

COMMUNITY MEETING REPORT  
**Petitioner: RK Investments Charlotte LLC**  
Rezoning Petition No. 2022-121

This 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 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 August 4, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Thursday, August 17, 2023 at 6:30 p.m. at the South Charlotte Banquet Center located at 9009 Bryant Farms Road in Charlotte, N.C.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Russell Ranson of the Petitioner, Matt Langston of Landworks Design Group PA, Randy Goddard and Michael Wickline of Design Resource Group, Mac McCarley and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

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

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2022-121.

John Carmichael stated that there would be another large Community Meeting, and that we can meet with smaller groups of area residents if people have a desire for smaller meetings. John Carmichael stated that a summary report of this Community Meeting will be filed with the City.

John Carmichael reviewed the agenda for the meeting. He requested that all comments and questions wait until the end of the presentation.

John Carmichael then shared a map that depicts the site and three aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 53.07 acres and is located between Rea Road and Elm Lane, just south of Bevington Place.

John Carmichael shared a map that depicts the zoning of the site and the zoning of adjacent and nearby parcels of land. He stated that the site is zoned N1-A.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the N1-A zoning district to the UR-2 (CD) zoning district to accommodate the development of a maximum of 640 dwelling units on the site that could be comprised of:

- Multi-family dwelling units.
- Age restricted multi-family dwelling units.
- A continuing care retirement facility.
- Single family attached (townhome) dwelling units.
- Single family detached dwelling units.

A total maximum of 500 multi-family dwelling units of any type could be developed on the site.

Matt Langston then addressed the meeting and discussed and reviewed the site plan and related exhibits. Matt Langston pointed out the 12 foot wide multi-use paths that would be constructed along portions of the site's frontages on Elm Lane and Rea Road and within the site. The 12 foot wide multi-use paths would enhance the pedestrian experience along Elm Lane and Rea Road, and they would provide connectivity to the greenway and the shopping center to the north by way of a pedestrian bridge over Four Mile Creek that would be constructed by the Petitioner.

Matt Langston stated that the Petitioner has proposed to keep and upgrade the pond on the site. Matt Langston pointed out the vehicular access point into the site from Elm Lane, and the vehicular access point into the site from Rea Road. Matt Langston stated that an east-west public street through the site would connect Rea Road and Elm Lane. Matt Langston pointed out the proposed multi-family buildings on the site. The multi-family buildings would be located centrally on the site and they would have a maximum height of 65 feet. Matt Langston then pointed out the proposed single-family detached homes and the proposed townhomes. The single-family detached homes and the townhomes would have a maximum height of 48 feet. Matt Langston stated that the site plan includes a 100 foot minimum setback from Rea Road to provide a buffered edge that preserves nature, maintains character and helps conceal the proposed buildings. A 50 foot buffer would be established along the southern boundary of the site. Matt Langston stated that there would be approximately 1.4 miles of public sidewalks and 1.9 miles of private sidewalks constructed within the development, which would create a pedestrian network in excess of 3 miles in length. He then shared an exhibit that depicts the 30 percent tree save areas that would be located on the site, which exceeds the City's tree save requirements.

Matt Langston then shared images that depict potential architectural styles of the proposed townhomes.

John Carmichael stated that at some point this Rezoning Petition will go before City Council and the Zoning Committee for a Public Hearing. After the Public Hearing, the Rezoning Petition is considered by the Zoning Committee at its work session. The Zoning Committee is an advisory committee that will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied. After the Zoning Committee Work Session, the Rezoning Petition will go back to City Council for a decision. John Carmichael stated that the earliest that the Public Hearing on this Rezoning Petition will be held is in November. The earliest that City Council will make a decision on this Rezoning Petition is in December.

John Carmichael introduced Randy Goddard to review the traffic study prepared by Design Resource Group. Randy Goddard stated that the traffic study has been reviewed and approved by both NCDOT and CDOT. He discussed the approved scope of the traffic study and shared a slide

that depicts the specific study areas (intersections). Randy Goddard explained the traffic study process and projections. He stated that the traffic study was approved for 1,150 residential units instead of the proposed 640 residential unit development. Randy Goddard stated that the Petitioner is committed to making the transportation improvements requested by NCDOT and CDOT even though the number of residential units has been reduced. Randy Goddard discussed the recommended transportation improvements to be construct by the Petitioner at each relevant intersection:

- Pineville Matthews Road/Rea Road – Add a second right turn lane and modify signal timing.
- Pineville Matthews Road/Elm Lane – Add second left turn lane and add storage.
- Rea Road Entrance – New right turn lane, improve existing left turn lanes and add traffic signal.
- Elm Lane Entrance – New right turn lane and new left turn lane.
- Bevington Place – Relocate parallel parking spaces to the greenway side of Bevington Place and add a pedestrian signal.

Russell Ranson then addressed the meeting. He stated that the city and the state have not identified funding for the improvements at Highway 51 and Elm Lane or at Highway 51 and Rea Road. He stated that this proposed project would make those transportation improvements happen for the community. Russell Ranson stated that one of the biggest contributions to the Piper Glen area would be the enhanced pedestrian connectivity. He also stated that as Charlotte continues to grow, new development needs to be integrated with older development from 30 years ago.

John Carmichael stated that Council Member Ed Driggs is in attendance.

John Carmichael introduced Paul Davis, President of the Piper Glen Homeowners Association. Mr. Davis stated that the overall concerns of the area homeowners include the following:

- The proposed development is 100% rental.
- The project will take 10 years to complete.
- The suitability of 640 homes on 53 acres as compared to 800 homes on 2,000 acres.
- The increase in traffic due to the project.
- The traffic study data appears to be during Covid.

Mr. Davis asked the panelist to address these issues.

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 the numerous concerns expressed about the traffic that would generated by this development and the numerous concerns expressed about the accuracy of the traffic study data, Michael Wickline stated that the study areas/intersections are determined by NCDOT and CDOT. Michael Wickline stated that the traffic counts were collected in April 2022 when school was in session. He stated that the data is accurate and relevant and that the traffic study includes a 1% growth rate in background traffic. He stated that the main points of the traffic study are to identify the traffic impacts that would be generated by the development and the required mitigation. Michael Wickline stated that all of the standards have been met and the study has been

approved by both agencies. Some of the recommended transportation improvements were suggested by CDOT, and the Petitioner has agreed to install these improvements.

- In response to the comment about the length of the project, Russell Ranson stated that he estimates that the completion of the development would take 6 to 10 years.
- In response to a concern expressed about the environmental impact of the proposed development, Russell Ranson stated that there is only one small wetland area that would be impacted by the development. The other wetland area on the site would not be affected. He stated that the site plan is environmentally sensitive. Russell Ranson stated that there are plans to restore the lake and the dam on the site.
- An attendee commented that the data contained in the traffic study is not accurate because they live in the area and drive on these streets. Concerns about the accuracy of the traffic study data were expressed by other attendees as well.
- In response to comments about the traffic study, Michael Wickline stated that the traffic counts you are referring to are daily traffic counts. He stated that a third party consultant collects data from intersection locations. All the data collected is in the appendix of the TIA with the dates from the consulting firm. Michael Wickline stated that the traffic counts were collected on April 16, 2022.
- In response to a question about the residential units being rental units, Russell Ranson stated that the market is most supportive of rental units at this time. Attendees responded that it is not true that the market is more supportive of rental units.
- An attendee commented that this development is terrible. She stated that it looks like any college town apartment project next to a Trader Joes. This attendee commented that there will be numerous traffic accidents after the new high school opens up.
- Attendees commented that this project is not environmentally beneficial and it will have a negative impact on the environment in this area.
- In response to the attendees' comments, Matt Langston stated that the City of Charlotte requires storm water control and quality measures to be implemented. He stated that the developer is required to maintain the storm water facilities over time to keep the storm water system working properly. Matt Langston stated that the storm water systems are inspected annually and a report is sent to the City.
- Russell Ranson commented that the Piper Glen development predates the storm water ordinances and that many of the lakes or ponds have issues. This new development would meet the requirements of the current storm water ordinances.
- An attendee commented that the date of the traffic counts is not correct and that the traffic counts are not accurate. In response, Michael Wickline stated that the traffic from this development would be mitigated during the worst two peak hours of the day. He stated that although the Table lists 2020 data, that data was not used for the analysis that led to the recommendations of the traffic study.
- In response to a question, Michael Wickline stated that if a new traffic study was performed, it is likely that many of the transportation improvements would go away due to the reduction in the number of residential units proposed in this development. The traffic study still contemplates the higher number of residential units.

- An attendee expressed a concern about the traffic that will be generated by the new high school in the area. This will just increase the congestion on the streets. In response to this concern, Michael Wickline stated that traffic relating to the high school was not included in the Petitioner's traffic study. He stated that the high school did a traffic study based on the population in the area.
- An attendee commented that the traffic engineer should go back to the drawing board and count the cars for the new high school and include it in the traffic study.
- In response to an attendee's question about Rea Road, Michael Wickline stated that based on the traffic study, improvements are not required by NCDOT and CDOT to be implemented on Rea Road at I-485.
- An attendee commented about her concerns regarding cut through traffic on Bevington Place over high risk dams in her neighborhood.
- An attendee commented that an additional right turn lane on Rea Road at Highway 51 will not help with the traffic. She commented that people will continue to cut through her neighborhood to avoid the congestion on Rea Road.
- An attendee commented that all of the traffic related issues need to be addressed with NCDOT and CDOT to change the standards. He commented that the Petitioner is following the rules and not breaking the rules. The attendee stated that his personal concerns are infrastructure, electrical and phone service, storm water run-off, water supply and aesthetic guidelines similar to Piper Glen.
- In response to a question, Ed Driggs stated that the approved traffic study was news to him. He stated that he is the community liaison to CDOT and the Charlotte City Council representative for the area. He also stated that he would arrange for CDOT to meet with people to explain why the traffic study was approved and to listen to the concerns.
- In response to a question, Ed Driggs stated that Rea Road is a state road, but CDOT has the main responsibility for the road and works with NCDOT.
- In response to an attendee comment, Ed Driggs provided the location of his contact information. He also stated that he has created a list of HOAs and organizations to be contacted regarding this Rezoning Petition.
- John Carmichael stated that the City of Charlotte provided the mailing list for the Notice of this Community Meeting.
- In response to an attendee's comments, John Carmichael stated that the Petitioner has already met with the adjacent property owners and the Petitioner will continue to do so.
- An attendee commented that renters do not have pride of ownership, and this attendee does not understand why this development needs to be rental.
- In response to the attendee's comments, Russell Ranson stated that the residential units would be high-end luxury rentals from \$2,000 to \$7,000 per month, and these rental rates exceed the amount of many mortgages.
- In response to a question, John Carmichael stated that he would be happy to review the development standards and conditions with neighborhood representatives. He stated that this plan calls for a maximum of 640 residential units, of which a maximum of 500 could be multi-family units. If this Rezoning Petition is approved, the only way that could be changed is if the developer

went through the rezoning process again. John Carmichael stated that if this rezoning request is approved, 640 is the maximum number of residential units that could be developed on the site.

- John Carmichael stated that there is going to be another large meeting. He also stated that smaller meetings with neighborhood leaders can be more productive and neighborhood leaders can report back to their constituents. The Petitioner is happy to have these smaller meetings.
- In response to a question, John Carmichael stated that a summary report will be filed with the City of Charlotte for the large community meetings, but not for any small group meetings.
- An attendee commented that Elm Lane and Rea Road are not designed to handle the traffic that is currently on the roads. He commented that adding two turn lanes will make a negligible impact on the traffic. He also commented that it takes at least 3 traffic signal cycles to cross through the intersection of Rea Road and Highway 51.
- In response to a question, Michael Wickline stated that the road improvements would bring a 50% reduction in the delay on the northbound approach to Highway 51 on Rea Road.
- An attendee commented that people turn right on Highway 51 and do a U-turn because the traffic going northbound on Rea Road takes so long to get through the intersection.
- An attendee commented that people were turned away outside because the venue reached capacity. She commented that she wanted it noted on the record.
- An attendee commented that the proposed development would add to the school capacity problems and teacher shortage problems, create longer school bus rides and increase traffic on the roads.
- In response to the attendee's comment, Russell Ranson stated that a lot of children typically do not live in high end luxury apartments.
- An attendee commented that the schools will still be overcapacity even with the new high school.
- Ed Driggs stated that the City of Charlotte sends the development plan to CMS and then CMS provides a school impact report. He stated that most schools are over capacity. The land use decision the City is going to make is not constrained by CMS. Ed Driggs stated that CMS is expected to create capacity and educate children and not stifle the growth of the City because they cannot keep up. He stated that the attendees should reach out to Summer Nunn, a CMS School Board Member with their concerns. He also stated that the City by law does not regulate land use by school capacity. Ed Driggs stated that the elected leaders in Raleigh and the CMS School Board are responsible for the funding of schools.
- In response to a question, Russell Ranson stated that there is not any affordable housing proposed under this rezoning plan.
- In response to a question, Russell Ranson stated that the State and City roads are built to provide options to navigate the construction trucks in the area. He stated that the development of this site would take 6 to 10 years and it will be fairly dispersed.
- In response to a question, Russell Ranson stated that he did not know the mix of the rental rates for the units, but the rents would range from \$2,000 to \$7,000 a month.
- In response to a question, John Carmichael stated that a drawing of the Elm Lane access point is not being provided tonight, but would be in the future.

