

COMMUNITY MEETING REPORT

Petitioner: NVR, Inc.
Rezoning Petition No. 2023-018

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 and time of the Community Meeting, and information on how to access 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 November 22, 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, December 6, 2023 at 6:30 P.M. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

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 Scott Munday and Kevin Connery of the Petitioner, Brent Stough of CESO, Inc. and John Carmichael 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. 2023-018.

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, January 16, 2024 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, January 30, 2024 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, February 19, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael shared a map and an aerial photograph of the site subject to this Rezoning Petition and he stated that the site contains approximately 14.2 acres and is located on the north side of Ridge Road near the I-85 – I-485 interchange. John Carmichael shared maps that depict the zoning of the site and the surrounding parcels of land, and he stated that the site is zoned N1-A. John Carmichael stated that the N1-A zoning district is a residential zoning district that allows single family detached homes, duplexes and triplexes. John Carmichael reviewed the zoning of the surrounding parcels of land.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the N1-A zoning district to the R-17 MF (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 128 single family attached (townhome) dwelling units. The overall maximum density would be 9 dwelling units per acre.

John Carmichael shared and reviewed the Petitioner's conditional rezoning plan. He stated that the site is divided into two sections or development areas designated as Development Area A and Development Area B because of the two thin parcels of land located between Development Area A and Development Area B that are not part of the site. The eastern part of the site would have one access point from Ridge Road. The townhome units adjacent to Ridge Road would front Ridge Road. The eastern portion of the site would be served by internal private streets. A 50 foot wide Class C buffer reduced in width to 37.5 feet by virtue of the installation of a 6 foot tall wooden screen fence would be located along the western and northern boundaries of the eastern portion of the site. A 50 wide foot Class A buffer would be located along a portion of the eastern boundary of the eastern portion of the site and a 50 foot wide Class A buffer reduced in width to 37.5 feet through the installation of a berm would be located along a portion of the eastern boundary of the eastern portion of the site. The setback along Ridge Road would be 30 feet. A right turn lane and a left turn lane would be installed on Ridge Road at the access point into the eastern portion of the site.

The western portion of the site would have one access point from Ridge Road and two future access points from adjacent parcels. A right turn lane and a left turn lane would be installed on Ridge Road at the access point into the western portion of the site. The western portion of the site would be served by internal private streets and two public streets. The setback along Ridge Road would be 30 feet. A 50 foot wide Class C buffer reduced in width to 37.5 feet through the installation of a 6 foot tall wooden screen fence would be located along the western, northern and eastern boundary lines of the western portion of the site. The 50 foot wide Class C buffer located in the western corner of the western portion of the site would not be reduced in width.

A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path would be installed along the western and eastern portions of the site's frontages on Ridge Road.

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, Brent Stough stated that the two future access points from adjacent parcels on the western portion of the site align with the streets in the future developments located to the north and west of the western portion of the site. Brent Stough stated that NCDOT has blessed the access points into the site.
- In response to a question, Brent Stough confirmed that each portion of the site has an access point from Ridge Road.

- In response to a question, John Carmichael stated that he would email the power point presentation to the meeting attendees.

There were no other questions or comment.

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 11th day of December, 2023

NVR, Inc., Petitioner

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

EXHIBIT A-1

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.

