

610 Tennyson Rezoning Community Meeting Report  
Rezoning Petition RZP – 2022-125

Location: Freedom Communities at 3510 Tuckaseegee Road, Charlotte, NC 28208

Time: February 15, 2023 at 6 pm

Petitioner: Blue Heel Development  
Engineering: Banks Engineering

Summary of Meeting:

Blue Heel Development hosted the 610 Tennyson Townhome Rezoning community meeting on February 15, 2023 at 6p. The meeting was attended by 3 neighbors. In addition to the mailed notice Blue Heel Development communicated directly with the neighboring property developer and builder (James Scruggs with Kingdom Development Partners) sharing with him the presentation materials and answering specific questions regarding connectivity and home plan concepts. Shared project information with Marc Dickman at Freedom Communities to share if any other residents and their patrons inquired about the project in the future. Email and phone number provided.

The meeting started at 6p.

There were 3 neighbors who attended. During the meeting we shared the site layout (with connectivity points and greenway connections) and preliminary concepts on home elevations, floor plan design, and then we walked through the upcoming rezoning calendar. We spoke about development and building timelines. We opened the meeting for questions and held an interactive discussion with the community. The series of questions asked were as follows:

Q: Asked to confirm that the project was for townhomes and not garden style apartments?  
Anticipated price point?

A: Yes, confirmed fee simple townhome and not apartments. Three or Four bedroom townhomes with private two car garages with an uncertain price point at this time.

Q: Asked if we planned to sell or rent the townhomes.

A: Since we develop for ourselves and others as well as build for rent and for sale townhomes we weren't able to commit to the final plan on the vertical product. We are able to commit to no more than 38 fee simple townhomes.

Q: How many stories in each building?

A: Confirmed two-story and three-story townhomes

Q: Asked why only a portion of the property as being used for development.

A: Highlighted the site map on display to show the extensive wetlands and creek areas that prohibited development.

Q: This prompted a discussion on storm water from neighboring parcels being collected in the same creek area from Crestmere Street.

A: Banks Engineering shared with the neighbors how we would plan on collecting storm water and providing treatment via a stormwater sand filter.

Q: Did we know what the survey work being done on the utilities on the neighboring road was for.

A: We were unaware of any current projects being done by others on utility work, but if we did become aware about any capital improvement projects we would circle back and share the information.

Q: What the overall density was for the project.

A: We confirmed that we are seeking a UR-2 zoning but will have a density that is under 5 DUA that is consistent with the current zoning of R-5 and B-2 that bisects the property.

Q: Parking question?

A: Highlighted the two home plans on display that showed integral two car garages with private two car driveways giving each home four private parking spots for themselves and their guests

Q: Construction timeline?

A: Shared our approval timeline, anticipated construction drawing approval timeline, and then development schedule. Which put our model home starting somewhere in the middle of 2024.

Q: Do we expect any more iterations of the site plan?

A: Shared that we have had 8 iterations to this point, and we don't anticipate any additional versions

Q: Asked about boundary fencing

A: We shared that we didn't intend to put a fence along the property's boundary line. We shared that we would anticipate some of the townhomes privately fencing in their own backyards.

Q: What was the connection from Crestmere Street to future extension of Plainview

A: Due to topography and wetlands that connection was determined to be a greenway type connection with a paved multi-use bike/ped path.

We concluded the meeting at 6:50p when no other questions remained. Our guests lingered around the display boards One neighbor made a point to say he liked the multi-use path alternative at Crestmere Street.

That concludes our Community Meeting report.

NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Blue Heel Development, LLC to rezone approximately 7.7 acres located at 610 Tennyson Drive, Charlotte, NC 28208 to allow development of a Townhome community.

Date and Time of Meeting: Wednesday, February 15, 2023 at 6pm.

Place of Meeting: Freedom Communities at 3510 Tuckaseegee Road, Charlotte, NC 28208

Petitioner: Blue Heel Development, LLC

Petition No.: RZP-2022-125

Blue Heel Development (the "Petitioner") has submitted a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 7.7 acre site (the "Site") located at 610 Tennyson Drive, Charlotte NC from the R-5 and B-2 zoning district to the UR-2 (CD) zoning district. The purpose of the rezoning is to permit the development of townhomes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 **Wednesday, February 15th, 2023 at 6p at 3510 Tuckaseegee Road, Charlotte NC 28208**. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Matt Gallagher at 704-634-5140 or reach him at [matt@blueheeldevelopment.com](mailto:matt@blueheeldevelopment.com)

