

COMMUNITY MEETING REPORT
Petitioner: Ardent Acquisitions LLC
Rezoning Petition No. 2022-198

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 April 21, 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 Wednesday, May 3, 2023 at 6:30 P.M. at the Embassy Suites by Hilton Charlotte (Tryon Meeting Room) located at 4800 South Tryon Street, Charlotte, North Carolina.

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 Tyson Reilly of the Petitioner, Matt Langston and Elise Langston of Landworks Design Group and John Carmichael and Nina Speed 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. 2022-198.

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 Tuesday, June 20, 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 be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Wednesday, July 5, 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 date that City Council could render a decision on this rezoning request is Monday, July 17, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. John Carmichael

stated that he would send a copy of the presentation to the attendees who provide their e-mail addresses on the sign-in sheet.

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 2.73 acres and is located on the east side of South Tryon Street between Kingman Drive and Southwold Drive.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated the site is zoned R-4. The surrounding parcels of land are also zoned R-4 except for the parcel of land located across South Tryon Street from the site, which is zoned R-17 MF.

The Petitioner is requesting that the site be rezoned from the R-4 zoning district to the UR-2(CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 33 single-family attached (townhome) dwelling units.

John Carmichael reviewed the site plan. Access to the site would only be from South Tryon Street, and the access point would be restricted to right-in, right-out movements. There would be no vehicular connections to or from adjacent neighborhoods. John Carmichael pointed out the buildings, tree save areas, perimeter landscape area and perimeter fence on the site plan. The single-family attached dwelling units (townhomes) could be for sale or for rent units. The maximum height of the single-family attached dwelling units would be 49 feet. John Carmichael stated that vinyl siding would not be a permitted exterior building material. However, vinyl could be used on windows, doors, garage doors, soffits, trim and railings. The primary exterior building materials would be cementitious siding, masonry and/or brick. A 12 foot wide multi-use path would be constructed along the site's frontage on South Tryon Street.

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, John Carmichael stated that the site could only be accessed from South Tryon Street by a right-in, right-out only driveway. Matt Langston stated that there are no public streets or connections planned for this site.
- In response to a question, Tyson Reilly stated that he has no intention of buying additional property in this area. This project relates only to this site.
- In response to a comment regarding privacy, Matt Langston stated that the proposed townhome buildings are located a good distance from the existing homes located to the rear of this site on Grapevine Drive and that there would also be a landscape area with a fence. Tyson Reilly pointed out on the site plan an attendee's home on Grapevine Drive and stated that the attendee's home would not be impacted by the proposed development.
- In response to a question, Matt Langston stated that the buildings next to South Tryon Street would be located approximately 10 feet from the back of the 12 foot wide multi-use path that would be located along the site's frontage on South Tryon Street.
- In response to a question, Tyson Reilly stated that the townhomes would be 3 stories in height and the price range of the townhomes would be \$380,000 to \$450,000 if the townhomes are for sale. Tyson Reilly stated that he would not be the builder and that the builder would determine if the townhomes are for sale or for rent.

- In response to a question, Tyson Reilly stated that there would not be a gated entrance to this community. However, an 18 foot wide landscape area with a 6 foot tall wooden fence would be installed along the boundary of the site.
- In response to a question, Tyson Reilly stated that if the rezoning request is approved, construction of the townhome units would likely not begin until Summer 2025.
- In response to a question, Matt Langston stated that the access point would be right in, right-out only due to the median on South Tryon Street. The curb on South Tryon Street would be relocated to allow for the 12 foot wide multi-use path along the site's frontage. Bikes are not permitted on the existing sidewalks.
- An attendee commented that traffic is her biggest concern. The intersections are very congested.
- In response to a question, John Carmichael stated that the maximum building height is 49 feet. Tyson Reilly stated that there are similar buildings one mile north of the site. John Carmichael stated that the site plan shows 33 townhomes on the site.
- In response to a question, John Carmichael stated that the new zoning ordinance that will convert the existing R-4 zoning to N-1B zoning goes into effect on June 1, 2023. This is not related to this rezoning request.
- In response to a question, Tyson Reilly stated that it is unlikely that the proposed community would have a community swimming pool.
- In response to question, Tyson Reilly stated that he does not plan to buy other property in this area.
- An attendee commented that the roads need to be widened to help with the traffic. Matt Langston stated that the roads were not designed to accommodate pedestrians, bikes and left turn lanes.
- An attendee commented that the response time for EMS is longer due to heavy traffic in the area.
- An attendee commented that the proposed site plan is a better fit for the neighborhood than apartments.
- 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 10th day of May, 2023.