2023-018	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-018	02917102	HICKORY GROVE BAPTIST CHURCH				7200 E W T HARRIS BLVD		CHARLOTTE	NC	28215
2023-018	02917102E	HICKORY GROVE BAPTIST CHURCH				7200 E W T HARRIS BLVD		CHARLOTTE	NC	28215
2023-018	02917106	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
2023-018	02917107	BOST	MARY LOU		RIDGE ROAD LAND TRUST 107	3316 N TRYON ST		CHARLOTTE	NC	28206
2023-018	02917127	HEAVEN PROPERTIES LLC				4600 NC HWY UNIT 49 S		HARRISBURG	NC	28075
2023-018	02958101	SHAVER	JAMES E JR			1620 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958102	LAWRENCE	STEPHEN	EVA S	LAWRENCE	1734 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958103	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
2023-018	02958104	BELT	R FRANCES (N/C)	NANCY B	WARREN	414 CHESTNUT RIDGE CHURCH RD		KINGS MOUNTAIN	NC	28086
2023-018	02958105	WIKE	ALICE C			1640 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958106	WIKE	ALICE COVINGTON			1640 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958107	NELSON	BRANDON			8022 REGENT PARK LN		CHARLOTTE	NC	28210
2023-018	02958108	GARRIDO	ARIEL REYES	SANDRA YANETH QUIJADA	ORELLANA	1632 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958109	SHAVER	JAMES EDWARD JR			1620 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958110	CK KINGS GRANT LAND LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
2023-018	02958112	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2023-018	02958118	COPENHAVER	WENDY DAWN	TIMOTHY A	COPENHAVER	1636 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02958119	NELSON	BRANDON			8022 REGENT PARK LN		CHARLOTTE	NC	28210
2023-018	02958120	SHAVER	JAMES E JR			1620 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02961106	JORDAN	WILLIAM H	TERRI O	JORDAN	1601 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02961107	JORDAN	IRIS H			1615 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02961108	BOST	BOBBY EUGENE	ELIZABETH	BOST	1619 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02961112	HOLLAND	HOYLE N	NANCY H	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262
2023-018	02966189	BEST	ARTHUR L			324 WESLEY CHAPEL RD		KENANSVILLE	NC	28349
2023-018	02966190	FOSTER	JOHN C			PO BOX 16		NEWELL	NC	28126

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

2023-018	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-018	Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2023-018	Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2023-018	Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2023-018	Mallard Lake Homeowners Association	Andre	Christie	10503 Greenhead View		Charlotte	NC	28262
2023-018	Mills Creek	Janetta	Walls	8451 Carolina Lily Lane		Charlotte	NC	
2023-018	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269

EXHIBIT A-2

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

Subject: Virtual Community Meeting - **Rezoning Petition No. 2023-018** filed by NVR, Inc. to request the rezoning of an approximately 14.2 acre site located on the north side of Ridge Road near the Interstate 85 – Interstate 485 interchange (see enclosed map)

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

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting NVR, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 14.2 acre site located on the north side of Ridge Road near the Interstate 85 – Interstate 485 interchange (see enclosed map) from the N1-A zoning district to the R-17 MF (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 128 single family attached (townhome) dwelling units.

The Petitioner will hold a virtual 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 invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, December 6, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

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 Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: November 22, 2023

