

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

This Second 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 Second 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 September 14, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Thursday, September 28, 2023 at 6:30 p.m. at St. Matthew Catholic Church in the New Life Center – Banquet Room located at 8015 Ballantyne Commons Parkway in Charlotte, N.C.

PERSONS IN ATTENDANCE AT MEETING:

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

SUMMARY OF ISSUES DISCUSSED:

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

John Carmichael welcomed the attendees to the Second Community Meeting and introduced himself and the Petitioner’s representatives. John Carmichael also introduced Council Member Ed Driggs and County Commissioner Susan Rodriguez-McDowell. John Carmichael stated that this is the Second Community Meeting relating to Rezoning Petition No. 2022-121.

John Carmichael then reviewed the agenda for the meeting. John Carmichael stated that the traffic engineers will discuss the traffic study process as well as the traffic study since we received so many questions and concerns about traffic at the last meeting. The traffic study has been approved by CDOT and NCDOT. Ed Driggs stated that he is working on a meeting with CDOT and NCDOT and some area residents so that area residents can express concerns and ask questions about traffic.

John Carmichael showed a map and aerial photographs that depict 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 zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. He stated that the site is zoned N1-A, which zoning district allows single family

detached homes, duplexes and triplexes under the new UDO, which became effective on June 1, 2023.

John Carmichael stated that the Petitioner is requesting that the site be rezoned 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 the following:

- 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 reviewed the site plan and exhibits. He stated that the site plan is the same as the first meeting. Matt Langston pointed out the new east-west public street that would go through the site and the location of the proposed building types on the site plan. He pointed out the network of streets on the site plan and the areas for public parking along the streets. He also pointed out the 12 foot wide multi-use paths along the edges of the site and within the site. A bridge would be constructed to connect the site to the greenway and the shopping center to the north. Matt Langston stated that the multi-family buildings would be central to the site and away from the edges. The maximum height of the multi-family buildings would be 65 feet. The single-family detached homes and the townhomes would have a maximum height of 48 feet. Matt Langston stated that the variety of the buildings would reduce the building mass on the site. He stated that there would be a 50 foot wide buffer along the southern boundary of the site and a 100 foot minimum building setback from Rea Road. These features would help screen the buildings. The minimum 100 foot building setback from Rea Road would preserve nature and maintain character. Matt Langston reviewed the public and private 3-mile trail/sidewalk network. He also stated that the anticipated tree save will exceed the City Ordinance requirements. Matt Langston showed slides of potential architectural designs for the townhome units.

Randy Goddard reviewed the traffic impact analysis process. He provided each study area included in the traffic impact analysis. Randy Goddard then reviewed each recommended improvement by CDOT and NCDOT.

- Rea Road and Highway 51 – Add second right turn lane and modify signal timing.
- Elm Lane and Highway 51 – Add second left turn lane and extend storage.
- Rea Road Site Access Point – New right turn lane, improve existing left turn lanes and add traffic signal.
- Elm Lane Site Access Point – 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.

John Carmichael briefly reviewed the project funded benefits that would provide connectivity and mobility for the community.

The Second 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.

- An attendee questioned the panelists as to their personal time spent at traffic signals near the proposed site at certain times of day. She commented that the traffic lights can take 3 or 4 cycles to cross an intersection.
- In response to the attendee's comments and questions, Michael Wickline stated that the purposes of the traffic study are to analyze the impact of traffic from the development and propose road improvements to mitigate the impact. He stated that the traffic study has been completed and approved by NCDOT and CDOT. Michael Wickline stated that the data is collected by a third party consultant with video of the intersections for a four-hour period at the peak hours. Michael Wickline stated that there would be a 50% delay reduction on Rea Road and 20% delay reduction on Elm Lane with the road improvements.
- John Carmichael stated that the traffic study has been filed with NCDOT and CDOT. He stated that the attendees could contact CDOT for a copy of the traffic study. John Carmichael offered to send a copy of the traffic study to an attendee if she provided her email address.
- Russell Ranson stated that there is an existing traffic problem. He stated that the proposed road improvements will help mitigate many of these problems. He stated that the existing traffic problems are not his fault.
- An attendee commented that she was speaking for herself, but she guessed that most of the attendees are sick and tired of hearing that it is not your fault.
- In response to a question, Michael Wickline stated that traffic from the site would be approximately 2% of the traffic in the area.
- In response to a question, Michael Wickline stated that the distribution of traffic would change due to the development.
- Many attendees commented that the traffic would only get much worse with more than 600 homes and cars.
- In response to a question, John Carmichael stated that there are options under the rezoning plan as to what types of uses could be built on the site.
- An attendee commented that she did not understand why the Petitioner could not tell the attendees definitively what is going to be built on the site. She commented that the type of uses could change what kind of traffic would be in the area, such as trucks making deliveries at a continuing care retirement facility and employee traffic.
- In response to the comments, Michael Wickline stated that the road improvements are based on the original proposal of 1,164 units and now the proposal calls for 640 units.
- In response to a question, Matt Langston stated that a preliminary wetlands and streams assessment has been completed. He pointed to the proposed one stream crossing on the site plan. Matt Langston stated that the other wetland areas on the site would not be touched.
- An attendee commented on her concern regarding the best use of the property. This attendee did not feel that this proposed development is the highest and best use of the site.
- An attendee commented that the 640 rental units and the increase in traffic due to the development would not be the best use of the land for those who live in the area.
- In response to a question, Matt Langston stated that there is a lack of diversity in housing in this area.

- Many attendees commented that they strongly disagreed with Matt Langston's statement regarding the lack of diversity in housing in the area.
- An attendee commented that the proposed development would bring a traffic nightmare to Elm Lane with all the other developments and schools being built in the area.
- An attendee commented that he found online that the private schools were on spring break the week the traffic study was completed, which means the traffic study is flawed.
- An attendee commented that the proposed road through the development would only cause more problems with people trying to get out of the Rea Road traffic and dump onto Elm Lane.
- In response to the comments, Michael Wickline stated that other approved developments are considered in the TIA scope, not the projects going through the rezoning process. He stated that NCDOT and CDOT told us what needs to be included in the traffic study. The other developments or schools will also need to complete their own traffic study and provide road improvements determined by NCDOT and CDOT to mitigate their traffic.
- An attendee, Bob Otten asked questions and made comments. Attached as Exhibit D is a summary of his questions and comments that was prepared by Bob Otten.
- In response to a question, John Carmichael stated that the Petitioner is requesting a height of 48 feet for the townhomes and a height of 65 feet for the multi-family buildings. The attendee stated that all of the buildings should have a maximum height of 48 feet.
- In response to an attendee's question, Matt Langston reviewed the topography of the site. He stated that the road improvements would be made on the site side of Elm Lane and not near the floodplain on the other side of Elm Lane owned by Mecklenburg County. Matt Langston stated that the Petitioner would be responsible for the peak flow of the stormwater system to prevent flooding. He stated that the system would most likely include an underground sand filter. Michael Wickline stated that intersections north of Highway 51 were not included in the traffic study.
- In response to an attendee's questions, Matt Langston pointed out on the site plan where Elm Lane would be widened and the other road improvements. Matt Langston stated that the diversity in housing relates to housing types, such as townhomes and apartments for empty nesters looking to downsize.
- An attendee commented that she agrees with all the comments and concerns expressed so far by the other attendees.
- In response to an attendee's questions, Matt Langston stated that there would be a 50 foot wide undisturbed buffer along the southern boundary of the site next to the existing houses and some additional space along the road in some areas. Michael Wickline stated that the new street through the development would be a public street for public use and it would move some of the traffic off of Bevington Place.
- An attendee commented on the traffic coming from I-485, changing the roads and adding people and homes to the site, and she said that would not make traffic better in this area. It does not make sense to say that it would.
- In response to an attendee's questions, Russell Ranson stated that the development would most likely take 6-8 years. He stated that it is unlikely that we would go bankrupt since the property owner is a partner in the project and has owned the land for more than 80 years. Russell Ranson stated that the total value of the development is probably \$300 million.

- In response to an attendee's questions, John Carmichael stated that the road improvements would be made in phases. Matt Langston stated that the Petitioner would plant trees from the approved tree list from the City of Charlotte. He stated that the trees have a tendency to be native to the area.
- An attendee commented that if the proposal was for 50 single family homes priced from \$500,000 to \$1million, you would probably not have any push back and we would not be at this meeting.
- In response to a question, Russell Ranson stated that he would have to talk about joining the Master Association and that he is open to a conversation about maintaining the median.
- An attendee commented that the Petitioner does not understand the nature of the problem at Rea Road and Highway 51. He commented that going north bound on Rea Road changes to one lane. He also commented that the cars from Rea Road will turn right onto 51 and take a U-turn to avoid the back up on Rea Road, which can affect the counts of the traffic study.
- In response to an attendee's comments, Michael Wickline stated that the traffic going southbound on Rea Road to I-485 is out of the scope of the traffic study. He stated that the road improvements for the site have been decided and approved by CDOT and NCDOT. Michael Wickline stated that the attendee's traffic concerns can be brought to the attention of CDOT and NCDOT during the meeting with area residents. He also thanked the attendee for his insights relating to the intersection traffic.
- An attendee commented that he agreed with the difficulty of getting through the traffic from the north side of 51. He commented about the timeframe of when the traffic study was completed. The two major employers in the area had not gone back to working full time at the office. The attendee commented that there is a need for a left turn going southbound onto Elm Lane from the new street in the proposed development. The attendee commented on the current parking problem at the greenway. He also commented that if the Petitioner were to build three houses per acre on the site instead, we would not be here tonight.
- In response to the comments, Michael Wickline stated that there would be improvements not required by the TIA at the greenway. These are relocating the parallel parking to the other side of the street and adding a pedestrian crossing for better safety.
- John Carmichael stated that under the old Ordinance, the R-3 zoning meant that three single family homes per acre could be built on the site. Under the new UDO, N1-A zoning allows for single-family detached homes, duplexes and triplexes to be built on the site.
- Russell Ranson stated that the traffic from the site would amount to approximately 2% of the traffic at the intersections. He stated that the Petitioner is fixing more traffic problems than the development would cause. Russell Ranson stated that some of the off-site improvements are not required, but the right thing to do.
- An attendee commented on her concerns relating to the sequencing of the traffic lights on Rea Road with the installation of a new traffic signal at the Rea Road access point into the development.
- In response to a question, Michael Wickline stated that the proposed light on Rea Road would be located about 1,000 feet from the light at Rea Road and Bevington Place, which distance meets the guidelines.

