

COMMUNITY MEETING REPORT

Petitioner: Urban Trends Real Estate, Inc.

Rezoning Petition No. 2022-115

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 sent out on Exhibit A attached hereto, by depositing such notice in the U.S. mail on May 26, 2023. 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 Tuesday, June 6, 2023.

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 approximately 1.84- acre site from an R-4 zone to an UR-1 (CD) at 617 Tom Hunter Road. 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.

A PowerPoint presentation was used by Mr. Ogunrinde to explain the scope of the Tom Hunter Road rezoning petition, the concept is a maximum of 10 single-family detached houses. The location is situated with easy access to retail, services, employment, and public transportation, within walking distance of schools, stores, and restaurants. The project is being built as new construction in the Hidden Valley area. There will be another public hearing on July 17, 2023, the City Council, a Zoning Committee meeting is scheduled for August 1, 2023, and City Planning will submit the petition for a final decision to City Council. The City Council is scheduled to vote on the rezoning on August 21, 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: Mr. Dobbs

You stated there was pushback on the petition was the pushback from the city?

Answer: Mr. Ogunrinde

Yes, the city did pushback on the original petition. The pre-submission meeting for the rezoning did not support the original plan for multi-family housing. We made the changes to the original plan to make it fit more in line with the current neighborhoods in Hidden Valley, single family houses versus multi-family homes.

Attendee Question: Mr. Dobbs

What are the height requirements of the houses? Also, can you give a bit more information on UR1 rezoning?

Answer: Mr. Ogunrinde

UR1 was the old rezoning ordinance and usually based on far area and utilization of the land, providing set back requirements and buffers with your neighbors. They want some planting, and the lots are smaller say 40' by 100'. This will become more urban, which Hidden Valley is becoming. You will find many of the 2 acre parcels are being redeveloped into smaller footprints for single family homes.

The houses will be two stories and in the range of 20' to 30' high.

Attendee Question: Mr. Dobbs

Will there be privacy fencing put up around this property? My main concern here is I would like to see something that will mitigate light from car beams coming into our house. Since the project will change a now private road servicing 1 home to 10 homes. We are on the east side which is the private street side.

Answer: Mr. Ogunrinde

We are not required to provide fencing however we also don't want it to seem gated from its community from the neighbors. We want it to feel like a single family community so when you start fencing it changes the character of what they are trying to encourage. I will take your concerns about fencing to the partners.

Closing Statement from Mr. Ogunrinde:

Mr. Ogunrinde restated the dates for the upcoming public meetings and decision timelines. He explained the purpose of the next set of scheduled meetings. Indicating they can access the sessions online or attend in person.

The meeting then ended.