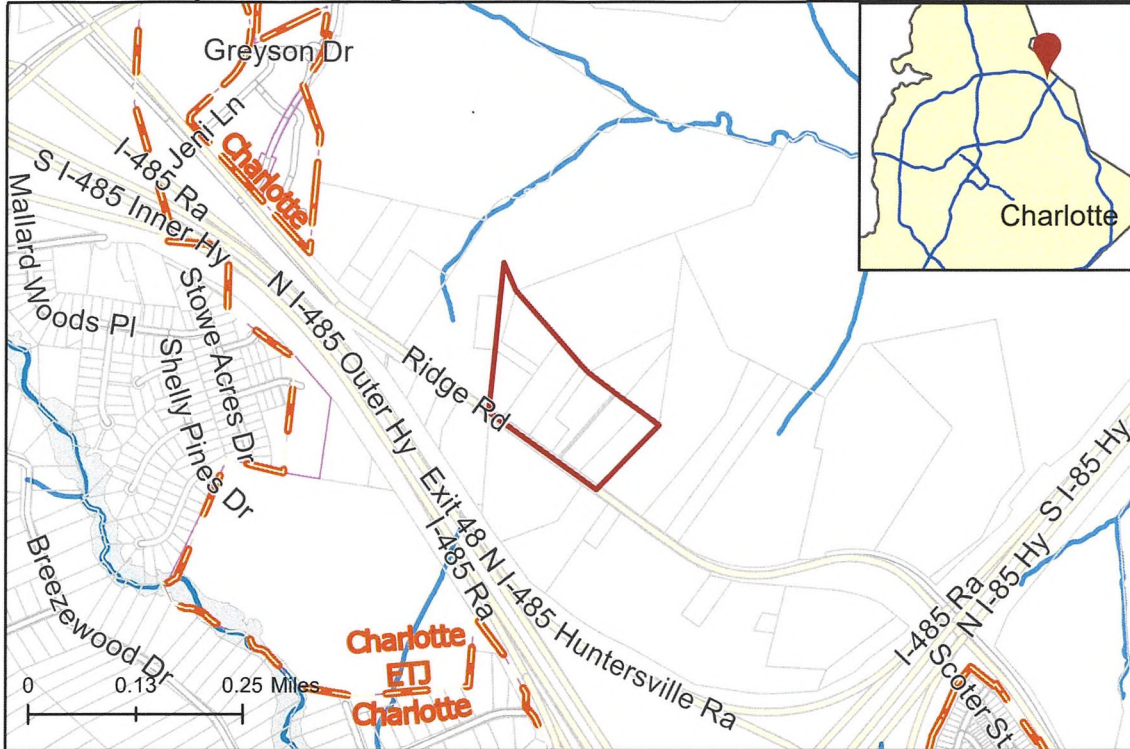
2023-018: NVR Inc.

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 14.2 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE

PLANNING, DESIGN
& DEVELOPMENT

- 2023-018
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent to
City Council District

