

COMMUNITY MEETING REPORT

Petitioner: Kairoi Residential
Rezoning Petition No. 2023-001

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 May 25, 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, June 7, 2023 at 6:30 p.m. in Lecture Room 103 in Dorothy Cowser Yancy Hall at Johnson C. Smith University located at 100 Beatties Ford Road 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 Tyler Sibley and Austin Lewis of the Petitioner, Kelsey Strobridge of Kimley Horn & Associates 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. 2023-001.

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, July 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 be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, August 1, 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, August 21, 2023 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center.

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 6.075 acres and is located on the north side of State Street at the intersection of State Street and Gesco Street.

Tyler Sibley stated that the historical uses of the site have been a fertilizer plant and warehouse space. He stated that the Petitioner has worked on understanding the environmental condition of the site for about 15 months. Tyler Sibley stated that an application has been submitted to the State Brownfield Program and the Petitioner continues to learn about the contamination clean up required on the site.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. He stated that the site is currently zoned I-2.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the I-2 zoning district to the MUDD (CD) zoning district to accommodate the development of a multi-family building on the site that would contain a maximum of 450 multi-family dwelling units.

Tyler Sibley provided information on the Petitioner and shared slides of and discussed the Petitioner's projects in Charlotte. Tyler Sibley pointed out that the amenities at the Petitioner's other projects would be offered at this location.

Kelsey Strobridge reviewed and discussed the site plan. She pointed out the extension of the greenway and the potential connectivity to the greenway. Kelsey Strobridge stated that the front of the building would be higher due to the topography of the site. The entrance to the building would be ADA compliant. She also pointed out the location of the storm water facility on the site. Kelsey Strobridge stated that there has been a concentrated effort to make sure that there is no impact to the nearby floodplain by working with the County and the State.

Tyler Sibley stated that the garage area would be screened and would not be visible from the street. He pointed out the area for a rooftop pool and a location for a club room/lounge. Tyler Sibley pointed out the interior courtyard for barbecues and backyard games and he pointed out the on-site dog park. Austin Lewis stated that some of the ground floor units that face the railroad tracks would have a private backyard space. Tyler Sibley stated that the Petitioner is looking to work with Savona Mills to create a neighborhood connection at the greenway.

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, Tyler Sibley stated that there is not an operable/active train running on the nearby railroad tracks. He stated that the owners of the railroad parcels are not interested in selling. Tyler Sibley stated that the Petitioner would like to lease certain parcels to improve the landscaping near the site.
- In response to a question, Tyler Sibley stated that the greenway would be accessed by installing an 8 foot wide sidewalk along State Street. Kelsey Strobridge stated that a bridge is in the process of being installed from the other side of the greenway near Savona Mills.
- In response to a question, Tyler Sibley stated that the area near the railroad would be heavily landscaped and there are no plans to install a fence to prevent people from crossing the railroad tracks at this time.

- In response to a question, Tyler Sibley stated that they do not have drawings of the private backyards yet. John Carmichael stated that there are written architectural standards that are required and would be added to the rezoning plan.
- In response to a question, Tyler Sibley stated that all of the units would be apartments.
- In response to a question, Tyler Sibley stated that the Petitioner decided that apartments would be a better fit than condominiums for the site due to the long term environmental issues that could be more easily managed by one owner.
- In response to a question, Tyler Sibley stated that there would not be affordable housing included on the site. The average rent for a unit would be approximately \$1,600.00 per month.
- In response to a question, Tyler Sibley stated that there would be 1, 2 and 3 bedroom units.
- In response to a question, Austin Lewis stated that the building would be 5 and 6 stories in height due to the topography of the site.
- In response to a question, Tyler Sibley stated that the access points into the site would both be two way access points.
- In response to a question, Tyler Sibley stated that commercial uses are not being proposed for the site due to the large amount of commercial space available nearby. He stated that it is just a matter of time for the growth process to spark more commercial uses in the area.
- In response to a question, Tyler Sibley stated that a grocery store is more likely to be opened in the area once more people move into the area.
- An attendee commented that she is concerned with too many people being on the greenway and not enough green space. Tyler Sibley pointed out the various amenities that would be provided on the site.
- In response to a question, Tyler Sibley stated that there would be parking spaces allotted for each bedroom to provide ample parking for the residents. He stated that charging stations for electric cars would be included.
- In response to a question, Tyler Sibley stated that an 8 foot wide sidewalk would be installed to connect to the greenway. Austin Lewis pointed out the area where bike storage for residents would be located in the building.
- An attendee commented that she would like to see a walkable community in the area with places to walk and ride bikes to.
- An attendee commented that she is concerned about the future traffic congestion on the narrow streets with all the development coming to the area.
- In response to the attendee's comments, Tyler Sibley stated that the Petitioner is working with the City on how this project would fit into the overall development of the neighborhood.
- An attendee commented that if the infrastructure is not in place, keeping the traffic under control is not going to work. She also stated that she would like to see more coffee shops, restaurants and retail in the area.
- In response to the attendee's comments, Tyler Sibley stated that in time those businesses will be developed in the area, but the residents need to be here first.