cc: Charlotte City Council Member Malcolm Graham

Date Mailed: January 31, 2023

2022-125	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-125	Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2022-125	Edgewood Community	Leslia	Thomas	4414 Lochleven St		Charlotte	NC	28208
2022-125	Eleanore Heights	Lois	Moore	2901 Coronet Way		Charlotte	NC	28208
2022-125	Enderly Park Neighborhood Association	Don	Johnson	3100 Avalon Ave		Charlotte	NC	28208
2022-125	Enderly Park Neighborhood Association	George	Casey	1109 Tennyson Drive		Charlotte	NC	28208
2022-125	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2022-125	Enderly Park Neighborhood Association 2.0	DON	JOHNSON	3100 AVALON AVE		Charlotte	NC	28208
2022-125	Eva B. Barber Park Neighborhood Association	Shamaiye K.	Haynes	319 Goff Street		Charlotte	NC	28208
2022-125	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2022-125	Giverny Homeowners Association	Scott	Campbell	3900 Freedom Dr		Charlotte	NC	28208
2022-125	Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2022-125	Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2022-125	Lake Arbor Tenant Association	Apryl	Lewis	4100 Glenwood Dr		Charlotte	NC	28208
2022-125	Lakewood	Leondra	Garrett	415 Jones Street		Charlotte	NC	28208
2022-125	Lakewood Community Development Corportation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2022-125	Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2022-125	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2022-125	Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2022-125	Lakewood Neighborhood Alliance	Jessica	Foster	400 Jones St		Charlotte	NC	28208
2022-125	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2022-125	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2022-125	New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2022-125	Northampton Homeowners Association	Kay	Weaver	1839 J Julian Ln	Unit C	Charlotte	NC	28208
2022-125	Northampton Condos	Elson	Baldwin	1855 J Julian Lane, Condo G		Charlotte	NC	28208
2022-125	The Mount Charlotte	Marcus	Northam	1520 Alleghany Street		Charlotte	NC	28208
2022-125	Thomasboro Neighborhood Association	Julia	Camenisch	4801 Hovis Road		Charlotte	NC	28208
2022-125	Thomasboro Neighborhood Association	Linda	Brooks	4716 Willard St		Charlotte	NC	28208
2022-125	Thomasboro Neighborhood Association	Mary	Wallace	119 Bradford Dr		Charlotte	NC	28208
2022-125	Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av		Charlotte	NC	28208
2022-125	Westchester	Natasha	Young-Davis	1335 Marble Street		Charlotte	NC	28208