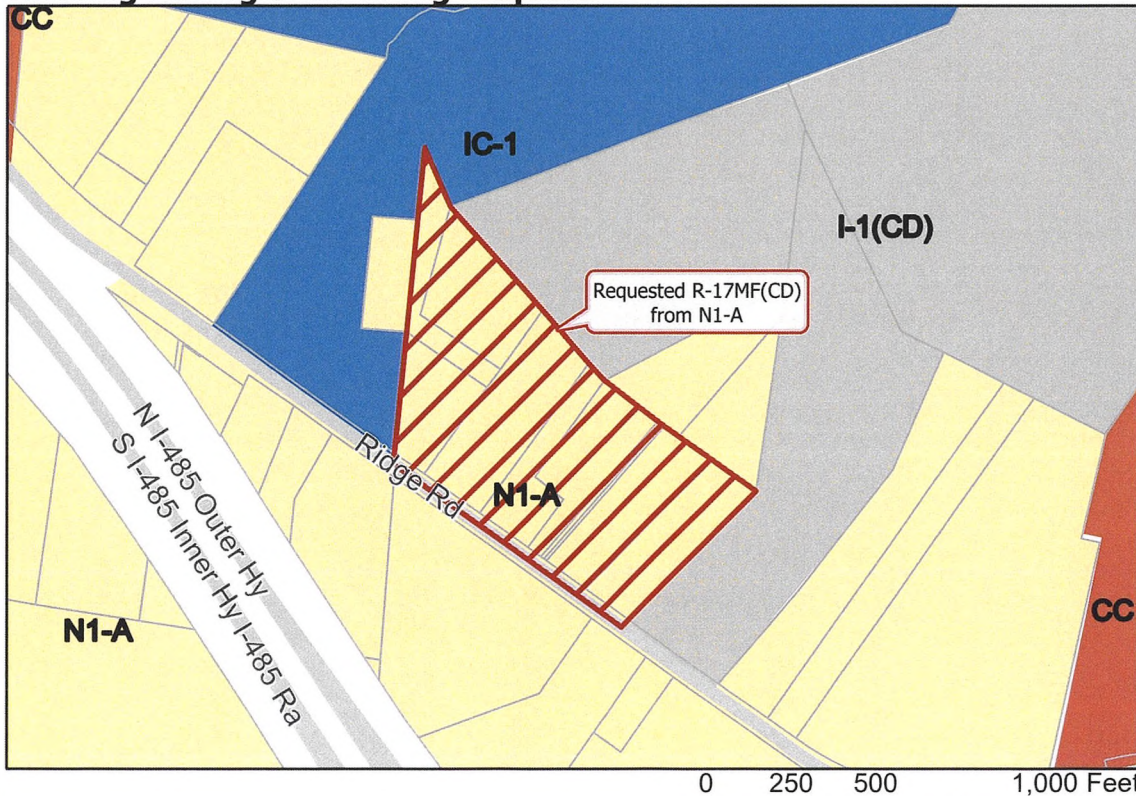
4-Renee Johnson

County Commissioner

3-George Dunlap



Existing Zoning & Rezoning Request



Requested R-17MF(CD)
from N1-A

Zoning Classification

- Neighborhood 1
- Institutional
- Commercial Center
- Light Industrial



Map Created 6/9/2023

EXHIBIT B

Attendee Report

Report Generated: 12/7/2023 8:47

Topic	Webinar ID	Actual Start Time	Actual Duration (minut	# Registered	# Cancelled	Unique Vie	Total Users	Max Concurrent View	Enable Registration
Virtual Community Meeting for	948 1548 7330	12/6/2023 17:31	82		4	0	5	9	5 Yes

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	John Carmichael	jcarmichael@robinsonbrad	12/6/2023 17:31	12/6/2023 18:52	82	No	United States
Yes	WilliamJordan	poppybill52@gmail.com	12/6/2023 18:46	12/6/2023 18:52	6	Yes	United States
Yes	Kevin Connery	KCONNERY@nvrinc.com	12/6/2023 18:26	12/6/2023 18:52	26	Yes	United States
Yes	Scott Munday	jemunday@nvrinc.com	12/6/2023 18:27	12/6/2023 18:52	26	Yes	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval S	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Eva Lawrence	Eva	Lawrence	evallawrence@gmail.com	11/27/2023 9:05	approved	12/6/2023 18:31	12/6/2023 18:52	22	Yes	United States
Yes	Benjamin Miller	Benjamin	Miller	IdealRealtySC@gmail.com	11/27/2023 11:01	approved	12/6/2023 18:31	12/6/2023 18:52	22	Yes	United States
Yes	William Jordan	William	Jordan	poppybill52@gmail.com	12/4/2023 7:13	approved	12/6/2023 18:33	12/6/2023 18:46	14	Yes	United States
Yes	James Shaver	James	Shaver	Mxis4me1964@gmail.com	12/6/2023 18:00	approved	12/6/2023 18:31	12/6/2023 18:52	22	Yes	United States

Other Attended

User Name	Join Time	Leave Time	Time in Session (minut	Is Guest	Country/Region Name
17046505638	12/6/2023 18:30	12/6/2023 18:52	22	Yes	United States