- In response to a question, Kelsey Strobridge stated that sidewalks and a crosswalk would be installed at Turner Avenue, but not a traffic light.
- The attendees discussed various new developments in the area.
- In response to a question, Austin Lewis stated that it would probably be 2 years until construction would start, and another 2 years until construction would be completed. Tyler Sibley stated that the project is a big investment and the Petitioner is working with an environmental consultant to get things right on the front end of the project.
- John Carmichael offered to have additional meetings with the attendees. An attendee asked the Petitioner to attend their neighborhood meeting on July 18 and the Petitioner agreed to do so.
- In response to a question, Tyler Sibley stated that the Petitioner would manage the property once it opens.
- 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 5th day of October, 2023.

Kairoi Residential, Petitioner

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

EXHIBIT A-1

2023-001	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-001	07107213	MCCLENDON	MICHAEL LEWIS			2400 HEYWOOD AVE		CHARLOTTE	NC	28208
2023-001	07107214	WESTSIDE CHARLOTTE APARTMENTS LLC				4601 PARK ROAD STE 450		CHARLOTTE	NC	28209
2023-001	07107802	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2023-001	07107803	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-001	07107806	RRPVI GESCO CHRLOTTE LP				4801 PGA BOULEVARD		PALM BEACH GARDENS	FL	33418
2023-001	07108103	RRPVI GESCO CHRLOTTE LP				4801 PGA BOULEVARD		PALM BEACH GARDENS	FL	33418
2023-001	07108106	ASHEVILLE CONCRETE MATERIALS INC			% SOUTHERN CONCRETE CO	PO BOX 5395		ASHEVILLE	NC	28813
2023-001	07108107	STATION WEST LLC				919 BERRYHILL RD STE 102		CHARLOTTE	NC	28208
2023-001	07110501	SAVONA LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2023-001	07111412	SAVONA RESI PHASE 1 OWNER (NC) LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE NE STE 575		ATLANTA	GA	30303
2023-001	07111416	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-001	07111417	SAVONA MILL OFFICE (NC) LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE NE	STE 575	ATLANTA	GA	30303
2023-001	07112115	CAMP GREENE PROPERTIES LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2023-001	07112116	BOYCE	JOE ANN	WILLIAM E	BOYCE	613 AMBASSADOR ST		CHARLOTTE	NC	28208
2023-001	07112117	KELLY	RYAN PATRICK	MANAMI	ISHII	10088 WESTBROOK DR		CHARLOTTE	NC	28202
2023-001	07112118	SADKA	DAVID		C/O CULPEPPER & CULPEPPER	PO BOX 166	ATTN TOMMY HURTT	MERIDIAN	MS	39302
2023-001	07112120	CUTHBERTSON	JONATHAN	VICTORIA G	CUTHBERTSON	715 AMBASSADOR ST		CHARLOTTE	NC	28208
2023-001	07112121	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28208
2023-001	07112122	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2023-001	07112125	EDWARDS	ROGER P	AMANDA M	EDWARDS	710 STATE ST		CHARLOTTE	NC	28208
2023-001	07112126	HAWTHORNE CAPITAL LLC				2138 SHERWOOD AVE		CHARLOTTE	NC	28207
2023-001	07112127	ATLANTIC LAND & IMPROVEMENT CO THE				500 WATER ST UNIT 1208		JACKSONVILLE	FL	32202
2023-001	07112129	ROUND MOUNTAINSIDE LLC				2143 NORTON RD		CHARLOTTE	NC	28207
2023-001	07112130	640 STATE STREET LLC				2143 NORTON RD		CHARLOTTE	NC	28207
2023-001	07112131	640 STATE STREET LLC				2143 NORTON RD		CHARLOTTE	NC	28207
2023-001	07112132	SEABOARD COAST LINE	RAILROAD CO			500 WATER ST		JACKSONVILLE	FL	32200
2023-001	07112133	ATLANTIC LAND & IMPROVEMENT CO				500 WATER ST UNIT 1208		JACKSONVILLE	FL	32202
2023-001	07112134	COPELAND	BENNIE	TRACEY	COPELAND	8730 NEW OAK LN		HUNTERSVILLE	NC	28078
2023-001	07112135	COPELAND	BENNIE C	TRACEY R	COPELAND	711 AMBASSADOR ST		CHARLOTTE	NC	28208
2023-001	07112205	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-001	07112206	SEABOARD COAST LINE	RAILROAD CO			500 WATER ST		JACKSONVILLE	FL	33202
2023-001	07112207	MECKLENBURG COUNTY				3205 FREEDOM DR STE 101		CHARLOTTE	NC	28208

