

COMMUNITY MEETING REPORT
Petitioner: Horizon Development Properties, Inc.
Rezoning Petition No. 2023-023

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 Tuesday, December 5, 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 Allen Gong and Gigi Xia of the Petitioner, Adam McGuire of LandDesign, Randy Goddard of Design Resource 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. 2023-023.

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, February 19, 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, March 5, 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, March 18, 2024 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 8.55 acres and is located on the east side of Old Providence Road and the west side of Providence Road, across Providence Road from International Drive.

John Carmichael shared a zoning map of the site and surrounding parcels. The site is currently zoned R-20 MF and N1-A.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-20 MF zoning district and the N1-A zoning district to the MUDD-O zoning district to accommodate the development of a residential community on the site that would contain a maximum of 380 dwelling units that would be comprised of multi-family dwelling units and single family attached (townhome) dwelling units. A maximum of 325 of the dwelling units could be multi-family dwelling units. A minimum of 20 percent of the dwelling units would be affordable/workforce dwelling units that would maintain monthly rents that are income restricted to households earning between 60 percent and 80 percent (inclusive) of the area median income for a period of not less than 30 years.

John Carmichael then shared a slide of the Charlotte Future 2040 Policy Map that shows that the site is located in the Neighborhood 2 and Neighborhood 1 place types.

John Carmichael shared a slide showing the three rezoning petitions that have been filed for sites in the immediate area by Levine Properties (2023-038), Northwood Ravin (2023-039) and the Petitioner. He stated that the Petitioners for each Rezoning Petition have been working together on various matters and issues.

Adam McGuire reviewed the site plan. He stated that the site plan is subject to modification. Adam McGuire stated that the Petitioner is requesting increased density on the northern portion of the site towards the gas station by constructing a multi-story, multi-family building (“Building A”) with structured parking. The building would wrap the parking structure. A proposed road would be created to connect Providence Road and Old Providence Road that would line up with the current intersection of Providence Road and International Drive. A new garden-style 3 to 4 story walk up apartment building (“Building B”) is proposed south of Building A. The most southern portion of the site is wooded and is intended to stay that way and be considered the tree save area for the site. Along Old Providence Road, 2 to 3 story townhomes would be constructed. Adam McGuire stated that the maximum height of Building A that would be located on the northern portion of the site would be 90 feet. The townhome buildings would not exceed 50 feet in height. Along the site’s frontage on Providence Road, the plan is to install an 8 foot wide planting strip and a 12 foot wide multi-use path to enhance pedestrian connectivity. Along the site’s frontage on Old Providence Road and the new internal street, the streetscape would be an 8 foot wide planting strip and an 8 foot wide sidewalk.

Randy Goddard briefly discussed the joint traffic study for the three Rezoning Petitions in the area that is currently in process. He shared an exhibit from the traffic study that depicts/notes the 22 intersections that are being studied as part of the joint traffic study. Randy Goddard stated that they are continuing to evaluate the improvements with CDOT and NCDOT. He shared and discussed slides of the Providence Road corridor access management and the potential improvements they are working on with CDOT and NCDOT.

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 they are happy to meet with area HOAs and individuals, and that if anyone desires a meeting they should contact him.
- In response to a question, John Carmichael stated that the large majority of the site is currently devoted to the Gladedale residential community, which is an affordable residential community that has about 50 multi-family dwelling units. The commitment under this rezoning request is that a minimum of 20 percent of the dwelling units built on the site would be affordable units with monthly rents that are income restricted to households earning between 60 percent and 80 percent (inclusive) of the area median income for a least 30 years. The remaining units would be market rate units. Allen Gong confirmed John Carmichael's statement.
- In response to a question, Randy Goddard stated that intersection No. 16 (Old Providence Road and Providence Road) and intersection No. 17 (International Drive and Providence Road) on the exhibit are existing traffic signals and that there would be no change in the separation distance of these signals.
- In response to a question, Randy Goddard stated that Blueberry Lane would still be right-in, right-out. He stated that vehicles heading northbound would still have U-turn availability, but the signal phase at Sardis Lane extension might make it easier to make that movement than it is right now.
- In response to a question, John Carmichael stated if the Rezoning Petition is approved and the Petitioner moves forward with the development, the existing community would demolished. Allen Gong stated that the existing community would need to be demolished if the Rezoning Petition is approved and they are ready to move forward with the redevelopment. He stated that the Petitioner's intent is to protect our residents and to not cause them any hardship. Allen Gong stated that the approval of the Rezoning Petition would give the Petitioner the ability to redevelop the site in the future.
- In response to a question, Randy Goddard stated that reduced conflict intersections mean that certain movements are taken out of what could be four leg full movement intersections. He stated that the only place right now is the U-turn back to Blueberry.
- In response to a question, Randy Goddard stated they are not considering any improvements at Duneden Lane right now. He stated that more than likely an internal roundabout would be introduced so the movement would be around the intersection instead of being under stop control. This would eliminate the left turn onto Sardis Road and making it a safer intersection.
- In response to a question, Randy Goddard stated that pedestrian improvements have not been worked out yet for Providence Road and Old Providence Road with CDOT and NCDOT.
- John Carmichael stated that the Petitioner plans to increase the size of the bus stop waiting pad along the site's frontage on Providence Road.
- In response to a question, John Carmichael stated that the Petitioner just received comments about the site plan from the City about an hour ago, and he has not had a chance to look at them yet.

- In response to a question, Randy Goddard stated that pedestrians will cross the street from the site to the Levine site with a standard signalized pedestrian crossing with pads at Providence Road/Old Providence Road.
- In response to a question, John Carmichael stated that the rezoning request if approved would allow up to 380 dwelling units on the site, which is approximately 44 units per acre. He stated that the current proposal for the multi-family building on the northern portion of the site is a maximum height of 90 feet. The maximum height for the townhomes is 50 feet.
- In response to a question, Allen Gong stated that the Petitioner owns property throughout the City at different affordability levels. He stated that the reason for the 80/20 market rate/affordable rate units is to make sure the project is financially viable.
- In response to a question, Randy Goddard stated that the pedestrian crossing from the site to the Levine site would be a standard signalized intersection and not an ad hoc pedestrian signal.
- In response to a question, Allen Gong stated that if the rezoning request were to be approved, there is not a set schedule for the redevelopment of the site. He stated that the priority is to hopefully get the rezoning approved and then come up with a plan to protect our residents during redevelopment.
- In response to a question, Randy Goddard stated that all the movements on Providence Road and Old Providence Road would remain the same as they are right now. The only change would be that you could go straight across to the Levine site.
- In response to a question, Randy Goddard stated that International Drive is a required street based on the subdivision ordinance. He stated that there is a recommendation for a right turn lane at Old Providence Road and Sharon View Road to mitigate the increase in traffic from all three Rezoning Petitions.
- In response to a question, Randy Goddard stated that the roundabout on Sardis Lane has not gone through the full analysis and would be part of the Levine project.
- In response to a question, John Carmichael stated that he is not aware of any 90 foot tall buildings in the immediate area. He stated that the closest taller building would be the condominiums at the intersection of Providence Road and Sharon Amity Road.
- Adam McGuire stated that the 90 feet in building height is calculated differently than the lay person may do so and is in keeping with the other rezoning projects in the area.
- In response to a question, Allen Gong stated that the site plan is subject to approval by the Petitioner's Board and City Council approval.
- In response to a question, Randy Goddard stated that they do not expect too many people to make the right turn from Providence Road to Sardis Lane due to pavement marking, signalization and small radius. He stated that they are expecting that a good portion of the traffic leaving the Levine project will split between Sardis Lane and International Drive.
- In response to a question, John Carmichael stated that a Neighborhood 2 zoning district/place type could allow for height up to 65 feet.
- In response to question, Randy Goddard stated that the roundabout location has not been set. He stated that at this time the roundabout would be an access into and out of the Levine site on the side of Sardis Lane.