- Matt Langston stated that the access point from Elm Lane would occur further down the road from the existing asphalt drive.
- An attendee commented that the access point is on the blind curve on Elm Lane.
- In response to the comment, Matt Langston stated that the Petitioner is required to do a sight distance analysis for the access point. He stated that there is 450 feet of sight distance in each direction on Elm Lane.
- In response to a question, Matt Langston stated that the land near the corner of Rea Road is a wetland and a floodplain. He stated that the intent is to preserve trees along the edge of the property along Rea Road and it would not be eligible for development.
- In response to a question, Matt Langston stated that the multi-family buildings would be 4 story buildings with flat roofs.
- An attendee asked other attendees to stand up if they oppose this development and virtually every attendee stood up.
- An attendee commented that the Notice of the Community Meeting should have been sent to more people than those living in Piper Glen and near Trader Joes because this is affecting the greenway and that concerns all the people of Charlotte.
- In response to a question, Matt Langston pointed out the greenway property owned by Mecklenburg County. He stated that this development would connect to the greenway to expand access.
- In response to a question about the bald eagles in the area, Russell Ranson stated that he has spoken with the Raptor Lady and she was very complimentary of the plan.
- An attendee commented on his concerns about this development being a disruption and agitation of the bald eagles in the area and how this development would be a violation of EPA regulations. John Carmichael stated he disagreed with the attendee's assessment.
- In response to a question, Matt Langston stated that there have been several conversations with the Parks and Recreation Department about this proposed development. He stated that the bridge and the sidewalks that connect to the greenway would be paid for and maintained by the developer.
- Russell Ranson commented that the addition of more pedestrian access is a meaningful betterment for the community.
- In response to a question, Michael Wickline stated that the adjustments to traffic during the work from home period can be found online.
- An attendee commented that bald eagles have set patterns and the only pair remaining live in our neighborhood in South Charlotte. She commented that it breaks her heart to see this area ripped up for 6 to 10 years and all the animals that will end up running out onto Elm Lane and Rea Road.
- An attendee commented about the thousands of people descending upon this area due to this development and the expansion of Calvary Church School. She commented that there is not enough infrastructure to help us.
- An attendee commented that 8 species of amphibians on the Federal threatened species list currently live in the Piedmont. She also commented that the developer is just interested in making

large sums of money and not giving anybody a chance to have pride of ownership in the community. She stated that this development would decimate the lovely green space that everyone came here for.

- In response to the comments, Matt Langston stated that part of the process is to do a wetlands and stream analysis of the site. Before the permitting process is complete, the State Board will look at it more closely to make sure that we are complying.
- Russell Ranson stated that the 30 percent tree save on the site will also help save the animals on the site.
- An attendee commented about the numerous sexual assaults in the last couple of months that have occurred on the greenway and is concerned about security and lighting in the area.
- In response to a question, Russell Ranson stated that there would not be lighting or security on the walkways on the site.
- In response to comments about rentals, Russell Ranson stated that people are looking to downsize and the market is changing. He stated that people are no longer putting their wealth into their homes.
- An attendee commented that the Petitioner is arrogant. He also commented that the development is just about the property owner's and the Petitioner's greed.
- In response to the comments, Russell Ranson stated that the development would bring connectivity to the greenway, additional pedestrian access, road improvements and a high end luxury development. The improvements to the area will not happen without the development.
- Mr. Garland Green spoke on behalf of Mr. Tom Coyne in opposition to this rezoning request. The comments expressed by Mr. Green are summarized in a document prepared by Mr. Green, a copy of which is attached hereto as Exhibit D.
- Ed Driggs stated that he is available to attend additional meetings and that he will expand his email contact list. He stated that the conversations about this project need to continue with the Planning Staff and his colleagues.
- John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE 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 Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16<sup>th</sup> day of October, 2023.

**RK Investments Charlotte LLC, Petitioner**

cc: Mr. John Kinley, Charlotte Planning, Design & Development Department (via e-mail)



**EXHIBIT A-1**

2022-121	full_name_neighborhood	first_name	last_name	physical_address	city	STATE	zip_code
2022-121	Ballantrae At Piper Glen Homeowners	Jeffrey	Race	5916 NUTHATCH CT	CHARLOTTE	NC	28277
2022-121	Cherokee Homeowners Association	Jeff	Filer	5517 SUNSTAR CT	CHARLOTTE	NC	28226
2022-121	Cornelius	Robert	Race	5501 SUNSTAR COURT	CHARLOTTE	NC	28226
2022-121	Da Suga Foundation	Deanna	Rice	6709 FISHERS FARM LN	CHARLOTTE	NC	28277
2022-121	Enclave Community Association I	Jonathan	Hellerstein	5638 FAIRWAY VIEW DR	CHARLOTTE	NC	28277
2022-121	Glynnmoor Lakes at Piper Glen	Mary	Kamerer	5138 BEVINGTON PL	CHARLOTTE	NC	28277
2022-121	Glynnmoor Lakes HOA	Bob	Bove	5119 BEVINGTON PLACE	CHARLOTTE	NC	28277
2022-121	Glynnmoor Lakes HOA	Justin	Elliott	6508 GLYNMOOR LAKES DR	CHARLOTTE	NC	28277
2022-121	Glynnmoor Lakes HOA	Melissa	Berens	6509 GLYNMOOR LAKES DRIVE	CHARLOTTE	NC	28277
2022-121	IVY Hall	Judi	Affeldt	10305 NEWBERRY PARK LANE	CHARLOTTE	NC	28277
2022-121	IVY Hall	William	Affeldt	10305 NEWBERRY PARK LN	CHARLOTTE	NC	28277
2022-121	Keswick	Donald	Wood	5703 BALLINARD LANE	CHARLOTTE	NC	28277
2022-121	Keswick	Susan	Tiltsch	5711 BALLINARD LN	CHARLOTTE	NC	28277
2022-121	Old Course at Piper Glen	David	Kirkland	6912 PREMIER DRIVE	CHARLOTTE	NC	28277
2022-121	Old Course at Piper Glen	Kevin	Smith	6911 GOLDEN RAIN CT	CHARLOTTE	NC	28277
2022-121	Old Course at Piper Glen	Stephanie	Lee	6924 GOLDEN RAIN CT	CHARLOTTE	NC	28277
2022-121	Old Course at Piper Glen	Thomas	Coyne	6917 TROIKA COURT	CHARLOTTE	NC	28277
2022-121	Old St. Andrews at Piper Glen	Derrick	Beveridge	7100 SETON HOUSE LN	CHARLOTTE	NC	28277
2022-121	Olde Savannah Homeowners Association	Georgia	Littlefield	10505 ORCHID HILL LN	CHARLOTTE	NC	28277
2022-121	Piper Glen	Amanda	Schuss	7416 HURSTBOURNE GREEN DRIVE	CHARLOTTE	NC	28277
2022-121	Piper Glen	David	Beck	7208 VERSAILLES LANE	CHARLOTTE	NC	28277
2022-121	Piper Glen	David	Payne	5704 BALLINARD LANE	CHARLOTTE	NC	28277
2022-121	Piper Glen	David	Schempp	4303 GOSFORD PLACE	CHARLOTTE	NC	28277
2022-121	Piper Glen	Mark	Elliott	5409 OLD COURSE DR	CHARLOTTE	NC	28277
2022-121	Piper Glen	Mark	Abruzino	6312 SETON HOUSE LN	CHARLOTTE	NC	28277-4523
2022-121	Piper Glen	Mary	Jaber	5427 OLD COURSE DR	CHARLOTTE	NC	28277
2022-121	Piper Glen	Robert	Taylor	5514 PIPER GLEN DRIVE	CHARLOTTE	NC	28277
2022-121	Piper Glen	Ryan	Lambert	5100 PIPER GLEN DRIVE	CHARLOTTE	NC	28277
2022-121	Piper Glen Estates	Bethany	Khashman	4516 PIPER GLEN DRIVE	CHARLOTTE	NC	28277
2022-121	Piper Glen Estates	Carol	Manz	6904 SHINNECOCK HILL LANE	CHARLOTTE	NC	28277
2022-121	Piper Glen Estates	Sohinaz	Neshat	4201 OLD COURSE DR	CHARLOTTE	NC	28277
2022-121	Piper Glen Master Association	Jon	Eisass	4208 OLD COURSE DR	CHARLOTTE	NC	28277
2022-121	Piper Glen Master Association	Nathan	White	5118 PIPER GLEN DR	CHARLOTTE	NC	28277
2022-121	Rosecliff Property Owners Association	Elizabeth	Buie	4516 PINELAND PLACE	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	Courtenay	Vanderbilt	6127 LEXHAM LANE	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	Dennis	Slade	6347 SOUTH POINT DR	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	Donna	Brinson	6443 Willow Run Dr	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	John	Formica	9300 Silver Pine Dr	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	Linda	Moon	6103 LEXHAM LN	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	Nicholas	Garafola	6336 WILLOW RUN DR	CHARLOTTE	NC	28277
2022-121	Touchstone Homeowners Association	Thomas	Vanderbilt	6127 LEXHAM LN	CHARLOTTE	NC	28277
2022-121	Westerly Hills Neighborhood Association	Martha	Taylor	6018 HICKORY FOREST DR	CHARLOTTE	NC	28277
2022-121	White Oak Homeowners Association	Larry	Chue	9901 TEALRIDGE LN	CHARLOTTE	NC	28277

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 ANY QUESTIONS. THANK YOU!

