

June 12, 2023

## COMMUNITY MEETING REPORT

Dewberry Engineers, Inc (Dewberry) assisted Ryan Miller (Petitioner's Agent) with a community meeting regarding the rezoning petition 2023-011 filed with the Charlotte Planning, Design & Development Department. A community meeting was held the evening of June 8, 2023 at 6:00pm at the project site of 5120 Allen Rd. E to discuss the proposed rezoning of the existing, approximately 25.4-acre residential site located at 5120 Allen Road E. Letters (Exhibit A) were hand delivered on June 2<sup>nd</sup> to the residents based on the address file provided by the City through Accela (Exhibit B. For recipients outside of driving distance, letters were postmarked June 2<sup>nd</sup>.

The Community Meeting was attended by those individuals identified on the sign-in sheet attached (Exhibit C). The Petitioner was represented at the Community Meeting by the Attendees seen at the end.

The presenters arrived at the meeting site at approximately 5:30pm to set up and be available if any attendants arrived early. At 6:00pm most of the attendees had arrived and some informal discussion took place between Dewberry, the Petitioner and the attendees regarding the site design. At 6:10pm the Petitioner's Agent started the meeting. The Petitioner's Agent welcomed the attendees and introduced himself and the Dewberry team. The Petitioner's Agent introduced the property wished to be rezoned and explained the rezoning process. He emphasized the importance of hearing the public's opinions on the rezoning process and the benefits the property can provide them.

The Petitioner's Agent and Dewberry team presented an updated site plan that included a higher density development (81 townhomes) that addressed some of the City's comments regarding streetscape. Additionally, the Petitioner's Agent highlighted some of the key features of the site that would be beneficial to the residents. At conclusion there was an open question/answer session whose detailed minutes are seen in Exhibit D.

**Attendees:** Ryan Miller, Costello Real Estate and Investments (Petitioner's Agent)  
Tristan McMannis, PLA, Dewberry Engineers Inc (Consultant)  
Paige West, Dewberry Engineers Inc (Consultant)

Respectfully submitted by,

**Dewberry Engineers Inc.**



Tristan M. McMannis, PLA  
Senior Project Manager

Exhibit A – Notice of Rezoning Letter  
Exhibit B – Addresses Provided by the City  
Exhibit C – Community Meeting Sign in Sheet  
Exhibit D – Community Meeting Minutes

# EXHIBIT A



Dewberry Engineers Inc.  
9300 Harris Corners Parkway  
Suite 220  
Charlotte, NC 28269

704.509.9918  
704.509.9937 fax  
www.dewberry.com

June 01, 2023

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting – Rezoning Petition No. 2023-011 filed by Brian Foushee to request the rezoning of an approximately 24.5-acre site located at 5120 Allen Rd. E to allow development of townhomes.

**Date and Time:** Thursday, June 8 at 6:00PM

**Place of Meeting:** 5120 Allen Rd. E; Please use the driveway entrance off Allen Rd. E – See enclosed map. There will be a tent with chairs set up for the meeting.

**Petitioner:** Brian Foushee

**Petition No.:** RZP-2023-011

Dewberry Engineers, Inc (Dewberry) along with Ryan Miller (Rezoning Agent) is assisting Brian Foushee (Petitioner) with a rezoning petition filed with the Charlotte Planning, Design & Development Department requesting the rezoning of approximately 24.5-acre site (the “Site”) located at 5120 Allen Rd. E. The rezoning proposed is a change from the existing Single Family Residential-3 (R-3) to Single-Family Residential-8 Conditional District [R-8 (CD)] to support the construction of approximately eighty-three (83) townhomes.

The petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purposes of sharing information with surrounding property owners and organizations related to the planned improvements. 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.

On behalf of the Petitioner, you are invited to participate in the Community Meeting regarding this Rezoning Petition to be held on **Thursday, June 8 at 6:00 PM at 5120 Allen Rd. E.**

We look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, you may call Tristan McMannis at (704) 264-1233 or email at [tmcmannis@dewberry.com](mailto:tmcmannis@dewberry.com).

Sincerely,  
**Dewberry Engineers Inc.**

A handwritten signature in blue ink, appearing to read "Tristan", written over a light blue horizontal line.