- An attendee commented that she does not believe that she needs to personally benefit from the project. She commented that she does not agree with the comments people have made about what benefit they will get from the development or the money the Petitioner will make from the rentals in the development. She stated that a rezoning should not happen because you want it, and there should be a compelling reason for the City Council to approve a rezoning. The attendee commented that the proposed benefits are marginal at best and that there does not seem to be a compelling reason to approve the rezoning.
- In response to the comments, Ed Driggs stated that many years ago large areas of South Charlotte were zoned R-3 and the site was not a targeted location. He stated that the City of Charlotte is growing and changing. Ed Driggs stated that this is a process and there is a rule book. The Planning Staff and the Zoning Committee are involved and he has eleven colleagues on Council. He stated that he plans to deliver the message from his constituents the best he can. Ed Driggs stated that the community needs to be patient while going through the rezoning process in order for him to be effective in his role as their representative.
- In response to a question, Ed Driggs stated that he worked on Wall Street and retired comfortably, and he is a fair and moral person that cannot be bought. Ed Driggs stated that he is not being sponsored by anyone and his standards of integrity are not comprised for a couple thousand dollars.
- John Carmichael stated that the panelists are just trying to do their jobs and to please try not to disparage anyone. He also stated that the panelists are open to hearing your comments and questions, but at the end of the day we may respectfully disagree on some points.
- In response to a question, Michael Wickline pointed out the lane going northbound on Rea Road and Highway 51.
- An attendee commented on her concerns relating to the curves on Elm Lane and the access point into the development, which could lead to accidents and safety concerns.
- In response to a question, Matt Langston stated that the height of the multi-family buildings would be 20 feet less than the tree tops.
- An attendee commented on her concerns about the displaced wildlife once construction begins. She commented that the City should be responsible for relocating the wildlife.
- An attendee commented about her concerns regarding the eagles and the wildlife that would be affected on the site. The attendee stated that she thought that the eagles and the wildlife had protection rights.
- In response to comments, Matt Langston pointed out the entrance into the development from Elm Lane and where the widening of the road would take place on Elm Lane. He stated that a sight distance test would be required during permitting.
- An attendee commented that the development will keep her from freely going in and out her development on Elm Lane. She commented that Elm Lane was never designed for all of this traffic. The attendee commented that she is so sorry that this development has come along to impact all of our lives.
- An attendee commented on the 70% tree removal from the site that contains trees 30 inches or larger. She asked if each tree has been measured for a permit or does the Petitioner plan to be fined.

- In response to the question, Russell Ranson stated that the Petitioner will comply with the City tree ordinance. Matt Langston stated that the heritage tree removal clause in the UDO does not prohibit removal, but there is a mitigation fee and offsetting plan.
- The attendee commented that it does not seem to make a difference that there is a tree ordinance in Charlotte. She stated that she has seen all the trees go since 1999 due to gross overdevelopment allowed by the City.
- An attendee commented that the traffic is a real concern and asked to participate in the NCDOT/CDOT meeting. He commented that the numbers change on each report and are inconsistent and that needs to be explained.
- In response to the attendee's comments, John Carmichael stated the numbers on the memo are CDOT's numbers. Michael Wickline stated that each type of dwelling unit has a different trip generation number and when the types and number of dwelling units change, the traffic numbers change as well. Michael Wickline stated that the traffic study was reviewed and then approved. He also stated that the 2020 historic daily traffic counts were used from the Department of Transportation website. The 2020 counts were not used in the TIA analysis. Michael Wickline stated that the traffic analysis was prepared from the traffic counts completed in April of 2022.
- An attendee commented that a berm with trees should be put in the buffer along the southern boundary line of the site.
- An attendee commented that Matt Langston implied that the attendees were racist by using the term diversity since they are against the development. Matt Langston stated that he used the term diversity in the sense of economic diversity. The attendee commented that Ed Driggs needs to take a stand, say no to this development and to vote no.
- An attendee commented that the new UDO rule book provides a tree canopy goal of 50% by 2050, and it strives to protect the quality of life and the character of the community, and to not overburden the infrastructure. The attendee commented that quoting from storm water reports is not enough and a corps of engineers study would be better in terms of the water runoff from the site.
- In response to the comments, Ed Driggs stated that he voted against the UDO and that some of its goals are not realistic.
- In response to a question, Michael Wickline stated that the intersection of Endhaven Lane and Elm Lane were not in the scope of the traffic study. He stated that NCDOT/CDOT maintain the traffic signal patterns.
- An attendee commented that it is very difficult to take a left out of Ivy Hall and the traffic signal at Endhaven Lane and Elm Lane needs to be reviewed.
- Another attendee commented about the difficulty in getting in and out of the Ivy Hall subdivision.
- In response to a question, Matt Langston stated that the new interior road in the proposed development would be designed to City standards with full lanes and additional space for on street parking and the road could accommodate commercial traffic, EMT and fire trucks.
- In response to a question, Matt Langston pointed out the location of the single family detached homes on the site plan.

- In response to a question, Russell Ranson stated that electric car charging stations are planned for the development. He stated that the location of the waste stations has not been determined.
- In response to a question, Russell Ranson stated that the site plan allows for 30% tree save.
- In response to a question, Russell Ranson stated that the new development would not contain affordable housing.
- In response to a question, Russell Ranson stated that it has not been decided if there would be a continuing care retirement facility on the site, but it is an option they are exploring.
- In response to a question, Russell Ranson stated that the rental rates would range from \$2,000 to \$7,000 a month.
- In response to a question, Russell Ranson stated that there are no plans for affordable housing on the site.
- An attendee commented about his concerns regarding the traffic study showing the Elm Lane traffic to be at 130% of the maximum.
- In response to the comment, Michael Wickline stated that the traffic volume capacity is referring to the intersection of Elm Lane and Highway 51.
- In response to a comment, Michael Wickline stated that the 2% increase in traffic calculation refers to the peak hours and the improvements required on Elm Lane and Rea Road during the worse time of day traffic.
- An attendee commented on his concerns relating to the increase in traffic due to the new road between Rea Road and Elm Lane in the proposed development.
- An attendee commented that he wondered why the owner of the property does not attend the meetings. He stated that the owner should want to hear the community comments and the reason for the opposition against the proposed development.
- An attendee thanked the panelists for the meeting, their patience and their professionalism. He commented that the 23 HOAs in the area have the same concerns that have been expressed by the residents at this meeting.
- In response to a question, John Carmichael stated that the reason for the rezoning request is primarily for the purpose of accommodating the multi-family dwelling units and the continuing care retirement facility.
- Russell Ranson stated that the centralized location of the buildings on the site is a smart development plan as well as the addition of the trails and road improvements.
- An attendee commented that he heard Matt Langston refer to diversity in housing. Russell Ranson thanked the attendee for his comment.
- John Carmichael stated that if the attendees had more questions to reach out to him.
- John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

Respectfully submitted, this 16th 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	Glynmoor Lakes at Piper Glen	Mary	Kamerer	5138 BEVINGTON PL	CHARLOTTE	NC	28277
2022-121	Glynmoor Lakes HOA	Bob	Bove	5119 BEVINGTON PLACE	CHARLOTTE	NC	28277
2022-121	Glynmoor Lakes HOA	Justin	Elliott	6508 GLYNMOOR LAKES DR	CHARLOTTE	NC	28277
2022-121	Glynmoor 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	Littlefied	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	Elsass	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