2022-121	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-121	22332201	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-121	22336134	WHITE OAK HOMEOWNERS ASSOC				9648 COCKERHAM LN		HUNTERSVILLE	NC	28078
2022-121	22502101	ELM LANE HOLDINGS LLC				4312 FOXCROFT RD		CHARLOTTE	NC	28211
2022-121	22502103	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-121	22502105	ELM LANE HOLDINGS LLC				4312 FOXCROFT RD		CHARLOTTE	NC	28211
2022-121	22502106	ELM LANE HOLDINGS LLC				4312 FOXCROFT RD		CHARLOTTE	NC	28211
2022-121	22502108	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-121	22503106	CLUBCORP NV VI LLC				PO BOX 2539		SAN ANTONIO	TX	78299
2022-121	22540302	ADUGNA	GIRMA			6926 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540303	MAHAFFEY	MARGARET W REVOC TRUST			P O BOX 49295		CHARLOTTE	NC	28277
2022-121	22540304	MARTIN	SEAN JAMES	VICTORIA	MARTIN	6918 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540305	BAHRAM	YASSAMAN LOUISE			6914 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540306	HOANG	HOA T MAI	BANG C	HOANG	6910 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540307	ALION	RUSSELL G	ANGELA E	WALTON	6906 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540308	2018-3 IH BORROWER LP				C/O INVITATION HOMES				
2022-121	22540309	EVERSLEY	RONALD D	NAOMI G	EVERSLEY	1717 MAIN ST STE 2000		DALLAS	TX	75201
2022-121	22540310	EDDIN	ADEL S			6834 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540311	ZHANG	SHUPING	SHIYING	CHEN	6830 LINDSIDE CT		CHARLOTTE	NC	28277
2022-121	22540325	NADERI	SHAHROKH			6826 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540326	JOHNSON	TERESA CRESS	ERIC W	JOHNSON	6833 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540327	BRAMLETT	MARISSA	ROBERT D	CALHOUN	6905 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540331	PRO REALTY & DEVELOPMENT INC				6915 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540332	PRO REALTY & DEVELOPMENT INC				3932 AYRSHIRE PL		CHARLOTTE	NC	28210
2022-121	22549127	CLARK	JACK E	BARBARA J	CLARK	3932 AYRSHIRE PL		CHARLOTTE	NC	28210
2022-121	22549196	COUNTY OF MECKLENBURG				5640 FAIRWAY VIEW DR		CHARLOTTE	NC	28277
2022-121	22550101	KELKER	EMILY PARKER	NOLAN JACOB	KELKER	700 N TRYON ST		CHARLOTTE	NC	28202
2022-121	22550102	PIERCE	ERHAN LAMARR			6913 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550103	PENDERGRAFT	CHARLES	KATHERINE	PENDERGRAFT	6903 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550104	-	G MICHAEL	ALLISON R	BARNHILL	6902 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550105	KIRKLAND	JAMES DAVID	SUSANNE L	KIRKLAND	6912 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550106	NEAL	BYRON	BRITTNEY A	NEAL	6925 TROIKA CT		CHARLOTTE	NC	28277
2022-121	22550107	COYNE	THOMAS P	MADELINE D	COYNE	6917 TROIKA CT		CHARLOTTE	NC	28277
2022-121	22550108	WAYTENA	GARY A	M GAIL		6909 TROIKA CT		CHARLOTTE	NC	28277
2022-121	22550109	HINES	JEFFRE R	ANDREA L	HINES	6704 TROIKA COURT		CHARLOTTE	NC	28277
2022-121	22550110	PWA	MYO L			6922 TROIKA CT		CHARLOTTE	NC	28277
2022-121	22550111	SIMPSON	JOHN DAVID	JANICE A	SIMPSON	6929 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22550112	MATTHEWS	SHARON P			6921 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22550113	SMITH	ROBIN A	KEVIN C	SMITH	6911 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22550114	FITTS	JOHN M	GINA N	FITTS	6906 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22550115	MILLER	BENJAMIN E SR	UTAHNAH C	MILLER	6912 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22550116	LEE	STEPHANIE S	TRUST	THE STEPHANIE S LEE FAMILY AND THE GEN LAI CHIN LEE FAMILY	6924 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22551195	PIPER GLEN INVESTORS LLC				4530 PARK RD SUITE 300		CHARLOTTE	NC	28209
2022-121	22551196	PIPER GLEN APARTMENTS ASSOCIATES LLC				PO BOX 1030		OFALLON	MO	63366

**EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2022-121** filed by RK Investments Charlotte LLC to request the rezoning of an approximately 53.07 acre site located between Rea Road and Elm Lane, just south of Bevington Place (see enclosed map)

**Date and Time of Meeting:** Thursday, August 17, 2023 at 6:30 p.m.

**Place of Meeting:** South Charlotte Banquet Center  
9009 Bryant Farms Road  
Charlotte, NC 28277

We are assisting RK Investments Charlotte LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 53.07 acre site located between Rea Road and Elm Lane, just south of Bevington Place, (see enclosed map) from the N1-A zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain a maximum of 636 dwelling units that would be comprised of a mixture of multi-family dwelling units and single family attached (townhome) dwelling units.

The Petitioner will hold a 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 Community Meeting regarding this Rezoning Petition on Thursday, August 17, 2023 at 6:30 p.m. at the South Charlotte Banquet Center located at 9009 Bryant Farms Road 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 Ed Driggs, Charlotte City Council District 7 (via email)  
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 4, 2023

# 2022-121: RK Investments Charlotte LLC

# Rezoning Map

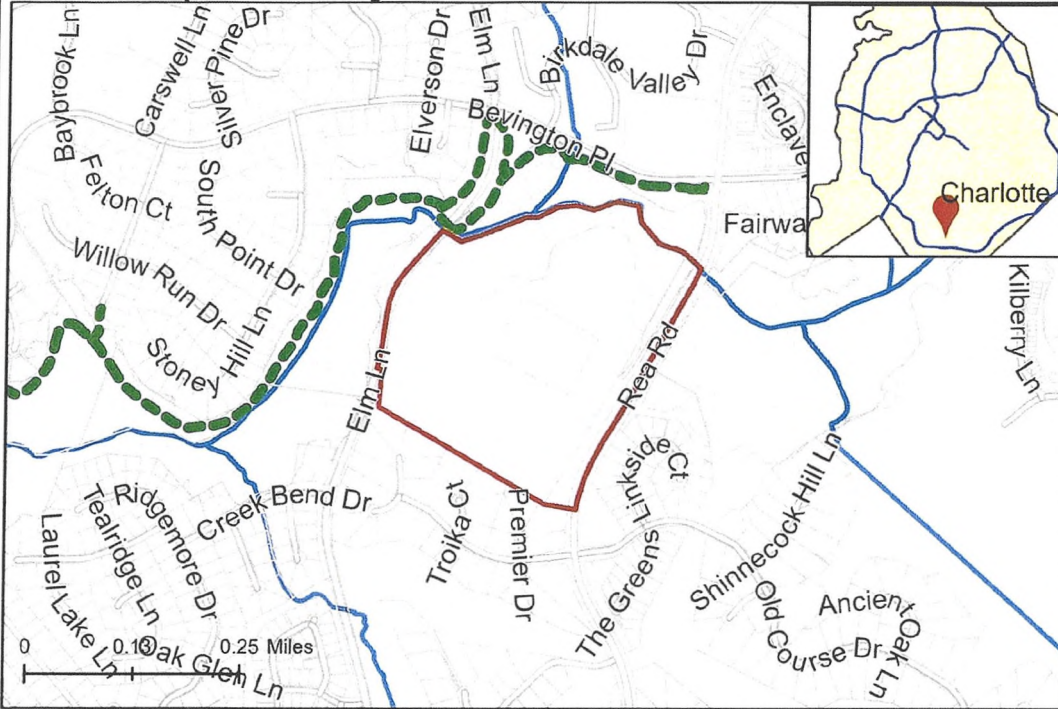


**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT

**Current Zoning** N1-A (Neighborhood 1-A)  
**Requested Zoning** UR-2 (CD) (Urban Residential, Conditional, FEMA Floodplain)

Approximately 53.07 acres

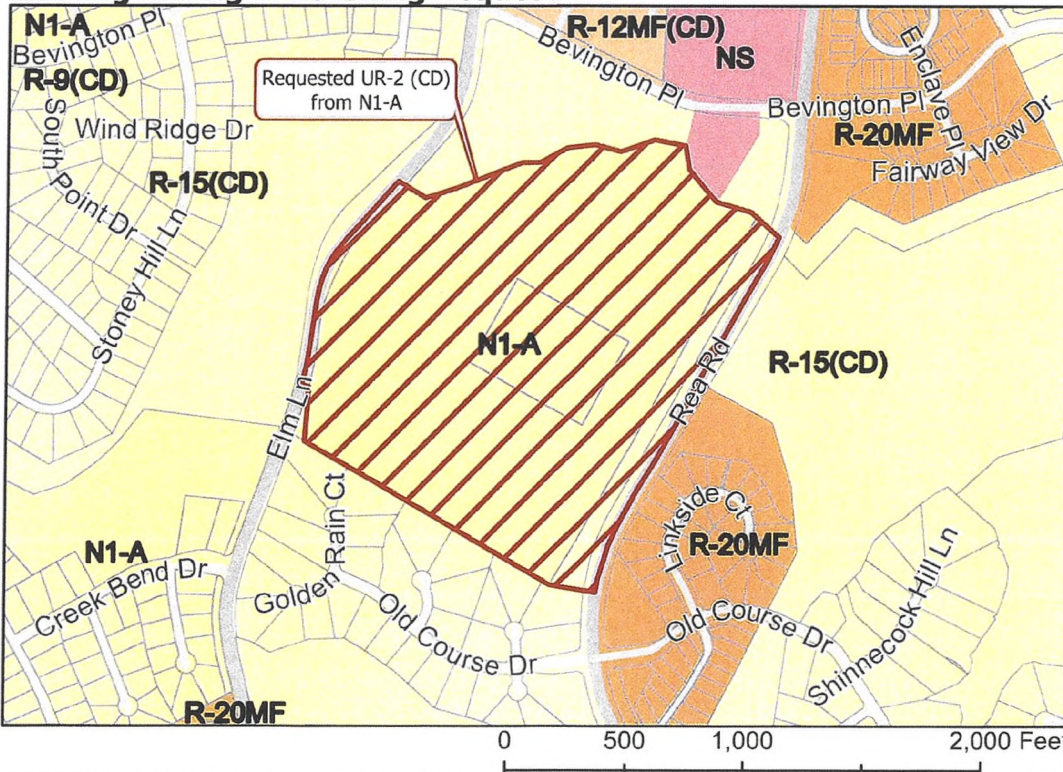
## Location of Requested Rezoning



- 2022-121
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 7-Edmund H. Driggs



## Existing Zoning & Rezoning Request



- Requested UR-2 (CD) from N1-A
- Zoning Classification**
- Neighborhood 1
- Single Family
- Neighborhood 2
- Multi-Family
- Business

Map Created 7/25/2023

# **EXHIBIT B**

**Community Meeting Sign-In Sheet**

**Petitioner: RK Investments Charlotte, LLC**

**Rezoning Petition No. 2022-121**

**Thursday, August 17, 2023 at 6:30 P.M.**

**South Charlotte Banquet Center  
9009 Bryant Farms Road  
Charlotte, NC 28277**

*This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning.*

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Paul VanVie	4129 ShepherdLEAS LN	(704) 246-4366	twc7043336871@EARTHLINK.NET
2.	Maria Harrell	8410 Southgate Commons Dr.	704.543-5202	mariaeharrell@gmail.com
3.	Deric Krupski	11815 Lansbury Ct	(715) 579-8283	tacomadrzfe@hotmail.com
4.	Shelby Krupski	"	715-579-8076	"
5.	Kathy Johnson	7023 Turtle Rock Ct	704 689-5347	Kathy Johnson 7023@gmail.com
6.	Greg "	"	"	"
7.	Kerrin + Robin Smith	6911 Golden Rain Ct	919-478-3919	KCSmith213@hotmail.com



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Liz West	10529 Newberry Rk Park Lane	704 578-2398	eamwest@bellsouth.net
9.	Ann West	10529 Newberry Park Lane	980-579- 1060	annwest@myyahoo.com
10.	Tammy Winchips	9935 Tealridge Ln		tascwi@gmail.com
11.	Robert Mubell	8712 Indigo Run	N/A	Robert.L.Mubell@juni.com
12.	Lynne Mubell	8318 Indigo Run	N/A	Lynne.Mubell07@yahoo.com
13.	Scott Youngblood	6231 Woodleigh Oaks Dr	N/A	
14.	Mark Brown	8912 Seton House Ln	N/A	
15.	Donna Verhein	6309 TRipp Pl	—	dverhein@hotmail.com
16.	Diane Thornton	4704 Wilsnam Ct. 28226	704/998-8012	chrysalisseeker@gmail.com
17.	HATEM HATEM	7201 SETON HOUSE LN CHARLOTTE, NC 28277	—	HLHATEM@GMAIL.COM
18.				
19.				
20.				

