ever connect to other parcels to create a cut-through?
Answer: The street is proposed to connect to the neighboring parcels at the City's request to meet block length requirements. The street is not proposed to become a cut-through.

7) Will other properties in the area develop commercially?

Answer: Possibly in the future.

8) Price Point?

Answer: Market Rate, likely in \$350,000 range

9) Will this be low-income housing? (Concern was expressed that they did not want this)

Answer: No

We strongly encouraged the attendees to be present at the public hearing and ask further questions to planning staff at that time. We provided the attendees with our contact information and ask them to contact us if they have any other questions.

Respectfully submitted, this 20th day of April, 2023.

Cc: Charlotte Planning, Design & Development Department – Rezoning Staff

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH

2022-114	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-114	02917102	HICKORY GROVE BAPTIST CHURCH				6050 HICKORY GROVE RD		CHARLOTTE	NC	28215
2022-114	02917102E	HICKORY GROVE BAPTIST CHURCH				13200 MALLARD CREEK RD		CHARLOTTE	NC	28262
2022-114	02917104	ISSV REALTY HOLDINGS OF NORTH CAROLINA LLC				2026 RIDGE RD		CHARLOTTE	NC	28262
2022-114	02917105	HALL	WILLIE L	BETTYE J	HALL	1932 RIDGE RD		CHARLOTTE	NC	28262
2022-114	02917106	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
2022-114	02917107	MARY LOU BOST HEIRS			RIDGE ROAD LAND TRUST 107	3316 N TRYON ST		CHARLOTTE	NC	28206
2022-114	02917120	HAYNES	LORINE			2014 RIDGE RD		CHARLOTTE	NC	28262
2022-114	02917126	HAYNES	LORINE W			2014 RIDGE RD		CHARLOTTE	NC	28262
2022-114	02917127	HEAVEN PROPERTIES LLC				4600 NC HWY UNIT 49 S		HARRISBURG	NC	28075
2022-114	02958120	SHAVAR	JAMES E JR			1620 RIDGE RD		CHARLOTTE	NC	28262
2022-114	02966193	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
2022-114	02966194	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611

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2022-114	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-114	Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2022-114	Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2022-114	Mills Creek	Janetta	Walls	8451 Carolina Lily Lane		Charlotte	NC	
2022-114	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269

Exhibit A

HICKORY GROVE BAPTIST CHURCH
6050 HICKORY GROVE RD.
CHARLOTTE, NC 28215

HICKORY GROVE BAPTIST CHURCH
13200 MALLARD CREEK RD.
CHARLOTTE, NC 28262

ISSV REALTY HOLDINGS OF NORTH
CAROLINA, LLC
2026 RIDGE RD.
CHARLOTTE, NC 28262

WILLIE & BETTYE HALL
1932 RIDGE RD.
CHARLOTTE, NC 28262

CK KINGS GRANT LAND, LLC
C/O CHILDRESS KLEIN PROPERTIES
301 S. COLLEGE ST. STE, 2800
CHARLOTTE, NC 28202

MARY LOU BOST HEIR
RIDGE RD. LAND TRUST 107
3316 N. TRYON ST.
CHARLOTTE, NC 28206

LORINE HAYNES
2014 RIDGE RD.
CHARLOTTE, NC 28262

HEAVEN PROPERTIES, LLC
4600 NC HWY, UNIT 49 S
HARRISBURG, NC 28075

JAMES E. SHAVER JR.
1620 RIDGE RD.
CHARLOTTE, NC 28262

DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CENTER
RALEIGH, NC 27611

DARRIN RANKIN
C/O LEXINGTON
11610 TAVERNAY PARKWAY
CHARLOTTE, NC 28262

DAVID HOFFMAN
C/O LEXINGTON
10415 DICKSON LANE
CHARLOTTE, NC 28262

JANETTA WALLS
C/O MILLS CREEK
8451 CAROLINA LILY LANE
CHARLOTTE, NC 28262

MICKEY KIDWELL
C/O ROBYNS GLEN HOA
2711 CHICKADEE DR.
CHARLOTTE, NC 28269

Reneé Johnson
c/o Charlotte Mecklenburg Govt. Center
600 E. Fourth St.
Charlotte, NC 28202

George Dunlap
c/o Charlotte Mecklenburg Govt. Center
600 E. Fourth St.
Charlotte, NC 28202

Exhibit B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Heaven Properties, LLC to rezone approximately 4.18 acres located between 1932 and 2014 Ridge Rd., Charlotte, NC 28262, to allow the development of twenty-six (26) townhomes.

Date and Time of Meeting: Wednesday, April 19th, 2023, at 6:00 pm.

Place of Meeting: Parcel #029-171-27 situated between 1932 and 2014 Ridge Rd., Charlotte, NC 28262 (No physical address is currently assigned to the site, see the map on page 2 for location details.)