Ardent Acquisitions LLC, Petitioner

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

EXHIBIT A-1

2022-198	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-198	14317106	ELLIOTT	ELEANOR S			2529 GRAHAM DR		LANCASTER	SC	29720
2022-198	14317307		GRANDE CUSTOM BUILDING			4368 S TRYON ST		CHARLOTTE	NC	28217
2022-198	14317308		GRANDE CUSTOM BUILDING			4368 S TRYON ST		CHARLOTTE	NC	28217
2022-198	14317309		GRANDE CUSTOM BUILDING			4368 S TYRON ST		CHARLOTTE	NC	28217
2022-198	14317310		GRANDE CUSTOM BUILDING			4368 S TYRON ST		CHARLOTTE	NC	28217
2022-198	14317311		GRANDE CUSTOM BUILDING			4368 S TYRON ST		CHARLOTTE	NC	28217
2022-198	14317312		BANNER PARKSIDE LLC	C/O BANNER REAL ESTATE GROUP		500 SKOKIE BV STE 600		NORTHBROOK	IL	60062
2022-198	16701213		SREE PROPERTIES LLC			11923 CHEVIS CT		CHARLOTTE	NC	28277
2022-198	16701214		384 RUTHLAND LLC			6334 CHALYCE LN		CHARLOTTE	NC	28270
2022-198	16701221		ALDERSGATE METHODIST			5338 NATIONS FORD RD		CHARLOTTE	NC	28217
2022-198	16701221E		ALDERSGATE METHODIST			5338 NATIONS FORD RD		CHARLOTTE	NC	28217
2022-198	16701231		TRYON STREET DEVELOPMENT			2805 JULIAN GLEN CIR		WAXHAW	NC	28173
2022-198	16701232	HERNANDEZ	SANTOS ADALBERTO	MARNELY D	HERNANDEZ	5023 SOUTH TRYON ST		CHARLOTTE	NC	28217
2022-198	16701233	BRYAN	MARY STAMEY	C/O VIRGINIA BRYAN		2019 LAWYERS RD W		INDIAN TRAIL	NC	28069
2022-198	16701234	BRASWELL	ROBERT K	HELEN H	BRASWELL	5101 S TRYON ST		CHARLOTTE	NC	28217
2022-198	16701235	CASTRO	KENIA JOSEFINA TOVAR	SAUL	TROCHEZ	5111 S TRYON ST		CHARLOTTE	NC	28217
2022-198	16701236	ABSHIRE	KEVIN WAYNE			5117 S TRYON ST		CHARLOTTE	NC	28217
2022-198	16701237	PARHAM	MICHAEL			272 PARHAM RD		HARTWELL	GA	30643
2022-198	16701238	HOWARD	KATHRYN	JEREMY	HOWARD	4358 APPELGATE RD		CHARLOTTE	NC	28209
2022-198	16701245	HOOD	IRIS C			5140 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16701246	DAVIS	BENJAMIN F			5134 GRAPEVINE DR		CHARLOTTE	NC	28210
2022-198	16701247	FOWLER	WILIE P			5128 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16701248	YANG	JAMES	PHOUA	XIONG	5122 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16701249A	MANUS JR	VAN LEE	MARGARET F	MANUS	5116 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16701249B	MANUS	MARGARET FOARD			5116 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16701250	LOMELI	RAMON	ODILA	LOMELI	5108 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16701251	PARODI	BRUNO ITALO			5100 GRAPEVINE DR		CHARLOTTE	NC	28214
2022-198	16701252		E S BUSH LLC			4928 LOCHLAIN DR		CHARLOTTE	NC	28217
2022-198	16701253	STIEBER	NICHOLAS	COURTNEY	STIEBER	5030 GRAPEVINE DRIVE		CHARLOTTE	NC	28217
2022-198	16701254	RATCHFORD	DALILA JONES (N/C)			10400 RANLEIGH LN		CHARLOTTE	NC	28273
2022-198	16701255	DO	NGUYEN TO	PHUC MINH	DO	10813 BERE ISLAND DR		CHARLOTTE	NC	28278
2022-198	16701256	KASAPOVIC	AIDA	ELVIS	KASAPOVIC	5825 RIVER CABIN LN		CHARLOTTE	NC	28278
2022-198	16701257		RED SUNSET LLC			1408 YORKSHIRE DR		MESQUITE	TX	75149
2022-198	16701258	PARODI	BRUNO ITALO			201 SCOTTIE PL		CHARLOTTE	NC	28217
2022-198	16703110	BUN	KIMSENG	TOEU	SAM	212 SCOTTIE PL		CHARLOTTE	NC	28217
2022-198	16703111	NOLASCO	RAMON LEMUS	ANA MARITZ MARQUEZ	ALEMAN	5101 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16703112	URBINA	ROSA	IDELFONOSO	URBINA	5111 GRAPEVINE DR		CHARLOTTE	NC	28278
2022-198	16703113	CATES	ALLEN S			9101 TRESANTON DR		CHARLOTTE	NC	28210
2022-198	16703114	BYNUM	JOYCE R			5123 GRAPEVINE DR		CHARLOTTE	NC	28217
2022-198	16703115		KFG INVESTMENTS LLC			10926 QUALITY DR STE 39075		CHARLOTTE	NC	28278
2022-198	16703116	BROACH	JAMES T	LINDA	BROACH	2240 PROVIDENCE RD		CHARLOTTE	NC	28211

