

COMMUNITY MEETING REPORT
Petitioner: Greystar Development East, LLC
Rezoning Petition No. 2022-156

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 February 16, 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 Tuesday, February 28, 2023 at 6:30 PM in the Yorkmont Meeting Room at the Embassy Suites by Hilton Charlotte located at 4800 Tryon Street in Charlotte.

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 Josh Glover and Andrew Phelan of the Petitioner, Thomas Haapapuro 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 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. 2022-156.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, April 17, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could ultimately be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is on Tuesday, May 2, 2023 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest that City Council could render a decision on this rezoning request is Monday, May 15, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the mailing list for the Community Meeting Notice was provided by the City of Charlotte Planning Department. The mailing list is comprised of the owners of parcels of land located within 300 feet of the site (skipping over rights of way) and registered neighborhood organizations and leaders within one mile of the site.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 10.82 acres and is located on the east side of the intersection of South Tryon Street and Nations Ford Road. John Carmichael shared photographs of the site as viewed from South Tryon Street and Nations Ford Road.

John Carmichael shared a zoning map that shows the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned B-2, B-1 and I-1(CD). John Carmichael stated that the Petitioner is requesting that the site to be rezoned to the MUDD (CD) zoning district to accommodate a multi-family residential community on the site that would contain a maximum of 350 multi-family dwelling units.

John Carmichael then asked Josh Glover to provide information about the Petitioner. Josh Glover shared the company history and photographs of multi-family communities that have been developed by the Petitioner in the Charlotte area.

Thomas Haapapuro then reviewed a slide that depicts the existing curb cuts into the site. There are currently nine access points (curb cuts) into the site. Thomas Haapapuro stated that this proposed development would improve this situation by eliminating seven curb cuts and only having two access points (curb cuts) into the site.

Thomas Haapapuro then shared and discussed the site plan (rezoning plan). He pointed out the two access points into the site. One access point would be located on Nations Ford Road and the other access point would be located on South Tryon Street. The access point on Nations Ford Road would be a new public street located near the southern boundary of the site. This new public street would provide future connectivity to the south if the parcels to the south of the site are redeveloped in the future. NCDOT and CDOT requested that the access points into the site be located as far away as possible from the intersection of Nations Ford Road and South Tryon Street to minimize traffic issues. The stream located on the site would be preserved and a green area would be located on each side of the stream. Street trees would be planted along the site's frontages on Nations Ford Road and South Tryon Street. A 12 foot wide multi-use path would be installed along the site's frontage on South Tryon Street, and an 8 foot wide sidewalk would be installed along the site's frontage on Nations Ford Road. Thomas Haapapuro stated that the site would be converted from a parking lot currently to a nice residential community.

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 a question and comments regarding the existing traffic in the area, Thomas Haapapuro stated that he has seen what the traffic looks like at this site when I-77 gets blocked.
- Several attendees commented that there is no need for apartments at this location due to the heavy traffic in the area. These attendees stated that traffic in this area is already horrible, and this development would only make it worse. These attendees are not in favor of this proposed development.

- An attendee commented that Charlotte is a good city but Charlotte cannot handle the people moving here because it was not designed for that many people. She stated that we do not want people coming here and changing everything. The attendee also stated that we do not want Charlotte to be New York, Atlanta or California. We like our land and our space and we do not want to be stacked up like sardines.
- An attendee commented that the density in the area is already too much for the road system. Something needs to be done to the roads first or it is going to make what is bad even worse. Development is outpacing the road system and we cannot understand why our city leaders do not understand it.
- An attendee commented that we need to change our city leaders because they have not received the message and we are displeased with the money they spent on the Coliseum and then it was torn down.
- In response to a question, John Carmichael stated that he did not have any information relating to the repair of the bridge over the railroad tracks on South Tryon Street.
- An attendee commented that the bridge repair will take time and now we have potentially 604 more cars coming to this area as a result of this proposed development.
- An attendee commented that the neighbors are going to fight and take our city back in this area.
- An attendee commented that we need to think about our property values, and this development would hurt our property values.
- In response to the traffic comments, John Carmichael stated that CDOT's trip generation numbers for this proposed development can be found on the Planning Department's web site. John Carmichael then shared CDOT's trip generation numbers. According to CDOT, the vehicular trips that would be generated by this proposed development would be less than what could be generated by this site under the existing zoning of the site.
- In response to a question, Josh Glover stated that this site was chosen by the Petitioner based on the market demand for apartments due to housing prices in Charlotte.
- In response to a comment, Josh Glover stated that there are firefighters, nurses and teachers living in the Petitioner's communities in other areas of Charlotte.
- An attendee stated that the Petitioner is only putting in these apartments to make money.
- In response to a question, Josh Glover stated that construction would take approximately 18 months and it would be contained to the site.
- In response to a question, John Carmichael stated that the Petitioner has not obtained the school report from CMS yet, but the report can ultimately be found online.
- In response to a question, Josh Glover stated that the average unit would be approximately 860 square feet in size.
- In response to a question, Andrew Phelan stated that 1.45 parking spaces per unit are planned for the site, which is above average in Charlotte.
- In response to a question, Andrew Phelan stated that there should not be blasting to prepare the site for construction.