**Community Meeting Sign-In Sheet**

**Petitioner: RK Investments Charlotte, LLC**

**Rezoning Petition No. 2022-121**

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Barbara Stupp	9310 Hemingford Ct	704 975-2590	barbarastupp@hotmail.com
2.	Rloria Wilson	6203 Kensington Jordan	706 573-2716	wilsonglo@aol.com
3.	Ray White	6719 Seton House Ln	704 898-5178	whiteray@windstream.net
4.	Courtney & Tom Vanderbilt	6127 Lexham Ln	678 907 9779	cvanderbilt@me.com
5.	Georgia Harris	5740 Ballinard Ln	303-250 2825	georgiadewer@gmail.com
6.	Mike Meert	11326 Old Turnbury Ct	704 904 2053	M.KEMEEET@ CANTON.PR.COM
7.	Carol Winslett	5417 Old Course Dr	919-523-4126	CAWinslett57@quail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Eddie Winslett	5417 Old Course Dr	919-696-3137	eddiwinslett@gmail.com
9.	Tom Basse	5047 Green Woods Ln	704 394 6000	TBRASSE@attstar.com
10.	TED COBLE	10536 NEWBERRY PKWY	704 618-8757	
11.	Mike Armstrong	5736 Ballineid Lane	(650) 619-5977	mikearmstrong617@gmail.com
12.	Don Helleck	5638 Fawcett Blvd	804 2057545	JPH9955@aol.com
13.	Douglas Weldon			
14.	Tony Newbern	4909 Old Course Dr.	704.277.1616	tonynewbern@gmail.com
15.	Debbie Richard	6323 Willow Run Dr.	704-609-5487	drrichard49@carolina.rr.com
16.	JOE EPSTEIN	4907 TITLESTAR	954 242 1991	JOE@LANDSARCHITECTURE.COM
17.	Diana Jurett	10001 Ridgemore Dr	704 430-1831	dianadiana@bellsouth.net
18.	Laura Tang	10113 Claire Vista Dr.	980 279 9983	ltang@earthlink.net
19.	Chi Tang	10113 Claire Vista Dr.	980 475 2616	ctang225@bnetmail.com
20.	Wayne Sabert	8607 Brian Oak Ct	704 542 7177	wsabert@carolina.rr.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	Larry & Carolyn Keith	7200 Piper Point Ln	516 633-8935	lkevalKeith@aol.com
22.	Kim & Yali Sorell	6104 Lexham Lane	704 942-8869	valisorell@gmail.com Kimsorell@gmail.com
23.	JOHN SMALL	7733 SETON HOUSE LN	704 763-8606	john.small4497@gmail.com
24.	Elizabeth Levy	7020 Turtle Rock Ct.	704-957-490	blevy7020@gmail.com
25.	William Graham	6319 S. Point Dr	301-651-1851	wvgraham0831@gmail.com
26.	MIKE KONCHAN	7613 SETON HOUSE LN	2629601709	MIKE.KONCHAN@GMAIL.COM
27.	TIM DAWSON	6631 SETON HOUSE LN	704 281 7879	Tim Dawson @ DRIVE TM . COM
28.	<del>BETTY</del>			
29.	PATRICK & CHRISTINE Hadden	10813 Whitfield Ridge	704-254-8671	Hadden16@ATT.NET
30.	ANN SEAL	9770 STONEY HILL LN	504 327-0434	A.Seal@outlook.com
31.	JAMES SEAL	9770 STONEY HILL LANE	<del>504</del> N/A	SAME.
32.	MARY SCHMIG	6917 ROCK DREWETT	607-859-9242	mschmig@carolina.rr.com
33.	Shanin Trivanovic	8031 Penswood St	630 4538292	SJTrivanovic@gmail.com

**Community Meeting Sign-In Sheet**

**Petitioner: RK Investments Charlotte, LLC**

**Rezoning Petition No. 2022-121**

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	BOB & MELISSA TRUSKOWSKI	6704 Seton House Lane		MTGOST8@GMAIL.COM
2.	WAYNE GREGORY	5924 CABELL VIEW CT	7045752550	WAYNELG84@GMAIL.COM
3.	MARGE KRUSE	6223 HICKORY FOREST DR	704-516-7900	krusemarge@gmail.com
4.	Doreen Robin	10630 Newberry Lane Park	704-533-3991	br5101e@gmail.com
5.	Pam Hazelfield/Stenn Ostle	10429 Newberry PK Ln.	704-807-8789	gostled@carolina.rr.com
6.	Herb Reich	5508 P. J. GAN	704-233-6510	HERB@1629@gmail.com
7.	Cheri White	6623 Seton House	704-650-2620	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Ellie M. Stahl	1623 Seton Home Ln	704 650 2527	
9.	Charles Smith	5729 Ballinard Ln	501-707-7744	
10.	Randy Lane	10537 Newberry Park Ln	704-541-243	
11.	Holly Hawley	5121 Piper Glen Dr	704-771-8577	hhawley1@gmail.com
12.	Wesley Armstrong	5736 Ballinard	650-575-7728	mkarmie@aol.com
13.	KAREN FLOYD	7506 HURSTBOURNE GREEN DR		Karendfloyd@gmail.com
14.	Robert McKinney	841/2 Indigo Trl		robmckin@gmail.com
15.	William & Judi Affeldt	10305 Newberry Park Ln	704, 962.1132	Affeldtbill@gmail.com
16.	LINDA HORVATH	8801 ROSSKOPF VILLES		linda-horvath@gmail.com
17.	LINDA MOON	6103 LEXHAM LN	704-516-4818	MOONLIX@BELL SOUTH.NET
18.	ALLAN DÉFÉLIX	"	704-516-3876	DÉFÉLIX@BELL SOUTH.NET
19.	FRANK WEICKS			Frank.weicks@yahoo.com
20.	Mike Gravelle	6509 Enclave Place	704-543-1713	mcgrav@aol.com

16421770 v1 24228.00021

Maggie Gravelle

''

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	Sandy Johnson	6827 Rosemary Ln <sup>28210</sup>	704-957-5579	sandykjohson@gmail.com
35.	Nancy Grant	Hawgood 4224 Gasterod Pl	704 807-2694	Nthawgood@usns.com
36.	Kira Deaton	10509 Newberry Park Ln	214-394-8903	tarheel11st@gmail.com
37.	Karin Hudson	6335 Woodleigh Oaks Dr	704-968-2443	hudson6335@earthlink.net
38.	Lauri Youngblood	6231 Woodleigh Oaks	704-602-7811	lawriyoungblood@me.com
39.	Emily Kelker	6913 Premier Dr.	704-199-9666	Emily.Kelker@gmail.com
40.	Suzanne Lew	7105 Broadford	445-285-0909	alexandsue8287@gmail.com
41.	Kurt Brewer	9765 Storey Hill Ln <sup>CT</sup>	843-697-6045	Kurt.Brewer@gmail.com
42.				
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**Community Meeting Sign-In Sheet**

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Wendy Underwood	Char 4919 Piper Glen Dr	7049079911	Wendy968@TTMJE.com
2.	Tom mounts	4919 Piper Glen Dr <sup>Char</sup>	704-907-9910	Tmounts@TTMJE.com
3.	Nicholas Garafola	6336 Willow Run Dr	919 794 4334	NICK GARAFOLO @GMAIL.COM
4.	Rosanne White	6719 Seton House Ln	(704) 680-7799	rosannewhite1@gmail.com
5.	Donna Brunson	6443 Willow Run Dr	704-609-1888	donna.brunson6443@att.net
6.	David & Mary Kaye	5704 Sullivan	704 763-7685	dpaywe5@carolina.rr.com
7.	BILL PERCIVAL	700 SPRING HOLLOW	704 975 3551	HIKROVDED@YANBO.COM



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	RICHARD H WEST	10626 NEWBERRY LN 28277	704 5829432	RHWEST7@GMAIL.COM
9.	DAVID ARNOLD	4516 Grandfather Ln 28226	704 9369271	DARNOLD.DAC@GMAIL.COM
10.	Rob + Lynn Schweitzer	4000 Shepherdless Ln Charlotte, NC 28277	(704) 844- 9888	LSchweitzer@carolina.rr.com
11.	Dee Ann Gaskins	5016 Corrigan Ct Charlotte, NC 28277	336 671 0270	gaskinsdee@gmail.com
12.	Elena / Laura Comino	6813 Red Maple Dr Charlotte, NC 28277	980 3207361	elencomino@gmail.com
13.	LISA / Gary Edgington	4605 Colburn Ct Charlotte 28277	213-798- 8692	edgington.gary@gmail.com
14.	KEW WATERS	10521 Newberry Park Ct 203	491-7200	KWATERS@AOL.COM
15.	Sandra Darst	8807 Rockliffe Village CT	937-760 0324	sdarste@darstderm.com
16.	Marc Darst	" "	937-760 0323	mdarst@darstderm.com
17.	CHRISTINE MORGAN	8912 BRYANT FIELD CIRCLE	980 230 3062	christine@rpsigns.net
18.	Debbie Woodhouse	6221 Glynnwood Lakes Dr	704 996- 3112	debbiewood@aol.com
19.	Jo-Anne Neilson	8362 Indigo Row	980-297- 3334	gordiecherry111@duck.com
20.	Edne Jean	9217 Beech Dr		ywoodg@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	LOUIS GUERRA	4709 Pindard Pl		louisguerras@gmail.com
22.	Mary Ruth Pakel	10649 Newberry Pk W	404-375-6056	marypakel@kellsouth.net
23.	Stephanie Therrill	5900 Metlock Ct		Stephanie@Therrill.com
24.	Amy Esterhazy	10532 Newberry Park	704-578-7867	CAMY2BFIT@YAHOO.COM
25.	Tanya Putnam	10200 Ridgemoor Dr.	704-996-7143	tputnam@earthlink.net
26.	George Parasho	PO Box 470344		Xios_ellas@gmail.com
27.	Lynne Douyotas	10501 Salt Box Ct.	704 562 8224	Douyotas.Lynne@gmail.com
28.	Lisa Williamson	4527 Roseliff Dr		ltwilliamson98@gmail.com
29.	Susa + Tom Ingra	5637 Fourway View Dr.	704-905-3247	tingram421@gmail.com
30.	Mark Rupp	8725 Briar Oak Ct.		mark.rupp@att.net
31.	Leslie Haup	8909 Arbor Grove Ln		
32.	Joe Thompson	8335 Windsor Ridge		JoeThompson513@gmail.com
33.	Paula Gilliam	5122 Amherst Trail Dr		

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	Philip & Amy Bissette	9320 Silver Pine Drive Charlotte NC 28277	704-541-8653	philip.bissette@gmail.com
35.	Sheryl Kurser	7710 Seton House Ln Charlotte NC 28277	704.650.1604	Skurser@gmail.com
36.	ALEX LEVY	7105 SCAMPAL CT CH, NC 28277	984411365	ALEXWISHE <sup>28277</sup> @GMAIL.COM
37.				
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**Community Meeting Sign-In Sheet**

**Petitioner: RK Investments Charlotte, LLC**

**Rezoning Petition No. 2022-121**

**Thursday, August 17, 2023 at 6:30 P.M.**

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Tom Smith	10323 NEWBERRY PARK LANE CLT. NE 28277	704-341- 3291	jjsmithd1@gmail.com
2.	Garland Cohen	7117 BROAD FORD COURT CHARLOTTE 28277	704-287 3108	garlandg2003@carolina rr.com
3.	SCOTT ASHCRAFT	701 THE GREENS 28277	704 5763166	SCOTTASHCRAFT@GMAIL.COM
4.	Richard Cecil	10432 Newberry Park Ln CLT	<del>704</del> 601-3000	OR Cecil@Triad.ri .co
5.	Pat Steben	14090 Newbury Park.	704-541-0906	THE RICK@CAROLINA.COM
6.	Cindy Britain	10309 Newberry Park Ln CLT NE 28277	704-905-8234	cbritain09@gmail.com
7.	Donna Adams	6411 Cape Ferry Ct Char. 28277	704-258-8523	Southern 28277@ Yahoo.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Julie Stoghton	7002 Bevington Hollow Circle Cht 28277	704-877-1776	Julie@TheEstateLady.com
9.	Zach Smith	7007 Golden Pkct.	507-355-9034	Z.smith84@gmail.com
10.	Jim Everett	6928 Shinnecock Hts	704-516-4854	JME 7607@aol.com
11.	John & Kim Ragland	7808 Seton House Lane	443-512-0308	johnragland999@msn.com
12.	Debbie & Mark Peterson	6931 Linkside	704-577-1710	
13.	Paul Davis	7313 Versailles	704-942-4711	
14.	Hoped Barshatz	6200 Kensington <sup>Hills</sup> Ct	704-650-1077	
15.	CARL PARTHELSON	6200 KENSINGTON GDNs CT	704-995-7500	
16.	Paula Cuttler	11602 HANNOFIELD Rd		pacntive@gmail.com
17.	Tom Ludwig	9401 Radner LN.	704-541-7338	ncpicker@aol.com
18.	Gick Ludwig	"	"	"
19.	Jean Benham	6920 Shinnecock Hill	704-363-2938	Jean.Benham@allentate.com
20.	Allison Barnhill	6902 Premier Dr	704-614-3597	bmike737@aol.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	<del>Peter</del> HELEN Kay Smolinsky	9925 Russet OAKEN	704-277-2351	BET32@BELLSouth.NET
22.	Barbara & Jack Clark	5640 Fairway View DR	704-578-5971	Jclark@clarkRA.com
23.	Janet Phillips	7437 Hurstbourne Green Dr	704-519- 8067	janetgphillips1@yahoo.com
24.	John Trimble	6113 KENSINGTON GARDENS CT	704-540 6804	j_trimble@bellsouth.net
25.	Dennie & Gayle Crowder	9705 Stony Hill Ln 28277	704-651 4567	gayle.gocrowder@yahoo.com denniecrowder@yahoo.com
26.	Debbi Hogg	7100 Walton Heath Ln Charlotte 28277	704-756- 5641	dhogg21@gmail.com
27.	MARY KAMERER	5738 BENNINGTON PL.	704-651-6027	MARYKAMERER21313@GMAIL.COM
28.	M. COLLEN			ultramich@yahoo.com
29.	DON WOOD	5703 BALLINARD LN.	704-574-6210	DONKWOOD73@AOL.COM
30.	Michael Husak	10812 Whitford Ridge Dr.	704-264-5893	mhusak@gmail.com
31.	Michael SPANN	7023 the Greens	704-904-2703	spann.hone@yahoo.com
32.	Kelly Butowski	7009 Bennington Hollow CV		kelly2anime@yahoo.com
33.	Nancy Wasulko	10526 Newberry PK LN.	704-770-1479	Joy M. Wasulko