2022-198	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-198	Brightwalk HOA	Kim	Graham	4601 Charlotte Park Drive Ste 350		Charlotte	NC	28217
2022-198	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2022-198	Empire Youth Foundation	Taryn	Jones	5638 Franklin Springs Cir		Charlotte	NC	28217
2022-198	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2022-198	Stonebrook HOA	Linda	Kempf	363 Doughton Ln		Charlotte	NC	28217
2022-198	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd		Charlotte	NC	28217
2022-198	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. 2022-198** filed by Ardent Acquisitions LLC to request the rezoning of an approximately 2.73 acre site located on the east side of South Tryon Street between Kingman Drive and Southwold Drive (see enclosed map)

Date and Time of Meeting: Wednesday, May 3, 2023 at 6:30 p.m.

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

We are assisting Ardent Acquisitions 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 2.73 acre site located on the east side of South Tryon Street between Kingman Drive and Southwold Drive (see enclosed map) from the R-4 zoning district to the UR-2 (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 33 single family attached (townhome) 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 Wednesday, May 3, 2023 at 6:30 p.m. at the Embassy Suites by Hilton Charlotte (Tryon 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. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 21, 2023

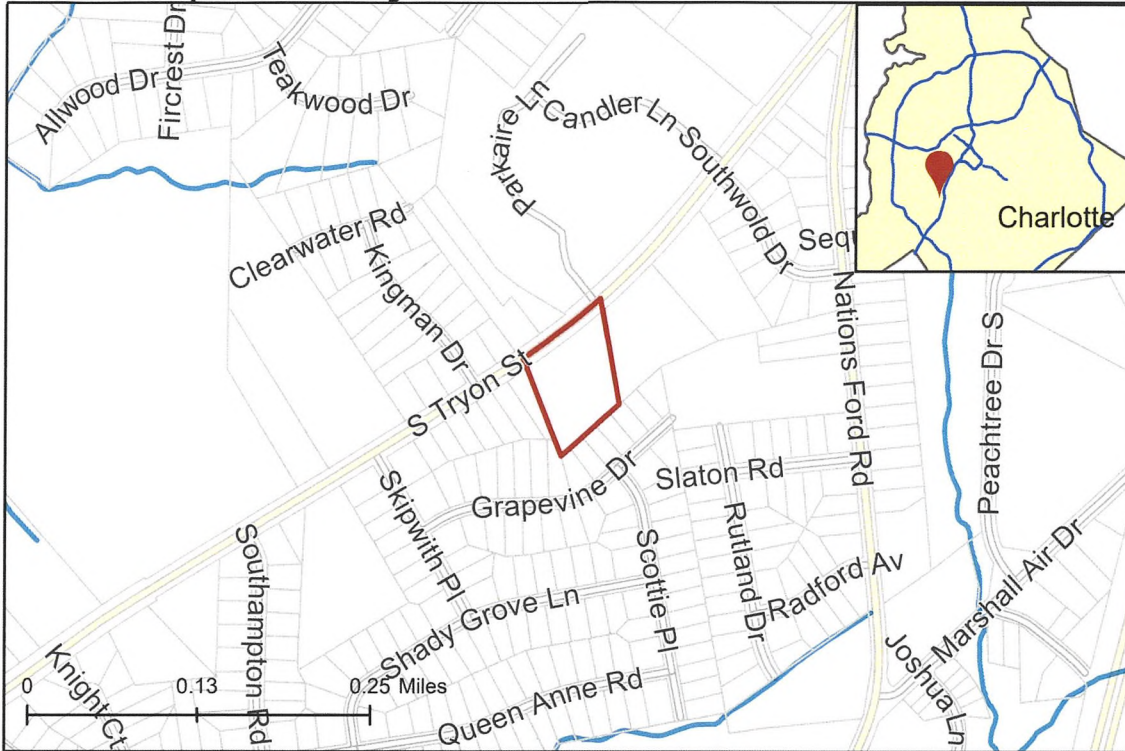
2022-198: Ardent Acquisitions LLC

Current Zoning R-4 (Single Family Residential)

Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 2.73 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE.
PLANNING, DESIGN
& DEVELOPMENT

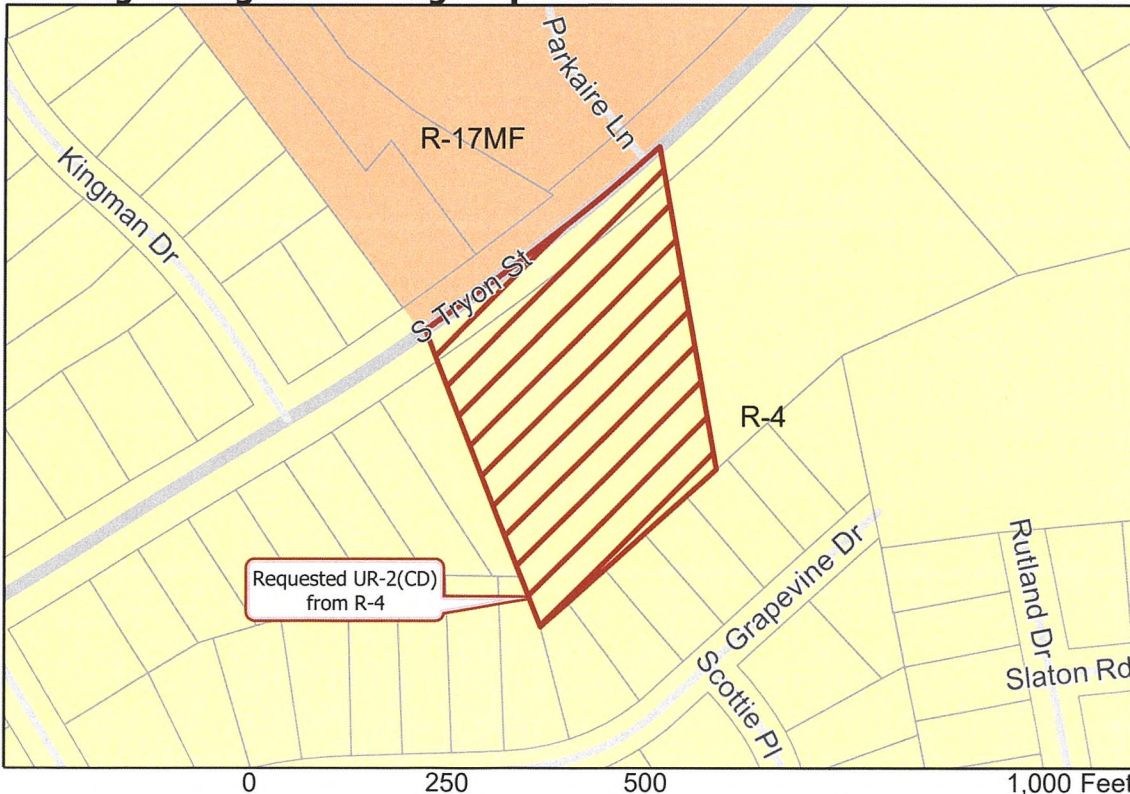
- 2022-198
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4

Zoning Classification

- Single Family
- Multi-Family



Map Created 4/4/2023

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Ardent Acquisitions LLC

Rezoning Petition No. 2022-198

Wednesday, May 3, 2023 at 6:30 P.M.