- In response to a question, Josh Glover stated that the apartments would be market rate apartments and the approximate rental rates would range from \$1,400.00 to \$2,700.00 a month. There would be one, two and three bedroom units in this development.
- In response to a comment, Thomas Haapapuro stated that a lot of the traffic on the area roads is not from this area but is traffic moving through the area. The proposed site is located near a bus route and a light rail station that provide multimodal transportation options and keeps the parking ratio low in this location.
- In response to an attendee comment about putting a grocery store on the site, Thomas Haapapuro stated that a grocery store would dramatically increase the traffic.
- An attendee commented that South Tryon Street needs to be improved and repaired before there is any new development. She also stated that she is for growth in Charlotte, but the traffic is so bad that she even had to walk to the meeting tonight.
- In response to a question, Josh Glover stated that the land is under contract. Greystar does not currently own the site.
- An attendee commented that she and her neighbors are afraid that the growth of Charlotte will take over the area and they will be pushed out.
- In response to a question, Josh Glover stated that the Petitioner has no control over the Circle K near the site. Several attendees spoke about the drugs and crime at the Circle K, and the fear of being robbed at the Circle K. Attendees stated that the Circle K is unsafe.
- An attendee commented on the hundreds and hundreds of apartments on Woodlawn Road and Tyvola Road. This attendee stated that it is very dangerous for people to cross the road on South Tryon Street at night and it has been for years.
- An attendee commented that the Petitioner is just here to make money and does not care about traffic safety or the existing neighborhoods.
- In response to a question about noise from the railroad, Josh Glover stated that in other developments they have upgraded the insulation and the RC channel behind the drywall for additional soundproofing near a railroad track.
- In response to an attendee comment, Josh Glover stated that there would be more people on the site if the apartment community is developed on the site than if the site were developed with 40 homes.
- In response to a question, Thomas Haapapuro stated that there could be less traffic at the intersection once the seven driveways are removed from the site.
- An attendee commented that the Circle K is a center of crime in the area. He has spoken to the City several times and they have gone in there and cleaned it out. Another attendee shared her experiences at the Circle K.
- In response to a question, Josh Glover stated that the Petitioner has faced opposition at other sites where they have built communities but that is the nature of the business.
- In response to an attendee's comments, John Carmichael stated that the Petitioner is not taking this site from the property owners. The property owners decided to sell their properties and the Petitioner has the site under contract. The Petitioner will buy the site if the property is rezoned.

- An attendee stated that he is currently a tenant on the site and confirmed that the property owners voluntarily decided to sell the site.
- In response to a question, Josh Glover stated that he believes that the multi-family units would increase property values in the surrounding area. He noted that this has occurred in Dilworth and South End. He stated that the proposed development would improve the way the intersection looks.
- In response to a question, Josh Glover stated that the approximate monthly rental rates would range from \$1,400.00 to \$2,700.00.
- A few of the attendees commented on the homeless tents that usually reside on the site.
- In response to a question, Josh Glover stated that there is an environmental management plan that would be submitted to the DEQ, Department of Environmental Quality, on how to handle any kind of hazardous materials found on the site and any soil type impacted. All findings would be documented and governed by State regulators by a brownfield agreement. Thomas Haapapuro stated that the environmental health of the site would be held to a higher standard since people would be living on the site.
- In response to a question, Thomas Haapapuro stated that the construction entrances to the site typically tend to be the permanent access points on the site plan.
- In response to a question, Josh Glover stated that the buildings would be 3 and 4 story buildings due to the topography of the site.
- In response to a question, Josh Glover stated that there would not be any retail on the site.
- In response to a question, Josh Glover stated that if you were heading south on South Tryon Street you would have to take a left onto Nations Ford Road and then take a left into the site from Nations Ford Road to access the site.
- In response to a question, Josh Glover stated that the grocery stores near the site are Lidl and Publix. Attendees commented that driving on South Tryon Street to get to these stores is dangerous.
- In response to a question, Josh Glover stated that a fence would be installed along the top of the retaining walls to prevent people from falling. Thomas Haapapuro added that a railing and hedge are usually installed along the walls with other landscaping.
- In response to a question, Thomas Haapapuro stated that trees would be planted along Nations Ford Road and on the site to meet the city requirements.
- In response to a question, Thomas Haapapuro stated that a sound barrier wall would not be installed along the railroad tracks.
- John Carmichael stated that the Petitioner would manage the community. Andrew Phelan shared information about the tenants at the Indian Trail property. Josh Glover stated that the income level to qualify to rent an apartment is three times the rent.
- In response to a question, Thomas Haapapuro stated that a dog park would be included on the site.
- An attendee commented that she is concerned that she would be required to update the exterior of her home to match the new luxury apartments and she cannot afford to do it. John

Carmichael stated that as long as your house meets the minimum code requirements, the City cannot make you do anything to your house.

- In response to a question, Thomas Haapapuro stated that the final plan is contingent on the rezoning process.
- In response to a question, Josh Glover stated that the earliest date that the rezoning request could go before City Council for a decision would be May 15, 2023. Josh Glover also stated that if we need to continue the conversation we are open to it. John Carmichael asked the attendees to complete the sign-in sheet to get a copy of the presentation.
- In response to a question, Josh Glover stated that the Petitioner would be doing the construction.
- In response to a question, John Carmichael stated that the rezoning request is a conditional rezoning request so if the rezoning request is approved, the site would have to be developed accordance with the rezoning plan.