2022-125	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-125	06304235	ANO LLC				844 ALTON RD STE 3		MIAMI BEACH	FL	33139
2022-125	06304237	BROWNING BROTHERS LLC				608 LAKENHEATH LN		MATTHEWS	NC	28105
2022-125	06304238	STARNES PALLET SERVICE INC			C/O TOMMY H STARNES JR	PO BOX 5371		CHARLOTTE	NC	28299
2022-125	06304239	STARNES COMMERCIAL PROPERTIES LLC				9630 REEDY LN		HARRISBURG	NC	28075
2022-125	06507126	REYNOLDS	LANG	DANYA	REYNOLDS	1821 S MINT ST		CHARLOTTE	NC	28203
2022-125	06507128	RICAB LLC				655 CURTISWOOD DR		KEY BISCAYNE	FL	33149
2022-125	06507129	RICAB LLC				655 CURTISWOOD DR		KEY BISCAYNE	FL	33149
2022-125	06507130	RICAB LLC				655 CURTISWOOD DR		KEY BISCAYNE	FL	33149
2022-125	06507131	RICAB LLC				655 CURTISWOOD DR		KEY BISCAYNE	FL	33149
2022-125	06507132	RICAB LLC				655 CURTISWOOD DR		KEY BISCAYNE	FL	33149
2022-125	06507201	NG	KEVIN			PO BOX 795		MOORESVILLE	NC	28115
2022-125	06507202	GROUNDHOG PROPERTIES LLC				8509 SUMMERFIELD LN		HUNTERSVILLE	NC	28078
2022-125	06507203	HINSON	JARICA CHAVON	HEATHER E	HINSON	3926 PLAINVIEW RD		CHARLOTTE	NC	28208
2022-125	06507212	NG	KEVIN			PO BOX 795		MOORESVILLE	NC	28115
2022-125	06507301	JAMIESON	JOYCE L			180 GRASSY KNOB RD		UNION GROVE	NC	28689
2022-125	06507304	GROSSKOPF	ABIGALE A	JACKSON A	LACY	922 GARRINGER PL		CHARLOTTE	NC	28208
2022-125	06507305	MEMBRENO	FRIDA PALENCIA			916 GARRINGER PL		CHARLOTTE	NC	28208
2022-125	06507306	LEE RAYE & HUCK INCORPORATED				1108 WOODWINDS DR		WAXHAW	NC	28173
2022-125	06507307	KING	DAVID A	CANDY E	KING	103 MOORE AVE		MT HOLLY	NC	28120
2022-125	06507308	DREAM ESTATES CAROLINAS LLC				9707 ARDREY WOODS DR		CHARLOTTE	NC	28227
2022-125	06507309	ALWRAN	LINDA T			911 GARRINGER PL		CHARLOTTE	NC	28208
2022-125	06507310	IRVIN	AMBER L			915 GARRINGER PL		CHARLOTTE	NC	28208
2022-125	06507311	CALHOUN	EDWARD C	KIMBERLY S	CALHOUN	209 FANNIE CR		CHARLOTTE	NC	28205
2022-125	06507312	FRYE	TONYA C			927 GARRINGER PL		CHARLOTTE	NC	28208
2022-125	06507315	ROBINSON	WILLIAM COUCHELL	TRUST	WILLIAM GENE ROBINSON REVOCABLE	903 LYNN ST APT M		CHARLOTTE	NC	28208
2022-125	06507316	DANIELS	BOBBY	PAMELA	DANIELS	920 CRESTMERE ST		CHARLOTTE	NC	28208
2022-125	06507317	THE ENTRUST GROUP INC				555 12TH ST STE 900		OAKLAND	CA	94607
2022-125	06507318	WILLOCKS	CHARLES DAVID	TERESA B	WILLOCKS	906 CRESTMERE ST		CHARLOTTE	NC	28208
2022-125	06507319	LUNSFORD	BRANDON DAVID			900 CRESTMERE ST		CHARLOTTE	NC	28208
2022-125	06507320	TRICON SFR 2020-2 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2022-125	06507321	SMITH	ELLENA			909 CRESTMERE ST		CHARLOTTE	NC	28208
2022-125	06507322	PEKEPA LLC				100 WOODWINDS DR		MOUNT HOLLY	NC	28120
2022-125	06507323	KING	CELIALEE H			7416 WAPITI CT		CHARLOTTE	NC	28273
2022-125	06507324	FRANKLIN	ERIK	ANTHONY C	RENNA	4016 TRESEVANT AVE		CHARLOTTE	NC	28208
2022-125	06507326	CHANDUO PROPERTIES LLC SERIES 11				PO BOX 3771		MOORESVILLE	NC	28117
2022-125	06507327	COLLINS	JENNIFER H			3009 GRIFFITH ST		CHARLOTTE	NC	28203
2022-125	06507328	SIERRA PEAKS INVESTMENTS LLC				2908 VALVENT CT		HENDERSON	NV	89044
2022-125	06507329	MESA VERDE ASSETS LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2022-125	06507330	JBF HOLDINGS LLC				4801 E INDEPENDENCE BLVD STE 900		CHARLOTTE	NC	28212
2022-125	06507331	MOORE	DIANNA STEGALL			808 DAVENPORT ST		CHARLOTTE	NC	28208
2022-125	06507332	LEWIS	MARY JUANITA	RONNIE A	LEWIS	9811 ASHBURTON DR		CHARLOTTE	NC	28216
2022-125	06507333	BATES INVESTMENT PROPERTIES				801 DAVENPORT ST		CHARLOTTE	NC	28208
2022-125	06507334	ENA RENTALS LLC				14830 HARWICK MANOR LN		PINEVILLE	NC	28134
2022-125	06507335	WILLARD	SHAWN			4800 BETHANY PL		CHARLOTTE	NC	28212
2022-125	06507345	WADE	JOAN			901 DAVENPORT ST		CHARLOTTE	NC	28208
2022-125	06507346	TARLETON	CLARENCE WILLIAM	DEBORAH BURNS	TARLETON	1521 STACK RD		MONROE	NC	28112
2022-125	06507365	SOLIS	RIGOBERTO M	SARA A	MARIN	3934 PLAINVIEW RD		CHARLOTTE	NC	28208
2022-125	06507367	THOMPSON	PETER K	BRUCE J	THOMPSON	1500 RUTLEDGE AVE		CHARLOTTE	NC	28211
2022-125	06507370	RS RENTAL I LLC				31 HUDSON YARDS		NEW YORK	NY	10001
2022-125	06507374	WILLIAMS	JENELLE MONET	BRITTANY CHRISTEL	WILLIAMS	3929 PLAINVIEW RD		CHARLOTTE	NC	28208
2022-125	06507375	TURNER	MEGAN LADAWN			3933 PLAINVIEW RD		CHARLOTTE	NC	28208
2022-125	06507376	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507377	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507378	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507379	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507380	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507381	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507382	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507383	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507384	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507385	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507386	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-125	06507387	J.S. & SONS CONSTRUCTION COMPANY LLC				5226 ADDISON DR		CHARLOTTE	NC	28211