- John Carmichael stated that any HOA should feel free to reach out to him to set up a meeting.
- In response to a question, Randy Goddard stated that the attorney for the Levine project has been in touch with the fire station and has worked out how the trucks would have access to the site.
- In response to a question, Adam McGuire stated that the drawing for the tallest building proposed is 7 stories in height and we are not sure what direction we will be taking. He stated they need to review the City comments they just received.
- John Carmichael stated that he would email a copy of the power point presentation to the attendees.
- In response to a question, John Carmichael stated that building envelopes can be used on rezoning plans. He stated that the Petitioner is working on a more detailed site plan and there will be modifications. John Carmichael stated that as we go through the process we will be in touch with the attendees to share any changes to the site plan.
- In response to a question, Allen Gong stated that there is not a set schedule for a redevelopment of the site. He stated that the project from start to finish could take about 3 to 5 years to complete.
- In response to a question, Allen Gong stated that the locations of the affordable units would be determined during the future design phase. He stated that the affordable units would be spread out in the development.
- In response to a question, Allen Gong stated that the design process would not start until the rezoning is approved.
- John Carmichael stated that some architectural standards are on the rezoning plan. He stated that vinyl siding would not be permitted.
- In response to a question, John Carmichael stated that he cannot speak to how or if this proposed development would affect area property values.
- An attendee commented that it would be difficult to sell a home in a construction zone.
- In response to the attendee's comment, John Carmichael stated that a key would be how the Petitioner handles the construction site and the construction traffic. He stated that regular communications during the construction process with the HOA would be important.
- 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 March, 2024

Horizon Development Properties, Inc., Petitioner

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

EXHIBIT A-1

2023-023	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2023-023		ARCLP-CHARLOTTE LLC	111 WESTWOOD PL UNIT 200	BRENTWOOD	TN	37207
2023-023	ARMSTRONG	KEVIN L	107 THORNCOTE PL	CHARLOTTE	NC	28226
2023-023		WINDSOR RESIDENTIAL GROUP LLC	5955 CARNEGIE BLVD SUITE 225	CHARLOTTE	NC	28209
2023-023		WINDSOR RESIDENTIAL GROUP LLC	5955 CARNEGIE BLVD SUITE 225	CHARLOTTE	NC	28209
2023-023		WINDSOR RESIDENTIAL GROUP LLC	5955 CARNEGIE BLVD SUITE 225	CHARLOTTE	NC	28209
2023-023		WINDSOR RESIDENTIAL GROUP LLC	5955 CARNEGIE BLVD SUITE 225	CHARLOTTE	NC	28209
2023-023		WINDSOR RESIDENTIAL GROUP LLC	5955 CARNEGIE BLVD SUITE 225	CHARLOTTE	NC	28209
2023-023		WINDSOR RESIDENTIAL GROUP LLC	5955 CARNEGIE BLVD SUITE 225	CHARLOTTE	NC	28209
2023-023		GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC	8514 MCALPINE DR STE 190	CHARLOTTE	NC	28211
2023-023		RESERVE AT PROVIDENCE II LLC	5931 PROVIDENCE RD	CHARLOTTE	NC	28226
2023-023		SAM'S INVESTMENTS VIII LLC	PO BOX 56607	ATLANTA	GA	30343
2023-023		HDP GLADEDAL E LLC	400 EAST BLVD	CHARLOTTE	NC	28203
2023-023		LEVINE LIMITED PARTNERSHIP IV	PO BOX 2439	MATTHEWS	NC	28106
2023-023		DSL PROVIDENCE LLC	8514 MCALPINE PARK DR UNIT 190	CHARLOTTE	NC	28211
2023-023		DSL PROVIDENCE LLC	8514 MCALPINE PARK DR UNIT 190	CHARLOTTE	NC	28211
2023-023		LEVINE LIMITED PARTNERSHIP IV	PO BOX 2439	MATTHEWS	NC	28106

2023-023	full_name_neighborhood	first_name	last_name	physical_address	city	state	zip_code
2023-023	Arbor Estates	S.B.	Coyne	6136 RHONE DR	CHARLOTTE	NC	28226
2023-023	Blueberry Lane Homes	Amanda	Raymond	1400 BLUEBERRY LANE	CHARLOTTE	NC	28226
2023-023	Brandywine Homeowners Association	Bunnie	Owen	2309 CHRISTENSENS CT	CHARLOTTE	NC	28270
2023-023	Chambery Homeowners Association	Kevin	Chapman	933 DACAVIN DRIVE	CHARLOTTE	NC	28226
2023-023	Crown Colony Neighborhood Association	Melinda	Rose	6500 SHAFTESBURY RD	CHARLOTTE	NC	28270
2023-023	Dunedin Homeowners Association	Marilyn	Dotson	5515 DUNEDIN LANE	CHARLOTTE	NC	28270
2023-023	Eastside Community Economic Development	Johnnie	Wallace	5411 DUNEDIN LN	CHARLOTTE	NC	28270
2023-023	Hampton	Sheryl	Johnson	6520 PENSFORD LANE	CHARLOTTE	NC	28270
2023-023	Lansdowne Homeowners Association	Bill	Schroeder	6741 FOLGER DR	CHARLOTTE	NC	28270
2023-023	Lansdowne Civic League	Tammy	Baker	6827 FOLGER DR	CHARLOTTE	NC	28270
2023-023	Matthews Murkland Presbyterian	Angelece	Cook	7001 OLD PROVIDENCE ROAD	CHARLOTTE	NC	28266
2023-023	Oak Forest	Kathy	Byrne	5408 GUILDBROOK RD	CHARLOTTE	NC	28226
2023-023	Old Salem/Meredith Neighborhood	Marlyn	Morton	1338 E BARDEN RD	CHARLOTTE	NC	28226
2023-023	Oxford Park	Dennis	Grills	2525 LYNBRIDGE DRIVE	CHARLOTTE	NC	28226
2023-023	Pellyn Place Homeowners Association	Stephanie	Robinson	6329 BENTRIDGE DR	CHARLOTTE	NC	28226
2023-023	Providence Landing Atrium Homeowners	Hank	Panzer	6300 SADDLEBROOK CT	CHARLOTTE	NC	28226
2023-023	Providence Landing Atrium Homeowners	Philip	Stafford	6309 SADDLEBROOK CT	CHARLOTTE	NC	28226
2023-023	Providence Woods Homeowners Association	John	Collins	6955 OLD PROVIDENCE RD	CHARLOTTE	NC	28226
2023-023	Sardis Hills Neighborhood Association	Jimmy	Heisel	215 WILBY DRIVE	CHARLOTTE	NC	28270
2023-023	Sardis Hills Neighborhood Association	Mark	Herboth	131 WILBY DR	CHARLOTTE	NC	28270
2023-023	Sardis Oaks Homeowners Association	Janus	Spence	330 WILBY DR	CHARLOTTE	NC	28270
2023-023	Shalom Park Environment	Bette	Andrews	5007 PROVIDENCE ROAD	CHARLOTTE	NC	28226

EXHIBIT A-2

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

Subject: Virtual Community Meeting - **Rezoning Petition No. 2023-023** filed by Horizon Development Properties, Inc. to request the rezoning of an approximately 8.55 acre site located on the east side of Old Providence Road and the west side of Providence Road, across Providence Road from International Drive (see enclosed map)

Date and Time of Meeting: Tuesday, December 5, 2023 at 6:30 p.m.