2023-001	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-001	Berewick	Joycelyn	Swain	2821 Columbus cir		Charlotte	NC	28208
2023-001	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2023-001	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2023-001	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2023-001	Biddleville-Smallwood Community Organization	Lucas	Blanchard	2121 Roslyn Avenue		Charlotte	NC	28208
2023-001	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2023-001	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2023-001	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2023-001	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2023-001	Eleanore Heights	Lois	Moore	2901 Coronet Way		Charlotte	NC	28208
2023-001	Enderly Park	Jon	Littlepage	1400 Effingham Rd		Charlotte	NC	28208
2023-001	Enderly Park Neighborhood Association	Don	Johnson	3100 Avalon Ave		Charlotte	NC	28208
2023-001	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2023-001	Enderly Park Neighborhood Association 2.0	DON	JOHNSON	3100 AVALON AVE		Charlotte	NC	28208
2023-001	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2023-001	Farmington	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2023-001	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2023-001	Greater Enderly Park Neighborhood Assoc	Shamaiye K.	Haynes	2908 Tuckaseegee Road		Charlotte	NC	28208
2023-001	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2023-001	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2023-001	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2023-001	Lakewood	Leondra	Garrett	415 Jones Street		Charlotte	NC	28208
2023-001	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2023-001	Lakewood Neighborhood Alliance	Jessica	Foster	400 Jones St		Charlotte	NC	28208
2023-001	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2023-001	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2023-001	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2023-001	Parkview Neighborhood Association	Daniel	Pentecost	3009 Morson St		Charlotte	NC	28208
2023-001	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2023-001	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2023-001	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr		Charlotte	NC	28208
2023-001	Regal Heights/Historic Camp Greene	LaWana	Mayfield	1513 Noel Pl		Charlotte	NC	28208
2023-001	Seversville Community Organization	Amar	Johnson	409 Coxe Avenue		Charlotte	NC	28208
2023-001	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2023-001	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2023-001	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2023-001	Seversville Community Organization	Jennifer	Wilson	404,Woodvale place		Charlotte	North Carolina	28208
2023-001	Severville	Tanis	Stewart	167 S Bruns Avenue		Charlotte	NC	28208
2023-001	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2023-001	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202

2023-001	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av	Charlotte NC	28202
2023-001	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd	Charlotte NC	28208
2023-001	Wellesford	Darlene	Jones	2415 Columbus Cr	Charlotte NC	28208
2023-001	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Cr	Charlotte NC	28208
2023-001	Wesley Heights	Colette	Forrest	209 S Summit Ave	Charlotte NC	28208
2023-001	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave	Charlotte NC	28208
2023-001	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Cr	Charlotte NC	28208
2023-001	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr	Charlotte NC	28208
2023-001	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road	Charlotte NC	28208
2023-001	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave	Charlotte NC	28208
2023-001	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Cr	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Av	Charlotte NC	28208
2023-001	Westerly Hills Neighborhood Association	Walter	Johnson	2438 Marlowe Av	Charlotte NC	28208

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2023-001** filed by Kairoi Residential to request the rezoning of an approximately 6.075 acre site located on the north side of State Street at the intersection of State Street and Gesco Street (see enclosed map)

Date and Time of Meeting: Wednesday, June 7, 2023 at 6:30 p.m.