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

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Donna Kemp	6146 Knight Court	704-523-0859	
2.	Willie Fowler	5128 Grapevine Dr	704-521-9437	
3.	Santos A. Hernandez	5023 S. Tryon St	704-361-9925	
4.	Marlene D. Hernandez	5023 S. Tryon St		Marlenycpaz@gmail.com
5.				
6.				
7.				
8.				

EXHIBIT C

Rezoning Petition No. 2022-198

Ardent Acquisitions LLC, Petitioner

Community Meeting

May 3, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

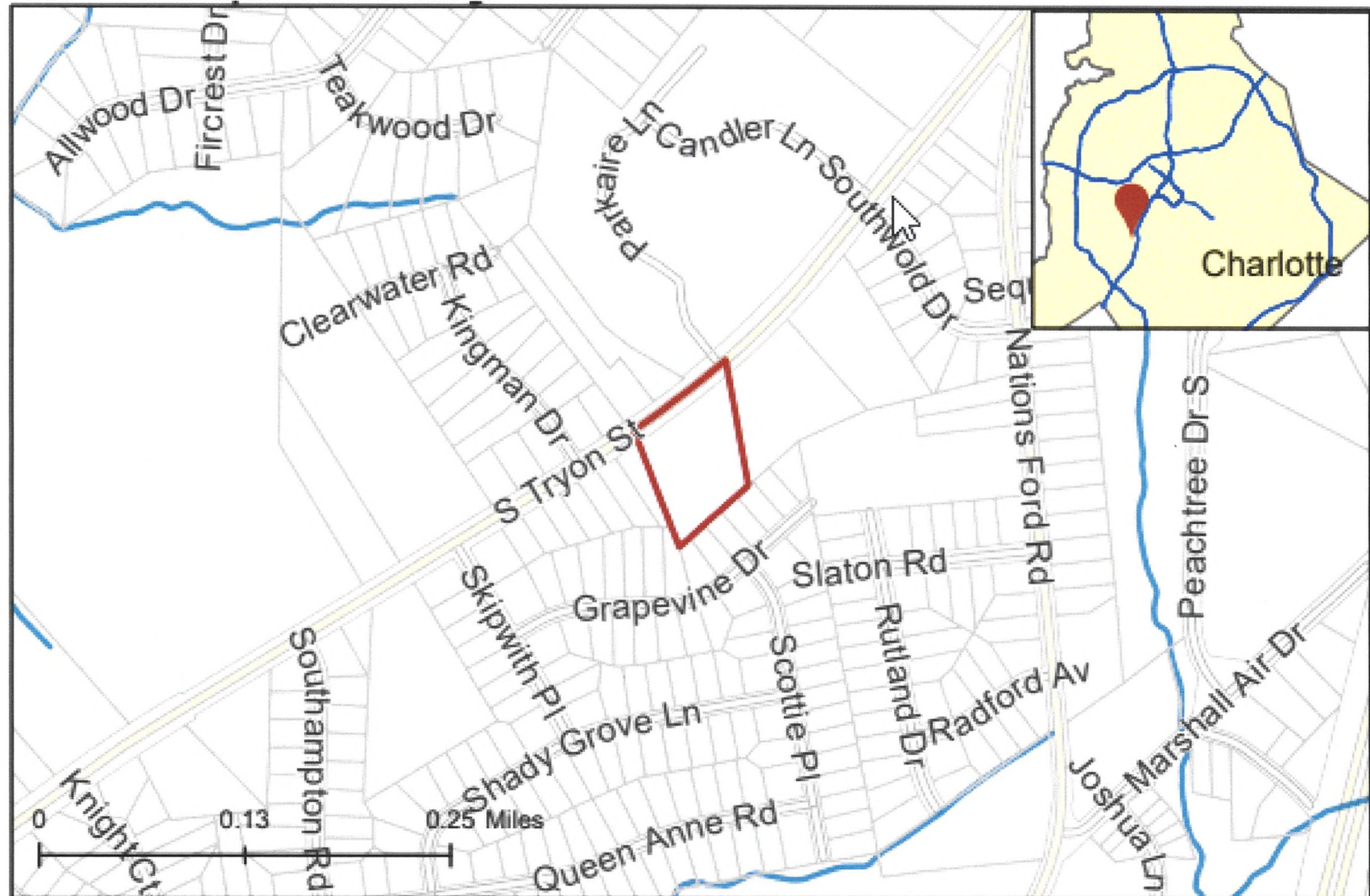
Team

- Tyson Reilly, Ardent Acquisitions LLC
- Matt Langston, Landworks Design Group
- Elise Langston, Landworks Design Group
- John Carmichael, Robinson, Bradshaw & Hinson