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

We are assisting Horizon Development Properties, 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 8.55 acre site located on the east side of Old Providence Road and the west side of Providence Road, across Providence Road from International Drive (see enclosed map), from the R-20 MF and N1-A zoning districts to the MUDD-O 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 380 dwelling units that would be comprised of multi-family dwelling units and single family attached (townhome) dwelling units. A maximum of 325 of the dwelling units could be multi-family dwelling units. A minimum of 20 percent of the dwelling units would be affordable/workforce 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 Tuesday, December 5, 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.

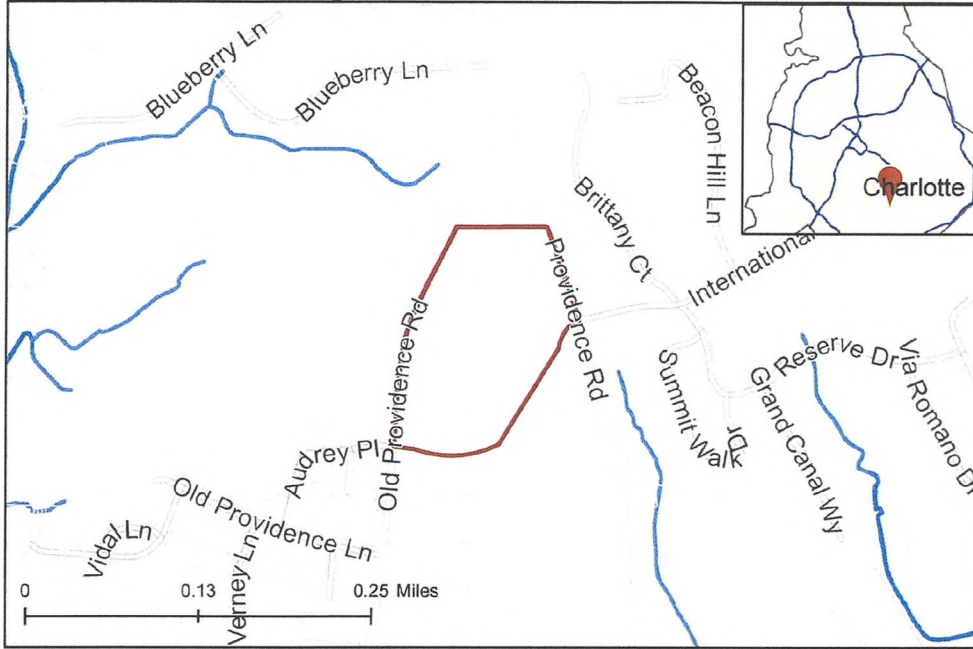
cc: Council Member Tariq Bokhari, Charlotte City Council District 6 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: November 22, 2023

2023-023: Horizon Development Properties, Inc

Current Zoning R-20MF (Multi Family Residential), N1-A (Neighborhood 1-A)
Requested Zoning MUDD-O (Mixed Use Development District, Optional) with 5 Year Vested Rights

Approximately 8.55 acres
Location of Requested Rezoning



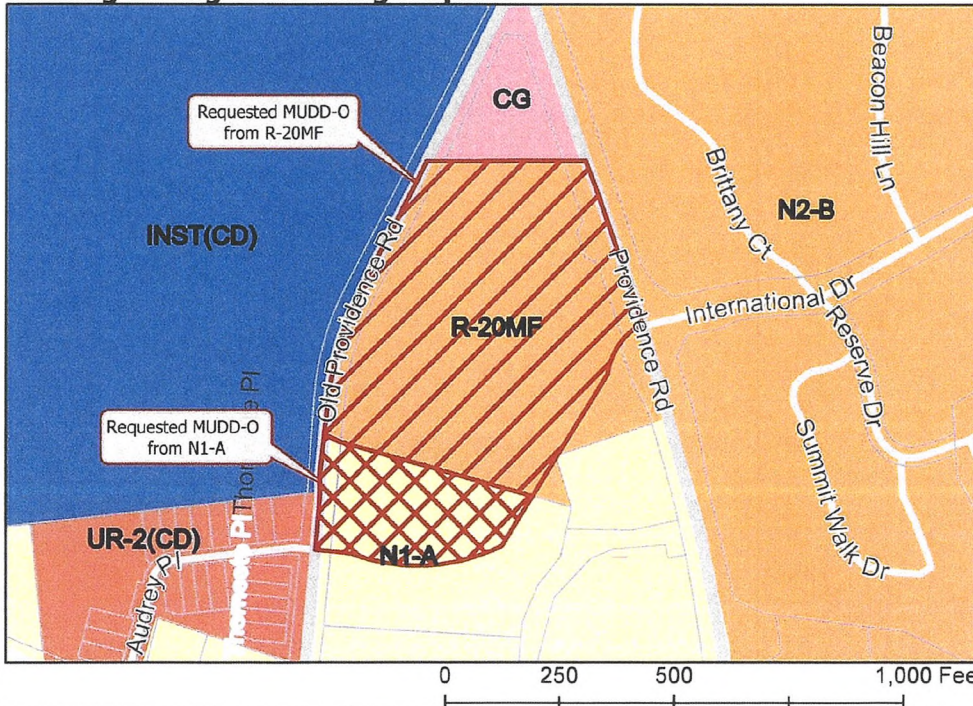
Rezoning Map



- 2023-023
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-20MF
- Requested UR-2(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Institutional
- Business



Map Created 7/13/2023

EXHIBIT B

Attendee Report

Report Generated: 12/28/2023 9:28

Topic Webinar ID Actual Start Time Actual Duration (mi # Registered) # Cancelled Unique Vie Total Users Max Concurrent V Enable Registration

Virtual Community Meeting for Rezoning Petition No. 2023-023

944 3439 3487 12/5/2023 17:25 116 25 0 19 30 19 Yes

Host Details

Attended User Name (Original Name) Email Join Time Leave Time Time in Session (minu Is Guest Country/Region Name
 Yes Nina Speed NSpeed@robinsonbradshaw.com 12/5/2023 18:18 12/5/2023 19:21 63 No United States