EXHIBIT C

Rezoning Petition No. 2023-018

NVR, Inc., Petitioner

Community Meeting

December 6, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

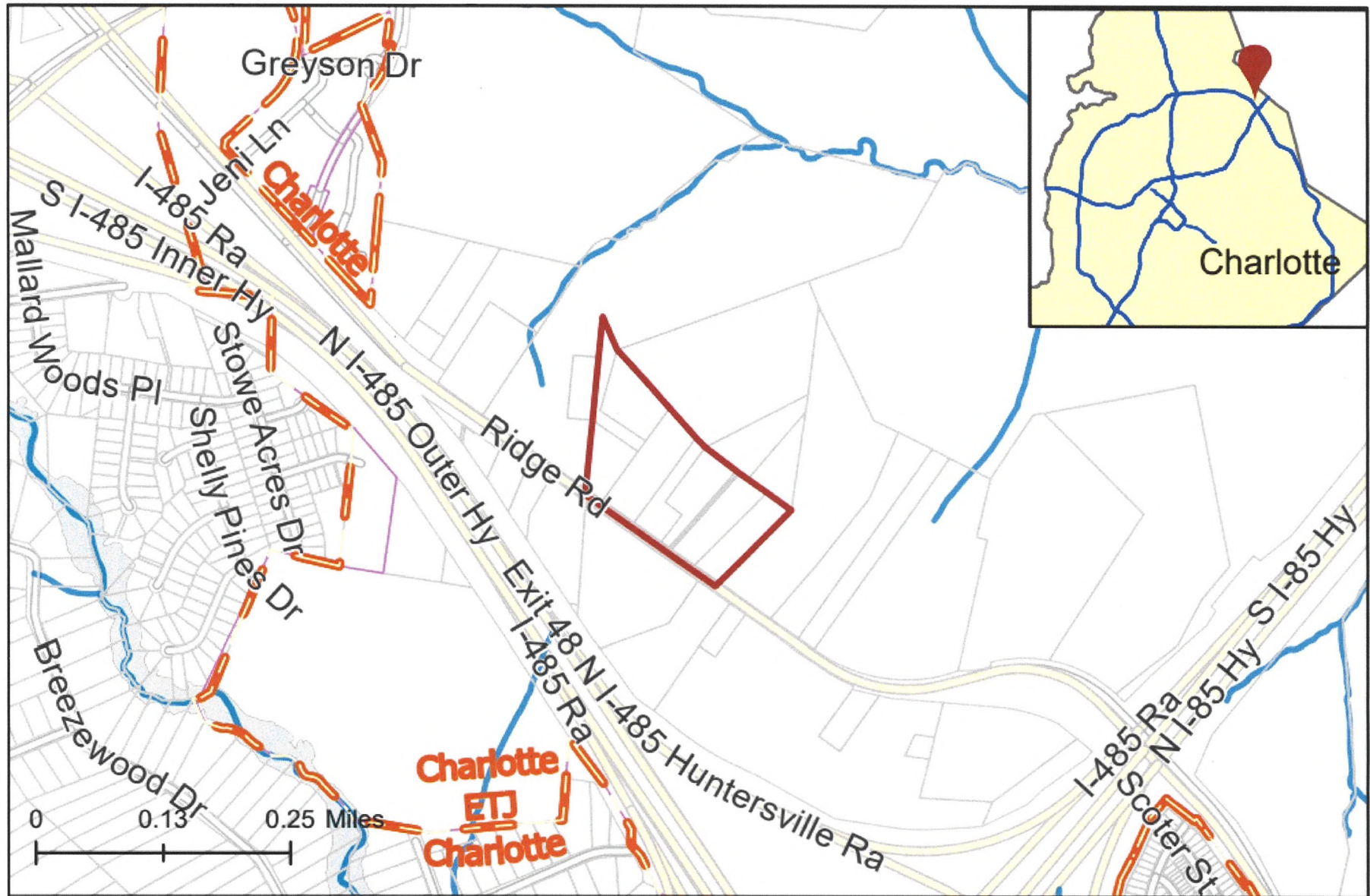
Team

- Scott Munday, NVR, Inc.
- Kevin Connery, NVR, Inc.
- Brent Stough, CESO, Inc.
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Tuesday, January 16, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, January 30, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