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 13th day of March, 2023

Greystar Development East, LLC, Petitioner

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

EXHIBIT A-1

2022-156	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-156	14301110		SREE BILLY GRAHAM HOTEL LLC			5113 PIPER STATION DR SUITE 300		CHARLOTTE	NC	28277
2022-156	14317315		VIII-HII-SOUTH TRYON STREET LLC			44 HERSHA DR		HARRISBURG	PA	17102
2022-156	14317316		CLT SOUTH LODGING LLC			1813 CRESTWOOD BLVD		IRONDALE	AL	35210
2022-156	16701501		EQUITY TRUST COMPANY CUSTODIAN FBO Z120583 IRA			9111 WOODHALL LAKE DR		WAXHAW	NC	28173
2022-156	16701502		EQUITY TRUST COMPANY CUSTODIAN FBO Z120583 IRA			9111 WOODHALL LAKE DR		WAXHAW	NC	28173
2022-156	16701503	MEJIA-SANCHEZ	JOSE	MARIA VICTORINA	GARCIA	119 SOUTHWOLD DR		CHARLOTTE	NC	28217
2022-156	16701504	HERNANDEZ	ADRIANA MOLDONADO			127 SOUTHWOLD DR		CHARLOTTE	NC	28217
2022-156	16701505	CARROLL	CRAE E	DAYNA CRAE	HINSON	139 SOUTHWOLD DR		CHARLOTTE	NC	28217
2022-156	16701506	JARAMILLO	EDGAR	JENNIFER	JARAMILLO	17651 HAWKWATCH LN		CHARLOTTE	NC	28278
2022-156	16701507	GARRETT	STEPHANIE J	RANDY J	GARRETT II	5218 NATIONS FORD RD		CHARLOTTE	NC	28217
2022-156	16701508	ERVIN	OLIVER BAXTER	FRANCES E	ERVIN	5208 NATIONS FORD RD		CHARLOTTE	NC	28210
2022-156	16701509		NATIONAL RETAIL PROPERTIES LP			450 S ORANGE AVE SUITE 900		ORLANDO	FL	32801
2022-156	16701510		NATIONAL RETAIL PROPERTIES LP			450 S ORANGE AVE SUITE 900		ORLANDO	FL	32801
2022-156	16701511	OVERTON	ANGELA P			4937 S TRYON ST		CHARLOTTE	NC	28270
2022-156	16701512		EQUITY TRUST COMPANY CUSTODIAN FBO Z120583 IRA			9111 WOODHALL LAKE DR		WAXHAW	NC	28173
2022-156	16903301		PEG CHARLOTTE PROPERTY LLC			180 NORTH UNIVERSITY AVE STE 200		PROVO	UT	84601
2022-156	16903305		SOUTHERN REGION INDUSTRIAL REALTY CO	C/O TAX DEPT		3 COMMERCIAL PLACE		NORFOLK	VA	23510
2022-156	16903306		CITY OF CHARLOTTE			600 E 4TH ST 14TH FL		CHARLOTTE	NC	28202
2022-156	16904101		TTP INVESTMENTS LLC			PO BOX 221416		CHARLOTTE	NC	28222
2022-156	16904201	NASRALLAH	ZIAD A	ADEL A NASRALLAH		2500 HOWERTON CT		CHARLOTTE	NC	28270
2022-156	16904202	CALL	FREDERICK DEE	KAYA D	CALL	5211 NATIONS FORD RD		CHARLOTTE	NC	28217
2022-156	16904203	KENLEY JR	W CALVIN	PAULETTE D	KENLEY	129 CEDAR BUFF LN		MOORESVILLE	NC	28117
2022-156	16904204	CHAPMAN	ALVIN R	CAROL G	CHAPMAN	5223 NATIONS FORD RD		CHARLOTTE	NC	28217
2022-156	16904205	TAYLOR	IDA M			5233 NATIONS FORD RD		CHARLOTTE	NC	28217
2022-156	16904221		IGLESIA ROCA DE SALVACION INC			218 SEQUOIA PL		CHARLOTTE	NC	28217
2022-156	16904222		M&R PEACHTREE PROPERTIES LLC			6132 CASHION RD		HUNTERSVILLE	NC	28078
2022-156	16904224		KEN-RAY PROPERTIES LLC			12700 WITHERS COVE RD		CHARLOTTE	NC	28278
2022-156	16904225	ELLIOTT	D MACRAY			12700 WITHERS COVE RD		CHARLOTTE	NC	28278
2022-156	16904227	KENLEY JR	CALVIN			129 CEDAR BLUFF LN		MOORESVILLE	NC	28117
2022-156	16904228		CTG PROPERTIES LLC			PO BOX 2284		BANNER ELK	NC	28604
2022-156	16904229		KENLEY FAMILY PARTNERSHIP			PO BOX 2304		BANNER ELK	NC	28604
2022-156	16904230	MCKNIGHT JR	VIRGINIA KENLEY	WALTER CALVIN	KENLEY	PO BOX 2304		BANNER ELK	NC	28604

2022-156	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-156		Pamela	Mullen	4501 Charlotte Park Drive Suite 110		Charlotte	NC	29217
2022-156	Brightwalk Homeowners Association	Kim	Graham	4601 Charlotte Park Drive Suite 350		Charlotte	NC	28217
2022-156	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2022-156	Empire Youth Foundation	Taryn	Jones	5638 Franklin Springs Cir		Charlotte	NC	28217
2022-156	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2022-156	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd		Charlotte	NC	28217
2022-156	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2022-156** filed by Greystar Development East, LLC to request the rezoning of an approximately 10.82 acre site located on the east side of the intersection of South Tryon Street and Nations Ford Road (See the Enclosed Map)

Date and Time of Meeting: Tuesday, February 28, 2023 at 6:30 p.m.