2022-121	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	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 ASSOCIATION	c/o REAL ESTATE /FINANCE DEPT		9648 COCKERHAM LN		HUNTERSVILLE	NC	28078
2022-121	22502101		ELM LANE HOLDINGS LLC			4312 FOXCROFT RD		CHARLOTTE	NC	28211
2022-121	22502103		MECKLENBURG COUNTY	c/o REAL ESTATE /FINANCE DEPT		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	c/o REAL ESTATE /FINANCE DEPT		600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-121	22503106		CLUBCORP NV VI LLC	c/o PROPERTY TAX DEPT		PO BOX 2539		SAN ANTONIO	TX	78299
2022-121	22540302	ADUGNA	GIRMA			6926 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540303	MAHAFFEY	MARGARET	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	28227
2022-121	22540308		2018-3 IH BORROWER LP	C/O INVITATION HOMES		1717 MAIN ST STE 2000		DALLAS	TX	75201
2022-121	22540309	EVERSLEY	RONALD D	NAOMI G	EVERSLEY	6834 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540310	EDDIN	ADEL S			6830 LINDSIDE CT		CHARLOTTE	NC	28277
2022-121	22540311	ZHANG	SHUPING	SHIYING	CHEN	6826 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540325	NADERI	SHAHROKH			6833 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540326	JOHNSON	TERESA CRESS	ERIC W	JOHNSON	6905 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540327	BRAMLETT	MARISSA	ROBERT D	CALHOUN	6915 LINKSIDE CT		CHARLOTTE	NC	28277
2022-121	22540331		PRO REALTY & DEVELOPMENT INC			3932 AYRSHIRE PL		CHARLOTTE	NC	28210
2022-121	22540332		PRO REALTY & DEVELOPMENT INC			3932 AYRSHIRE PL		CHARLOTTE	NC	28210
2022-121	22549127	CLARK	JACK E	BARBARA J	CLARK	5640 FAIRWAY VIEW DR		CHARLOTTE	NC	28277
2022-121	22549196		COUNTY OF MECKLENBURG	c/o PARKS & RECREATION DEPT		700 N TRYON ST		CHARLOTTE	NC	28202
2022-121	22550101	KELKER	EMILY PARKER	NOLAN JACOB	KELKER	6913 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550102	PIERCE	ERHAN LAMARR			6903 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550103	PENDERGRAFT	CHARLES	KATHERINE	PENDERGRAFT	6900 PREMIER DR		CHARLOTTE	NC	28277
2022-121	22550104	BARNHILL	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 SR	BENJAMIN E	UTAHNAH C	MILLER	6912 GOLDEN RAIN CT		CHARLOTTE	NC	28277
2022-121	22550116	LEE	STEPHANIE S	THE STEPHANIE S LEE FAMILY AND THE GEN LAI CHIN LEE FAMILY TRUST		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 SECOND COMMUNITY MEETING**

Subject: Second 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, September 28, 2023 at 6:30 p.m.

Place of Meeting: St. Matthew Catholic Church
New Life Center - Banquet Room
8015 Ballantyne Commons Parkway
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 640 dwelling units that would be comprised of a mixture of multi-family dwelling units, single family attached (townhome) dwelling units and potentially single family detached dwelling units. A maximum of 500 of the dwelling units could be multi-family dwelling units.

The Petitioner will hold a Second 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 Second Community Meeting regarding this Rezoning Petition on Thursday, September 28, 2023 at 6:30 p.m. at St. Matthew Catholic Church (New Life Center – Banquet Room) located at 8015 Ballantyne Commons Parkway 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.

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: September 14, 2023

2022-121: RK Investments Charlotte LLC

Rezoning Map



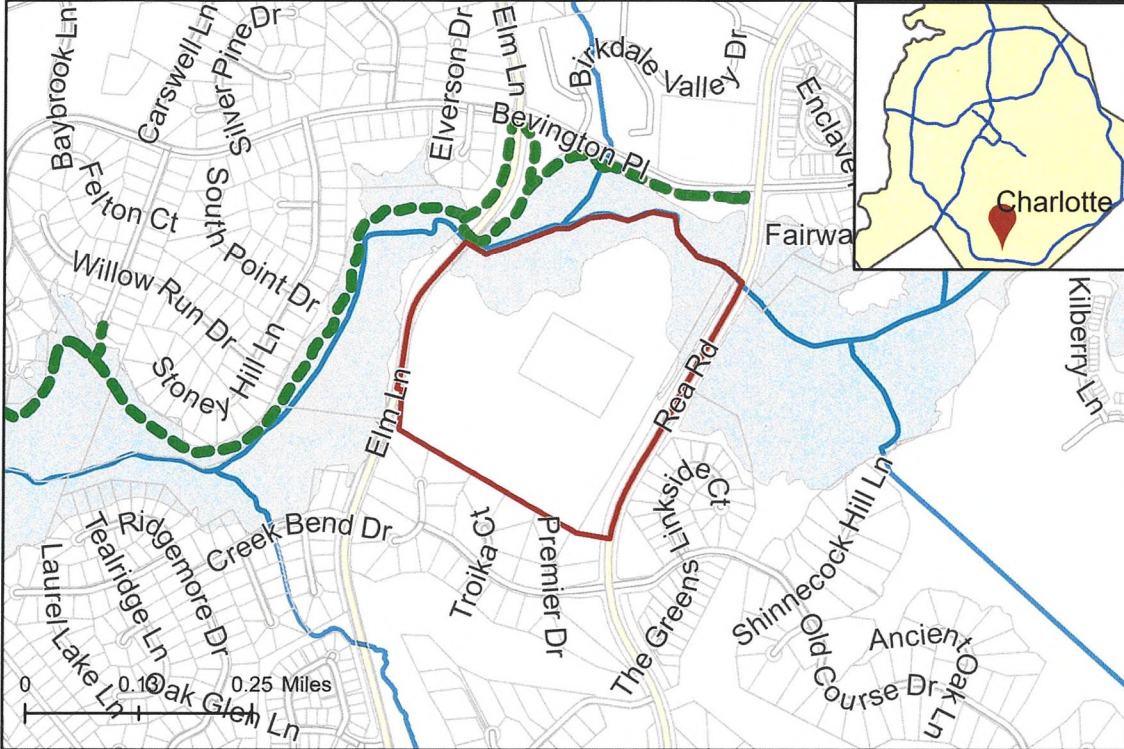
CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning UR-2 (CD) (Urban Residential, Conditional, FEMA Floodplain)

Approximately 53.07 acres

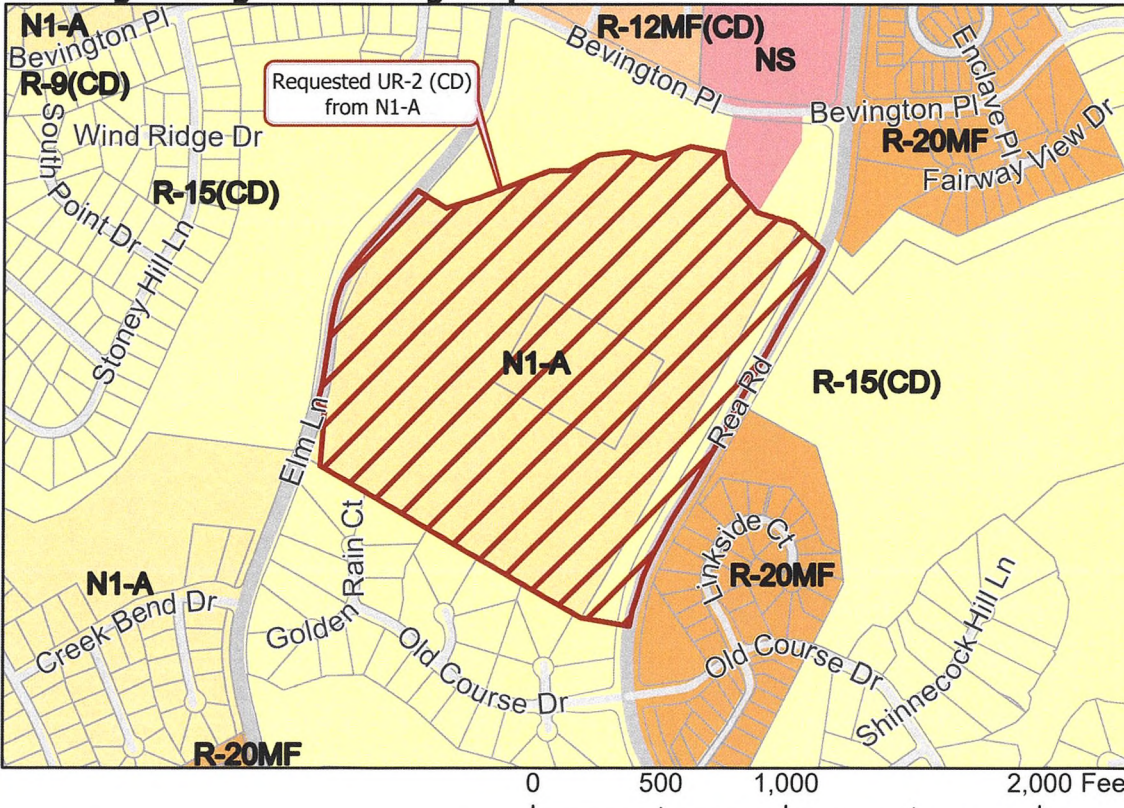
Location of Requested Rezoning



- 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

Second Community Meeting Sign-In Sheet

Petitioner: RK Investments Charlotte, LLC

Rezoning Petition No. 2022-121

Thursday, September 28, 2023 at 6:30 P.M.