Tristan M. McMannis, PLA  
Senior Project Manager

Cc: Danté Anderson, Charlotte City Council District 1 (via email)  
Michael Russell, Charlotte Planning, Design & Development Department (via email)

Enclosed: Site Location Map





Use this driveway

Holiday Light Installers

Look for the tent as that will be location of meeting

5120 Allen Road

Unlimited Possibilities

Google Earth



500 ft





# EXHIBIT B

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-011	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-011	04516116	LOWERY	WILLIAM J			2900 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04516207	LLC	NMBC PROPERTIES		LLC	11212 MALLARD CREEK RD		CHARLOTTE	NC	28262
2023-011	04516208	HASELDEN	THOMAS LEE		MARIE MARTIN	2808 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04516309	REID	TRESS L			2748 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04516310	ADAMS	GRACE T			2740 ALLEN RD SOUTH		CHARLOTTE	NC	28269
2023-011	04516311	OWENS	JAMES A	SABRINA	OWENS	2732 ALLEN RD SOUTH		CHARLOTTE	NC	28269
2023-011	04516312	RAMIREZ	NELY JOSEFINA VELASCO			4418 ALLEN RD		CHARLOTTE	NC	28269
2023-011	04516313	SHOPE	JAMES LESANDER			2714 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04516314	CLOER	PAUL E			5512 MANNING RD		CHARLOTTE	NC	28269
2023-011	04517204	LLC	FOUR CORNERS OF CHARLOTTE			1612 SEATTLE SLEW CT		WAXHAW	NC	28173
2023-011	04517222	LLC	B&B BUILDERS OF THE CAROLINAS			5216 PROVIDENCE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2023-011	04518106	LLC	OEUVRE			4128 HERSCHEL ST		JACKSONVILLE	FL	32210
2023-011	04518117	LLC	ALFRAN CONSULTING			4901 DWIGHT EVANS RD	STE 128	CHARLOTTE	NC	28217
2023-011	04518119	LLC	BOND STONE HOLDINGS			3225 MCLEOD DR	STE 100	LAS VEGAS	NV	89121
2023-011	04518201	ROSALES	OLGA EVELIA CRUZ			4903 OSAGE CIRCLE		CHARLOTTE	NC	28269
2023-011	04518202	LLC	MNSF T2 SPE			6836 MORRISON BLVD	STE 320	CHARLOTTE	NC	28211
2023-011	04518203	WRIGHT	IDA DENISE			4911 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518204	HUNTER	WILLIAM FRANCIS		THE WILLIAM FRANCIS HUNTER R/T	626 HEATHERLY RD		MOORESVILLE	NC	28115
2023-011	04518205	AZAGE	ADANE	EMANUEL	AZAGE	4923 OSAGE CIR		CHARLOTTE	NC	28269
2023-011	04518206	MONTERROSSO	JAVIER A	CORINA	CORTEZ	4927 OSAGE DR		CHARLOTTE	NC	28269
2023-011	04518207	MC GILL	RHONDA M			4931 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518208	BOST	WANDA VIRGINIA			4935 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518209	MOORE	DELORES R			4939 OSAGE CIRCLE		CHARLOTTE	NC	28269
2023-011	04518210	THOMPSON	KATHY LOUISE			4943 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518211	HODGES	XAVIER W			4947 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518212	NORMAN	PANDORA L			4951 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518213	HARDY	KEIVON Y			5005 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518214	MCFADDEN	LUE ESTER			5009 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518215	ROBINSON	MARGARET W			5013 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518306	JOHNSON	AMANDA			5008 OSAGE CR		CHARLOTTE	NC	28213
2023-011	04518307	BARRERA	AMBER F			4950 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518308	EXUME	ELEANOR K			115 ELLINGTON DR		MOORESVILLE	NC	28117
2023-011	04518309	CASTILLO	MARGARITA			4926 OSAGE CIR		CHARLOTTE	NC	28269
2023-011	04518310	HARRIS	ADRIENNA V			4922 OSAGE CR		CHARLOTTE	NC	28269
2023-011	04518544	SCOTT	ALENDRIA			2660 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518545	JAMES	BRITTANY NICOLE			2656 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518546	BOHORQUEZ	NATALIE			2652 MCCURDY TR		CHARLOTTE	NC	28269
2023-011	04518547	CROWELL	SAMANTHA BREANNA			2648 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011	04518548	EDWARDS	ANTHONY ALEXANDER			2644 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518549	SHOUP	JORDAN MARIE	JEREMY WAYNE	SALSBERY	2640 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518551	ELLSBERRY	CAMERON			2703 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518552	WHITE	ASANI BRISHAWN			2707 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518553	GRAHAM	CHESTER ARTHUR JR			2711 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518554	BROWN	REGINA			2715 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518555	CALAWAY	NAUVIS COLE	CURTIS RAY	LEWIS	2719 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518556	BROWN	QUINTON HUBERT			2723 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518559	DURHAM	VIDETTE CHANTELL			2722 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518560	DAVIS	KENTON			2718 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518561	DHANTAL	SAI PRASAD			2741 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518562	HOROWITZ	KATIE REBECCA			2710 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518563	CAREY	MARIO			2706 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518564	WRIGHT	JUSTIN			2702 SYDNEY OVERLOOK LN		CHARLOTTE	NC	28269
2023-011	04518568	HOME ASSOCIATION	NORTH END COMMONS TOWN		C/O CAMS	1612 MILITARY CUTOFF RD	STE 108	WILMINGTON	NC	28403
2023-011	04518601	STOKES	ROSA			5450 KYNDALL WALK WAY		CHARLOTTE	NC	28269
2023-011	04518602	KINARD	KEATTA LALITA			5446 KYNDALL WALK WAY		CHARLOTTE	NC	28269
2023-011	04518603	PEDDYCORD	JESSICA			5442 KYNDALL WALK WAY		CHARLOTTE	NC	28269
2023-011	04518604	DAVIS	KENDELYON			5438 KYNDALL WALK WY		CHARLOTTE	NC	28269
2023-011	04518605	HALL	ASHLEY			5434 KYNDALL WALK WAY		CHARLOTTE	NC	28269
2023-011	04518606	DHANTAL	SAI MAMTHA			5430 KYNDALL WALK WY		CHARLOTTE	NC	28269
2023-011	04518607	CAPALDO	KRISTEN MARIE			5426 KYNDALL WALK WY		CHARLOTTE	NC	28269
2023-011	04518608	HOOKER	TRUMAN STERLING			5420 KYNDALL WALK WY		CHARLOTTE	NC	28269
2023-011	04518609	ORDONEZ	MARGOT	ZORAYA NICOLE SANTA CRUZ	ORDONEZ	5416 KYNDALL WALK WAY		CHARLOTTE	NC	28269
2023-011	04518610	ELLIS	TYLER ANITA			5412 KYNDALL WALK WY		CHARLOTTE	NC	28269
2023-011	04518611	GILL	MARK ANTHONY			5408 KYNDALL WALK WAY		CHARLOTTE	NC	28269