Panelist Details

Attended User Name (Original Name) Email Join Time Leave Time Time in Session (minu Is Guest Country/Region Name
 Yes John Carmichael jcarmichael@robinsonbradshaw.com 12/5/2023 17:25 12/5/2023 19:21 116 No United States
 Yes Randy Goddard randy@drgrp.com 12/5/2023 18:11 12/5/2023 18:13 2 Yes United States
 Yes Randy Goddard randy@drgrp.com 12/5/2023 18:13 12/5/2023 19:21 69 Yes United States
 Yes Allen Gong agong@hdproperties.org 12/5/2023 18:22 12/5/2023 19:21 60 Yes United States
 Yes Gigi Xia gxia@hdproperties.org 12/5/2023 18:16 12/5/2023 19:21 65 Yes United States
 Yes Adam McGuire amcguire@landdesign.com 12/5/2023 18:16 12/5/2023 18:17 1 Yes United States
 Yes Adam McGuire amcguire@landdesign.com 12/5/2023 18:23 12/5/2023 19:21 59 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 Se: Is Guest Country/Region Name
 Yes Barbara Devinney Barbara Devinney chrysalis43@gmail.com 11/27/2023 9:01 approved 12/5/2023 18:32 12/5/2023 19:21 50 Yes United States
 Yes S Coyne S Coyne scoyne77@outlook.com 11/27/2023 16:40 approved 12/5/2023 18:30 12/5/2023 19:21 51 Yes United States
 Yes Dennis Grills Dennis Grills dennisgrills@earthlink.net 11/28/2023 21:08 approved 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 No Alan Dellinger Alan Dellinger alandellinger@hotmail.com 11/29/2023 10:49 approved -- -- -- --
 No Carol Reinbold Carol Reinbold carolrein@earthlink.net 11/29/2023 13:22 approved -- -- -- --
 Yes Todd Kaestner Todd Kaestner tkaestner@brookdale.com 11/29/2023 14:28 approved 12/5/2023 18:30 12/5/2023 19:06 37 Yes United States
 Yes Todd Kaestner Todd Kaestner tkaestner@brookdale.com 12/5/2023 19:06 12/5/2023 19:21 16 Yes United States
 Yes D. Yount D. Yount caobhin@icloud.com 11/29/2023 20:30 approved 12/5/2023 18:30 12/5/2023 19:21 51 Yes United States
 Yes Derek Davis Derek Davis ddbd1972@gmail.com 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 No Boo Raymond Boo Raymond Mbooray66@msil.com 12/1/2023 11:58 approved -- -- -- --
 Yes Laura Kasler Laura Kasler ljkasler@gmail.com 12/4/2023 8:10 approved 12/5/2023 18:33 12/5/2023 19:21 49 Yes United States
 Yes Ryan Cook Ryan Cook Rp11cook@gmail.com 12/4/2023 8:57 approved 12/5/2023 18:44 12/5/2023 19:21 37 Yes United States
 No Jeanne Brannon Jeanne Brannon brannonj@bellsouth.net 12/4/2023 16:27 approved -- -- -- --
 No Ronald Solomon Ronald Solomon ronandbonsolomon@gmail.com 12/4/2023 18:24 approved -- -- -- --
 Yes Kevin Woods Kevin Woods kwoods.pe@gmail.com 12/5/2023 10:24 approved 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 Yes Mike Wilson Mike Wilson mwilson@nwravin.com 12/5/2023 10:37 approved 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 No Katina Jakubowski Katina Jakubowski kjakubowski@capitalagroup.com 12/5/2023 14:53 approved -- -- -- --
 Yes Amanda Boo Raymond Amanda Boo Raymond Mbooray66@gmail.com 12/5/2023 16:56 approved 12/5/2023 18:31 12/5/2023 19:21 50 Yes United States
 Yes Jeff Brown Jeff Brown Jeffbrown@mvalaw.com 12/5/2023 17:48 approved 12/5/2023 18:44 12/5/2023 19:21 38 Yes United States
 Yes Daniel Malino Daniel Malino dmalino@levineproperties.com 12/5/2023 18:23 approved 12/5/2023 18:31 12/5/2023 19:21 50 Yes United States
 Yes K Doyle George K Doyle George kdoylegeorge@gmail.com 12/5/2023 18:23 approved 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 Yes Danile Levine Danile Levine 4levine@gmail.com 12/5/2023 18:26 approved 12/5/2023 18:30 12/5/2023 18:37 7 Yes United States
 Yes Danile Levine Danile Levine 4levine@gmail.com 12/5/2023 18:36 12/5/2023 19:21 45 Yes United States
 Yes Todd Akers Todd Akers todd.akers1@gmail.com 12/5/2023 18:27 approved 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 Yes Kevin Chapman Kevin Chapman kevinchapman05@gmail.com 12/5/2023 18:27 approved 12/5/2023 18:30 12/5/2023 19:21 52 Yes United States
 Yes Amanda Lanier Amanda Lanier AmandamoranMD@gmail.com 12/5/2023 18:28 approved 12/5/2023 18:30 12/5/2023 19:21 51 Yes United States
 No Brady Bortka Brady Bortka Bradybortka@gmail.com 12/5/2023 19:07 approved -- -- -- --

Other Attended

User Name Join Time Leave Time Time in Session (mi) Is Guest Country/Region Name
 18323502508 12/5/2023 19:08 12/5/2023 19:09 1 Yes United States
 18323502508 12/5/2023 19:10 12/5/2023 19:21 12 Yes United States

EXHIBIT C

Rezoning Petition No. 2023-023

Horizon Development Properties, Inc., Petitioner

Community Meeting

December 5, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

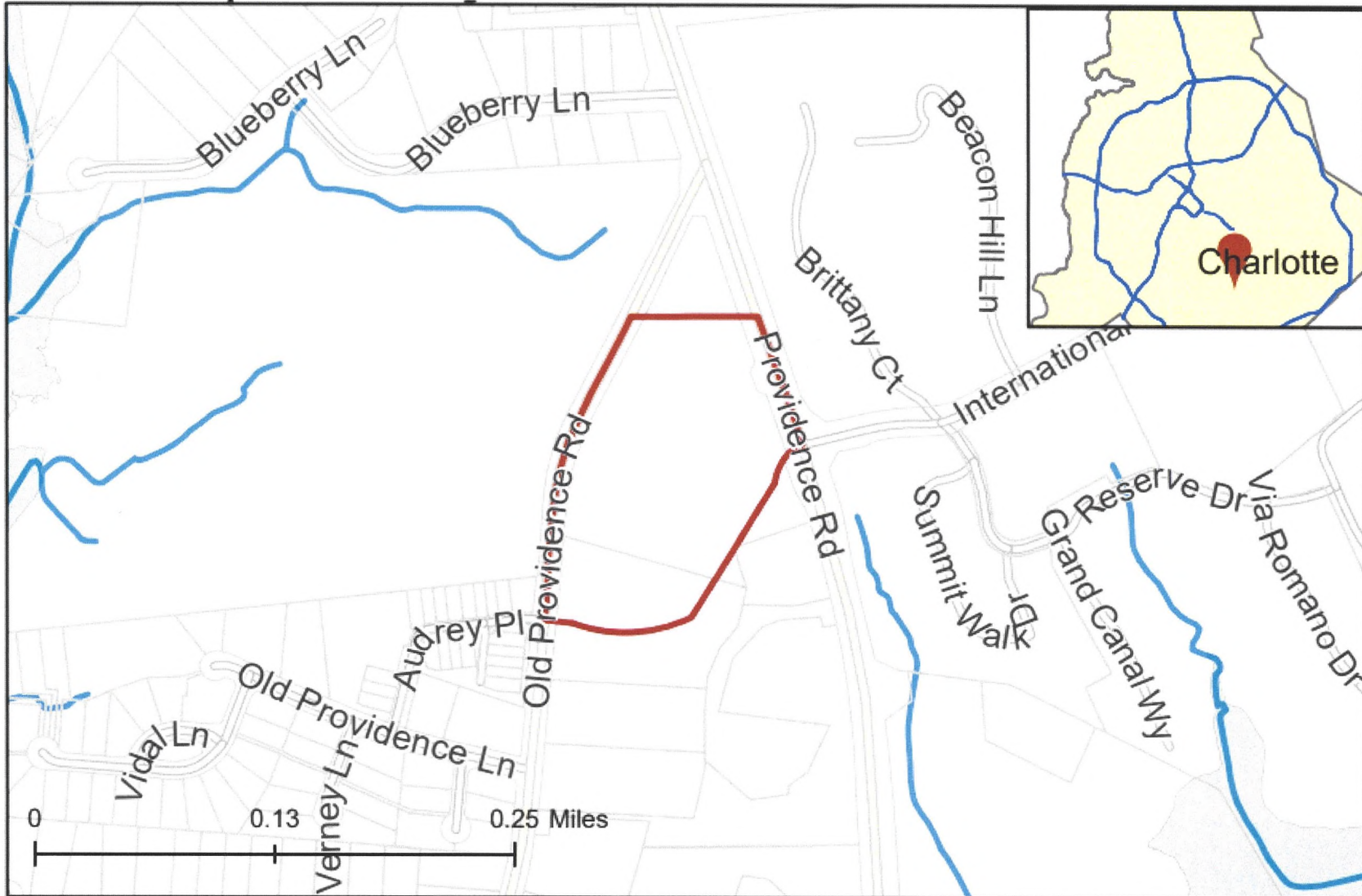
Team

- Allen Gong, Horizon Development Properties, Inc.
- Gigi Xia, Horizon Development Properties, Inc.
- Adam McGuire, LandDesign
- Randy Goddard, Design Resource Group
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 5, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 18, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

