

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-161**

**Petitioner:** Pulte Group  
**Rezoning Petition No.:** 2022-161  
**Property:** ±29.33 acres along Parkside Crossing Drive

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 4/27/2023. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Thursday, May 11<sup>th</sup>, 2023, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the required Community Meeting were Mellissa Oliver with Pulte Group, Emily Long and Matt Mandle with ESP Associates. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Ms. Grant started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2022-161. She then introduced the Petitioner's representatives to the meeting attendees. She also explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±29.33 acres along the west side of Steele Creek Road, south of Sledge Road and north of S. Tryon Street. The petitioner is seeking a change in zoning from R-3 to UR-2 to allow development of the Site with up to 169 townhome style units in a residential community. Ms. Grant showed a rendered Site plan which included access points, proposed stormwater management and tree save areas.

Ms. Grant reviewed the proposed rezoning schedule of a proposed public hearing on June 20<sup>th</sup>, 2023, zoning committee on July 5<sup>th</sup>, 2023, and city council decision on July 17<sup>th</sup>, 2023. She explained that this can change with staff comments.

## **II. Summary of Questions/Comments and Responses:**

Participants had questions about stormwater drainage and trails throughout the site.

Mr. Mandle answered a question about storm water drainage. He stated that they will not have an impact to the existing stormwater drainage due to Charlotte Storm Water regulations. Ms. Grant explained that the 300 ft referred to in the notice are the property owners and organizations to which we sent notices. He also explained that there is a wetlands area behind the homes that is to remain undisturbed.

There was a question about the original YMCA project and if the trails and walkways proposed would still go through the area. Ms. Oliver stated that they are not doing anything with the dedicated land to Mecklenburg County Park & Recreation however they will provide connectivity along Parkside Crossing and down the frontage of Steele Creek Road.

There being no further questions, Ms. Grant thanked everyone for their participation and indicated the presentation would be sent along with any responses to their questions of follow-up.

### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to coordinate efforts with City Staff.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Mellissa Oliver, Pulte Group  
Fred Matrulli, Pulte Group  
Daniel Rossi, Pulte Group  
Jeff Brown and Bridget Grant, Moore & Van Allen, PLLC



## EXHIBIT A (Cont.)

FR - CEDAR RIDGE LLC			C/O FUNDRISE LLC	11 DUPONT CR NW 9TH FLR	ATTN MICHELLE MIRABAL DEPUTY GENERAL COUNSEL	WASHINGTON DC	20036
FR - CEDAR RIDGE LLC			C/O FUNDRISE LLC	11 DUPONT CR NW 9TH FLR	ATTN MICHELLE MIRABAL DEPUTY GENERAL COUNSEL	WASHINGTON DC	20036
FR - CEDAR RIDGE LLC			C/O FUNDRISE LLC	11 DUPONT CR NW 9TH FLR	ATTN MICHELLE MIRABAL DEPUTY GENERAL COUNSEL	WASHINGTON DC	20036
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FR - CEDAR RIDGE LLC			C/O FUNDRISE LLC	11 DUPONT CR NW 9TH FLR	ATTN MICHELLE MIRABAL DEPUTY GENERAL COUNSEL	WASHINGTON DC	20036
CEDAR RIDGE TOWNHOME ASSOCIATION INC				11430 NORTH COMMUNITY HOUSE RD	STE 275	CHARLOTTE NC	28277
CEDAR RIDGE TOWNHOME ASSOCIATION INC				11430 NORTH COMMUNITY HOUSE RD	STE 275	CHARLOTTE NC	28277
CEDAR RIDGE TOWNHOME ASSOCIATION INC				11430 NORTH COMMUNITY HOUSE RD	STE 275	CHARLOTTE NC	28277
FLAGSHIP STEELE CREEK MOB I LLC				2701 COLTSGATE RD STE 300		CHARLOTTE NC	28211
STEELE CREEK LODGE NO 737	A F & A M			PO BOX 2171		CHARLOTTE NC	28241
HUNTINGTON FOREST COMMUNITY	ASSOC INC			PO BOX 37109		CHARLOTTE NC	28237
HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC				PO BOX 37109		CHARLOTTE NC	28237
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE NC	28202

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Bennington Place 1	Carolyn	Tatanish	13652 Meade Glen Ct.		Charlotte	NC	28273
Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranter's Creek Ln		Charlotte	NC	28273
Enclave/Rivergate	Lauren	Neal	13816 Firenze Circle		Charlotte	NC	28278
Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
Greycrest Homeowners Association	Nick	Clift	13013 GREYCREST DR, P.O. Box 38201		Charlotte	North Carolina	28278
Huntington Forest	Rachel	Slade	14339 Perugia Way	205	Charlotte	NC	28273
Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
Huntington Forest Community	Jenifer	Abubakari	12717 Swann Branch Dr		Charlotte	NC	28273
Huntington Meadow Community	David	Gutierrez	10924 Huntington Meadow Ln		Charlotte	NC	28273
McDowell Place	Rahdreia	Hannibal Hawkins	14002 Millers Creek Lane		Charlotte	NC	28278
Planters Walk	Orlanzo	Ross	11835 Planters Estates Drive		Charlotte	NC	28278
Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
Steelecroft Place Homeowners Association	Claudia	Prado	14317 Arlandes Dr		Charlotte	NC	28278
Steelecroft Place Homeowners Association	Dianne	Thomas	15417 DeHavilland Drive		Charlotte	NC	28278
The Crossings Community Association	Arnold	Jones	14208 Arbor Ridge Dr.		Charlotte	NC	28273
The Crossings Community Association	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
The Waters of Steele Creek	Michael	Felts	12018 Portobello Way		Charlotte	North Carolina	28273
Walkers Creek Neighborhood	Rachel	Lewis	12532 Walkers Down Ct		Charlotte	NC	28273
Waterlyn	Rahdreia	Hawkins	14002 Millers Creek Lane		Charlotte	NC	28278
Waterlyn	Rona	Keeton	15730 Lakepoint Forest Drive		Charlotte	NC	28278
Winget Pond Homeowners Association	Dave	Bush	11239 Winget Pond Rd		Charlotte	NC	28278
Winget Pond Homeowners Association	David	White	13118 Jansen Ridge Way		Charlotte	NC	28278