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	Kim Stone	8358 Indigo Row <sup>CT</sup> 28277	704-488-3948	KStone58@gmail
35.	Rachael Capelouto	6112 Lexham Ln	704-858-1080	rachael_capelouto@yahoo.com
36.	George Sorinelli	7246 Gouvenes	704-906-8993	g sorinelli@gmail.com
37.	Kim Horn BS	16303 Farnham Court	704-408-7216	Naturalanimal2020@gmail.com
38.	Gregory Johnson	7023 Turtle Rock Ct 28277	704-689-4300	greg551-gj@gmail.com
39.	Cody Hebdorn	11612 Knightsdale Dr. 28277	517-202-0869	CodyHebdorn@gmail.com
40.	Debbie Wittey	10416 Newberry Paul Dr	704-578-3566	debbiewittey@outlook.com
41.	Myra & Brady Drummond-Pyan	6001 Hickory Forest Dr.	704-779-6245	Bradydryan@gmail.com
42.	Jeremy & Hazel Stephenson	9639 Stanton Green Ct Charlotte NC 28277	704 574 3492	stephensonr.doc@yahoo.com
43.	Christine Li	5233 Berrington Pl.	215-5281812	
44.	Linda & Dave Conway	9515 Stonewall Hill	803-372-9916	Linda@luc3.com
45.				
46.				

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
47.	Debbie Williams	4316 Old Course Drive	704 2314724	debbie@pcynlocasresults.com
48.	JACQUES M WHETTALL	6401 Mockorange Dr	949 735 5911	
49.	DELIA WHETTALL	" "	" "	949 735 5911
50.	PETER GUSNER	6329 Mitchell Hollow	704 491 7498	petergusner@gmail.com
51.	Colleen Karnas Haines	5117 Alderman Ln	704-713-9222	siljil2@gmail.com
52.	Kristy Salterno	6400 Seton House Ln	704-604-6060	KristyBSK@gmail.com
53.	Jonna Johnson	6300 Willow Run	<del>515</del> 515-202-5133	Fred and Jonna Hones@gmail.com
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## Community Meeting Sign-In Sheet

Petitioner: RK Investments Charlotte, LLC

Rezoning Petition No. 2022-121

Thursday, August 17, 2023 at 6:30 P.M.

South Charlotte Banquet Center  
9009 Bryant Farms Road  
Charlotte, NC 28277

*This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning.*

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Lenore Prisco	(4508) 4508 Coburn Ct	704-517-4303	lenore.prisco5@gmail.com
2.	Jean Mulligan	6010 Woodleigh Oaks PKLN	704-540-8944	mjeanmulligan@yahoo.com
3.	Gyrene Patti	10501 Newberry	704 9053267	JMARTIN@CAROLINA.RR.COM
4.	Rosaria Peck	6508 PIPER BLVD DR	704 905-7928	rospeck0629@gmail.com
5.	Susan Jones	5729 Bullard	904-540 4227	sjjones1@mac.com
6.	Sandra Keffer	6900 Shinnecock Hill Ln.	704-906-6661	skeffer@me.com
7.	GREG & LINDA CRYSTAL	10209 CREEK DALE LN 28277	704-542-8795	CRYSTALYNK@CAROLINA.RR.COM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	Carolyn & Daniel Schmidt	<del>410</del> 10409 Newbury Park Ln.	704 516 807 28277	Schneiderded@aol.com
22.	Mark & Jeanette Ellis	5409 Old Course Dr		larrissa13@gmail.com
23.	Richard Lafferty	10517 Newbury Park Ln.	704-467- 1106	RQLAFFERTY@YAHOO.COM
24.	Dan Ogburn	10315 Newbury Park Ln	704-995 7274	danogburn@hotmail.com
25.	Kyle Lunn	8417 Browns Pond Ln	954-559-1100	Kclunn@gmail.com
26.	CAROL & STEVE MANZ	6904 SHINNECOCK HILL LANE 28277	704- 840-8554	MANZSC@ AOL.COM
27.	Judith Jacoby	6329 MOCK ORANGE DR 28277	704 488-8360	jude1308@aol.com
28.	Yvonne Meechelle	9217 Brechin Dr.	704 533 1640	myearwood23 @yahoo.com
29.	Jeff Epstein	4709 Pineland Place	917-763-0894	therealjeffepstein@gmail.com
30.	STEVE REGELE	501 VINE ST 29707 28277	704.421.8151	sregel17@gmail.com
31.	KARON KROPP	8374 INDIGO Row	704-904-5501	globalco3k@gmail.com
32.	Karen DeSilva	6232 Woodleigh Oaks	980.322-1854	karen.desilva@smith-nephew.com
33.	Dave DeSilva	6232 Woodleigh Oaks	704-953,993	DAVE@LongTab Realty.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	Jerry Hunt	9417 Radner Lane	704-957-7710	jerryhunt1995@aol.com
35.	Mark Saleh	6200 Glynmoor Lakes	704-877-6515	
36.	Charles Saleh	" Drive		mark.saleh@icloud.com
37.				
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
47.	Harry Johnson	6527 Rosemary		
48.	Karen Graham	4319 South Point	301 922 5537	kgraham2010@gmail.com
49.	Nick MOZEA	11612 Knightsdale DR.	304 376 9290	widemozea@hotmail.com
50.	Lorraine Garfield	10421 Newberg Pk	704 964-5567	lorraine.garfield@gmail.com
51.	Dale Stollar	6009 Woodlark Oaks	701-517-9795	DALESTOLLA@GMAIL.COM
52.	Ed McLaughlin	4911 Piper Glen	715-378-3635	Edward.McLaughlin@ME.com
53.	David + Dana Cohen	6133 Bevington Pl	704 776 5337	DLcohe@yahoo.com
54.	Bob Hudson	6335 WOODLEIGH OAKS	704 572 7116	Hudson6335@CAROLINA.NC.COM
55.	Shelly Middleton	3412 Piper Glen	517-331-1746	Shelmidd@yahoo.com
56.				
57.				
58.				
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# **EXHIBIT C**

# Rezoning Petition No. 2022-121

RK Investments Charlotte LLC, Petitioner

Community Meeting

August 17, 2023

ROBINSON  
BRADSHAW

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

# Team

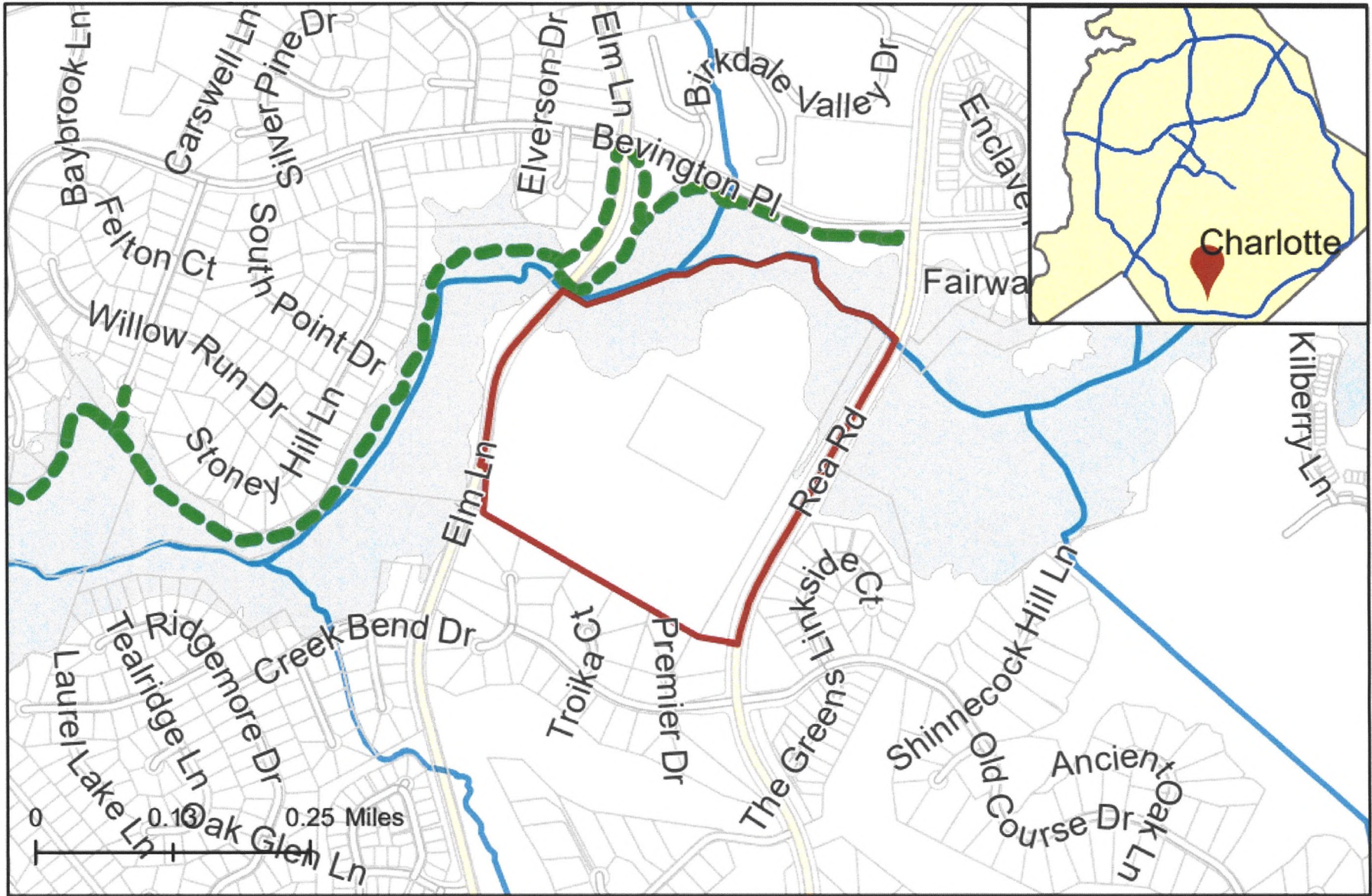
- Russell Ranson, RK Investments Charlotte LLC
- Matt Langston, Landworks Design Group, PA
- Randy Goddard, Design Resource Group
- Michael Wickline, Design Resource Group
- Mac McCarley
- John Carmichael, Robinson, Bradshaw & Hinson

# Agenda

- I. Introduction of Team Members
- II. Site
- III. Zoning of the Site and Surrounding Parcels
- IV. Rezoning Request
- V. Site Plan and Site Exhibits
- VI. Townhome Ideas
- VII. Transportation
- VIII. Community Benefits
- IX. Questions/Comments



