

COMMUNITY MEETING REPORT
Petitioner: Real Estate Properties Holding, LLC
Rezoning Petition No. 2022-154

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg 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: David W. Murray, a representative of the Petitioner, mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** attached hereto by depositing such notice in the U.S. mail on January 24, 2023. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held virtually on Tuesday, February 7, 2023, at 6:00 p.m. Link: <https://us02web.zoom.us/j/89852628678>
A call-in number was also available.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet): The Community Meeting was attended by three (3) community members as shown on the list attached hereto as **Exhibit C**. The Petitioners were represented at the Community Meeting by David W. Murray (agent and attorney for Petitioner), Constantin Ivanov (representative of Petitioner) and Brent Stough (site planner).

SUMMARY OF PRESENTATION/DISCUSSION: Mr. Murray prepared opening statements to introduce himself, owner representative Constantin Ivanov and site planner Brent Stough. All people present for the virtual meeting stayed the entire meeting. A copy of the PowerPoint presentation is attached hereto as **Exhibit D**. The presentation began at approximately 6:10 p.m. and was complete at approximately 6:30 p.m. The Petitioners remained on the meeting until approximately 7:00 p.m. engaging in discussions with the participants. The Petitioners indicated that they proposed to rezone an approximately 6.59 acre site (the "Site") from R-3 to UR-2(CD). The Petitioners explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. The Petitioners informed the attendees that the proposed use was to build for-sale townhomes. The Petitioners showed the attendees the submitted site plan and advised attendees that they could email comments to david@murraylawfirm.com. No email comments were received. The following members of the public attended the meeting: Angela Cunningham, Daniel Krause and Deborah Krause. The Krauses made no comments during the meeting. Ms. Cunningham and the Petitioners spoke at length about the main issue affecting the Steele Creek area, which is transportation improvements. Ms. Cunningham had no issue with the proposed townhomes, but did hope for improvements to Sledge Road and Shopton Road W. The Petitioners advised Ms. Cunningham that the Petitioners were currently working with NCDOT and CDOT regarding comments made on the site plan for right of way dedication and the proposed improvements to be made by the adjacent developer Pulte Homes.

The Petitioners gave the attendees the City's rezoning case number so that they could know when to attend the public hearings or review the comments from staff online. Petitioners are planning to keep Ms. Cunningham updated on the progress of the rezoning, as requested.

The Petitioners previously presented at the Steele Creek Residents Association land use meeting on January 10 and similar comments were made about the traffic in the Sledge Road and Shopton Road W area, and questions were asked regarding how the Pulte improvements would affect the site. The Petitioners are still determining that effect.

Submitted, this 13th day of February, 2023.

A handwritten signature in blue ink, appearing to read "D. W. Murray", is positioned above the typed name.

David W. Murray
Murray Law Firm, PLLC

Community Meeting Attendee List
Rezoning 2022-154
February 7, 2023

1. Angela Cunningham (11143 Huntington Meadow Ln)
2. Daniel Krause (14400 Shopton Road W)
3. Deborah Krause (14400 Shopton Road W)