Place of Meeting: Embassy Suites by Hilton Charlotte (**Yorkmont Meeting Room**)
4800 South Tryon Street
Charlotte, NC 28217

We are assisting Greystar Development East, 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 10.82 acre site located on the east side of the intersection of South Tryon Street and Nations Ford Road (see the enclosed map) from the B-2, B-1 and I-1 (CD) zoning districts to the MUDD (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 350 multi-family 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 Tuesday, February 28, 2023 at 6:30 p.m. at the Embassy Suites by Hilton Charlotte (Yorkmont Meeting Room) located at 4800 South Tryon Street 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 Victoria Watlington, Charlotte City Council District 3 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: February 16, 2023

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Greystar Development East, LLC

Rezoning Petition No. 2022-156

Tuesday, February 28, 2023 at 6:30 P.M.

Embassy Suites by Hilton Charlotte (Yorkmont Meeting Room)
4800 South Tryon Street
Charlotte, NC 28217

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Alvin Chapman	5223 Nations Ford Rd	704-560-0788	dickie.Chapman@gmail.com
2.	Edo Pedro Y. Elguera	520 Wilbourn circle	704-962-0707	Pedromelguerajr@icloud.com
3.	Amanda Chavez	520 Wilbourn circle	704-618-8885	
4.	Donna Camp	616 Knight Court	704-523-0829	
5.	Nathaniel Reed	711 Kingman Dr.	704-964-8154	NathanielReed73@gmail.com
6.	CELESTE Korinsky	3919 Allwood Dr.	704-525-2977	CELESTEA@bellsouth.NET
7.	PAT Satterfield	4044 TEAKWOOD DR.	704-525-3264	PHSAH@gmail.com
8.	Bill Satterfield	4044 TEAKWOOD DR.	704-525-3264	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
9.	DAVID CHRISTENBURY	4037 TEAKWOOD DR	(704) 819-5849	racingstripe9@yahoo.com
10.	Delores McDOW	201 Sleepy Hollow Rd	704 529 1242	delores mcdow@gmail.com
11.	Suanita James	5522 Slaton Rd	704 525 9816	cherry 21 Girl@gmail.com
12.	Lydia Gebrekristos	4045 1/2 TEAKWOOD DR Chapel	704-525-8571	lydiegh@gmail.com
13.	Frances McCre	600 Wilbrowen Circle	704-241-9164	
14.	Deborah Summa	636 Wilbrowen Cir	704-564-7356	seaside7du@gmail.com
15.	Libby Walters	5145 Shady Grove	704 325 5948	_____
16.	Bruce Wayne		.	
17.	Steph Carrett	5218 Nations Ford Rd	—	sgarrettdesign@gmail.com
18.	SL. Sopul	3831 Allwood Drive	980 585 8526	ssophus62@yahoo.com
19.	David Lozano	401 Rutland Drive	704-914-7357	mimahomes11c@gmail.com
20.	ED MCGUIRE	5201 NATIONS FORD RD	—	edmcguire577@gmail.com
21.	Janet White	5130 Queen Anne Rd	704-777 4525	Janet Oliver White@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
22.	ERIC OVERTON	4937 S TRYON ST CHARLOTTE NC 28217		ericneilo7@yahoo.com
23.	Janice Slaughter	124 Southold Dr		Janice.slaughter@yahoo.com
24.	Vicki Randall	5208 Nations Ford Road		vrandall59@yahoo.com
25.	Michael Henry	311 Webster Pl, Charlotte, NC 28217		mhenry@g.clemson.edu
26.	FRANKLIN MARTIN	5520 Queen Anne Rd		fdalemartin@gmail.com
27.	Douglas A Welton		—	douglas-welton@einsteinlegacy.com
28.	Kari Ka Cook	5528 Slaton Rd Char, NC 28217		vgaguri76@yahoo.com
29.	WARREN TURNER	11543 LAUREL VIEW DR CLT NC 28273		District3-Turner@yahoo.com
30.				
31.				
32.				
33.				
34.				