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-161 PULTE GROUP**

Subject: Rezoning Petition No. 2022-161  
Petitioner/Developer: Pulte Group  
Current Land Use: Residential  
Existing Zoning: R-3  
Rezoning Requested: UR-2(CD)  
**Date and Time of Meeting:** **Thursday, May 11, 2023 at 6:00 PM**  
**Virtual Meeting Registration:** *Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.*  
Date of Notice: 4/27/2023

Moore & VanAllen is assisting Pulte Group (the "Petitioner") on a recently filed request to rezone an approximately ±29.33-acre site located along Parkside Crossing Drive at the intersection with Steele Creek Road in Charlotte, North Carolina (the "Site") from R-3 to UR-2(CD). The request is to allow the development of the Site with a residential townhome community. Access to the Site will be from Parkside Crossing Drive with connections on Simone Terrace and Aikenwood Drive.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

**Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, May 11, 2023, at 6:00 p.m.**

*Please send an email by May 10<sup>th</sup> to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) in order to receive a secure virtual meeting link and reference Petition #2022-161.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

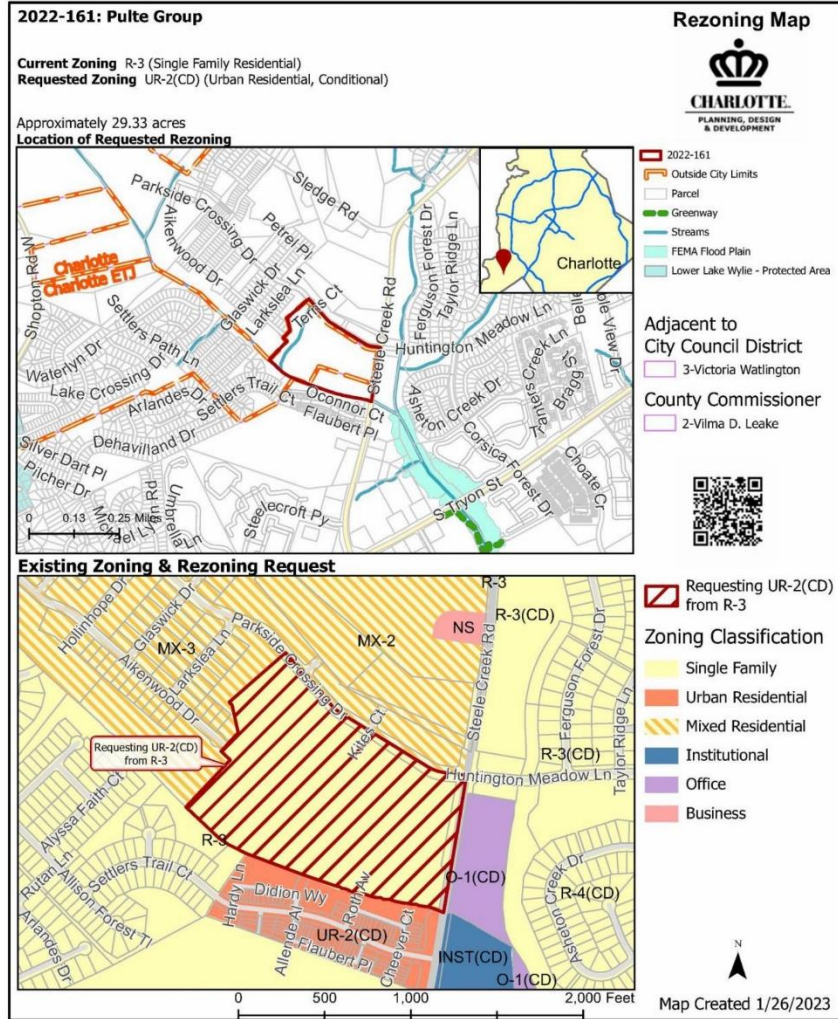
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Fred Matrulli, Pulte Group  
Mellissa Oliver, Pulte Group  
Daniel Rossi, Pulte Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (continued)

**Site Location:**



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**Exhibit C**

<b>NAME</b>	<b>EMAIL</b>
Brenda Lee	brendabull928@gmail.com
Tilek Sargazakov	<u>Tilek.sargazakov@rsecap.com</u>
Adrienne & Nick Waddell	adrienne.rooks@gmail.com
Jenny Hardman	<u>jennyhardman@gmail.com</u>
Todd Akers	Todd.akers1@gmail.com