St. Matthew Catholic Church
 New Life Center – Banquet Room
 8015 Ballantyne Commons Parkway
 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.	Janice Crawford	2211 Sharon Rd Charlotte 28277	704-333-4230	JCRAWLEY@aol.com
2.	Courtenay Vanderbilt	6127 Lexham La		
3.	TOM VANDERBILT	6127 LEXHAM LN. 28277		
4.	MARTIN & DEBBIE PETERSON	6931 LINKOWE COURT CHARLOTTE 28277	704 577 1501	MARTIN.PETERSON57@GMAIL.COM
5.	JACQUES D. WHETTINALL	6401 MOCKORANGE DR. Charlotte 28277	949 735 5911	Jmwddeb@yahoo.com
6.	Delice WHETTINALL	"	"	"
7.	Anne Reinster	4611 Coburn Ct. Charlotte, N.C. 28277	704-996-9257	areinster@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	DAVID KIRKLAND	6912 PREMIER DR	704-540-1618	DAVIDK0032@Ad.com
9.	Lynn Payne Thomas P. Payne	6917 Treika CT	704-620-0576	tpayne@yahoo.com
10.	MIKE WEELE	11326 OUIZ TERRACE CT	704-904-2053	mikeweele@gmail.com
11.	Elisabeth Santiago	11905 Kings Castle CT	704-315-1731	Elisabeth.Santiago@gmail.com Lizsantiago@gmail.com
12.	Donna Brinson	6443 Willow Run Dr	704-609-1888	_____
13.	JOE ERSTEIN	4817 TITLE 1 ST DR	954-242-1991	JOE@LANDS ARCHITECTURE.COM
14.	Debbie Richard	6323 Willow Run Dr.	704-609-5487	drichard49@carolina.rr.com
15.	Patrice McHurt	10909 Fox Mill Lane	704-844-2996	
16.	Satya Des	5323 Old Course Dr	704-904-8325	
17.	Janet Phillips	7437 Hurstbourne Green Dr	704-519-8067	janetgphillips1@yahoo.com
18.	TED COBLE	10536 NEWBERRY PKWY	704-619-8757	_____
19.	LEE CONNELLY	6822 LINKSIDE CT	980-333-1150	wconnelly@gmail.com
20.	Pamela Poore	10537 Newberry Park	704-541-2163	Poorew@Bellsouth.net

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	Kathy Johnson	7023 Turtle Rock Ct 28277	704 689-5347	Kathy Johnson 7023@gmail.com
22.	Angie W. Johnson	"	11 5300	AngieSl.gj@gmail.com
23.	Carl Ericson Laraine Ericson	7709 Seton House Lane	704-474-0124	LV. ERICSON@gmail.com
24.	Maria Harrell	8410 S. gate Cms. Dr	704 543 5202	mariaeharrell@gmail.com
25.	BARBARA WARRICK	10533 Newberry Ln	704 541-3614	B.WARRICK@GMAIL.COM
26.	Allison Caringe	7112 Graybeard Court 28220	704. 719. 1008	acaringe@msn.com
27.	WAYNE GREGORY	5924 CABER VIEW CT		WAYNE684@GMAIL.COM
28.	Suzanne Phillips	9138 Sandpiper Dr	704-607- 1221	maddorsuzanne@yahoo.com
29.	Wendy Underwood	4919 Piper Glen Dr	704-907- 994	wendy968@TTMFF.com
30.	Thomas mounts	4919 Piper Glen Dr	704-907- 9910	T mounts @ TTMFF.com
31.	Marian Black	6401 Maricopa Rd	704-491- 5929	marianblack@gmail.com
32.	Darci Stewart	9617 Stanton Green Ct	704-258-0504	sawly8804@gmail.com
33.	Charles Stewart	9617 Stanton Green Ct	704. 705. 5563	cstewart97@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	Dr. Edey R Malave	Ivy Hall 6211 Kensington Gardens Ct	704 541 4897	emalave@carolina.rr.com
35.	Margo Fonda	9344 Bonnie Brae	704 608 7127	margovf@gmail.com
36.	ROBERT C SMITH	6218 KENSINGTON GARDENS CT.	704 960 0300	ROBERTSMITH704@OUTLOOK.COM
37.	Anna-Loren Jordan Clark	4911 Broad Hollow Drive Charlotte NC 28226	540-797-7712	AnnaLoren.Reese@yahoo.com
38.	Robin + Ricky Rainbolt	9235 Hickory Tree Ln. Charlotte, NC 28277	704-572-4192	rrainbolt@gmail.com
39.	Teri + Jim Marascio	5806 Newcombe Charlotte 28277	704-577-7587	Teri@marascio.com
40.	Peter Zinola	4323 Castford Pl Charlotte 28277	704 900 2134	PCZREAD@gmail.com
41.	Tammy Winchip	9935 Trailridge Ln Charlotte, NC 28277		tascwi@gmail.com
42.	Bill + IRENE PORTAS	9510 STONEY HILL CHAR. NC 28277		
43.	Robert L. Braxton	9355 Bonnie Brae Ct Durham, NC 28277		rbraxton57@aol.com
44.	Christy Hair	9314 EIVERTSON DR Charlotte 28277		christyclementshair@gmail.com
45.	Brian Sink	10926 Megwood Drive		bsink63@gmail.com
46.	Crystal Watts	4701 Arrowcrest LN Charlotte 28277		Crystalwm@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
47.	Mike Osteen	9521 Stony Hill Ln. Charlotte, NC 28277	704 542-1791	mistermike4752@gmail.com
48.	Genie Osteen	" "	"	missavow12@gmail.com
49.	Barry Belton	4330 Old Course CLT NC 28277	704 804 1737	bbelton@earthlink.net
50.	Dorothy Getz	11919 Red Rust Lane 28277	704-607 8959	dottiejgetz@yahoo.com
51.	Sarah Varga	11134 Sir Francis Drake Dr 28277	561 312 9645	venusthet@yahoo.com
52.	Jeffrey Campaz	6619 Red Maple DR	704.777-8902	JCAMPAZ@GMAIL.COM
53.	Mark Rupp			mark.rupp@att.net
54.	Karen Graham	6319 South Point Dr 28277	301 222 5531	kgraham2010@gmail.com
55.	William Graham	6319 S. Point Dr CLT 28277	301-651-1551	wvgraham083@gmail.com
56.	Reyn + Debi Wheeler	7019 Turning Pt Lane 28277	704 608-6111	erw2019@carolina.rr.com
57.	Kurt + Morgan Brewer	9765 Stony Hill Ln. 28277	843.697.6045	Kurt.Brewer@gmail.com
58.	Carolyn + Richard Redvanly	4315 Gostard Pl. 28277	704.578.2169	chredvanly@msn.com
59.	Leonardo Martins	7005 Beverington Hole	561 704-8863	le mart 1974@gmail.com

Second Community Meeting Sign-In Sheet

Petitioner: RK Investments Charlotte, LLC

Rezoning Petition No. 2022-121

Thursday, September 28, 2023 at 6:30 P.M.

St. Matthew Catholic Church
 New Life Center – Banquet Room
 8015 Ballantyne Commons Parkway
 Charlotte, NC 28277

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Bob OTTEN	9424 RADNER LN	704-236-7650	bobotten@gmail.com
2.	Garland Green	7117 Broadford Ct.	704 2873108	garlandg2003@carolina.rr.com
3.	Marcia Neeley	6319 Willow Run Dr.	980.208.7080	marcia.neeley@gmail.com
4.	Rachael Capelouto	6112 Lexington Ln ²⁸²⁷⁷	704-855-1080	rachael_capelouto@yahoo.com
5.	PAM HADFIELD GLENN OSTLE	10429 Newberry PK Ln. (Ivy Hill)	704-807-8789	gostle@carolina.rr.com
6.	Myra + Brady Drummond-Ryan	6001 Hickory Forest Dr.	704 779-6245	Brady@ryan@gmail.com
7.	Lynne Doyotas	10501 Salt Pox Ct. Chalo	704 5628224	Doyotas.Lynne@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Porweth, George	7246 GOVERNORS	704-908-8193	geo-pow79@gmail-
9.	Deborah Wright	8755 Robinson Forest Dr. Charlotte 28277	704 256 6486	wright5873@yahoo.com
10.	DAVID LAWRENCE	6406 Willow Run Dr Charlotte 28277	704 968-8539	flamingoflor@gmail.com
11.	Bennie Crowder Gayle Crowder	9705 Stoney Hill Ln 28277	704-651-0123 704-651-4567	denniecrowder@yahoo.com ggcrowder@yahoo.com
12.	Kim Dygowski	10422 Quail Chase Ct	704-488-7573	KimberlyDygowski@gmail.com
13.	David Payne	Keswick	704 763 7686	dpayve5@cardivac.net
14.	Harvey Kipper	Keswick	704-544-6986	HKLIP@MINDSPRING.COM
15.	Sandra Darst	Rosslane Villas Ct	977-760-0324	sdarst@darstderm.com
16.	Marc Darst	" "	977-760-0323	mdarst@darstderm.com
17.	Carol Winslett	5417 Old Course Dr. 28277	919-523-4126	CAWinslett57@gmail.com
18.	Eddie Winslett	5417 Old Course Dr. 28277	919-696-3137	eddielwinslett@gmail.com
19.	Linda Horvath	8801 Rosslane Villas Ct	704-236-3803	lindarhorvath@gmail.com
20.	Andy Horvath	" "	704-773-5803	ajhorvath@me.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	Sherry Kordecki	11007 Alderbrook	704-578-1574	SKORDECKI@msn.com
22.	Mary T White	10032 Tealridge Ln	704-543-1758	whitemt04@gmail.com
23.	Rick & Brenda West	10626 Newberry Park Ln	704-560-3034	brwest5@gmail.com
24.	Eleanor Miller	6415 Willow Run Dr	704 544 2324	rmiller11@carolina.rr.com
25.	John BURGESS	11011 Hillory Forest D	704/576-4868	JACK 9049@GMAIL.COM
26.	Karen Weil	6400 Mock Orange Dr.	704-301-2198	kweil24@yahoo.com
27.	STUART LAM	9741 STONEY HILL LAN	704-201-5838	ts100650@gmail.com
28.	Lindsey Banks	724 E. 36th St	828-755-7549	lindsey@cltledger.com
29.	Robert McKinney	8412 Indigo Row	424-241-6308	bobmckin@gmail.com
30.	Joe Thompson	8335 Windsor Ridge	704-576-5920	JoeThompson513@gmail.com
31.	John SHURLEY	8628 EDGEWOOD GLEN TR	704-661-2877	JASHURLEY@GMAIL.COM
32.	Sean McHigan	1010 Woodleigh Oak	704-540-8944	seanmchigan@yahoo.com
33.	NANCY WASKO	10526 NEWBERRY PARK LAKE	704-542-2860 704-770449	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	ED APELIAN	5601 SUNSTAR CT CHARLOTTE 28226	704-541-4760	RSTARRIDER@CAROLINA.RR.COM
35.	BARB APELIAN	5601 SUNSTAR CT CHARLOTTE 28226	704-541-4760	Bdeluca@CAROLINA.RR.COM
36.	Sue Francis	8904 Boling Green Dr 28277	704-516-2413	SUEFRANCIS1958@gmail.com
37.	Kate + Brian Moore	6328 Mitchell Hollow Rd. 28277	704-900-0123	Kjmoore2012@yahoo.com
38.	Georgou Georgia Hicks	7213 Fortrose Ln, Ct 28277	704-5421364	gjhicks@bellsouth.net
39.	Nicholas Garabola	6336 Willow Run Dr	919 794 4334	NICK GARABOLA@GMAIL.COM
40.	BILL HARTMAN	5607 FAIRWAY VIEW DR	404-441-1566	bill@hartman.com
41.	Bob & Diane Bessy	4309 ROSECLIFF DRIVE	(704) 904-0874	dtr1107@aol.com
42.	Emil MRSIC	4704 ARMORCREST LN.	912-659-5896	Emilmehy.com
43.	Sophia Maccrino	4704 ARMORCREST LN	912-438-2642	SophiaMaccrino@gmail.com
44.	Pam Jones	1512 Alyder Ct	704-906-6097	_____
45.	Debbie Ward		704-516-3536	Warddebbie@gmail.com
46.	Kristin Lehmann	10032 White Thorn Dr	980-297-6350	KristinLehmann33@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
47.	Lauri & Scott Youngblood	6231 Woodleigh Oaks Rea Woods	704-607-7811	lauriyoungblood@me.com scottyungblood@yahoo.com
48.	Viviana Campaz	6619 Red Maple Dr. Charlotte, NC 28277	704 909 1192	body by pilates@gmail.com
49.	Sheryl Kursar	7710 Seton House Ln. Charlotte NC 28277	704 650 1604	skursar@gmail.com
50.	Diane Thornton	4704 Wilsham Ct. Charlotte NC 28226	704/998-8012	chrysalisseeker@gmail.com
51.	KELLY LOBO	9233 SAND PIPER DR CIT NC 28277	704 562 1958	SHARELAUGH2@gmail.com
52.	Shailesh shukla		908.723.0804	shailshukla@yahoo.com
53.	Kenneth Smith	6911 Golden Run Ct CIT NC 28277	919 478 3514	KSmith213@hotmail.com
54.	BETTY SHUSTER	10711 Spring Camp Way Charlotte, NC 28277	704 609 8447	bbshuster@gmail.com
55.	Ann & Hank Del Vecchio	11200 Waightstill Way 28277	980 298 1637	ahdelvecchio@mac.com
56.	Becky Hoeck	6222 Red Maple 28277	626 429 4640	beckyhoeck@gmail.com
57.	Sitian Miller	7220 Hickory Steele PI 28277	704 307 3454	lrhmler@gmail.com
58.				
59.				