# Site – 53.07 Acres



# Site

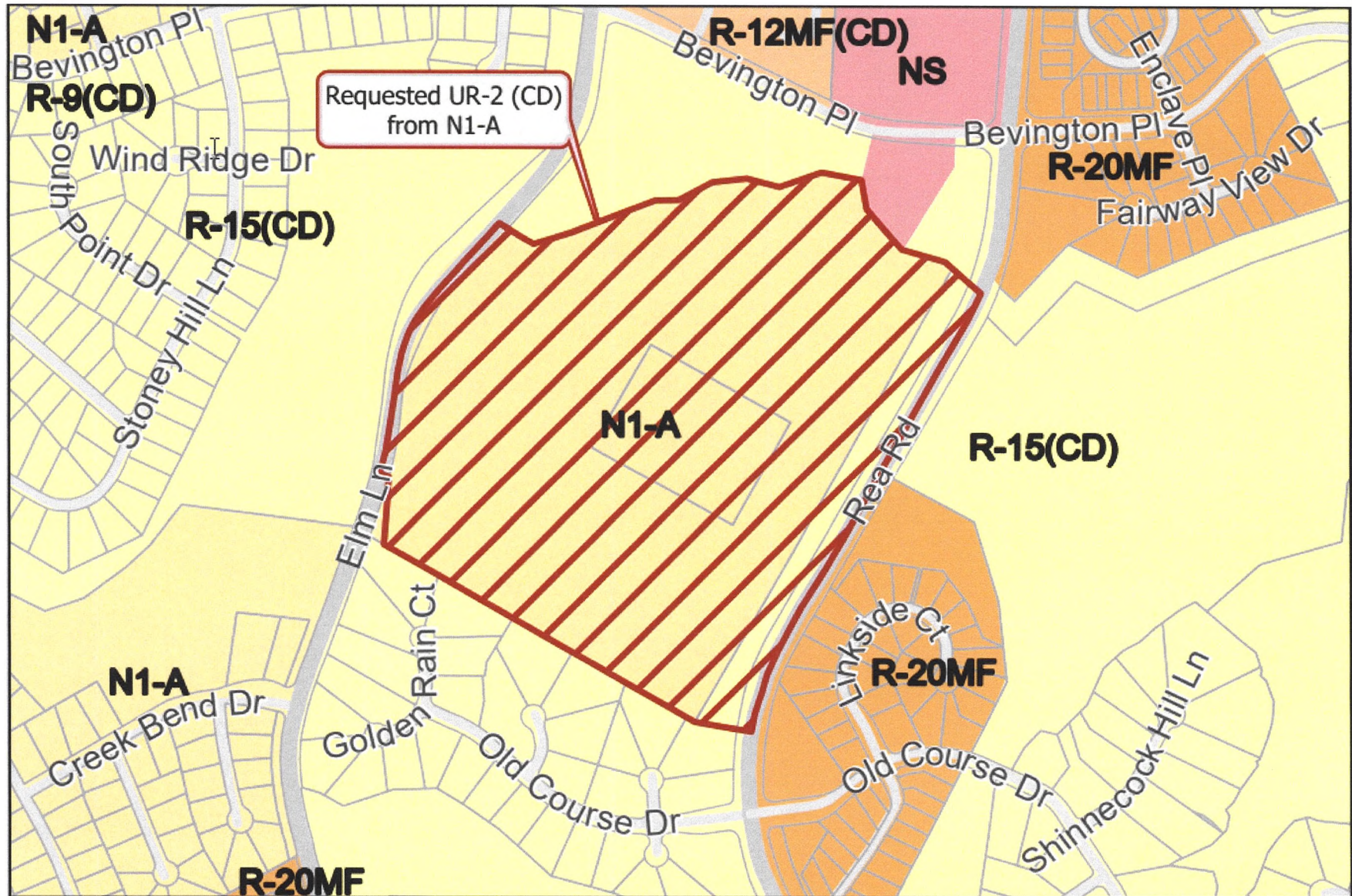




# Site



# Zoning of the Site and Surrounding Parcels



# Request

Requesting that the site be rezoned from the N1-A zoning district to the UR-2 (CD) zoning district to accommodate the development of a maximum of 640 dwelling units on the site that could be comprised of

Multi-Family Dwelling Units

Age Restricted Multi-Family Dwelling Units

A Continuing Care Retirement Facility

Single Family Attached (Townhome) Dwelling Units

Single Family Detached Dwelling Units

A total maximum of 500 Multi-Family Dwelling Units of any type could be developed on the site



# Site Plan and Site Exhibits



BEVINGTON PLACE

ELM LANE

REBA ROAD



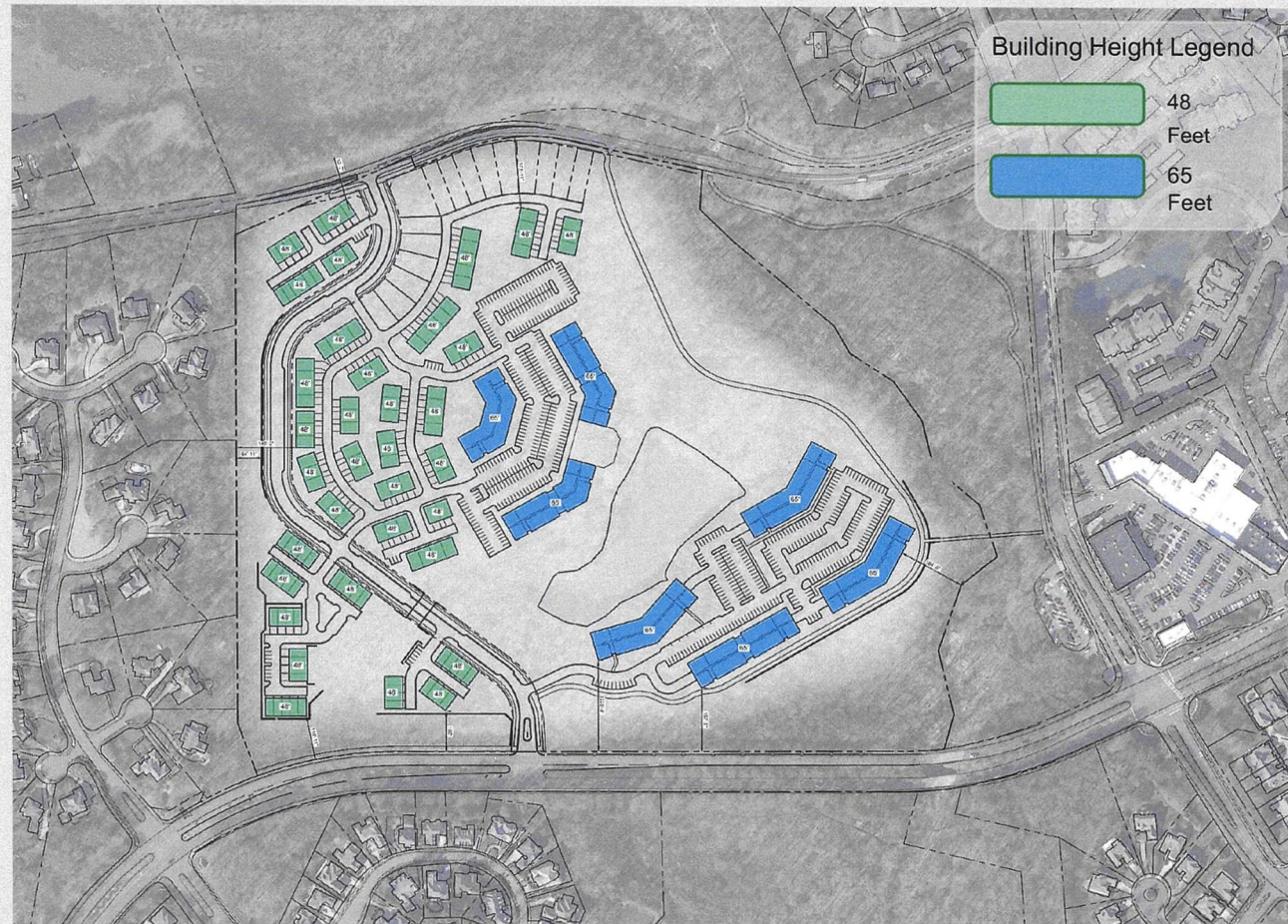
## Density Transition, Height, & Variety of Residential Land Uses

### Multi-Family Buildings:

- Central to site
- Away from edges
- 65 feet max height

### Single Family Buildings:

- Townhomes & Detached
- Reduced building mass
- 48 feet max height





GOAL 7: INTEGRATED NATURAL AND BUILT ENVIRONMENTS



GOAL 9: RETAIN OUR IDENTITY AND CHARM



---

## Integrated Natural & Built Environments

- Providing a buffered edge that preserves nature, maintains character and helps screen proposed buildings
- Significant building setbacks



GOAL 4: TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT (2T-OD)



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES



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## Trail/Sidewalk Network

- ±1.4 miles public
- ±1.9 miles private
- Over 3 miles total pedestrian network





GOAL 7: INTEGRATED NATURAL AND BUILT ENVIRONMENTS



GOAL 9: RETAIN OUR IDENTITY AND CHARM

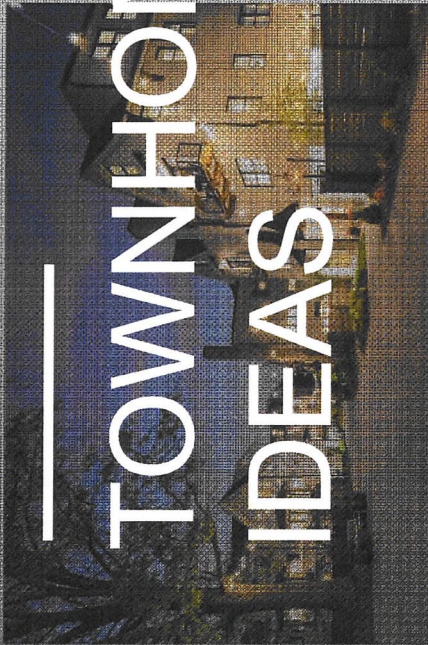


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## “Green Belt”

- Anticipated tree save area will exceed City Ordinance requirements
- Helps maintain context along Rea Rd