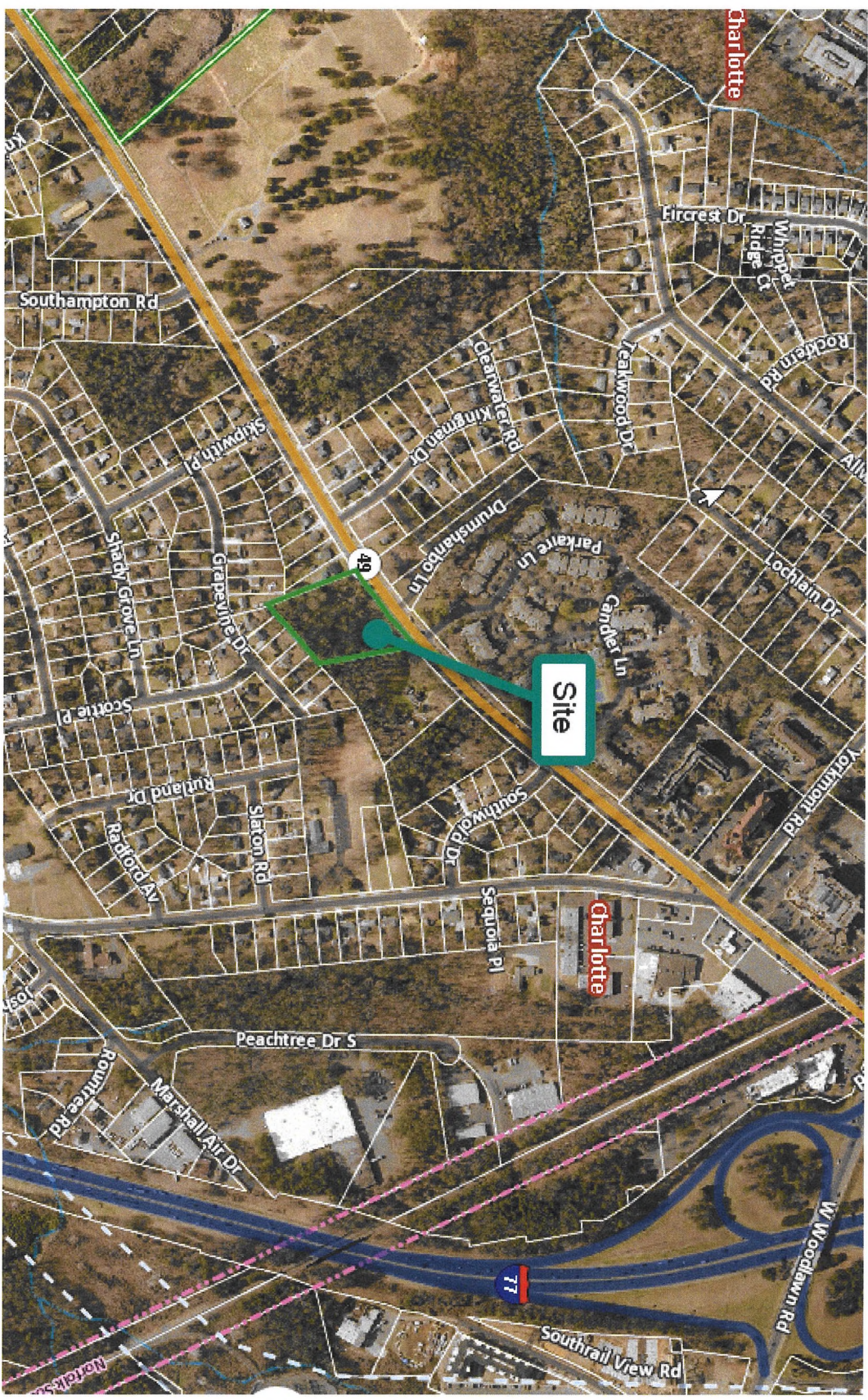
Current Rezoning Schedule

- Public Hearing: Tuesday, June 20, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Wednesday, July 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 17, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 2.73 Acres