Place of Meeting: Johnson C. Smith University
Dorothy Cowser Yancy Hall, Lecture Room 103 (see enclosed Campus Map)
100 Beatties Ford Road
Charlotte, NC 28216

We are assisting Kairoi Residential (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 6.075 acre site located on the north side of State Street at the intersection of State Street and Gesco Street (see enclosed map) from the I-2 zoning district to the MUDD (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family building on the site that would contain a maximum of 450 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 Wednesday, June 7, 2023 at 6:30 p.m. in Dorothy Cowser Yancy Hall, Lecture Room 103, at Johnson C. Smith University located at 100 Beatties Ford Road in Charlotte (see enclosed Campus Map). 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 Malcolm Graham, Charlotte City Council District 2 (via email)
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 25, 2023



Johnson C. Smith University

1. Henry J. Biddle Hall
2. Mary A. Carter Hall
3. Johnson C. Smith Hall
4. Andrew Carnegie Hall
5. School of Social Work-Proposed
6. Administrative Cottage #1- Custodial
7. Administrative Cottage #2- Facilities
8. Band and Music Hall
9. George E. Davis Hall

10. James H. & Jane M. Berry Hall
11. Administrative Cottage #3- Counseling Center
12. George E. Davis-Cottage
13. Administrative Cottage #4- Campus Police
14. Johnson C. Smith Cottage- Human Resources
15. Violet Washington Cottage
16. Jane M. Smith Church
17. Hartley Woods Hall
18. James B. Duke Hall
19. Old Central Steam Plant
20. Henry L. McCrory Hall
21. Jack S. Brayboy Gymnasium
22. Hardy Liston Hall

23. Mary Joyce Taylor Crisp Student Union
24. Physical Plant- #1
25. William R. Myers Hall
26. Daniel J. Sanders Hall
27. Athletic Support
28. Physical Plant- #2
29. Rufus R. Perry Hall
30. University Auxiliary Hall #1- EHSC High School
31. William F. Johnson & James W. Seabrook Hall
32. Wilbert Greenfield Hall
33. Lionel H. Newsom Hall
34. Robert L. Albright Hall
35. University Auxiliary Hall #2- EHSC Administration
36. Administrative Cottage #5- Faculty
37. Edward J. Crutehfield Cottage

Dorothy Cowser Yancy Hall

38. New Residence Hall
39. Dorothy Cowser Yancy Hall
40. James B. Duke Library
41. Physical Plant- #3
42. Irwin Belk Complex-Stadium
43. University Entrance- Dixon Street Gate
44. University Entrance- West Campus Pedestrian Gate
45. Arts Factory
46. Jack S. Brayboy Healthplex
47. Sustainability Village- Community Garden
48. Sustainability Village- Aquaponics Garden
49. Mosaic Village
50. STEM Hall
51. Campus Street Cottage
52. Mill Road Cottage