2023-011	04518612	WASSER	HEATHER LYNN			5404 KYNDALL WALK WY	CHARLOTTE	NC	28269	
2023-011	04518613	TRUJILLO	JESUS ARIEL			2538 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04518614	VASSER	CHARMANE			2534 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04518615	ADEYEMI	LESLIE BOLANLE			2530 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04518616	DEBERRY	CHRISTOPHER D			2526 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04518618	POAG	ASHLEY S			2512 MCCURDY TRAIL	APT 1413	CHARLOTTE	NC	28269
2023-011	04518619	SOMERVILLE	VERONICA			2508 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04518620	ANDRIATCH	MEGAN YVONNE			2504 MCCURDY TRL	CHARLOTTE	NC	28269	
2023-011	04518621	BONWINKOR	SANDIE A			2500 MCCURDY TRL	CHARLOTTE	NC	28269	
2023-011	04518622	BROWN	TYASIA DANYEL			2543 MCCURDY TL	CHARLOTTE	NC	28269	
2023-011	04518623	ROBERTSON	BAILEY			2547 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04518624	WILLIAMS	KAYLA RAE			2551 MCCURDY TRL	CHARLOTTE	NC	28269	
2023-011	04518625	MCGIRT	RACHEL			2555 MCCURDY TRAIL	CHARLOTTE	NC	28269	
2023-011	04520106	WAY	JOYCE P L/E			5013 CHURCHILL DR	CHARLOTTE	NC	28269	
2023-011	04520107	ATKINSON	APRIL SHANA			5023 CHURCHILL DRIVE	CHARLOTTE	NC	28269	
2023-011	04520108	BURROUGHS	CHARLES			5033 CHURCHILL DR	CHARLOTTE	NC	28269	
2023-011	04520109	THOMPSON	SUBRANA			5032 ALLEN RD EAST	CHARLOTTE	NC	28269	
2023-011	04520110	HARVELL	ORLANDO	WILLETTE L	HARVELL	5022 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04520111	SINCLAIR	ORRJ	CATHY A	SINCLAIR	5012 ALLEN R EAST	CHARLOTTE	NC	28269	
2023-011	04520208	BYRD	STACEY			5023 ALLEN RD EAST	CHARLOTTE	NC	28269	
2023-011	04520209	PARKER	MICHAEL E	VANESSA G	PARKER	5033 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04520210	DAVIS	AURA AYANA			5121 EAST ALLEN RD	CHARLOTTE	NC	28269	
2023-011	04520212	YANG	STEPHEN HOUA	CHAO	YANG	5120 TEWKSBURY RD	CHARLOTTE	NC	28269	
2023-011	04520213	DILLAHUNT	BRANDON			11507 TAVERNAY PKWY	CHARLOTTE	NC	28262	
2023-011	04520215	ALLEN	THOMAS B	PANSY F	ALLEN	5032 TEWKESBURY RD	CHARLOTTE	NC	28269	
2023-011	04520224	HAWKE	ZACHARY DILLON			2915 LAKE DR	CHARLOTTE	NC	28269	
2023-011	04520225	JORDAN	GAIRE D			5111 ALLEN RD EAST	CHARLOTTE	NC	28269	
2023-011	04520226	MCCALLUM	BESSIE B			5105 ALLEN RD EST	CHARLOTTE	NC	28269	
2023-011	04520227	DILLAHUNT	BRANDON			11507 TAVERNAY PKWY	CHARLOTTE	NC	28262	
2023-011	04520228	BROWN	MARTHA B & MICHAEL PARKER			5033 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04521109	ANDINO HERNANDEZ	MARCIA MERCEDES			5200 MANNING RD	CHARLOTTE	NC	28269	
2023-011	04521110	CURETON	BRENDA			5201 ALLEN RD EAST	CHARLOTTE	NC	28269	
2023-011	04521111	HOLLIDAY	JAMES MILTON JR			5213 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04521112	BRANDON-MARTIN	PAMELA			5221 ALLEN RD EAST	CHARLOTTE	NC	28269	