Second Community Meeting Sign-In Sheet

Petitioner: RK Investments Charlotte, LLC

Rezoning Petition No. 2022-121

Thursday, September 28, 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.	Kim Horn BS	16303 Farmchase Ct	(704) 408-7216	Naturalanimal@gmail.com Naturalanimal2020@gmail.com
2.	Teri Young	6232 Seton Home	704 604 5351	teri.young@gmail.com
3.	Julie Staughton	7002 Bevington Hollow Circle	704-877-1776	Julie@TheEstateLady.com
4.	Lynne Hull	6119 Lexham Ln	704-609-0417	Lynnep.hull@gmail.com
5.	Kim + Vali Sorell	6104 LEXHAM LN	415-307-9834	valisorell@gmail.com kimsorell@gmail.com
6.	Pat Stieber	10405 Newberry Rd	704.541.0906	THERICK@CAROLINAFF.COM
7.	Margaret Croft	5115 Engk Field Way		margcroft@gmail.com
	Kathy Curran	16300 Farmchase Ct. Charlotte	704-458-0560	essentialanimal@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Richard Cecil	10422 NEWBERRY PK W	336601300	SR CECIL@TRIAD.PR.COM
9.	SUSIE CEZIL	"		
10.	Debra Ashness	8764 Robinson Forest Dr		dashness12@gmail.com
11.	Freda Rosen	6414 Willow Run Dr	704.962.4811	fredazeh@gmail.com
12.	John Blawie	4343 STEAM RIDGE CHAMPAIGN ILL		jb@pgm.osa.com
13.	Lisa Forlenza	6109 Kensington Gardens Court		lisa.forlenza@gmail.com
14.	Elena Comino	6813 Red Maple ds.		elencomino@gmail.com
15.	KAREN FLOYD	7506 HURSTBOURNE GREEN DR		karendfloyd@gmail.com
16.	Paul & Kay Davis	7313 Versailles Ln.		P+K Davis 2@gmail.com
17.	Barbara Stapp	9310 Hemmingford Ct		barbarastapp@hotmail.com
18.	Jeanette Lowry	9313 Hemmingford Ct.		
19.	Elizabeth Levy	7020 Turtletuck Ct.	704-957-490	blv7020@gmail.com
20.	Robert Schwitzer	4000 Shepherds Ln	704-514-3383	rschwitzer@carroll.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
21.	Lynn Schweitzer	4000 Shepherdees Ln Charlotte, NC 28277	704-651-2166	LSchweitzer@carolina.rr.com
22.	BRENDA ROEIC	10630 NEWBERRY PARK LN. CHARLOTTE 28277	704-533-3991	bksroeic@gmail.com
23.	Christopher Bennett	7119 The Greens Charlotte, NC 28277		
24.	Ellie Mc Intire	4653 S. HOLLAND	704-637-2666	elliemcintire@gmail.com
25.	Kusty & Lamar	6903 Premier Dr Charlotte NC	704-650-0148	lamar@aautosystems.com
26.	Robert Bove	5119 BENINGTON PL Charlotte NC 28277	704-904-7391	rbsdiego@caroline.rr.com
27.	Marybeth Reed	10644 Newberry Ln 28277		
28.	Oli & Laura Taylor	10113 Claire Vista Dr.		
29.	JOHN FORMICA	9300 SILVER PINE Dr.	704-965-4090	JOHNFORMICA@gmail.com
30.	Cynthia Brittain	10309 Nauberry Park Ln CHIT. NC 28277	704-905-8234	cbrittain09@gmail.com
31.	John Starrett	8900 CUMBERLAND CT WAYTAN NC 28173	704-661-1536	johnstarrett@yahoo.com
32.	Suzie & Steve Marlier	5730 Five Knolls Dr Charlotte	704 771 9217	Grandmasuzie@yahoo.com
33.	Gregg Kisor	9315 Bonnie Briar Cir. Charlotte	704 763 9900	Gregg Kisor

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
34.	Pronda Few	7107 Beverington Woods Ln 28277 28277	770-789 5810	pronda.few@gmail.com
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36.	GLEN DANZIGER	11412 TOM SHORT RD	704-497-3399	GLEN.DANZIGER@GMAIL.COM
37.	Constance Durson	10631 Newberry PK Ln	704-726-3086	Cedurson2@gmail.com
38.	EDDIE EDWARDS	10523 FLENNING WAY	818-207-0411	DOC.EDWARDS@SBCGLOBAL .NET
39.	Kim THOMPSON	" " "	818-802-1705	
40.	Wesley Davis	_____	704-214-1572	wesley.davis@ncleg.gov
41.	Carla Parker Sink	10924 Megwood Drive	(704) 756-2979	sinkfamily2@gmail.com
42.	Jerry Hunt	9417 Radner Lane	704-957-7710	jerryhunt1995@aol.com
43.	JOELLE JEFFCOAT	9242 SILVER PINE DR	704-649-7049	
44.	Lea Tsahakis	5019 Old Course	704-560-1139	lea.tsahakis@gmail.com
45.	Paul Tsahakis	" "	" "	" "
46.	Cileen Scholl	2015 Rea Court dr 28226	954-770 0417	cileen.scholl@gmail.com

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50.	BETTY WAGNER	6504 ENCLAVE PL 28277	704-222-5145	betty.wagner@att.net
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52.	Dan Opburn	10315 Newberry Pl Ln.	704 995 7274	dano@burn@aol.com
53.	Myrna Medina	10031 Tealridge Ln	704 408-3999	myrnasmedina@6na.com
54.	Gail Vogel	5713 Ballard La	704-654-0980	gailvogel88@gmail.com
55.	Robin Smith	6911 Golden Rain Ct		Rsmith213@hotmail.com
56.	ROBERT F. CALDWELL	7823 SETON HOUSE LN	704-849-0001	CALDWELLRFNC@AOL.COM
57.	Karen L Watkins	6920 Otter Creek Dr APT C	251-259-7627	Kwatkins57@gmail.com
58.				
59.				