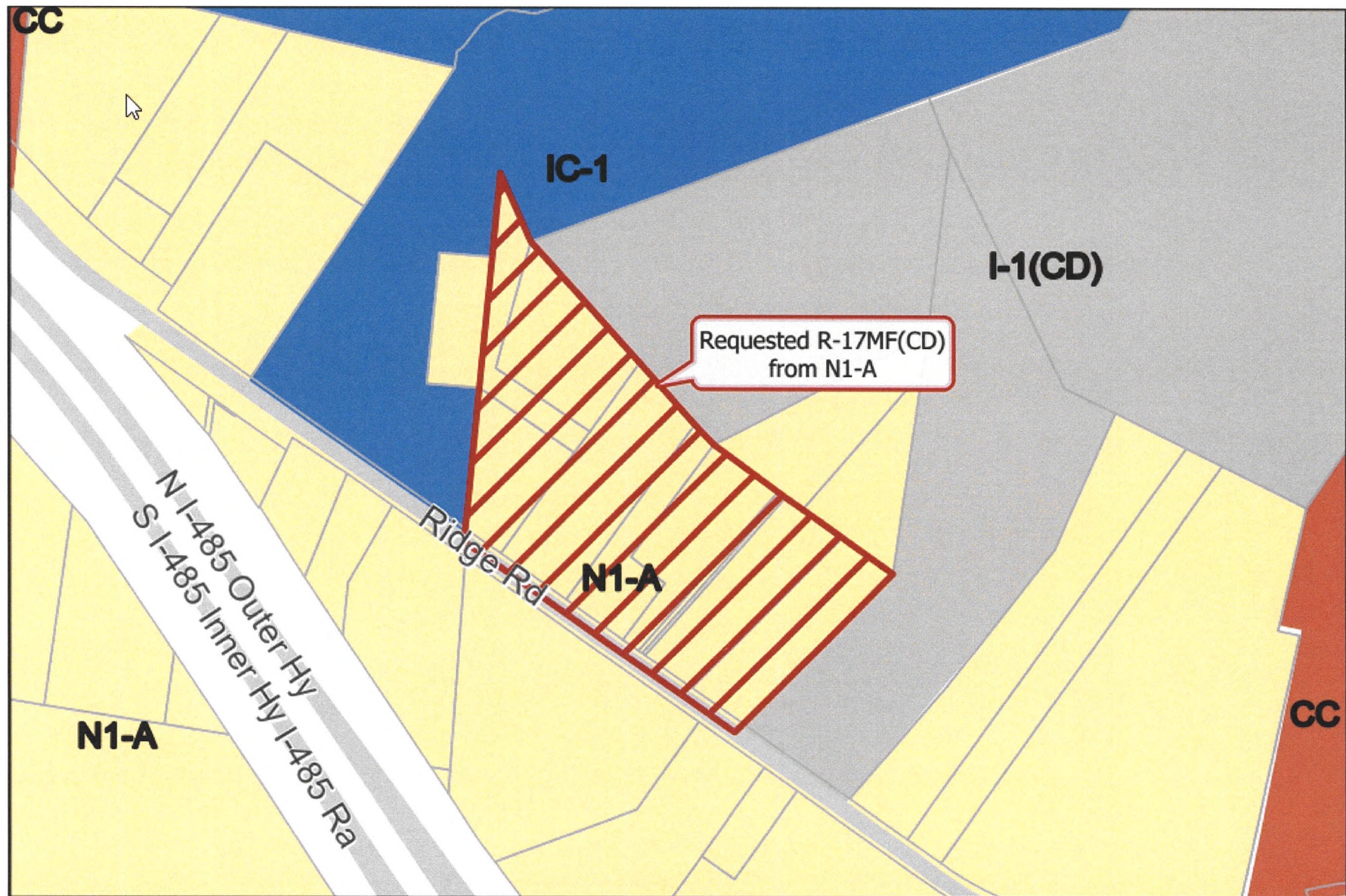
Site – 14.2 Acres

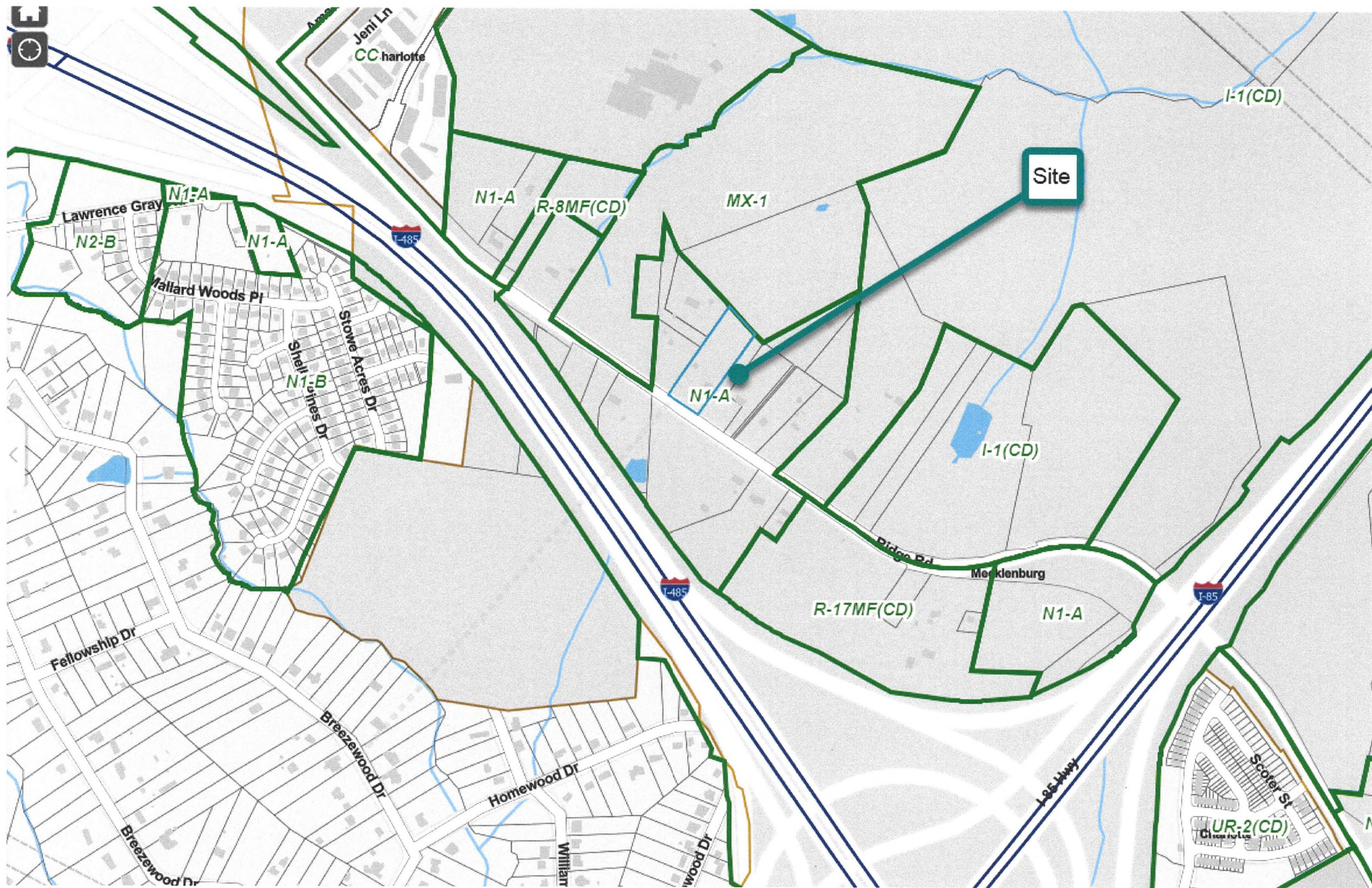


Site



Zoning of the Site and Surrounding Parcels





Rezoning Request

Requesting that the site be rezoned from the N1-A zoning district to the R-17 MF (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 128 single family attached (townhome) dwelling units

The overall density would be 9 dwelling units per acre



Rezoning Plan







Questions/Comments