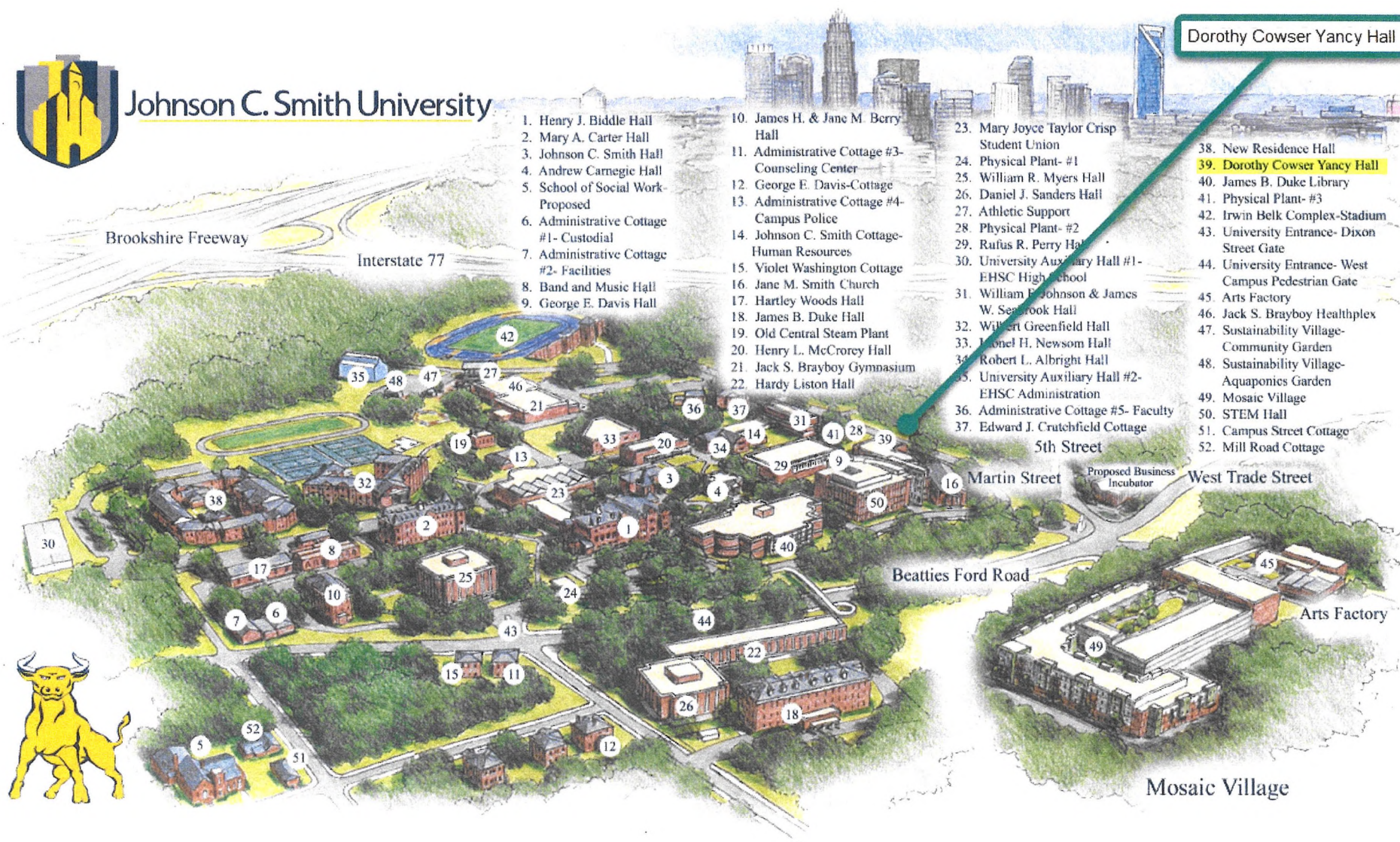


EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Kairoi Residential

Rezoning Petition No. 2023-001

Wednesday, June 7, 2023 at 6:30 P.M.

**Johnson C. Smith University
Dorothy Cowser Yancy Hall, Lecture Room 103
100 Beatties Ford Road
Charlotte, NC 28216**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Beth Magee	3101 Canal Ave 28208	619394 1679	BethLMagee@gmail.com
2.	Jen Wilson	404 Woodvale Pl	704 593 8260	JLSinclair@hotmail.co.uk
3.	Hope Young	211 State ST	704-575- 7092	hopesyoung@gmail.com
4.	Jill Bjers	322 Ketchikan Ave	9102674124	jill.bjers@gmail.com
5.	Emerj Johnston	landlord		emerjjohnston@gmail.com
6.	Quinn Augustine			gaugustine@lamrealstate.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
7.	JoAnn Boyce	613 AMBASSADOR ST	704-737-6905	JBoyce704A AOL.COM
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EXHIBIT C