2023-011	04521201	JAMESON	THOMAS R JR			2655 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521202	WILLIAMS	ALBERT J			2701 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521203	HARWOOD	DAVID H			2711 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521204	BROWN	IVAN L			2719 ALLEN RD SOUTH	CHARLOTTE	NC	28269	
2023-011	04521205	CANNON	JAMES K			2727 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521206	MARTINEZ	SOPHIA MADALANA			2743 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521207	IRIZARRY	ANGEL LUIS	CLAUDIA PATRICIA	IRIZARRY	2751 ALLEN ROAD S	CHARLOTTE	NC	28269	
2023-011	04521208	MATCHEM	WILLIAM			2801 ALLEN RD SOUTH	CHARLOTTE	NC	28269	
2023-011	04521209	BOONE	DORCAS C LIFE ESTATE			2829 ALLEN RD SOUTH	CHARLOTTE	NC	28269	
2023-011	04521210	WEAVER	DEBORAH			2835 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521211	LLC	HELMSMAN HOMES			PO BOX 3965	MOORESVILLE	NC	28117	
2023-011	04521212	GARCIA	CARLOS	SARA	GARCIA	2907 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521213	LLC	RS RENTAL II			31 HUDSON YARDS	NEW YORK	NY	10001	
2023-011	04521216	LOCKLEAR	VICTOR WILLIAM			5316 ALLEN RD EAST	CHARLOTTE	NC	28262	
2023-011	04521217	CASSELLS	YOLANDA			5310 ALLEN ROAD EAST	CHARLOTTE	NC	28269	
2023-011	04521218	HOWEY	JAENA MILIK			5300 ALLEN RD EAST	CHARLOTTE	NC	28269	
2023-011	04521219	MUSE	JOHN H	SUSAN B	MUSE	21 GROVE ST	METHUEN	MA	01844	
2023-011	04521220	ROGERS	BOBBY GENE	SHIRLEY A	ROGERS	5218 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04521222	DEES	CARY JR	EVA	TATE-DEES	5100 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04521223	FOUSHEE	BRIAN	ALYSSA	FOUSHEE	2042 SHENANDOAN AV	CHARLOTTE	NC	28205	
2023-011	04521224	FOUSHEE	BRIAN	ALYSSA	FOUSHEE	5120 ALLEN ROAD EAST	CHARLOTTE	NC	28269	
2023-011	04521225	BOYD	SANDRA L			2811 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521226	BURCH	ARTELLIA M			2661 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521227	MCDEVITT	JOHN W	DAWN M	MCDEVITT	1016 PATCH DR	NEWPORT	NC	28570	
2023-011	04521228	GARCIA	SAMUEL S TAPIA	MARISOL SALTO	SANTOYO	2643 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521229	CALDWELL	JACQUELINE L			2637 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521230	MAGER	DONALD N	WILLIE A	MCDOWELL	2631 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521231	CANNON	JAMES K			2727 ALLEN RD S	CHARLOTTE	NC	28269	
2023-011	04521232	GAMBLE	EDWARD L			5202 ALLEN RD E	CHARLOTTE	NC	28269	
2023-011	04521233	RAYBURN	HERBERT W	MAGGIE M	RAYBURN	3108 PATTON RIDGE RD	CHARLOTTE	NC	28269	
2023-011	04521234	CARO	GUILLERMO ALEXANDER			3108 PATTON RIDGE CT	CHARLOTTE	NC	28269	
2023-011	04521235	MOODY	MAURICE C			709 HAMPDEN PLACE CR	VESTAVIA	AL	35242	



