



COMMUNITY MEETING REPORT

Petitioner: TRUE HOMES, LLC.

Petition No.: RZP-2023-089, The Townes at Northlake

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 attached hereto by depositing such notice in the U.S. mail on September 26th, 2023. A copy of the written notice is attached hereto as Exhibit B.

Date, Time, and Location of Meeting:

The Community Meeting was held on Tuesday, October 10th, 2023 at 6:00pm virtually via Zoom.

Persons in Attendance at Meeting (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the attendance sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Marcus Kornegay (PROSPERITY ALLIANCE), Hy Nguyen (DPR) and James McGivern (DPR).

Summary of Presentation/Discussion:

The Petitioner's agent, Marcus Kornegay, welcomed the attendee and introduced the Petitioner's team. One person was attending the meeting. Marcus briefly explained the virtual meeting format and since there was a only one attendant, Marcus invited her to speak at any time.

Marcus then explained that this was a community meeting for the rezoning petition RZP-2023-089. He explained who the development team was and gave a quick overview of TRUE HOMES, LLC. Marcus went over the rezoning process from the rezoning application to the City Council decision, and explained the purpose and goals of the Community Meeting. Marcus introduced the proposed project development, from the site location, site area, existing zoning classification, latest UDO zoning classification, 2040 CLT Future Policy Map, etc. Marcus covered the development teams' design guiding principles. The project's conceptual site plan was then shown, and the various aspects of the project were shown. An example of a potential model home was shown, as well as the tentative rezoning schedule and contact information for Marcus, TRUE HOMES, LLC. and DPR. Marcus and the attendee conversed openly back and forth. The conversation continued until approximately 7:00pm. There were no further questions, and no one else had joined the meeting after the only attendant joined.

This is a summary of the questions and responses of the only attendant, Renee Johnson.

- Renee asked if the city staff had any comments during the during the pre-submittal meeting. The basic explanation was that the staff was okay with the design, generally, and details were being worked out. The UDO was new to everyone, and everyone was making an effort to work through the details.
- Renee asked when the public meeting would be held. The answer was given, and a page of the power-point was shown with the schedule.
- Renee Johnson was supportive of the prospect of the Townes at Northlake community. The Northlake area is need of for-sale, attainable housing, and House CLT eligible housing via Doorway to Prosperity was also a positive aspect.
- Renee Johnson mentioned that Porsche dealership was coming to the Northlake area as well as a housing development @ one of Northlake mall's parking lots.
- Renee Johnson asked about bus stops near the proposed development and asked that we push for a covered bus stop if one is not close to the development.
- Renee Johnson was intrigued about Prosperity Alliance's mission and stated that the city needs more developers focused on delivering affordable/attainable, for sale homes.

Respectfully submitted, October 16th, 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning staff
Renee Johnson (City Council representative)
Marcus Kornegay (PROSPERITY ALLIANCE)
Shaun Gasparini (TRUE HOMES, LLC.)
Hy Nguyen (DPR DESIGN)

EXHIBIT A

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

2023-089	TAXPID	OWNERLASTN	OWNERFIRST	OWNERFIRS	OWNERLAST	MALADDR1	MALADDR2	CITY	STATE	ZIPCODE
2023-089	02529101	MECKLENBURG COUNTY				3205 FREEDOM DR STE 6000		CHARLOTTE	NC	28202
2023-089	02529110	NORTHLAKE SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE	NC	28070
2023-089	02529111	BANNER ELK SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE	NC	28078
2023-089	02529126	TARGET CORP				PO BOX 72028		PHOENIX	AZ	85050
2023-089	02529127	9905 NORTHLAKE CENTRE PARKWAY LLC				20 BELLEVIEW AVE		PORT WASHINGTON	NY	11050
2023-089	02529129	NORTHLAKE RESIDENTIAL ASSOCIATES LLC				300 SOUTH TRYON ST SUITE 200		CHARLOTTE	NC	28202
2023-089	02529131	THE DISTRICT ALLP				4890 W KENNEDY BLVD STE 240		TAMPA	FL	33609