EXHIBIT C

Rezoning Petition No. 2022-156

Greystar Development East, LLC, Petitioner

Community Meeting

February 28, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Information on Greystar
- V. Current Access Points (Curb Cuts) into the Site
- VI. Review of Rezoning Plan
- VII. Vehicular Trip Generation Per CDOT
- VIII. Questions

Rezoning Team

Josh Glover, Greystar

Andrew Phelan, Greystar

Thomas Haapapuro, Design Resource Group

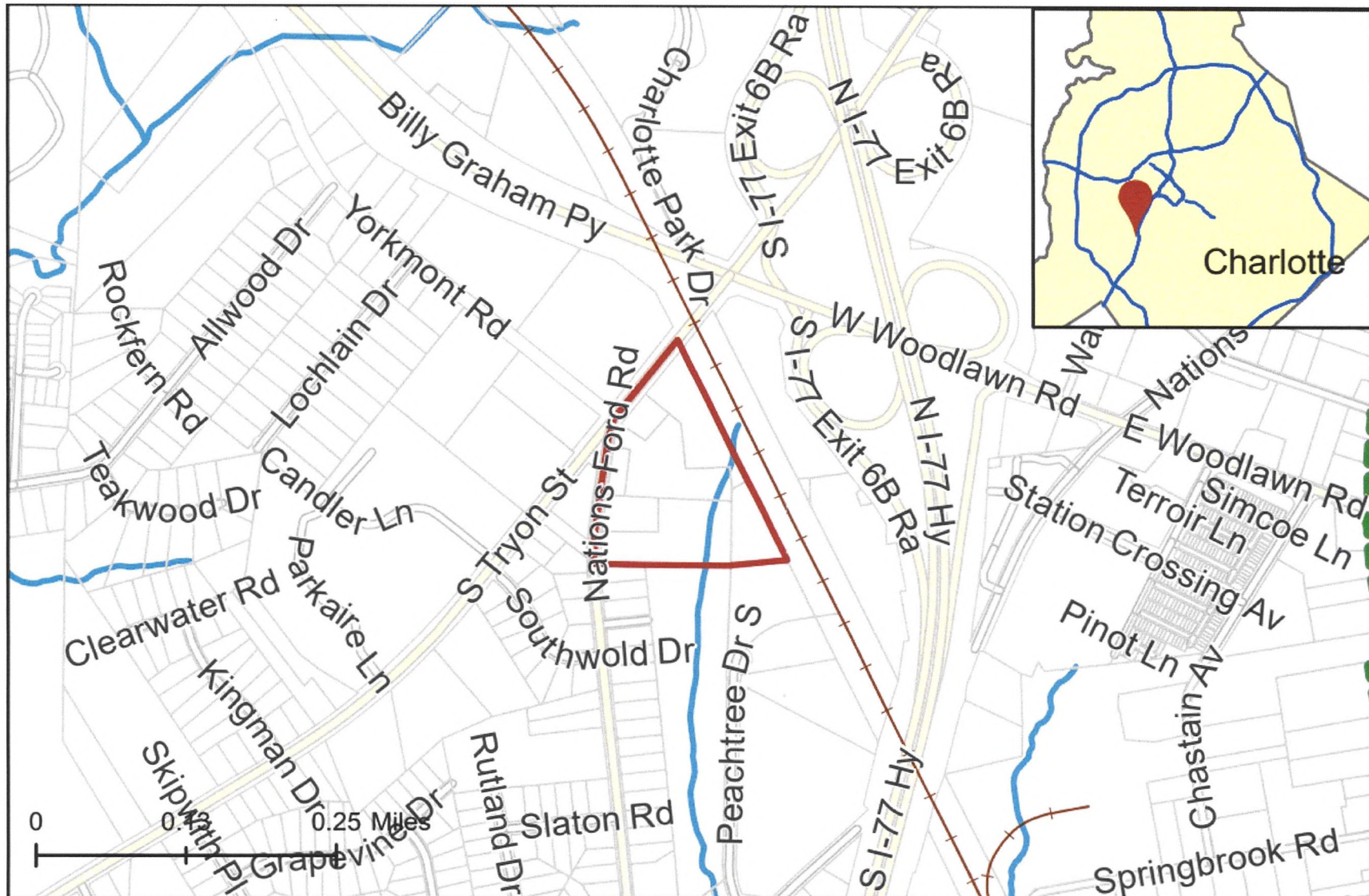
Michael Wickline, Design Resource Group

John Carmichael, Robinson, Bradshaw & Hinson

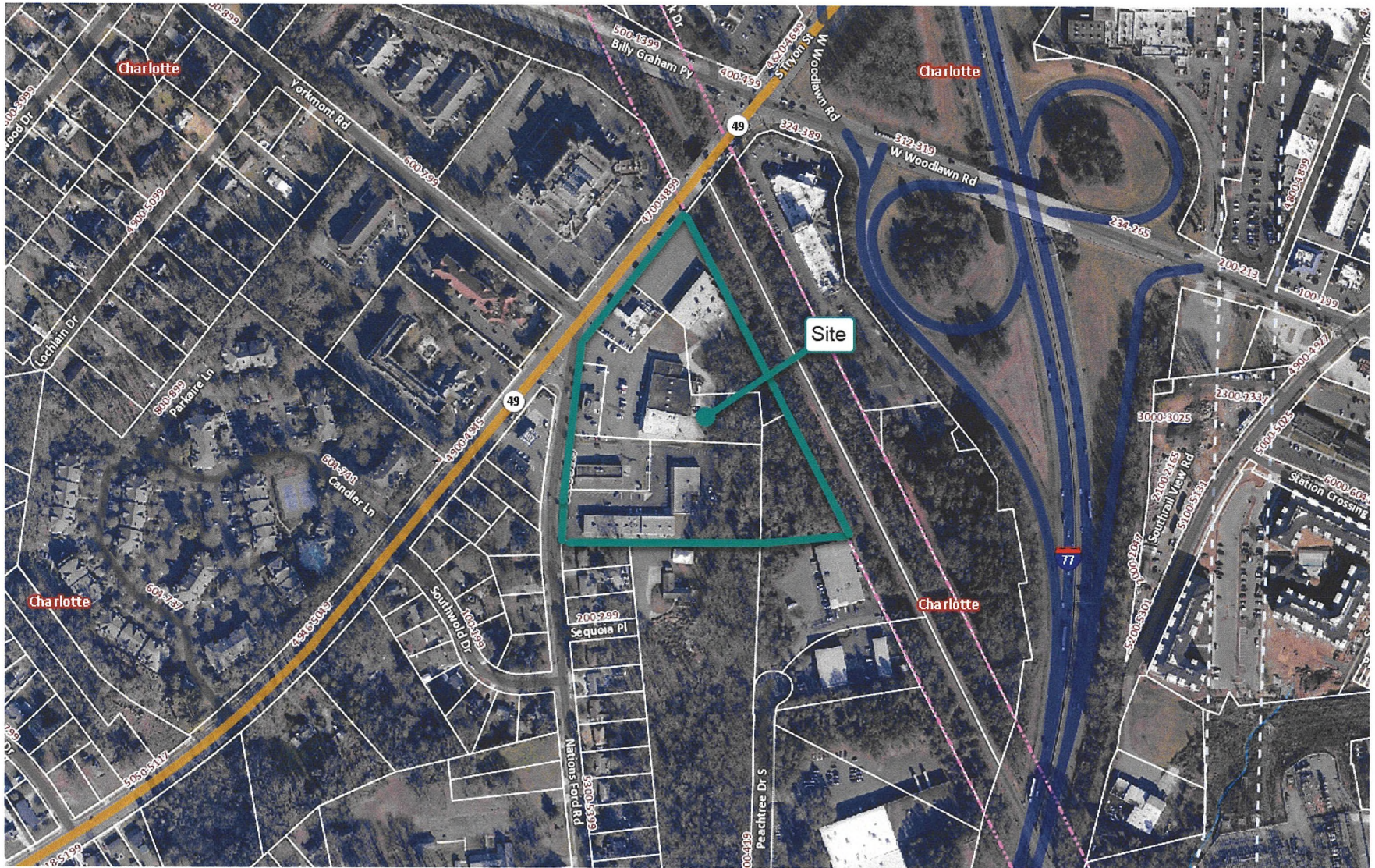
Current Rezoning Schedule

- Public Hearing: Monday, April 17, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, May 2, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, May 15, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