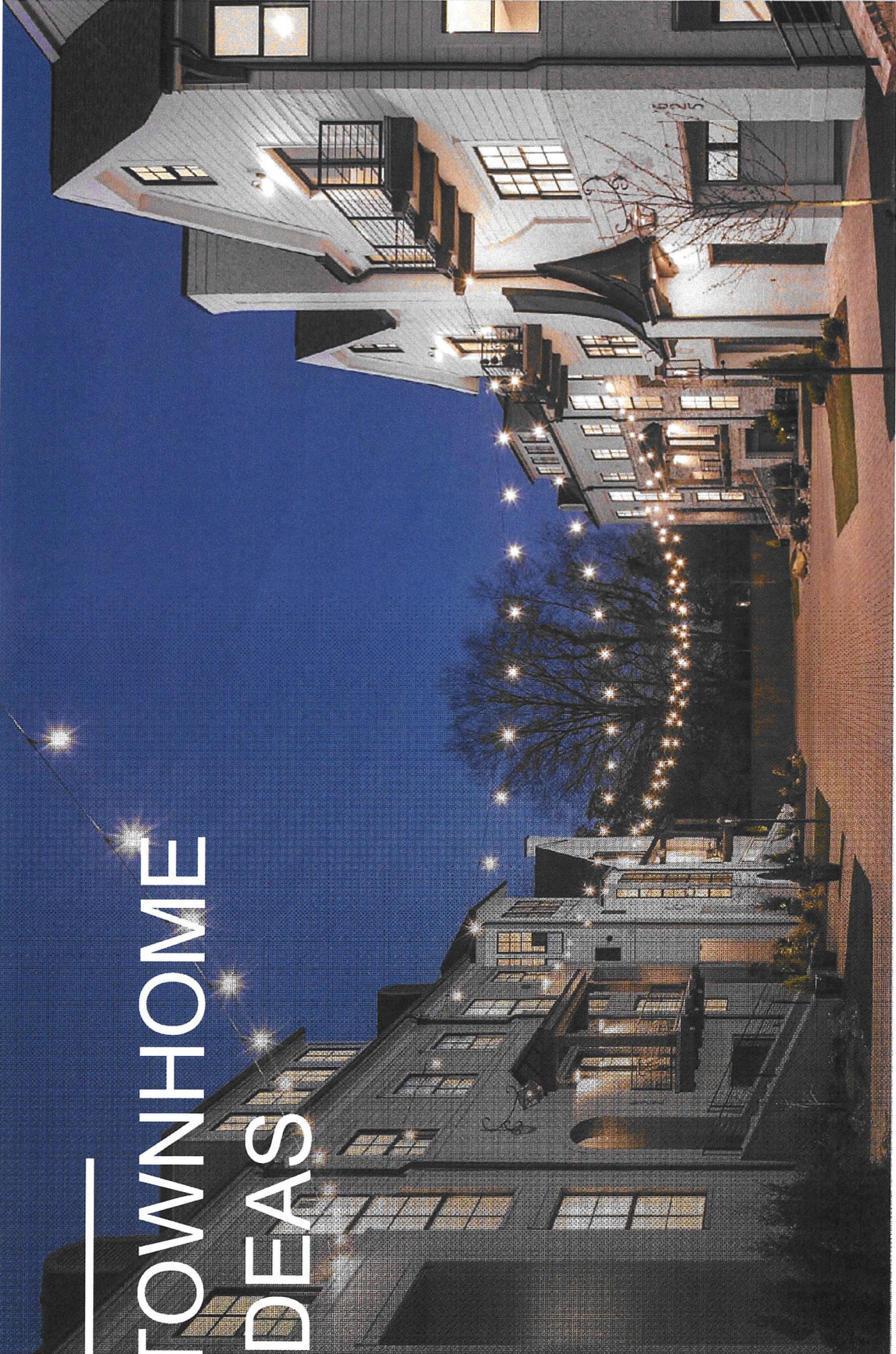
# TOWNHOME IDEAS



TOWNHOMES AT SUFFERLAND



# TOWNHOME IDEAS

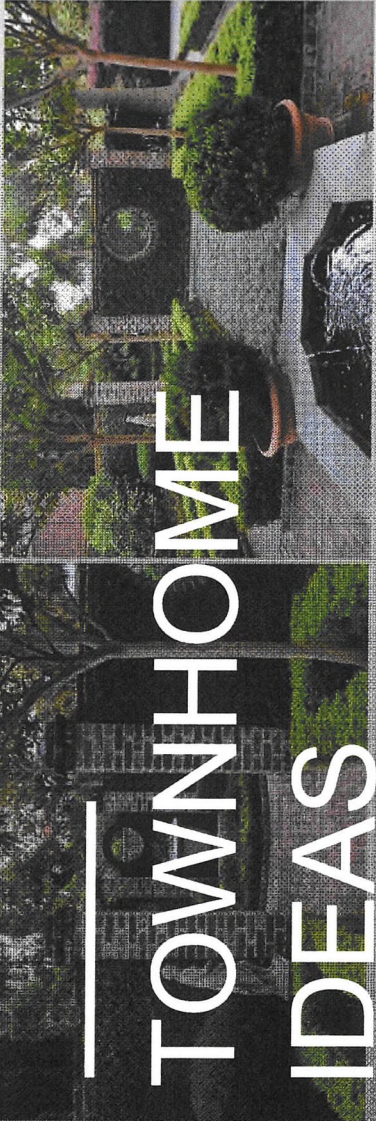


# TOWNHOME IDEAS



TOWNHOMES AT SUTHERLAND

# TOWNHOME IDEAS



TOWNHOMES AT SUTHERLAND







# Transportation



GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

# Traffic Impact Analysis

## Study Area:

- Rea Rd & I-485
- Rea Rd & Piper Glen Dr
- Rea Rd & Bevington Pl
- Rea Rd & Hwy 51
- *Rea Rd & Site Entrance*
- Elm Ln & Bevington Pl
- Elm Ln & Hwy 51
- *Elm Ln & Site Entrance*



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2838 Oldway Blvd, Ste 201 Charlotte, NC 28208  
Tel: 704.266.8888  
www.drgpa.com

REA ROAD TIS  
CHARLOTTE, NC

RK INVESTORS  
3800 POMFRET LANE  
CHARLOTTE, NC 28211

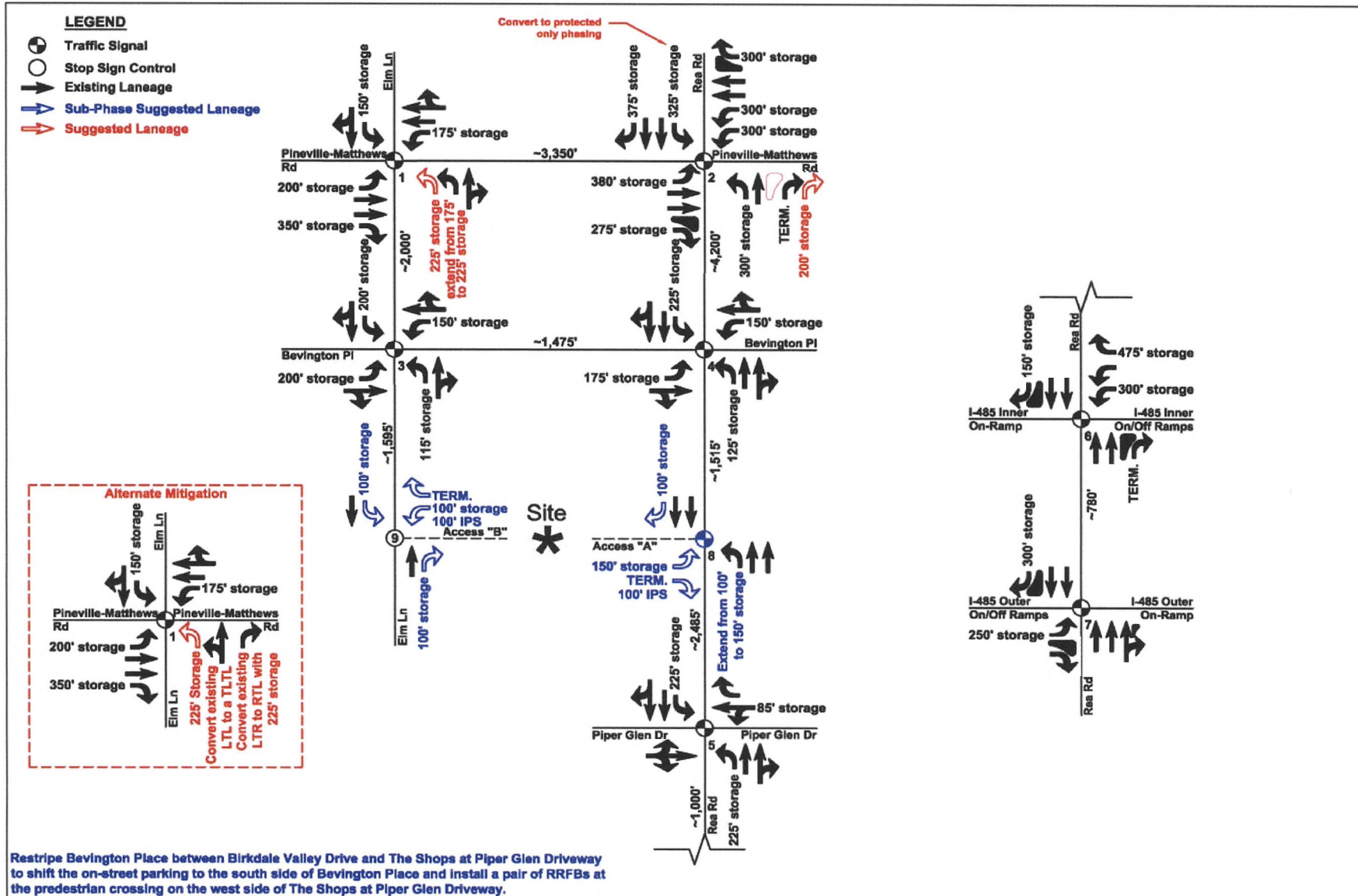
AREA OF INFLUENCE

0 500' 1,000' N  
SCALE: 1" = 1,000'  
PROJECT # 605-003  
DRAWN BY [REDACTED] PLOT BY [REDACTED]  
CHECKED BY [REDACTED] REV. [REDACTED]  
SEPTEMBER 2022  
REVISIONS

Figure 1

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# Recommended Improvements



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

6400 Wilshire Blvd., Ste 200 Charlotte, NC 28205  
704.343.0885  
www.drgg.com

REA ROAD TIS  
CHARLOTTE, NC

RK INVESTORS  
3800 POMFRET LANE  
CHARLOTTE, NC 28211

SCENARIO 1  
SUGGESTED  
LANEAGE

SCALE: NTS

PROJECT #: 605-003  
DRAWN BY: CDE  
CHECKED BY: MHW

SEPTEMBER 2022

REVISED:  
1. June 2022  
2. July 2022

Figure 10

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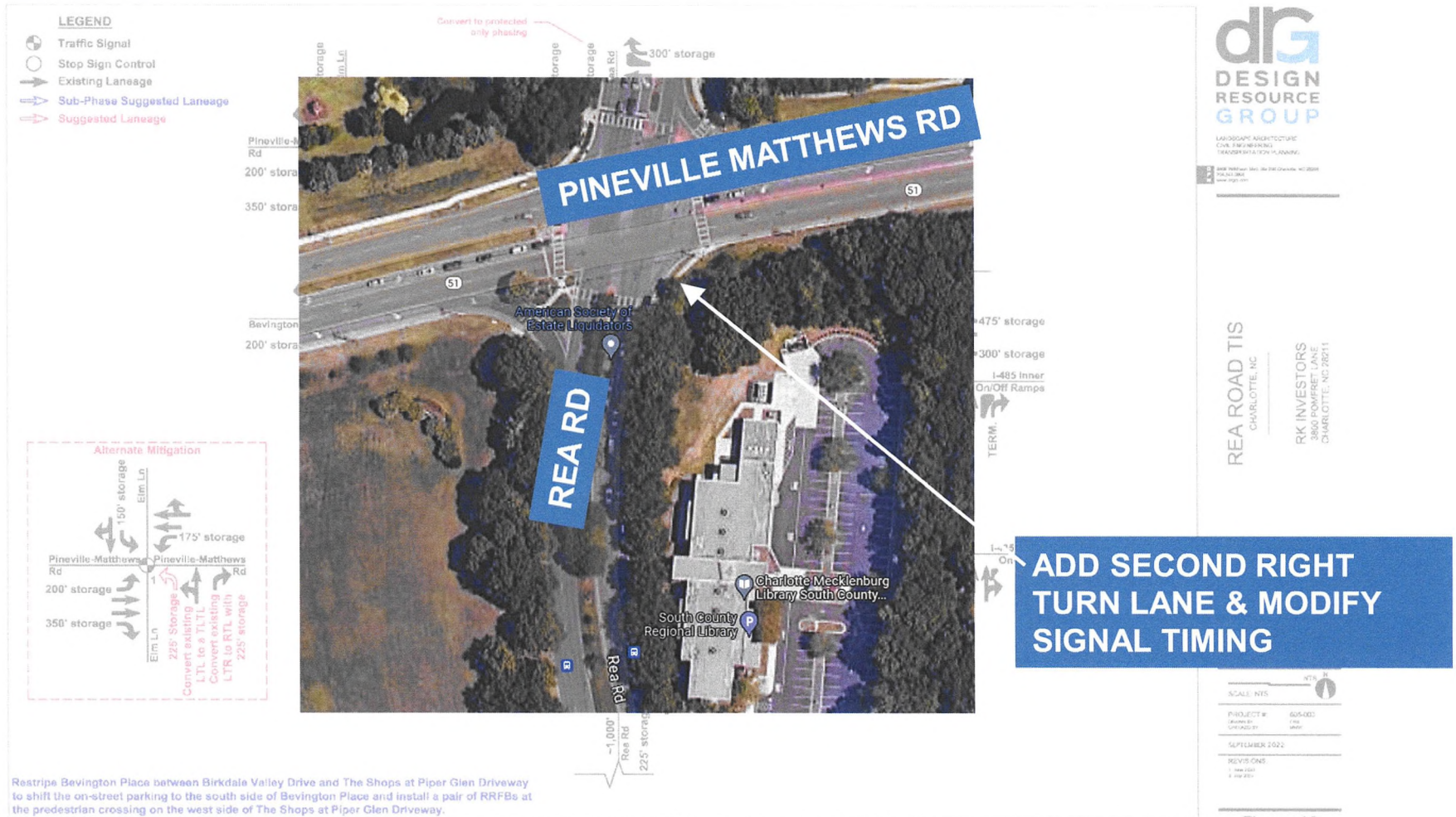


GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

# Recommended Improvements



Restripe Bevington Place between Birkdale Valley Drive and The Shops at Piper Glen Driveway to shift the on-street parking to the south side of Bevington Place and install a pair of RRFBs at the pedestrian crossing on the west side of The Shops at Piper Glen Driveway.