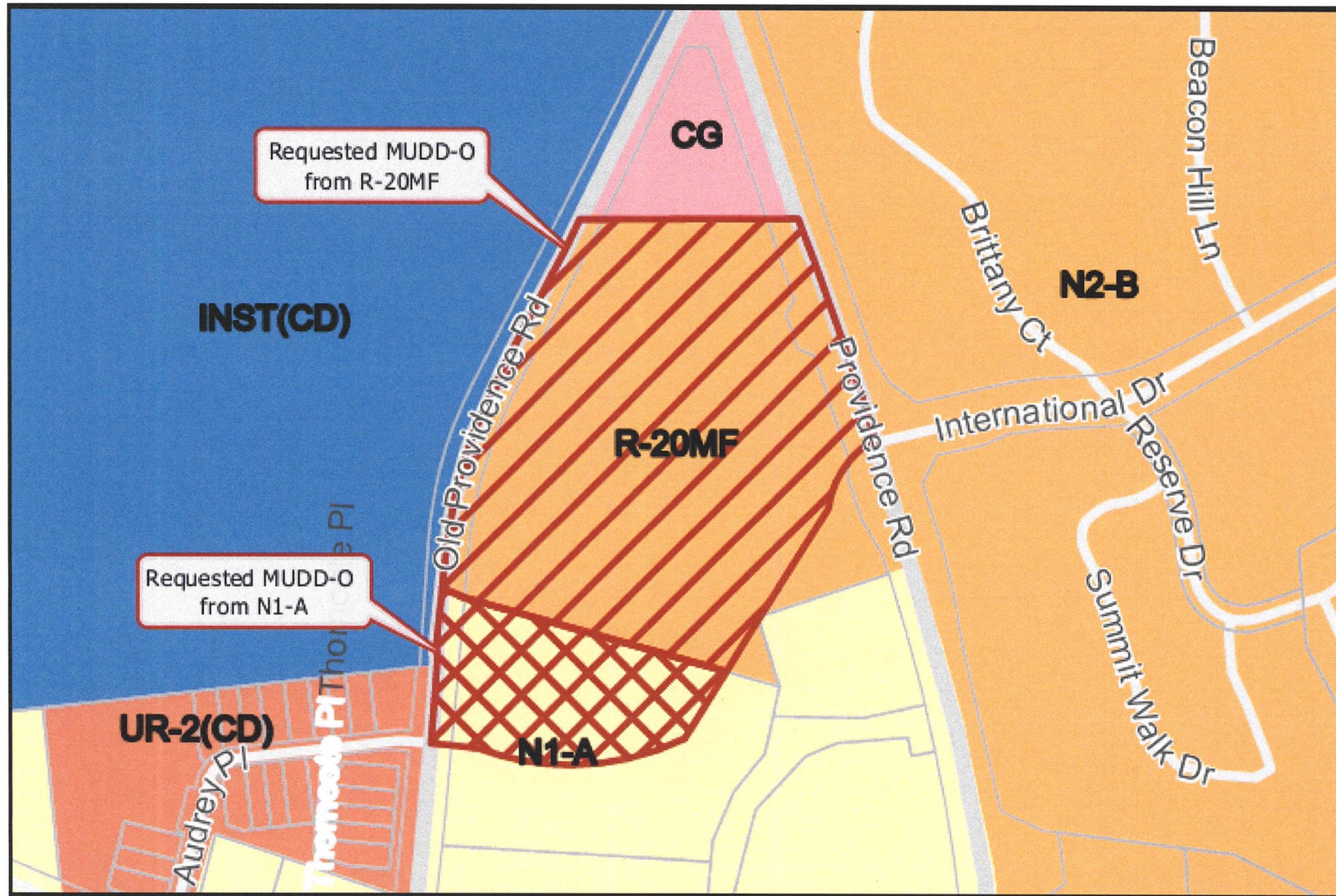
Site – 8.55 Acres



Site



Zoning of the Site and Surrounding Parcels





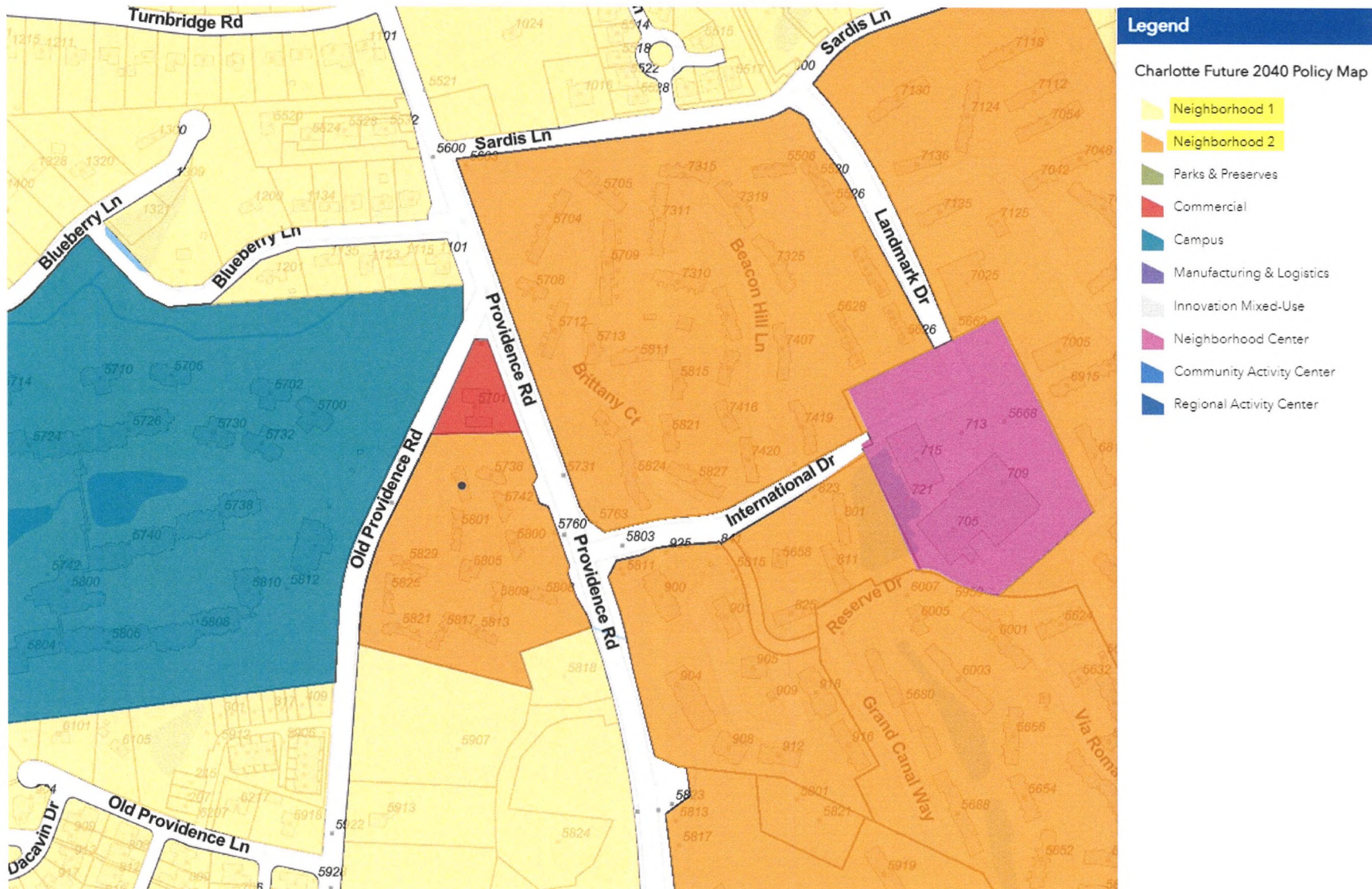
Rezoning Request

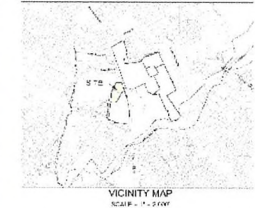
Requesting that the site be rezoned from the R-20 MF zoning district and the N1-A zoning district to the MUDD-O zoning district to accommodate the development of a residential community on the site that would contain a maximum of 380 dwelling units that would be comprised of multi-family dwelling units and single family attached (townhome) dwelling units

A maximum of 325 of the dwelling units could be multi-family dwelling units

A minimum of 20 percent of the dwelling units would be affordable/workforce dwelling units (maintain monthly rents that are income restricted to households earning between 60 percent and 80 percent (inclusive) of the area median income for a period of not less than 30 years)

Charlotte Future 2040 Policy Map





VICINITY MAP
SCALE = 1:5000

TABLE OF CONTENTS

- RZ0-00 VISION STATEMENT
- RZ1-00 MASTER EXISTING CONDITIONS PLAN
- RZ2-00 TECHNICAL DATA SHEET
- RZ3-00 DEVELOPMENT STANDARD NOTES