Rezoning Petition No. 2023-001

Kairoi Residential, Petitioner

Community Meeting

June 7, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

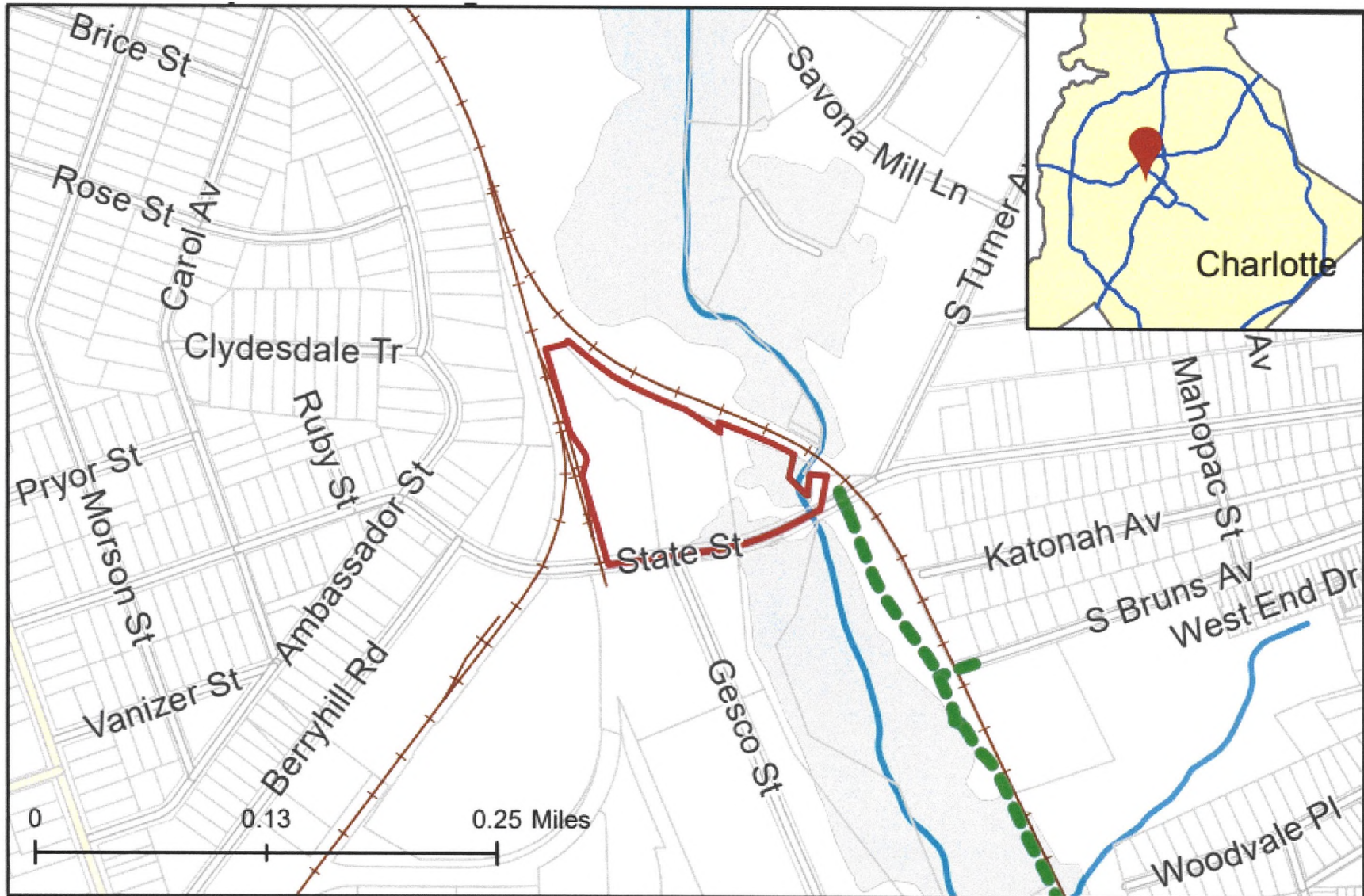
Team

- Tyler Sibley, Kairoi Residential
- Austin Lewis, Kairoi Residential
- Matt Edwards, Kimley Horn & Associates
- Kelsey Strobridge, Kimley Horn & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, July 17, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 1, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, August 21, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 6.075 Acres