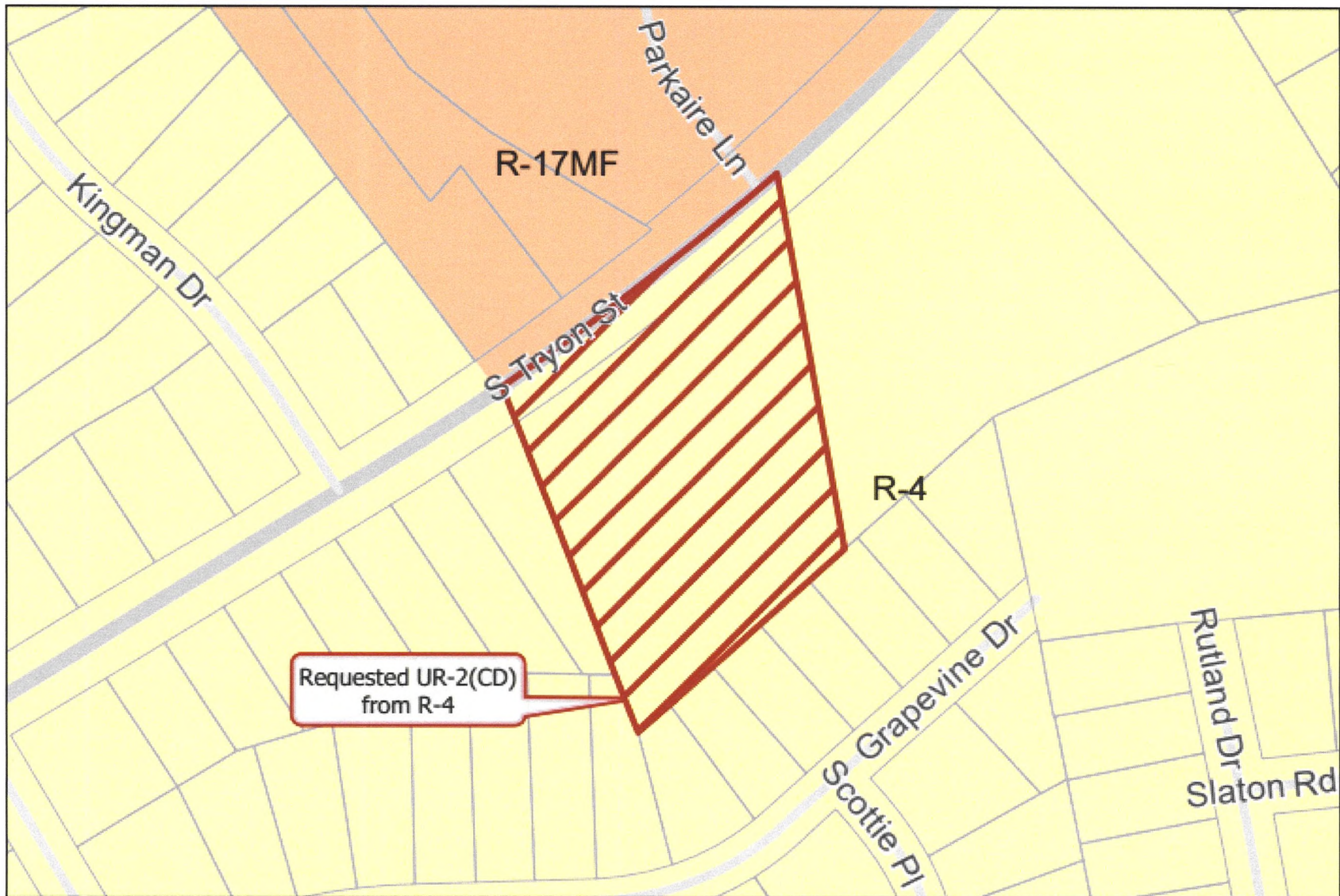
Site



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Current Zoning of the Site and Surrounding Parcels