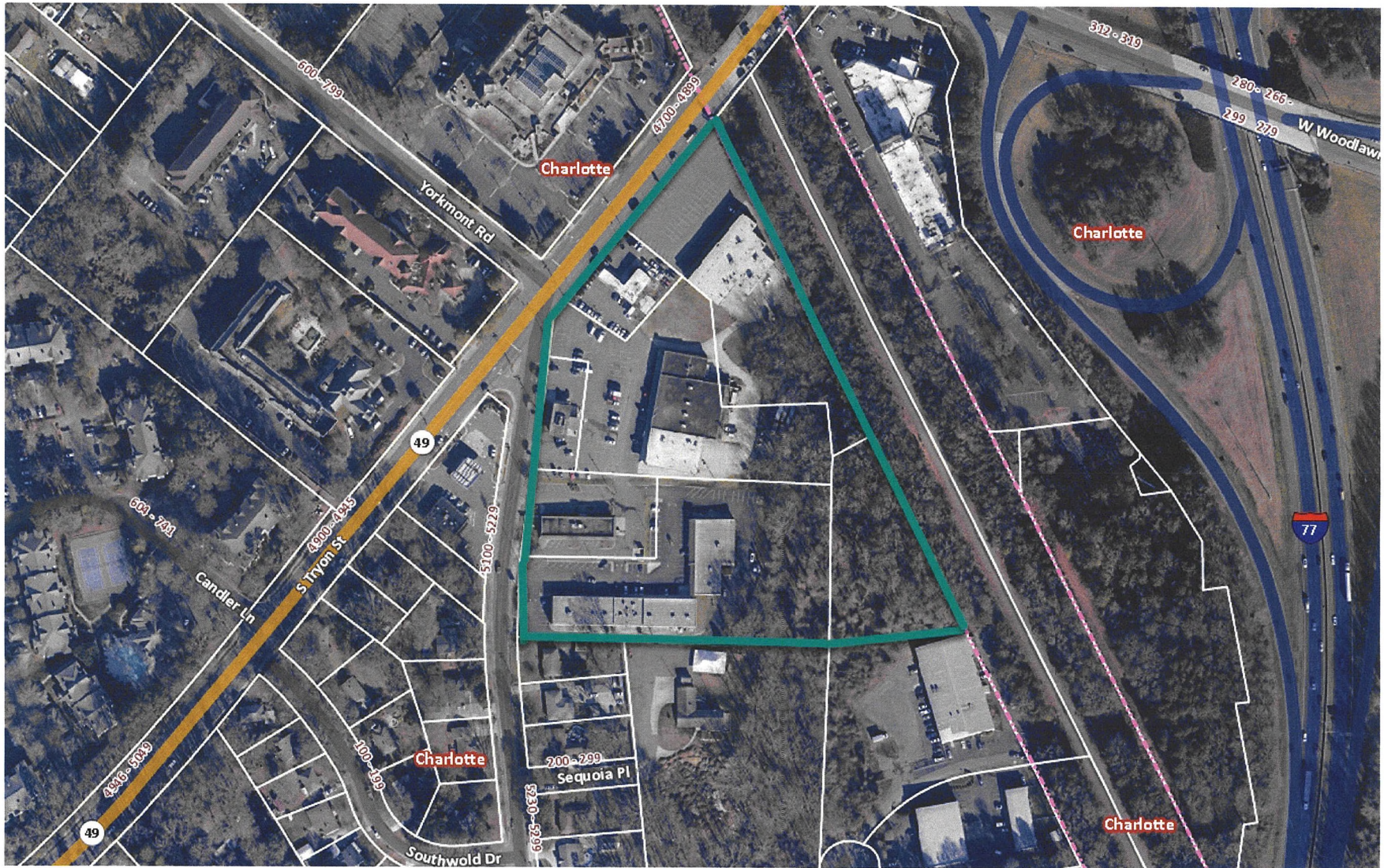
Site – 10.82 Acres



Site



Site







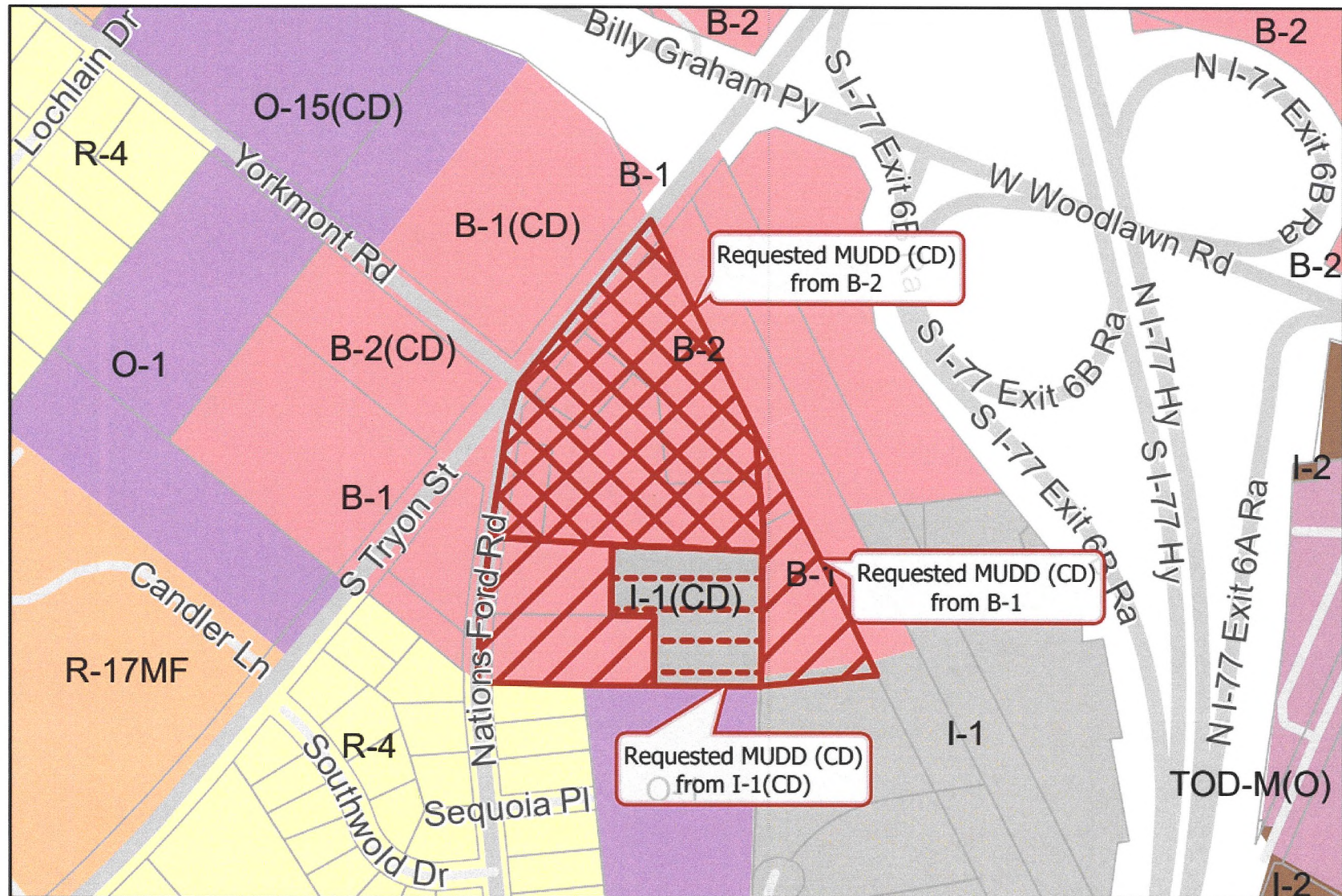








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Rezoning Request

Requesting that the site be rezoned from the B-2, B-1 and I-1 (CD) zoning districts to the MUDD (CD) zoning district to accommodate a multi-family residential community on the site that could contain a maximum of 350 multi-family dwelling units