REZONING PETITION NO. (RZP-2023-023)

NOT FOR CONSTRUCTION

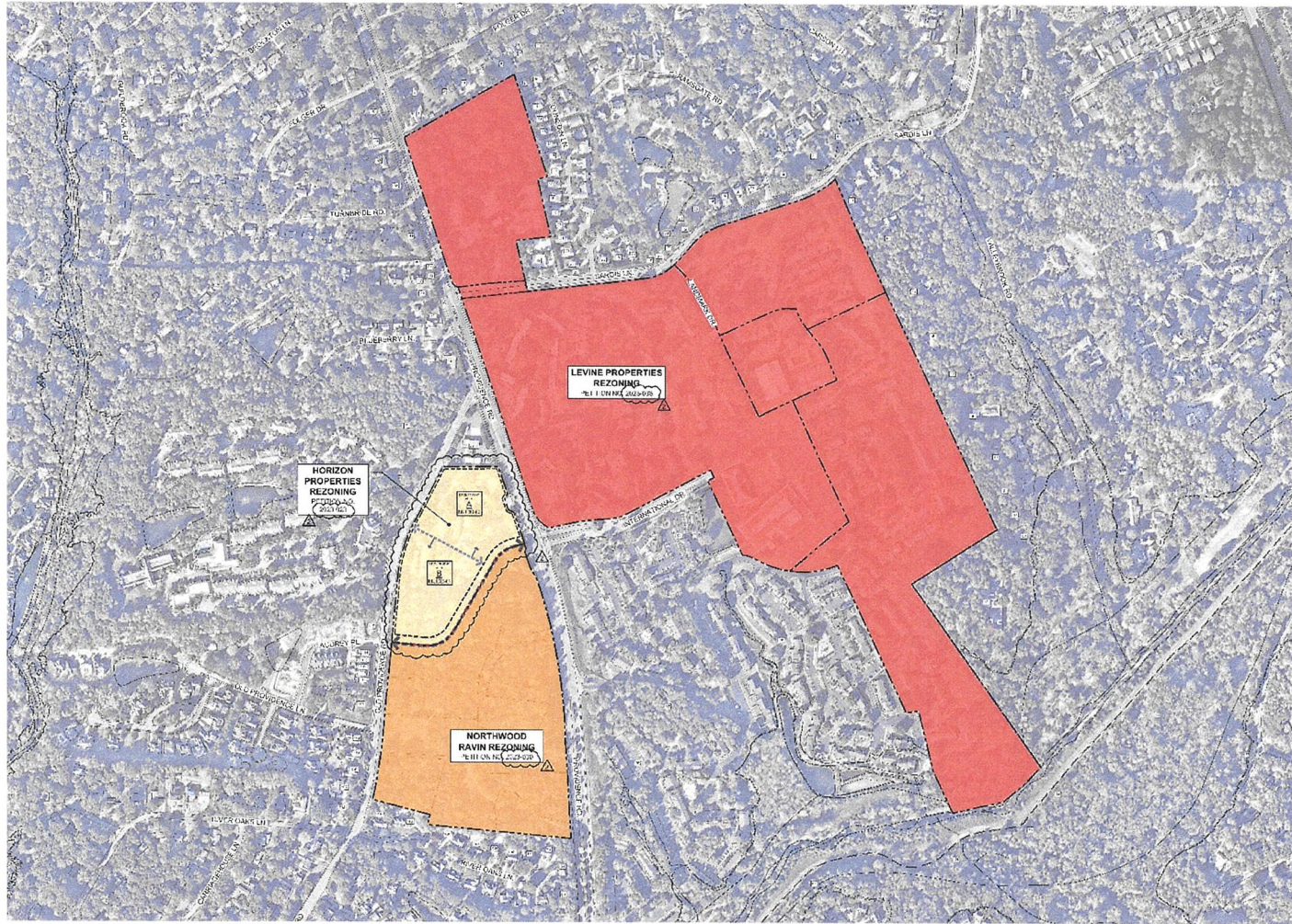
HORIZON OLD PROVIDENCE ROAD REZONING

HORIZON DEVELOPMENT PROJECT, INC.
422 BASH ROAD, SUITE 100
CHARLOTTE, NC 28204

REVISIONS	
NO.	DESCRIPTION

VISION STATEMENT

RZ0-00



VISION FOR PROVIDENCE RD JOINT REDEVELOPMENT

THIS REZONING AND THOSE LISTED FOR OTHER PARCELS GENERALLY DEPICTED HEREIN PROVIDES AN EXCITING REDEVELOPMENT OPPORTUNITY FOR PORTIONS OF AN EXISTING OVER 55 YEAR OLD MULTI-FAMILY RESIDENTIAL NODE IN THE PROVIDENCE RD, SARDIS LANE AND OLD PROVIDENCE RD AREA.

THE THREE COORDINATED, SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING A PORTION OF THE OVER 55 YEAR OLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.

THIS REVITALIZATION WILL CREATE NEW AFFORDABLE/WORKFORCE HOUSING UNITS AND UPGRADE/EXTEND THE USEFUL LIFE OF OTHERS.

IT WILL BRING SMALLER FORMAT RETAIL AND EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

OPPORTUNITIES FOR FURTHER AND BROADER OUTREACH INTO THE COMMUNITY WILL TAKE PLACE SHORTLY IN ADVANCE OF THE FULL GEAR UP OF THE REZONINGS UNDER THE CITY REZONING PROCESS TO TAKE PLACE IN SEVERAL MONTHS.