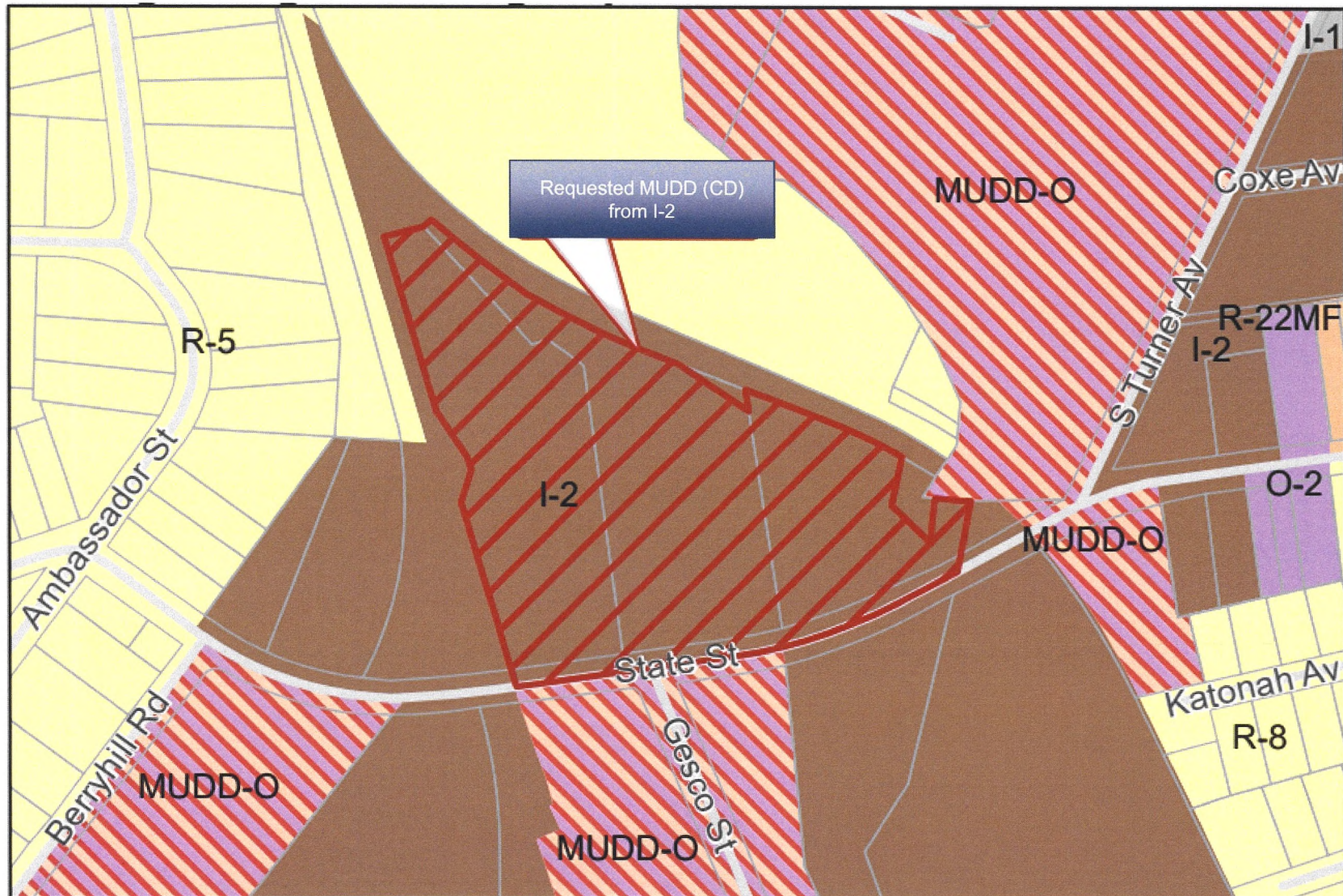
Site



Site



Current Zoning of the Site and Surrounding Parcels





Rezoning Request

Requesting that the site be rezoned from the I-2 zoning district to the MUDD (CD) zoning district to accommodate the development of a multi-family building on the site that would contain a maximum of 450 multi-family dwelling units



Kairoi, LoSo, Charlotte, NC



View 1 | Main Leasing & Amenity Corner

Kairoi, LoSo, Charlotte, NC



View 2 | Main Entry From S. Tryon

Clanton Road, Charlotte, NC



View 1 | Main Corner at Coworking & Clanton Road

Clanton Road, Charlotte, NC



View 2 | Overall view on Blairhill Rd.