2023-011	04521236	PIAZZA JR	JAMES A			198 FRESHWATER LN	MOORESVILLE	NC	28117
2023-011	04521237	BOTTOMS	ROBERT KELLY		MONICA ANN	3107 PATTON RIDGE RD	CHARLOTTE	NC	28269
2023-011	04521238	AQUINO	AMALIA N			4910 CHURCHILL DR	CHARLOTTE	NC	28269
2023-011	04521239	WEISS	MICHAEL P			5122 ALLEN ROAD EAST	CHARLOTTE	NC	28269
2023-011	04521301	LLC	QUEEN CITY ACQUISITIONS			3538 CARD ST	CHARLOTTE	NC	28205
2023-011	04521302	MARKS	JOHUA DAVID			5012 CHURCHILL DR	CHARLOTTE	NC	28269
2023-011	04521303	GARRIOTT	EMILY L	RANDALL OWEN	GARRIOTT	5000 CHURCHILL DR	CHARLOTTE	NC	28269
2023-011	04521308	TEER	JACOB			3005 CITADEL PL	CHARLOTTE	NC	28269



**PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED.**

2023-011	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-011	Cardinal Glen Homeowners Association	Willie &	Roslyn	Livingston	5130 Osage Circle	Charlotte	NC	28269
2023-011	Cardinal Glen Homeowners Association	Xavier	Hodges	4943 Osage Cr		Charlotte	NC	28269
2023-011	Derita- Woods	Esmeralda	Aquilera	3017 Dalecrest Drive		Charlotte	NC	28269
2023-011	Derita Design	Hasheem	Halim	2731 Gibbon Rd		Charlotte	NC	28269
2023-011	Derita Statesville Road Community Organization	Sylvia	Cannon	5447 Elizabeth Rd		Charlotte	NC	28269
2023-011	Derita Statesville Road Community Organization	Theresa	McDonald	3100 Lake Drive		Charlotte	NC	28269
2023-011	Dunedin Homeowners Association	Robert	Yudell	3415 Autumn Ridge Dr		Charlotte	NC	28269
2023-011	Eagle Lake Fishing Club, Inc	Lad	Ackerman	2917 Dalecrest Dr		Charlotte	NC	28269
2023-011	Fairstone	Ronald	Williams	5736 Fairchase Avenue		Charlotte	NC	28269
2023-011	Forest Pond Homeowners Association	Mehl	Renner	6105 Spring Flower Ct		Charlotte	NC	28262
2023-011	Grenelefe Village Homeowners' Association, Inc	Marvin	Betaudier	2517 Eargle Rd		Charlotte	NC	28269
2023-011	Grenelefe Village Homeowners' Association, Inc	Sheila	Zegarra	5310 Grenelefe Village Rd		Charlotte	NC	28269
2023-011	Grenelefe Village Townhomes Homeowners Association	Reggie	Rucker	2830 Hosta Dr		Charlotte	NC	28269
2023-011	Hidden Valley Community Association	Gary	Dawkins	2934 Zion Renaissance Ln		Charlotte	NC	28269
2023-011	Nevin Creek HOA	JoAnn	Thomas	5619 Seths Drive		Charlotte	NC	28269
2023-011	Poplar Springs	Rosanne Cureton	Jones	5401 Poplar Springs Dr		Charlotte	NC	28269
2023-011	Poplar Springs	Stephanie	Walker	5130 Granite Creek Lane		Charlotte	NC	28269
2023-011	Royal Oaks Neighborhood Association	Molly	Wilbanks	5213 Pine Dr		Charlotte	NC	28269