LEGEND

- LEVINE PROPERTIES REZONING:** MIXED-USE RESIDENTIAL/RETAIL/OFFICE/RECREATIONAL USE
- HORIZON PROPERTIES REZONING:** RESIDENTIAL
- NORTHWOOD RAVIN REZONING:** RESIDENTIAL

NOTE

1. THIS REZONING IS AN EXISTING "AS IS" IN NATURE AND IS INTENDED TO CORRECT HISTORICAL AND DEVELOPMENT PATTERNS ONLY.
2. FOR ADJACENT PARCEL INFO SEE TABLE ON SHEET RZ2-00.

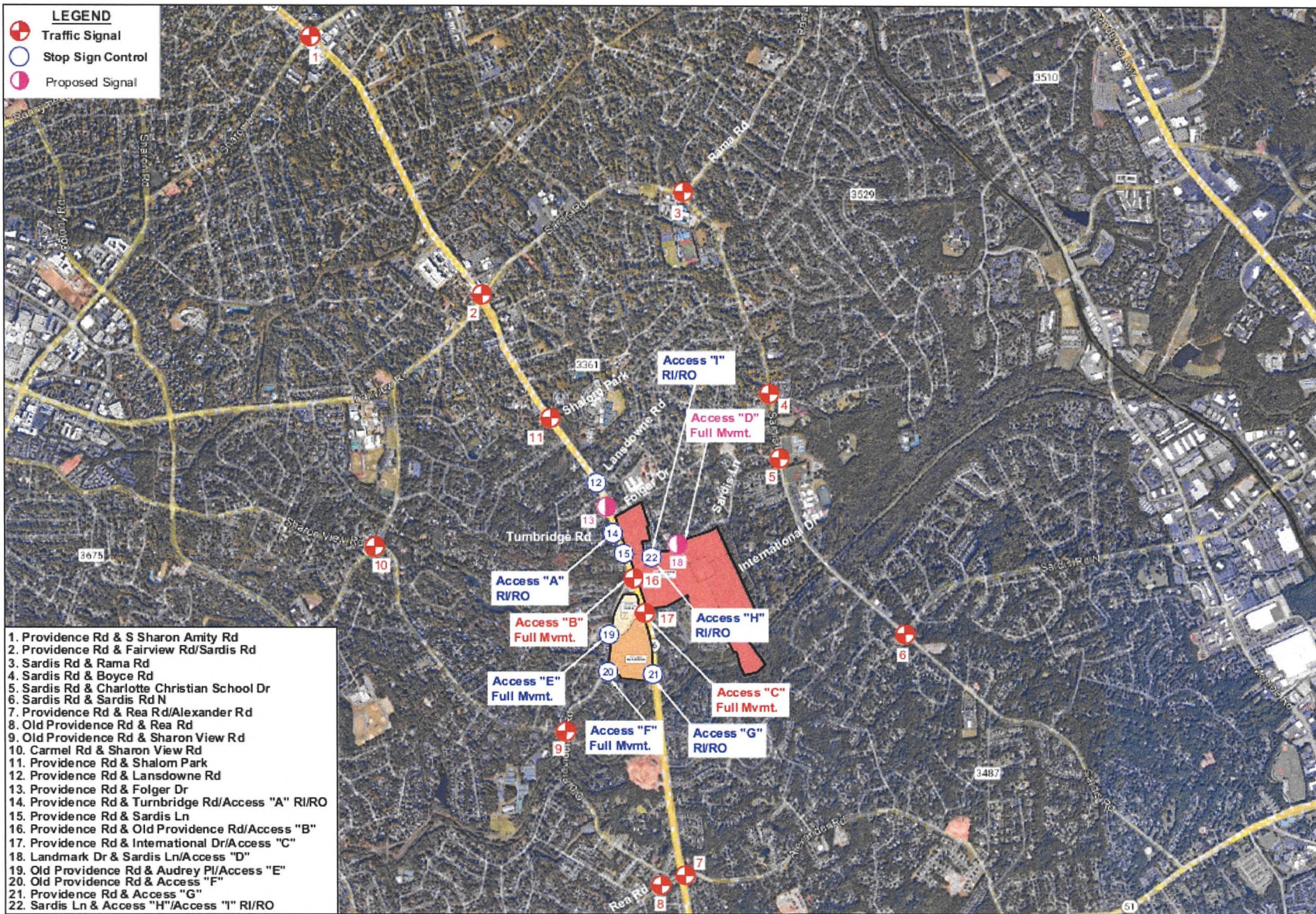


Current Rezoning Plan (Subject to Modification)





Transportation



1. Providence Rd & S Sharon Amity Rd
2. Providence Rd & Fairview Rd/Sardis Rd
3. Sardis Rd & Rama Rd
4. Sardis Rd & Boyce Rd
5. Sardis Rd & Charlotte Christian School Dr
6. Sardis Rd & Sardis Rd N
7. Providence Rd & Rea Rd/Alexander Rd
8. Old Providence Rd & Rea Rd
9. Old Providence Rd & Sharon View Rd
10. Carmel Rd & Sharon View Rd
11. Providence Rd & Shalom Park
12. Providence Rd & Lansdowne Rd
13. Providence Rd & Folger Dr
14. Providence Rd & Turnbridge Rd/Access "A" RI/RO
15. Providence Rd & Sardis Ln
16. Providence Rd & Old Providence Rd/Access "B"
17. Providence Rd & International Dr/Access "C"
18. Landmark Dr & Sardis Ln/Access "D"
19. Old Providence Rd & Audrey Pl/Access "E"
20. Old Providence Rd & Access "F"
21. Providence Rd & Access "G"
22. Sardis Ln & Access "H"/Access "I" RI/RO

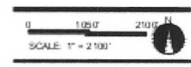


LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRAFFIC PLANNING/PLANNING
 2025 10/26/2025 10:26 AM 2025 10/26/2025 10:26 AM
 10/26/2025 10:26 AM