Figure 10

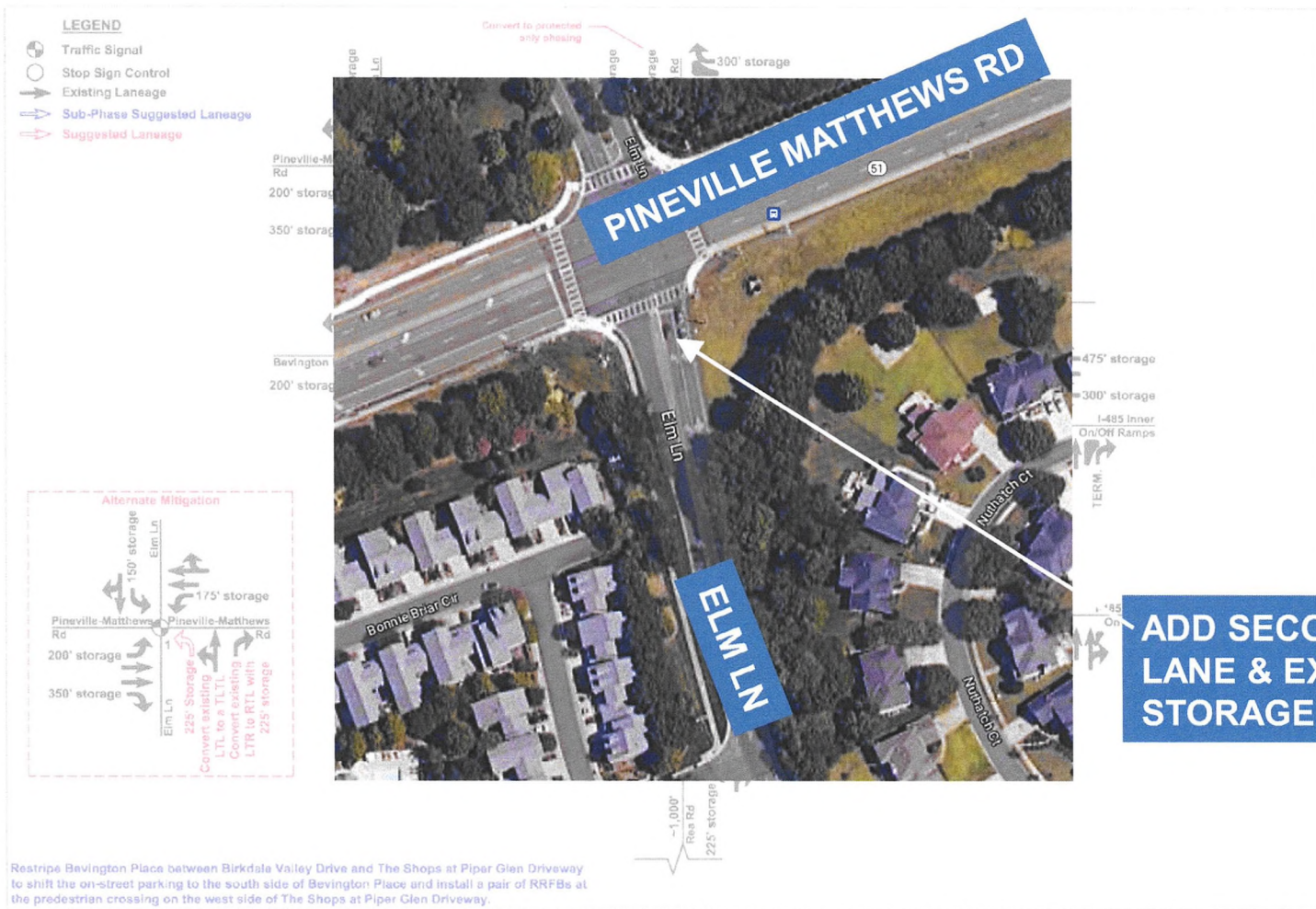


GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

# Recommended Improvements



REA ROAD TIS  
CHARLOTTE, NC

RK INVESTORS  
3800 POMFRET LANE  
CHARLOTTE, NC 28211

SCALE: NTS

PROJECT #: 605-002

ISSUED BY: DRG

DATE: SEPTEMBER 2022

REVISIONS

1. SEE 2021

2. SEE 002

Figure 10



GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

# Recommended Improvements



**DRG**  
DESIGN  
RESOURCE  
GROUP

ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTURE

REA ROAD TIS  
CHARLOTTE, NC

RK INVESTORS  
3800 POMFRET LANE  
CHARLOTTE, NC 28211

Figure 10



GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

# Recommended Improvements



REAR ROAD TIS  
CHARLOTTE, NC

SCENARIO 1  
SUGGESTED  
LANEAGE

SCALE: NTS

Figure 10

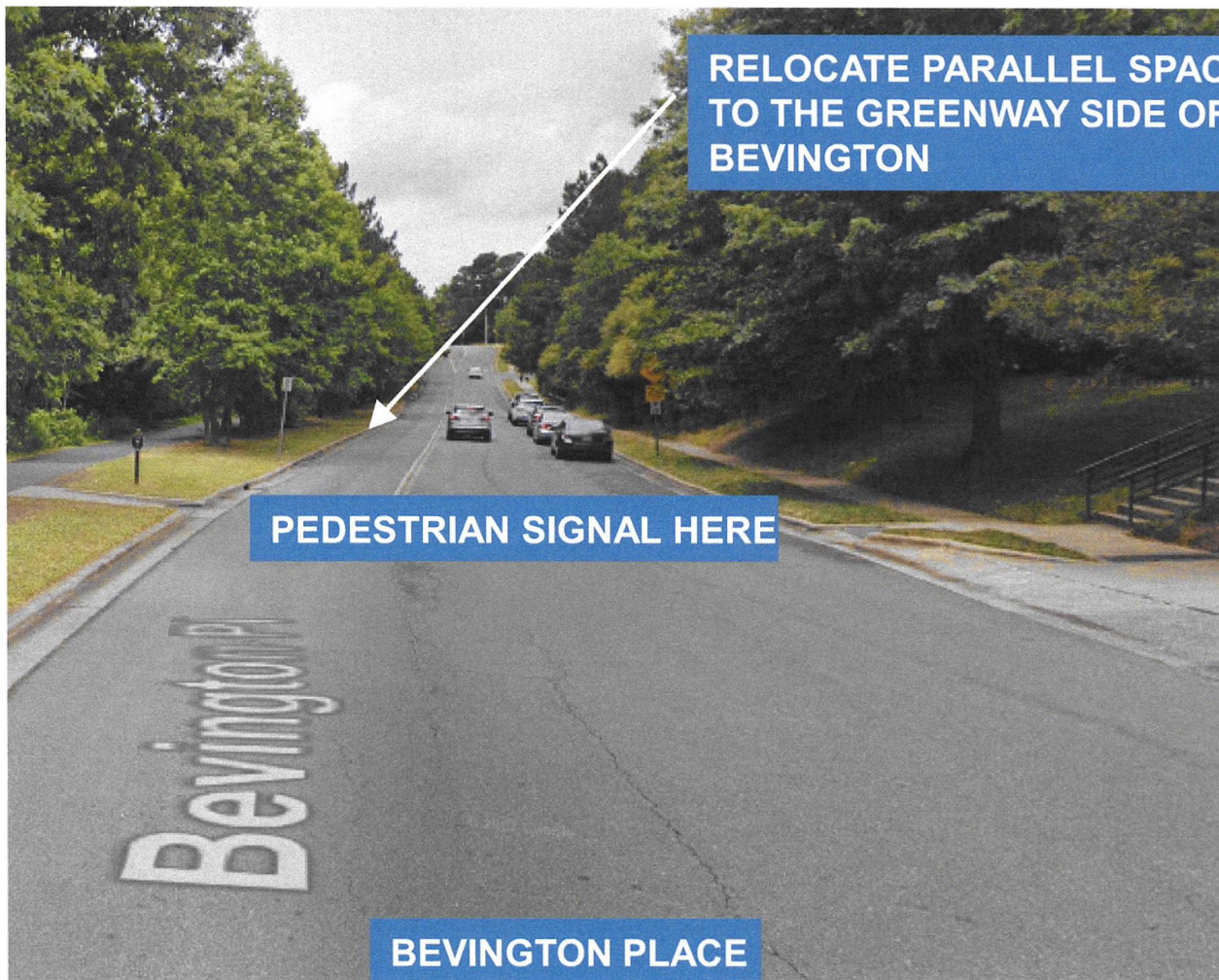


GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

## Multi-Modal Improvements







GOAL 4: TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT (2T-OD)



GOAL 5: SAFE AND EQUITABLE MOBILITY



GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

# Project-funded Community Benefits

## Connectivity/Mobility:

- Over 3 Miles of on-site pedestrian walkways/ greenway trail & access
- New Ped Signal on Bevington
- Relocate parallel spaces on Bevington
- Improved Pedestrian/Bicycle access to adjacent existing neighborhood commercial
- Pedestrian and Cyclist safety along Rea Road and Elm Lane
- Signal at entrance & additional turn lanes at Elm Lane/Rea Road and Hwy 51

Turn Lane Improvements at Elm Ln and Rea Rd  
Pedestrian signal on Bevington Lane

Pedestrian Bridge crossing Four Mile Creek

Pedestrian Circulation Improvements

10-Minute Walk or 1/2 Mile Circle





Questions/Comments

## **EXHIBIT D**

# Gillespie Rezoning Petition Community Meeting Aug 17, 2023

## Garland Geen Presentation

### Talking Points:

1. Adverse Impact Of Increased Traffic (**too much traffic**)
  - a. Current Traffic Load
    - i. Elm lane – 12,250 vehicles per day – 130% of Capacity
    - ii. Rea Road – 25,750 vehicles per day
  - b. Projected Added Traffic From Gillespie Project
    - i. 1920 vehicles per day (640 units x 2 cars per unit x 1.5 trips per day per car)
    - ii. Does not include work and delivery trucks coming in & out
  - c. Traffic Study Did Not Include Elm & Endhaven Intersection
    - i. Major Cut Over Road + Impact Of New High School On Traffic
  - d. Elm Lane Between Bevington & Endhaven is a Curvy 2 Lane County Road
    - i. Little Physical Room For Improvement
    - ii. Can't Handle Additional Traffic
  - e. Lacking Infrastructure To Add More Traffic
2. School Over Crowding (**overcrowding**)
  - a. McAlpine Elementary
3. Over Crowding At Popular Near By Shopping Locations & Green Way0
  - a. The Shops At Piper Glen
4. Adverse Impact On Tree Canopy (**killing a natural resource**)
  - a. Last Natural Forrest Of It's Size In South Charlotte
    - i. Once lost never recovered
  - b. Negative Impact On Sensitive Wild Life Habitat
  - c. No Environmental Study Done
5. Water Run Off Concerns (**flooding**)
  - a. Impacting Near By Neighborhoods & Greenway Flooding
6. Concerns About Property Visibility From Rea, Elm & Bevington Roads & Property Blending Nicely Into the Surrounding Community (**visibility**)
  - a. Hight Of Building & Amount Of Screening
  - b. Being An Over Powering Eye Soar
7. Proposal Inconsistent With Charlotte 2040 & Community Plans
8. Property Density Way Out Of Line With Surrounding Community
9. Proposal Not In Keeping With The Original & Long-Term Plan For The Community (**not in keeping with our community**)
  - a. It all about the money
10. Tremendous Neighborhood Opposition To The Petition (**unwanted**)
  - a. 10,000+ People Signed Petition Against The Rezoning
  - b. Not Needed & Unwanted By The Community