Petitioner: Heaven Properties, LLC

Petition No.: RZP-2022-114

We are assisting Heaven Properties, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.18-acre site (the "Site") located between 1932 and 2014 Ridge Rd., Charlotte, NC 28262 from the R-3 zoning district to R-8MF zoning district. The rezoning aims to permit the development of twenty-six (26) townhomes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design, and Development Department's records indicate that you are a representative of a registered neighborhood organization or an owner of the 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 Community Meeting regarding this Rezoning Petition at 6:00 pm, Wednesday, April 19th, 2023, at the proposed rezoning site located between 1932 and 2014 Ridge Rd., Charlotte, NC 28262. The Petitioner's representatives look forward to sharing this rezoning proposal with you and answering any questions you may have regarding this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call or email Peyton Woody at 704-315-8367 or pwoody@woodbinedesign.com.

cc: Renee Johnson, City Council Representative, District 4 – Renee.Johnson@charlottenc.gov
George Dunlap, County Commissioner, District 3 – George.Dunlap@mecklenburgcountync.gov

Date Mailed: 4/4/2023

LOCATION OF PROPOSED SITE REZONING

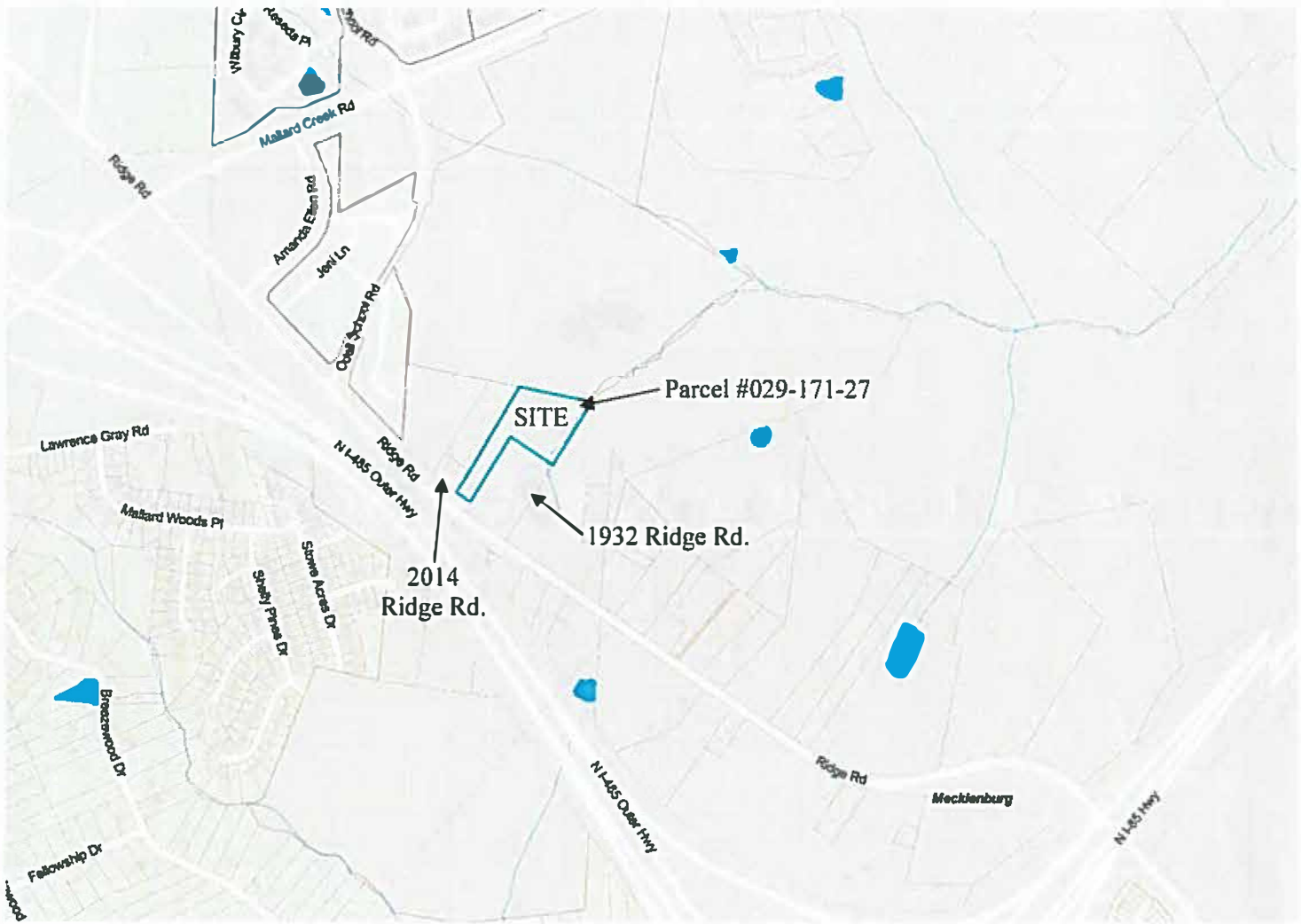


Exhibit C

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Heaven Properties, LLC

Rezoning petition Number: RPZ 2022-114

Date: April 19th 2023

Name	Address	Phone	Email
Maria Hall	1932 Ridge Rd 28262	980-322-2624	mjhallow18@gmail.com
Melissa Hall	"	980-280-1502	lissanh22@yahoo.com lissanh22@yahoo.com
Sonya Haynes	2014 Ridge Rd	704-562-2957	12558NW714 @Email

Add additional sheets as needed