PROVIDENCE ROAD/PROVIDENCE SQUARE TIS
 CHARLOTTE, NC

LEVINE PROPERTIES
 8514 MCALPINE PARK DRIVE, SUITE 190
 CHARLOTTE, NC 28211

AREA OF INFLUENCE MAP



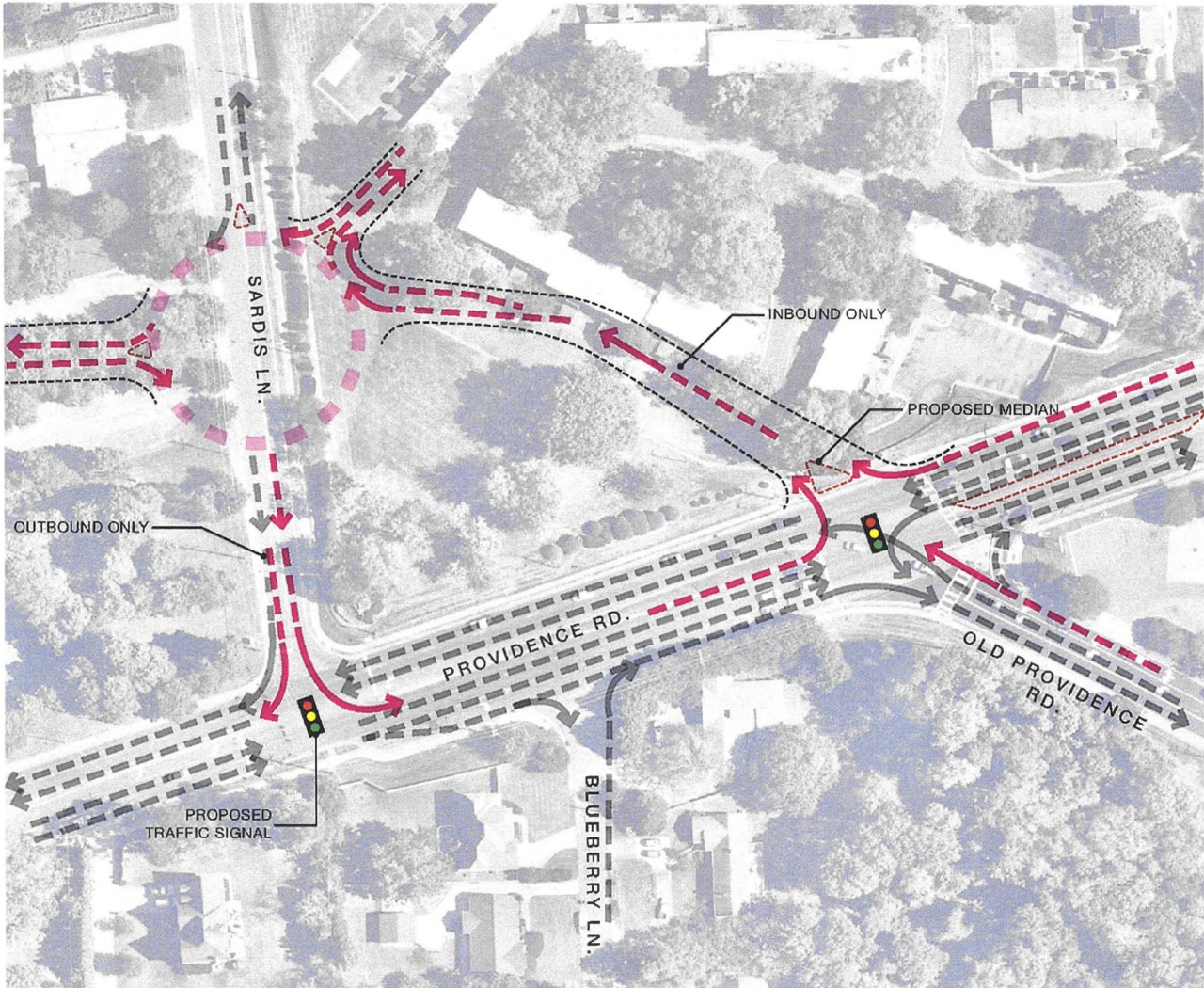
PROJECT #	207-075
DATE	10/26/2025
CREATED BY	WJ
CHECKED BY	WJ
DATE	10/26/2025
REVISIONS	

Figure 1A

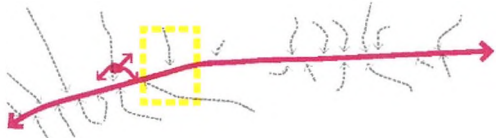
PROVIDENCE ROAD CORRIDOR ACCESS MANAGEMENT



- LEGEND**
- PROPOSED PRIMARY MOVEMENTS
 - EXISTING PRIMARY MOVEMENTS
 - PROPOSED SECONDARY MOVEMENTS
 - EXISTING SECONDARY MOVEMENTS
 - PROPOSED MEDIAN
 - TRAFFIC SIGNAL

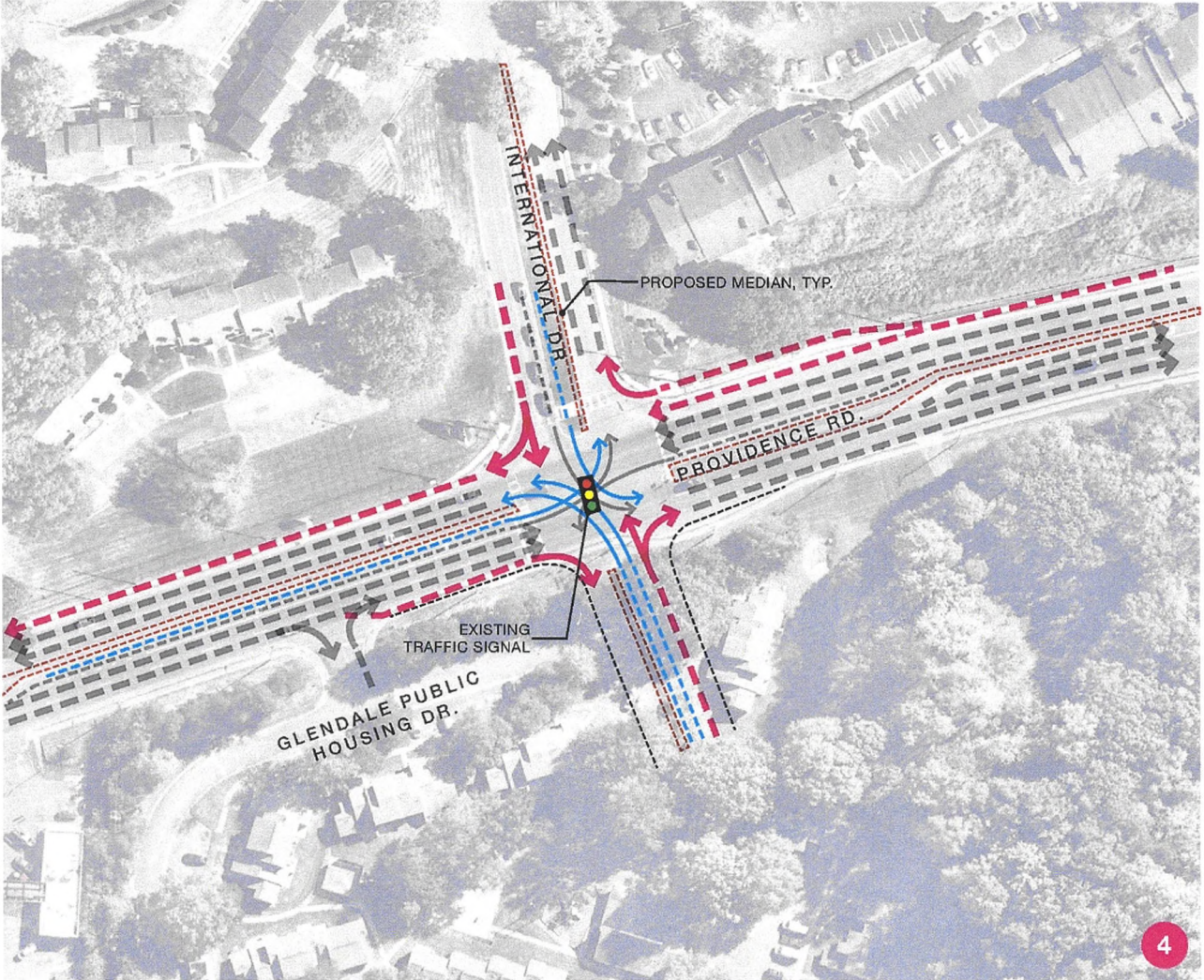


PROVIDENCE ROAD CORRIDOR ACCESS MANAGEMENT



- LEGEND**
- PROPOSED PRIMARY MOVEMENTS
 - EXISTING PRIMARY MOVEMENTS
 - PROPOSED SECONDARY MOVEMENTS
 - EXISTING SECONDARY MOVEMENTS
 - PROPOSED MEDIAN
 - TRAFFIC SIGNAL

EXISTING CONDITIONS





Questions/Comments