Clanton Road, Charlotte, NC



View 3 | Jewel Box Skydeck on Clanton Road

Monroe Road, Charlotte, NC



View 1 | View from Monroe Rd

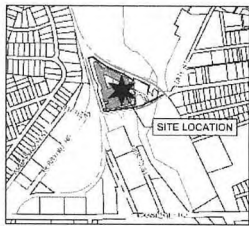
Monroe Road, Charlotte, NC



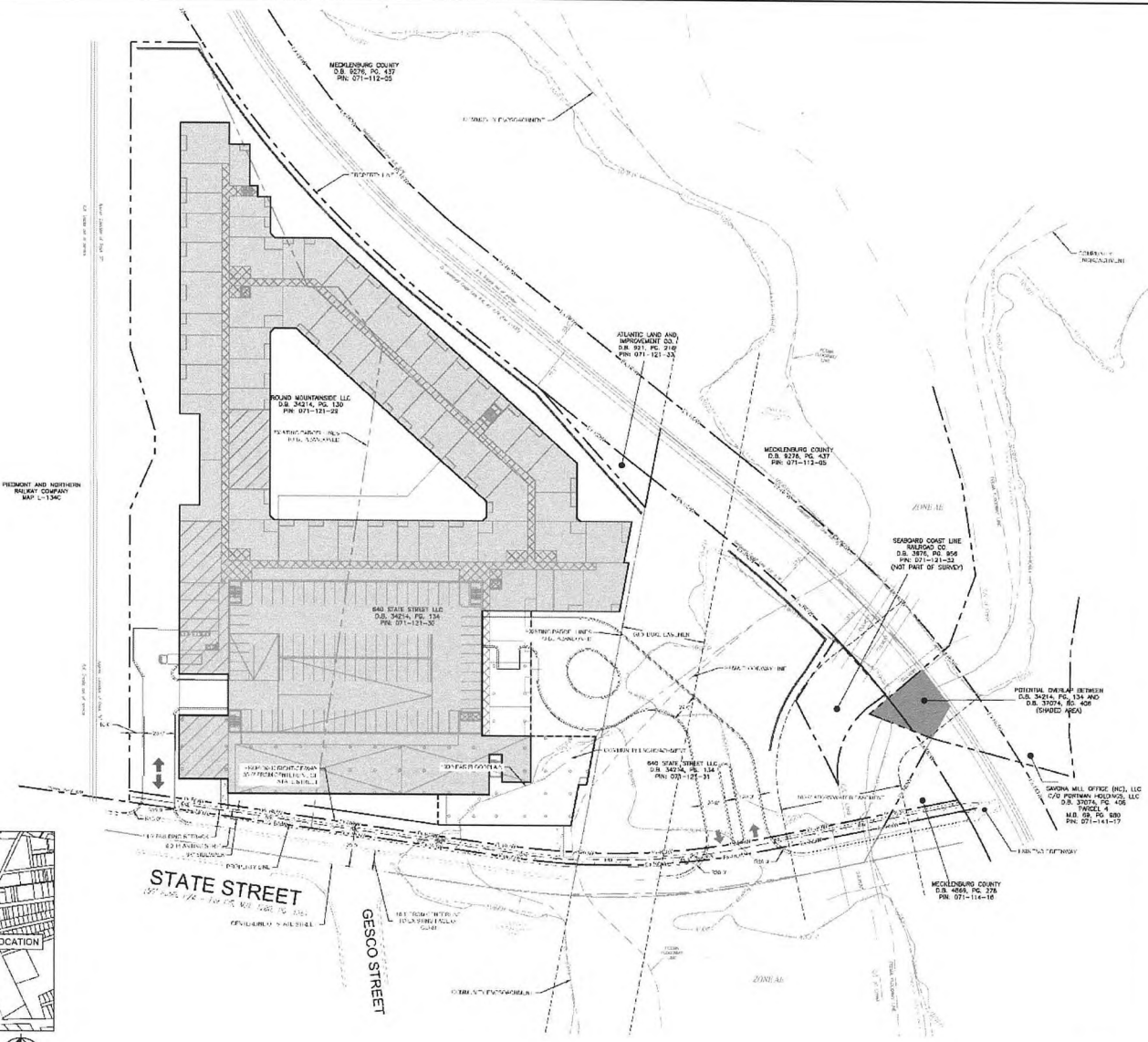
View 2 | Entrance from Monroe Rd



Rezoning Plan



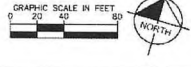
SITE LOCATION MAP
NOT TO SCALE



SITE DATA	
APPLICANT	LOWER TUCK
PROJECT NAME	REZONING PETITION #2023-001
PROJECT ADDRESS	640 STATE STREET, N.W.
PROJECT TYPE	COMMERCIAL/INDUSTRIAL
PROJECT SIZE	0.15 ACRES
PROJECT ZONE	REZONING PETITION #2023-001

LEGEND	
---	PROPERTY LINE
---	COMMUNITY PHOTOGRAPHY
---	FEMA FLOODWAY
---	EXISTING 100-YEAR FLOODPLAIN
---	FUTURE 100-YEAR FLOODPLAIN
---	PROPOSED BUILDING
---	PROPOSED CURB & GUTTER

CONDITIONAL NOTES	
1. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S ZONING ORDINANCE.	
2. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S FLOODPLAIN MANAGEMENT ORDINANCE.	
3. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S LANDSCAPE ARCHITECTURE ORDINANCE.	
4. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S SIGNAGE ORDINANCE.	
5. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S PARKING ORDINANCE.	
6. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S TRAFFIC SIGNAL ORDINANCE.	
7. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S STREET LIGHTING ORDINANCE.	
8. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S PUBLIC SAFETY ORDINANCE.	
9. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S HISTORIC PRESERVATION ORDINANCE.	
10. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S ENVIRONMENTAL IMPACT STATEMENT ORDINANCE.	



Kimley»Horn	
KIMLEY-HORN & ASSOCIATES, INC.	
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TEL: 704.366.1100	
WWW.KIMLEY-HORN.COM	
REZONING PETITION #2023-001	
LOWER TUCK	
PREPARED FOR KAIROI	
CHARLOTTE	
SHEET NUMBER RZ-1	
DATE	
BY	
REV	



LOWER TUCK REZONING PLAN

Charlotte, NC | Rezoning Number 2023-001

CLIENT: Kairoi
PREPARED BY: Kimley-Horn

GRAPHIC SCALE IN FEET
0 10 20 30