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Susan Hill	7222 Grayberd Ct	sjordanhill@gmail.com
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Michael Bona	" "	
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EXHIBIT C

Rezoning Petition No. 2022-121

RK Investments Charlotte LLC, Petitioner

Second Community Meeting

September 28, 2023

ROBINSON
BRADSHAW

Charlotte : Raleigh : Research Triangle : Rock Hill
robinsonbradshaw.com

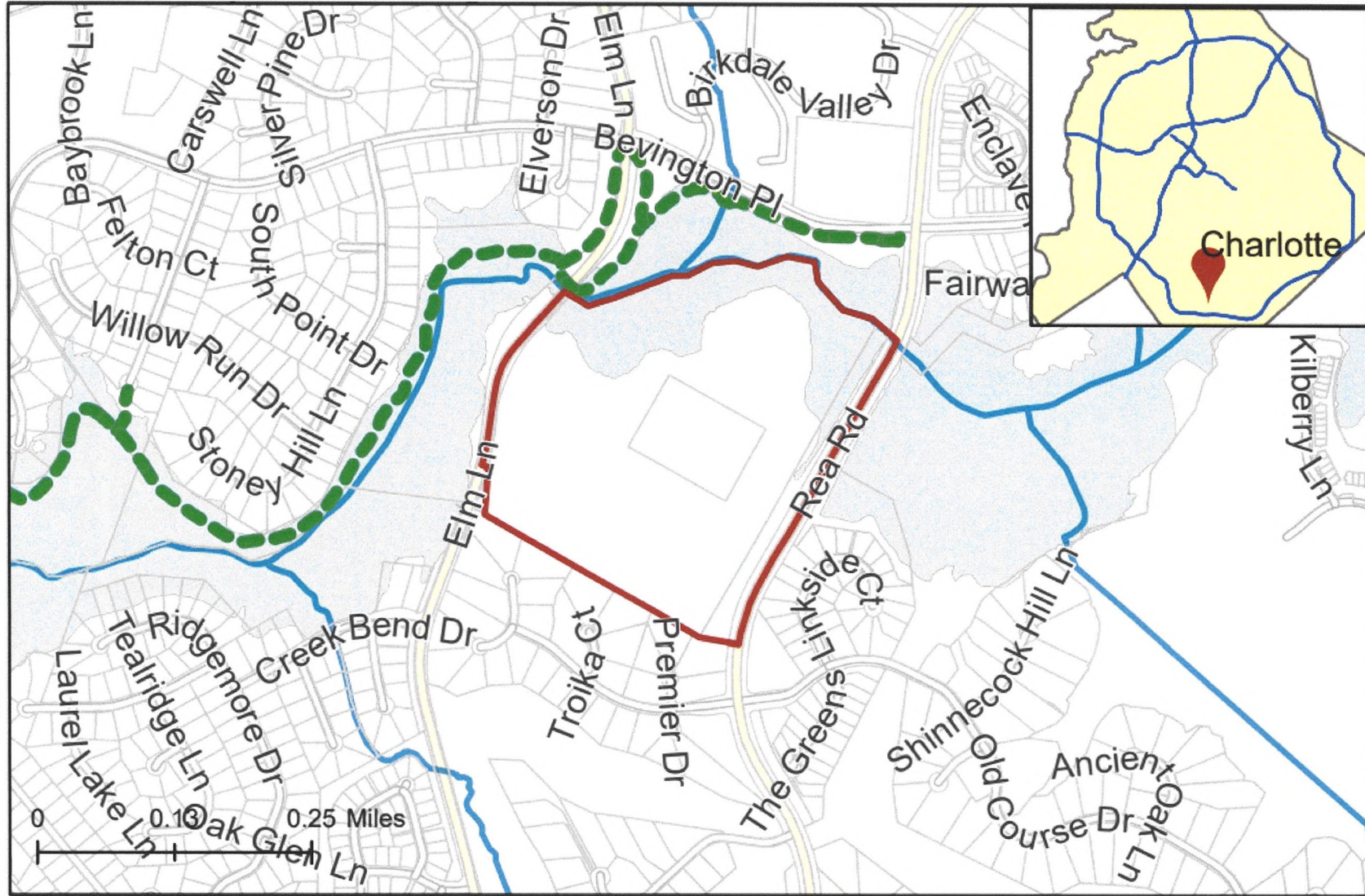
Team

- Russell Ranson, RK Investments Charlotte LLC
- Matt Langston, Landworks Design Group, PA
- Randy Goddard, Design Resource Group
- Michael Wickline, Design Resource Group
- 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



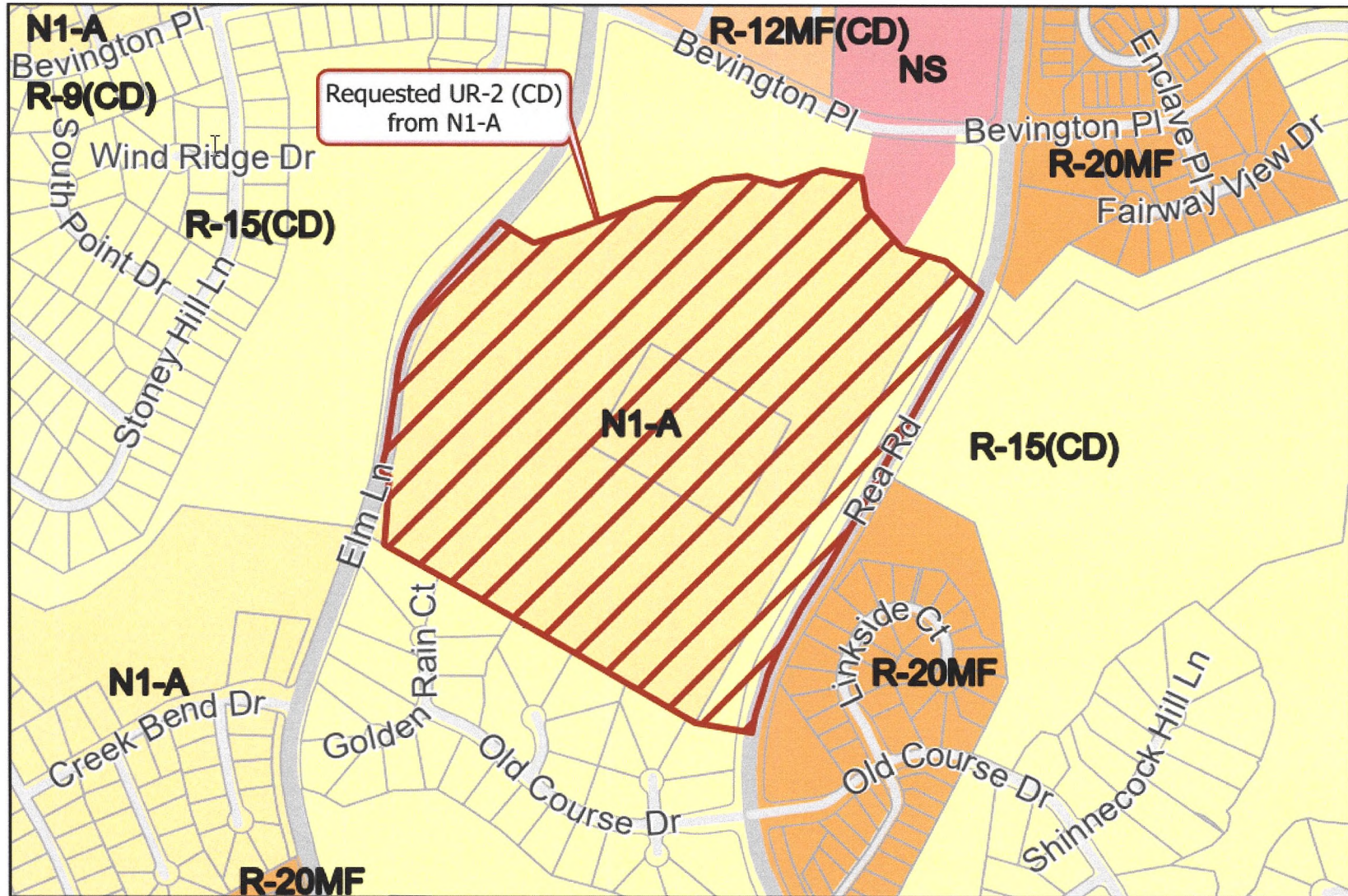
Site



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

REA ROAD

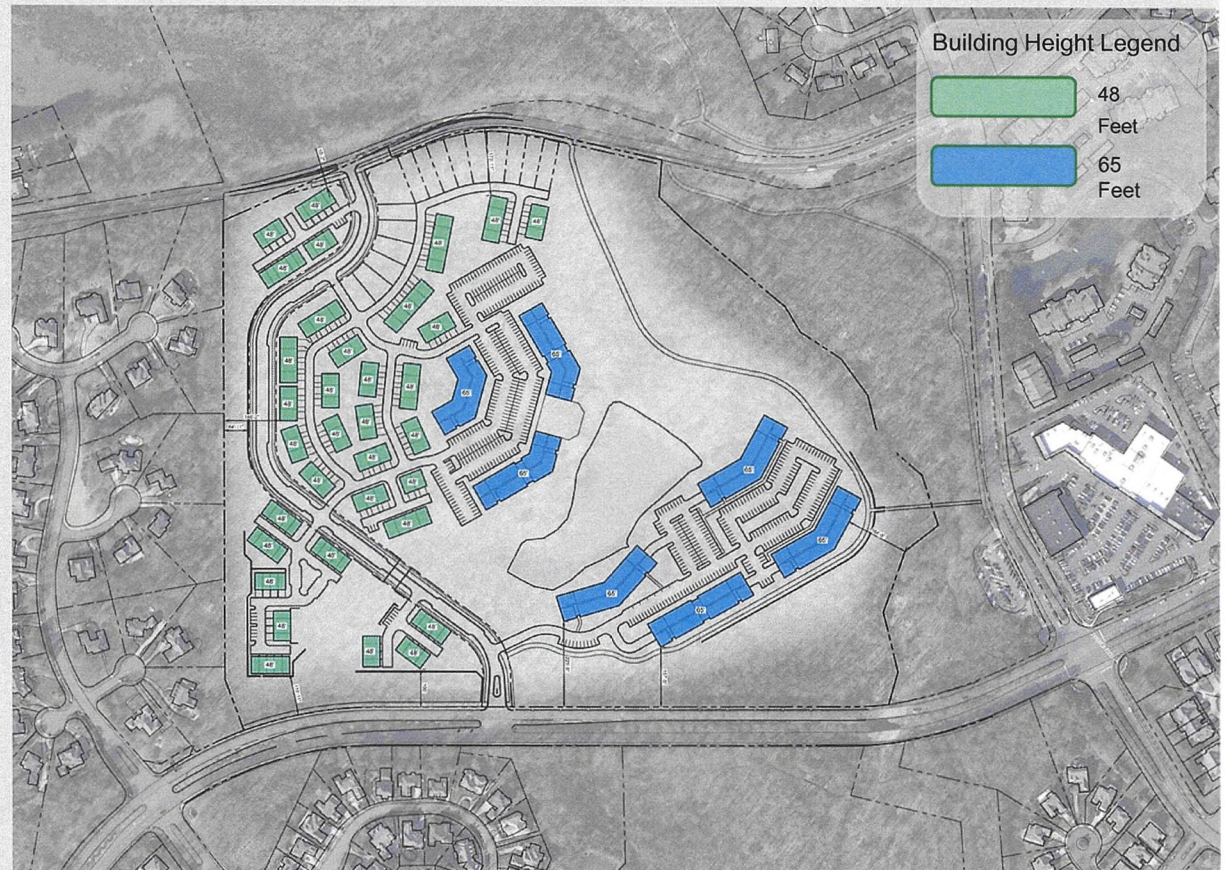
Density Transition, Height, & Variety of Residential Land Uses