EXHIBIT A, CONTINUED

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

2023-089	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-089	Braemar At Treyburn Owners Asso	Gail	Crawford	9016 SHENNINGTON PL.		CHARLOTTE	28216
2023-089	Hunter Acres Park Association,	Patricia	Brown	10191 REINDEER WAY LN.		CHARLOTTE	28216
2023-089	Hunter Wood	Alan	Wells	8308 RUDOLPH RD.		CHARLOTTE	28216
2023-089	Impact Inc	Robert	Williams	8615 WESTHOPE ST.		CHARLOTTE	28216
2023-089	McIntyre	Makiala	Love	8520 REDDING GLEN AVE.		CHARLOTTE	28216
2023-089	McIntyre Homeowners Association	BU	Jones	9510 BAYVIEW PKWY.		CHARLOTTE	28216
2023-089	MeckEd	Rashan	Peek	9930 LANAKEN DR.		CHARLOTTE	28216
2023-089	Other	Hatisha	Guzman	8628 SWANK PLACE		CHARLOTTE	28216
2023-089	Other	Jesse	Elkins	8824 CAVONNIER LANE		CHARLOTTE	28216
2023-089	Treyburn Towne Meadows Homeowne	Lisa	Luzw	9021 CINNABAY DR.		CHARLOTTE	28216
2023-089	Treyburn Towne Meadows Homeowne	Pam	Massey	9030 CINNABAY DR.		CHARLOTTE	28216
2023-089	Urban Institute - Uicc	Bill	McCoy	8921 MCCARTNEY WY.		CHARLOTTE	28216
2023-089	Walden Ridge HOA	Jesse	Boyd	8510 PROSSER WAY		CHARLOTTE	28216
2023-089	Walden Ridge HOA	Syleria	Puryear	8530 WALDEN RIDGE DR.		CHARLOTTE	28216
2023-089	Wedgewood North HOA, Inc.	Charlie	Kiper	8413 LONDONSHIRE DR.		CHARLOTTE	28216
2023-089	Wedgewood North HOA, Inc.	Mike	Cimboti	8921 MCCARTNEY WAY		CHARLOTTE	28216
2023-089	Wedgewood North Homeowners Asso	Alan	Jacobson	8400 LONDONSHIRE DR.		CHARLOTTE	28216
2023-089	Wedgewood North Homeowners Asso	Amanda	Hite	9128 WHITTEL PLACE		CHARLOTTE	28216
2023-089	Wedgewood North Homeowners Asso	Mary	Spillman	9112 VERMEL COURT		CHARLOTTE	28216

EXHIBIT B



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by TRUE HOMES, LLC. to rezone approximately 1.8 acres located on Point O'Woods Dr. to allow a townhome subdivision.

Date and Time of Meeting: Tuesday, October 10th, 2023 at 6:00pm.

Place of Meeting: Virtual via Zoom (See Instructions to Join Below)

<https://novanthealth.zoom.us/j/94092975598?pwd=cUgxTkR0cmR4ck1jeTIHUhP0dGphQT09&from=addon>

Meeting ID: 940 9297 5598

Passcode: 862749

You may go to: zoom.us/join Enter the meeting ID and then follow the instructions.

Petitioner: TRUE HOMES, LLC.

Petition No.: RZP-2023-089

We are assisting TRUE HOMES, LLC. (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design, & Development Department seeking to rezone an approximately 1.78-acre site (the "Site") located on Point O'Woods Dr. from the (previous R-3 & CC) N1-A zoning district to N2-A (Neighborhood 2) zoning district. The purpose of the rezoning is to permit a townhome development.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design, and Development Department's records indicate that either you are 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 Tuesday, October 10th, 2023 at 6:00pm virtually via Zoom. The Petitioner's representative(s) look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please email Marcus Kornegay (mlkornegay@prosperityall.org).

cc: Reneé Johnson (City Council representative)
Shaun Gasparini (TRUE HOMES, LLC.)
James McGivern (DPR DESIGN)
Marcus Kornegay (Prosperity Alliance)

Date Mailed: 2023.09.26

EXHIBIT C.

PETITIONER: TRUE HOMES, LLC.
REZONING PETITION: RZP-2023-089

ATTENDANCE LIST:

1) Renee Johnson, 704-336-3436, renee.johnson@charlottenc.gov