

COMMUNITY MEETING REPORT  
**Petitioner: Bach Tuyet Le & Hoang Dinh Luong**  
Rezoning Petition No. 2022-189

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte- Mecklenburg Planning Commission 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 attached hereto by depositing such notice in the U.S. mail on (April 7<sup>th</sup>, 2023). A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday April 27<sup>th</sup>, 2023 at 6pm as a virtual (Zoom) meeting at [https://us02web.zoom.us/meeting/register/tZwud-ihqz8jGtK-nLemC-CqFkFRM\\_-S617n](https://us02web.zoom.us/join/9172191295)

A copy of the meeting can be found at: [video1600617563.mp4](https://www.youtube.com/watch?v=1600617563)

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified in the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by (list all persons present representing the petitioner).

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Kristina Held, welcomed the attendees and introduced the Petitioner's team. Kristina indicated that the Petitioner proposed to rezone an approximately 2.64 acre site (the "Site") at 1009 Shopton Road West, Charlotte, NC from the R-3 to R-8 MF (CD) and R-3 (CD). The agent 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.

Kristina Held provided background information about the Petitioner's plans or the property. She then presented the site plan and pointed out various commitments made by the Petitioner. Kristina showed proposed architectural intent and discussed the design of the site plan with the community and the intent to upgrade this property.

The biggest concern was whether the new R-8MF (CD) would operate under an HOA, and the answer was yes. Another question was up if the three proposed single family residences would join the existing HOA and the answer to this is most likely not, but that it could be discussed with the owner. Concern has been raised regarding the property value of the new homes and townhomes and the community was ensured that they would be in line or above the current market rate.

Please see link to a recording of the meeting for more detailed information. [video1600617563.mp4](https://www.youtube.com/watch?v=1600617563)

Respectfully submitted, this 2<sup>nd</sup> day of May, 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

**NOTICE TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**

**Community Meeting - Rezoning Petition filed by the Petitioner to  
rezone approximately 2.64 acres located at  
10009 Shopton Road W Charlotte, NC 28278 to allow development of  
two 4-unit townhomes and 3 single family homes.**

**Date and Time of Meeting: April 27<sup>th</sup>, 2023 at 6pm**

**Meeting: [https://us02web.zoom.us/meeting/register/tZwud-ihqz8jGtK-nLemC-CqFkfRM\\_-S617n](https://us02web.zoom.us/meeting/register/tZwud-ihqz8jGtK-nLemC-CqFkfRM_-S617n)**

**Petitioner: Bach Tuyet Le & Hoang Dinh Luong**

**Petition No.: 2022-189**

We are assisting Mrs. Bach Tuyet Le & Mr. Hoang Dinh Luong (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone a 2.64-acre site (the "Site") located (location) from the R-3 zoning district to R-8MF (CD) and R-4 (CD). The purpose of the rezoning is to permit the development of two 4-unit townhomes and 3 single family lots.

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 virtual Community Meeting regarding this Rezoning Petition on **April 27<sup>th</sup>, 2023 at 6pm at above provided zoom link**. The Petitioner's representatives 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 Kristina Held at (704) 344-0445, [kheld@insightarch.com](mailto:kheld@insightarch.com).

cc: Mrs. Victoria Watlington

Date Mailed: April 7th, 2023

Community Meeting Sign-In Sheet Petitioner: Bach Tuyet Le & Hoang Dinh Luong  
Rezoning Petition No. 2022-189 April 27<sup>th</sup>, 2023

Name	Address	Email
Dave Wiggins	13938 DINGESS RD CHARLOTTE NC 28273	info@steelecreekresidents.org
Mark Liebau	10115 NEWTONMORE DR. CHARLOTE NC 28278	acl2008@wirefire.com
Kea Carlton	10116 NEWTONMORE DR CHARLOTE NC 28278	carltonkea@gmail.com
Terri Carlton	10116 NEWTONMORE DR CHARLOTE NC 28278	carltonterri@gmail.com
David Rodriguez		allysonaz15@gmail.com
Hong Le	6135 BEREWICK COMMONS PY CHARLOTTE NC 28278	Nhungleh@gmail.com
Lam Doan		Doanth12@yahoo.com
Yen Le	6124 BEREWICK COMMONS PKWY CHARLOTE NC 28278	darwindo134@gmail.com
Tien Le	10123 NEWTONMORE DR CHARLOTE NC 28278	tuongluan1997@gmail.com
Bach Tuyet Le	10009 SHOPTON RD CHARLOTE NC 28278	ble07@su.edu