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



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



“Green Belt”

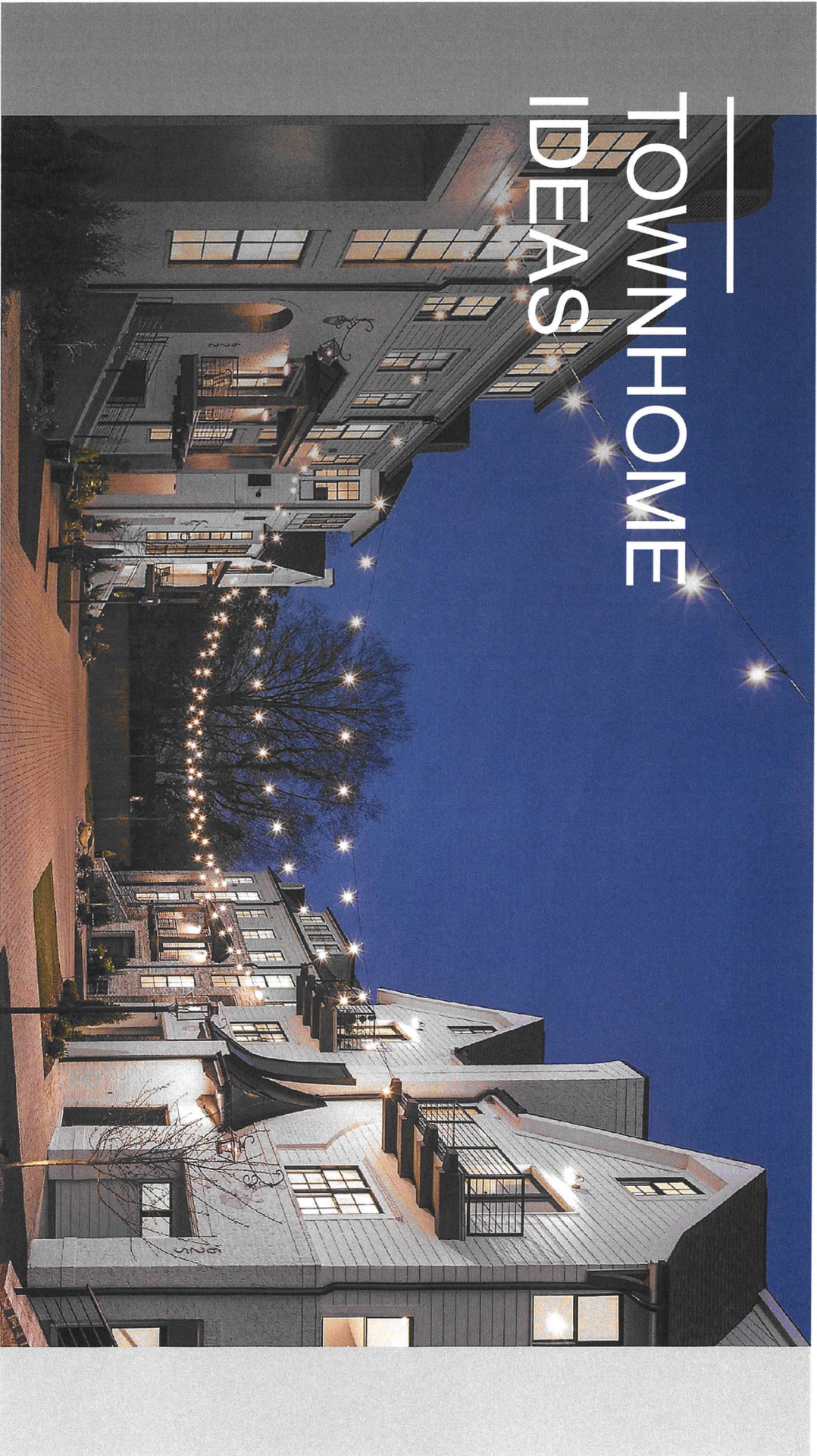
- Anticipated tree save area will exceed City Ordinance requirements
- Helps maintain context along Rea Rd

TOWNHOME IDEAS



TOWNHOMES AT SUTHERLAND

TOWNHOME IDEAS





TOWNHOMES AT SUTHERLAND

TOWNHOME IDEAS



TOWNHOMES AT SUTHERLAND



Transportation

Traffic Impact Analysis Process

- NCDOT and CDOT do not perform traffic impact analyses in house for new developments and require the developer to hire a traffic consultant at the developer's expense that is on the state's pre-qualification list for providing traffic impact analyses
- Step 1: Discuss TIA scope and parameters with NCDOT and CDOT
 - NCDOT and CDOT have the final decision as to what intersections are studied, what growth rate to use and what developments are included in the background traffic
- Step 2: After the scope has been determined, traffic counts are collected during the weekday for typical AM and PM peak hours while school is in session
 - Traffic impact analyses utilize AM (7:00-9:00 AM) and PM (4:30-6:30 PM) peak hour traffic count data for analysis and roadway improvements determination
 - Historic daily traffic provided by NCDOT/CDOT is referenced in traffic impact analyses only as a means for establishing a baseline to make a determination if turn lanes are required at the access locations
 - NCDOT requires turn lanes if the daily traffic exceeds 4,000 trips per day on the adjacent roadway

Traffic Impact Analysis Process - Continued

- Step 3: The traffic consultant completes the traffic impact analysis based on the previously agreed upon scoping parameters and provides preliminary suggestions based on NCDOT and CDOT guidelines and thresholds for when mitigation is required
 - The need for roadway improvements is determined based on a comparison of the future no build condition and the built condition with proposed site traffic analysis scenarios
 - The comparison looks at the anticipated impact from the proposed site traffic being added to the study intersections and measuring the change between the two for both the AM and PM peak hour
- Step 4: NCDOT and CDOT review the traffic impact analysis
- Step 5: NCDOT and CDOT provide comments to the traffic impact analysis and final recommendations for roadway improvements to be implemented as a part of the rezoning/permitting process