Greystar

Greystar Real Estate Partners

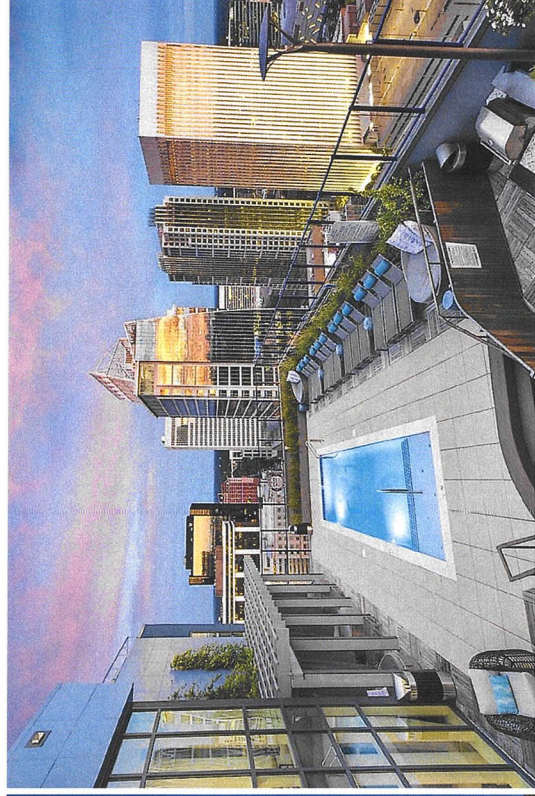
Greystar is a vertically integrated real estate company that develops, owns and operates multifamily properties.

Currently, Greystar has over 400 employees and manages over 15,000 apartment homes across the Charlotte region.

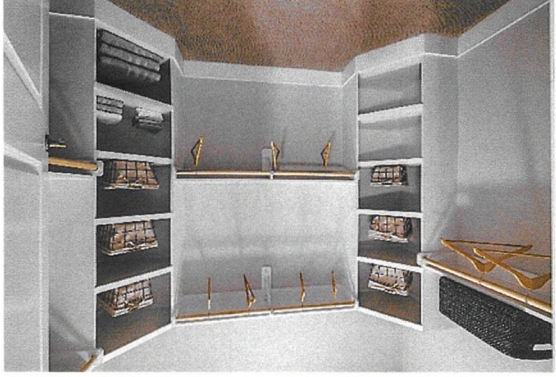
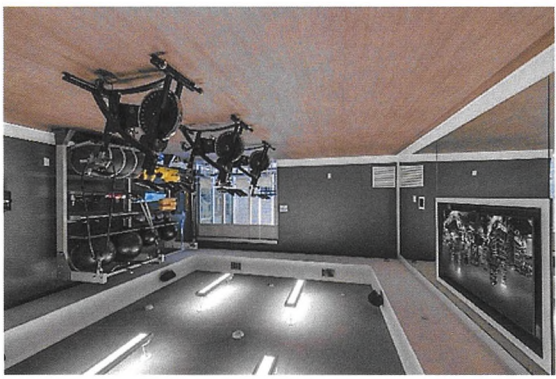
Greystar partners with the following community organizations in Charlotte:



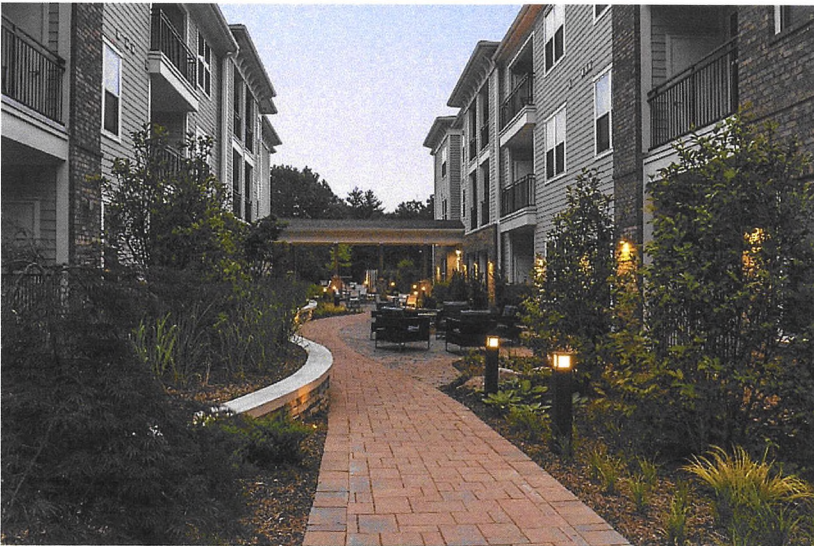
Ascent Uptown



Overture Providence



Overture Cotswold



Elan Indian Trail



Elan Indian Trail





Current Access Points (Curb Cuts) into the Site





Rezoning Plan



Vehicular Trip Generation Per CDOT

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Retail General Office Warehouse	62,687 SF 1,485 SF 1,878 SF	4,305	<i>Tax Record</i>
Entitlement with Current Zoning	Retail Warehouse (B-1, B-2, & I-1, 10.32 acres)	99,350 SF 29,800 SF	5,045	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Mid-Rise) (MUDD, 10.32 acres)	350 Dwelling Units	1,625	<i>Site Plan: 08-12-22</i>