[illegible]

June 08, 2022

**COMMUNITY MEETING MINUTES**

- Will there be an HOA?
  - Response: Yes
- Will the property be fenced in? There were concerns about foot traffic cutting through residents' yards since they do not have fences.
  - Response: If the city requires a fence, we will show fence. At this time, there is no fence shown on the plans.
- There were concerns about property infringement due to an existing shared driveway out at Allen Road E. and the survey not having the correct property line.
  - Response: A boundary survey was completed of the area, but the Petitioner's Agent will discuss with the surveyor regarding further investigation on deeds and property lines, specifically the shared driveway from Allen Road E.
- Existing pond questions: (#1) Residents have been told there were wetlands in the back area of the property around the pond; are they still here? (#2) Are there/have there been any studies for the water? How will we manage if the flow backs up onto the neighboring properties?
  - Response (#1): The Petitioner's Agent mentioned how they had soil scientists and the Army Corp of Engineers come out to the property and they said there are no wetlands on the property.
  - Response (#2): The Petitioner's Agent mentioned how there will be erosion control measures in place throughout the life of construction to protect the neighboring properties. Dewberry mentioned how the existing pond will be retrofitted to handle as much of the runoff as possible and there will be an additional pond to catch the extra water.
- Will there be sewage backups or a decrease in water pressure?
  - Response: The development will have its own sewer and water lines and will tie into the sewer running through the property. It is not intended for the community's water or sewer to be affected by the development.
- What is the upside for the surrounding neighbors?
  - Response: For people who may have issues with flooding on their property, the retrofit to the existing pond and the new proposed Stormwater BMP should reduce current flooding. For those who are not affected by flooding, there will be direct access to a Mecklenburg County Park area and access to proposed walking trails and sidewalk.
- How will garbage disposal be handled?
  - Response: Currently each lot will have its own roll out carts, but there is a potential future dumpster area that could be built if needed.
- Who will maintain common space?



- Response: Everything out of the City's ROW will be maintained by the HOA. The City of Charlotte will maintain what is within their ROW.
- Product specific questions: 2 or 3 story? Garages? Decks? Number of bedrooms?
  - Response: The product is intended to be 2 story and will have garages. Decks are up to the home builder, but each townhome is required to have 400 SF of private open space. Bedroom count is also dependent on the home builder which is not yet determined.
- There are times when developers commit to one thing in the preliminary phase but then a lot of the commitments go away. How are you ensuring items will be finished?
  - Response: The developer & home builder will need to adhere to the approved plan and the requirements of the Charlotte Zoning Ordinance and standards.
- Will utilities such as power be underground or overhead? Will the new utilities affect the existing?
  - Response: We anticipate them to be underground and to not affect what is existing.
- There was some concern about disruption to the existing wildlife and deer paths.
  - Response: The area north of the pond and east of the proposed townhomes will not be developed with this project so there should not be any disruption to the existing wildlife habitats in that area.
- There was some concern about how the units will look on Citadel. The resident does not want ugly and unmanaged backside of units seen from the street.
  - Response: The units adjacent to Citadel will be screened with the required street trees and landscaping per the City. The exterior of the units will be determined by the product chosen by the developer.