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*



REA ROAD TIS
 CHARLOTTE, NC
 RK INVESTORS
 3800 POMFRET LANE
 CHARLOTTE, NC 28211

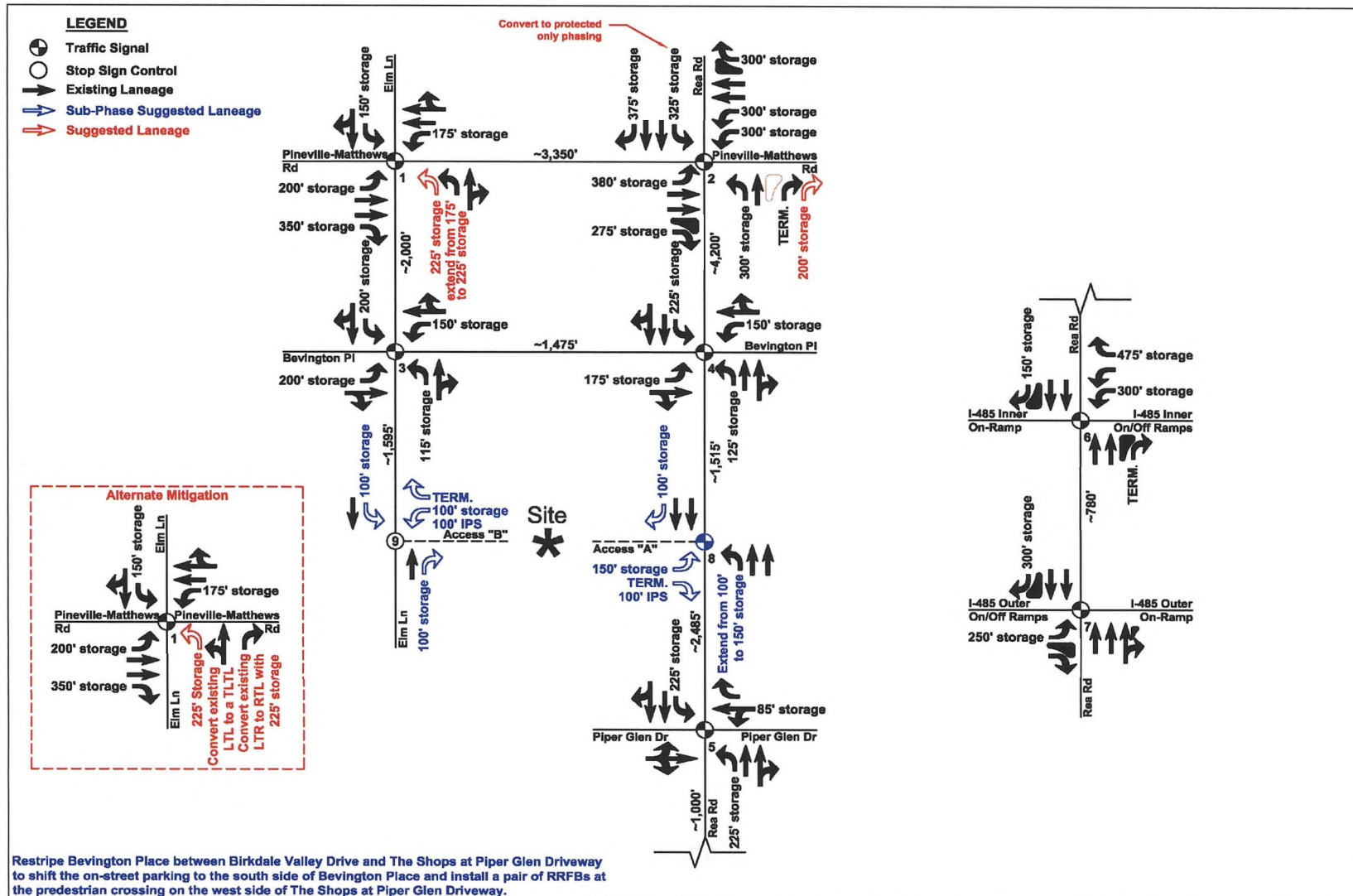
AREA OF INFLUENCE

0	500'	1,000'	N
SCALE: 1" = 1,000'			
PROJECT #:	605-003		
DESIGNED BY:	RJK		
CHECKED BY:	RTS		
SEPTEMBER 2022			
REVISIONS:			

Figure 1

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Recommended Improvements



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

3408 Wilshire Blvd, Box 200 Charlotte, NC 28204
704.343.0200
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: CHS
CHECKED BY: MWW

SEPTEMBER 2022

REVIS ONS:
1. June 2023
2. July 2023

Figure 10

Rea Road and Highway 51 – Existing Condition



Rea Road and Highway 51 – With Improvements



Elm Lane and Highway 51 – Existing Condition



Elm Lane and Highway 51 – With Improvements



Rea Road – Existing Condition at the Location of the Proposed Site Access Point



Rea Road – Site Access Point for the Proposed Development



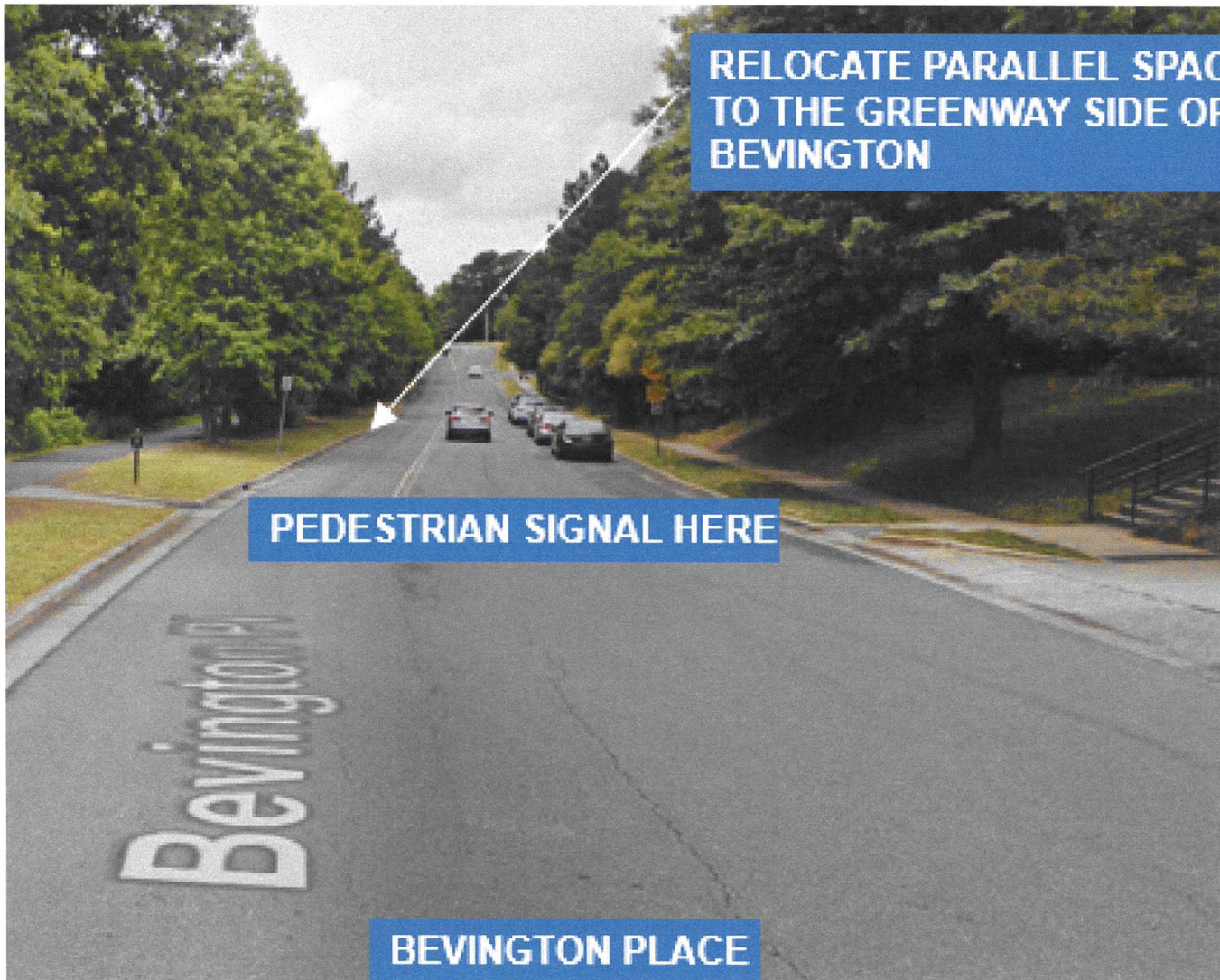
Elm Lane – Existing Condition at the Location of the Proposed Site Access Point



Elm Lane – Site Access Point for the Proposed Development



Multi-Modal Improvements on Bevington Place



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 ½ Mile Circle





Questions/Comments

EXHIBIT D

Bob Otten - bobottenjr@gmail.com

Questions & Requests. (Please respond in writing to my email address above):

5.2.1. Request modification so that no buildings within the Petitioner's property boundary shall exceed 48 feet in height. This keeps the scale of the buildings consistent with those already existing in the surrounding community. Typical 3-story multi-family construction consists of a 10'-8" floor-to-floor height for the 1st and 2nd floors, 9'-0" floor to ceiling height at the 3rd floor, and with a gabled roof system, another 11'-0" to the peak of the roof, so 41'-4" overall, well under the 48 ft height limit we are requesting. Even 4-story multi-family with a flat roof system and parapet of 3 ft can be constructed under 48 ft.

Parking Lot Lighting: currently there is nothing in the Petitioner's conditions addressing street or parking lot lighting. We request a restriction that no street or parking lot lighting within the Petitioner's boundaries shall exceed 15 ft in height when measured from the parking lot or sidewalk surface to the top of the fixture. This should help Piper Glen residents from seeing parking lot lighting that is permitted to 26 ft in height under 16.2 of the UDO unless restricted otherwise.

5.4.1. & 5.4.2 There is an inconsistency relative to the use of EIFS (Exterior Insulated Finish System) between 5.4.1 and 5.4.2. 5.4.1 says that EIFS shall be a permitted use, however, 5.4.2 states EIFS may NOT be used on exterior of the buildings. Additionally, 5.5.1 allows the use of EIFS on single-family attached dwellings. We request NO use of EIFS on any of the buildings within the development.

Parking – Does the Petitioner intend to use either sub-grade or podium style parking to meet sufficient parking counts for the multi-family component within Development Area A?

What is the parking ratio per apartment unit the Petitioner intends to achieve?

How many apartment units are intended for Development Area A – 288?

How many apartment units are intended for Development Area B – 216?

Bob Otten - bobottenjr@gmail.com

Does the Petitioner intend to sell or ground lease any portions of the site to another developer or entity (i.e. RK INV sells a portion to an assisted living developer, etc)?

Under 1.4, there is a typo under Development Areas as it currently states there are “two” development areas, when actually there are “three”.

1.6. A 5 Year Vesting period is being requested by the Petitioner, however, we request a 3 Year Vesting and if no construction has been initiated within that 3 year window, the re-zoning is voided and returns to its current R-3 or now N1-A Zoning.

There appears to be an inconsistency in Article 3 whereas, Development Area A is allowed 300 Multifamily Dwelling Units, and Development B is allowed 249 multi-family dwelling units or continuous care or single family, which means there could potentially be 549 multi-family units, however, 3.3.3 states that there will be a total maximum of 500 multi-family dwelling units.

4.10.7. Has CDOT determined if the proposed Rea Rd entrance drive “warrants” a traffic signal, or has it been determined how much of the development has to be constructed before the signalization is warranted or required?

4.11.5. Has the Petitioner or its civil engineer determined if sufficient Right-Of-Way exists along Elm Lane to construct the turning movements being recommended by the traffic study?

There appears to be a significant retaining wall along the rear of the Development Area A – what is the anticipated height of that wall?