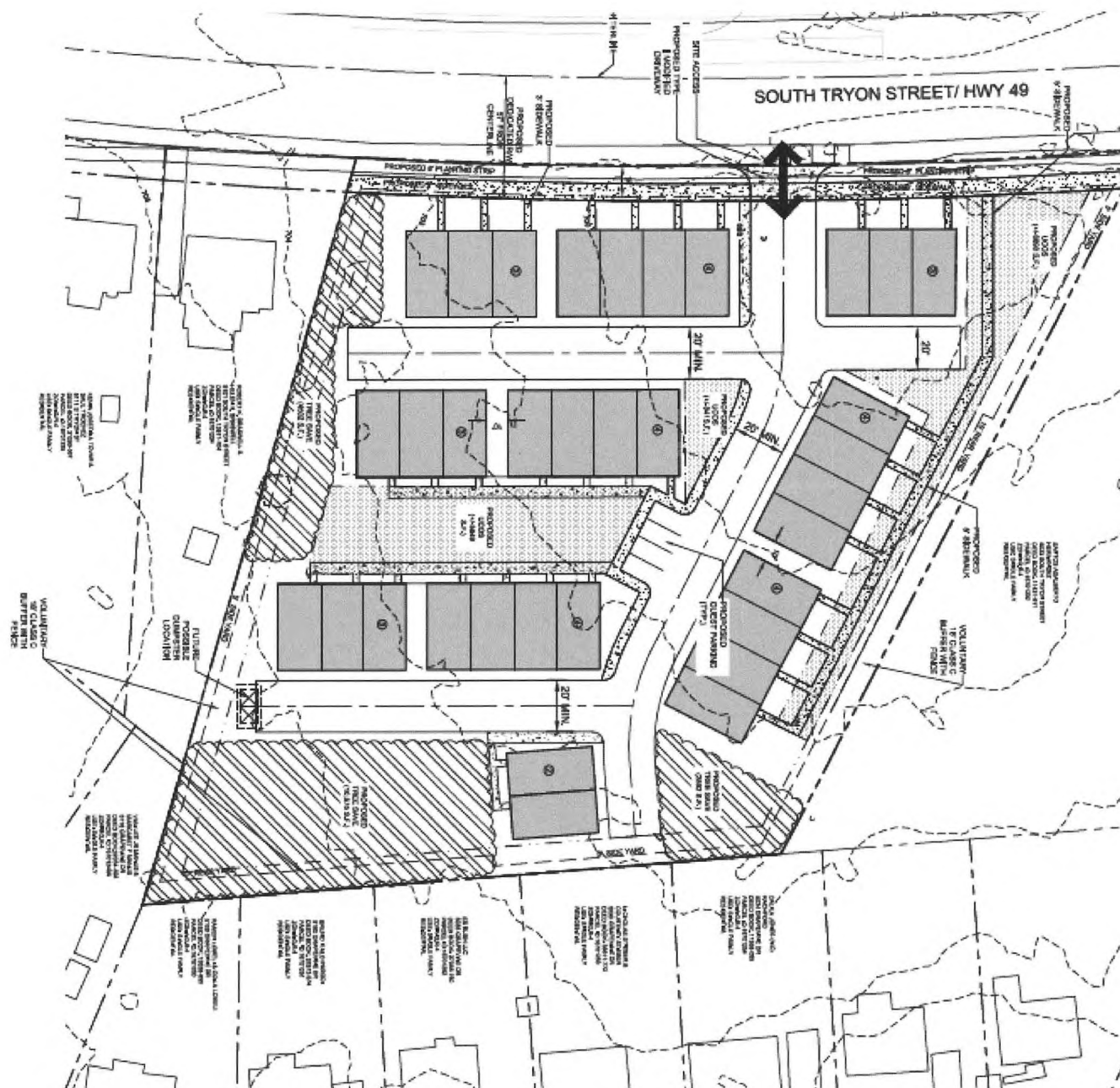


Rezoning Request

Requesting that the site be rezoned from the R-4 zoning district to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 33 single family attached (townhome) dwelling units



Rezoning Plan



KINGMAN DRIVE

SOUTH TRYON STREET/ HWY 49

PROPOSED 8' PLANTING STRIP

PROPOSED 10' CLASS C BUFFER WITH FENCE

PROPOSED 10' CLASS C BUFFER WITH FENCE

PROPOSED 5' SIDEWALK

PROPOSED GUEST PARKING (TYPE)

VOLUNTARY 10' CLASS C BUFFER WITH FENCE

VOLUNTARY 10' CLASS C BUFFER WITH FENCE

