

COMMUNITY MEETING REPORT

Petitioner: Rosegate Holdings, LLC

Meeting Date: October 4, 2023

Project: 4000 Johnston Oehler Road, 2023-094

Mtg. Location: Virtual Meeting, Zoom.

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners
Paul Pennell – Urban Design Partners
Josh Jolley – Rosegate Holdings, LLC

The Community Meeting was coordinated, scheduled, and offered to the public as provided City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present the Conditional Rezoning Petition 2023-094 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning and Development Department pursuant to the provisions of the City of Charlotte Zoning instructions.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting at 6:05pm by introducing himself and the petitioning team. The location of the petition was described at 4000 Johnston Oehler Road and illustrated on an aerial image to show surrounding context. Adjacent zoning districts and uses in the general area were presented. The current rezoning plan was displayed and described. This consisted of the request to change the zoning classification from N1-A, to N1-F(CD), to accommodate a multifamily attached, townhome development. Nolan mentioned the conditions of approval attached to the site plan, including but not limited to open space, architectural details, etc. A rendered site plan was also shown to better portray the site once developed. This provided imagery of the 45 townhomes, existing natural features, buffers, and open space. The rendering also showed adjacent parcels and how the proposed townhomes and buffers were organized for minimal impact to neighboring properties. The rezoning timeline was reviewed, and Nolan shared his contact information for any follow-up questions.

QUESTIONS/COMMENTS BY ATTENDEES:

No questions or comments were offered. Nolan thanked those in attendance and adjourned the meeting at 6:23PM.

Mailing Lists

Adjacent Owners:

OWNERFIRST	OWNERLASTN	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
CHARLOTTE'S HOPE CHURCH				4100 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
THERESA A	CLARK			3900 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
TRAVIS R	BARKER	LAURAN A	HOLLAR	3916 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 200-263		HUNTERVILLE	NC	28078
HIGHLAND RIDGE APARTMENTS LLC	C/O CHARTER PROPERTIES INC			1520 S BLVD STE 215		CHARLOTTE	NC	28203
MECKLENBURG COUNTY	C/O REAL ESTATE /FINANCE DEPT			600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
JOY C	HIPP			PO BOX 480111		CHARLOTTE	NC	28269
CCSSH LLC				9501 DAVID TAYLOR DR		CHARLOTTE	NC	28262
Devonshire Neighborhood Association		Cindy	Peninger	4816 AVALON FOREST LN		CHARLOTTE	NC	28269
Highland Creek HOA		Heather	Casselberry	6107 SKYLINE DR		CHARLOTTE	NC	28269
Highland Creek HOA		Stacie	Purcell	6121 CHAVEL LN		CHARLOTTE	NC	28269
Katelyn Moors Garden Club		Robert	Harris	10409 KATELYN DR		CHARLOTTE	NC	28269
Leadership Academy		Irlanda	Ruiz	4706 RIDGE RD		CHARLOTTE	NC	28269
Mallard Glen Village Homeowners		Carolyn	Sands	4503 RIDGE RD		CHARLOTTE	NC	28269
Pond Side Homeowners Associatio		Frank	Erwin	12310 PANTHERSVILLE DR		CHARLOTTE	NC	28269
Prosperity Ridge Homeowners Ass		Lenee	Martin	6116 PROSPERITY CHURCH RD		CHARLOTTE	NC	28209
Prosperity Village Area Associa		Brett	Kubricht	10210 PROSPERITY PARK DR		CHARLOTTE	NC	28269
Prosperity Village Area Associa		Shika	Raynor	6403 RIDGEVIEW COMMONS DR		CHARLOTTE	NC	28269
Rolling Oaks I		Vicky	Howard	12017 OLD TIMBER RD		CHARLOTTE	NC	28269
Stoney Creek HOA		Raymond	Sheffield	6217 CREEK BREEZE ROAD		CHARLOTTE	NC	28269
Stoney Creek HOA		Rhonda	Nixon	12206 WALLACE RIDGE DR		CHARLOTTE	NC	28269
University Park North Community		Bettye	Walker	4528 HIGHCROFT LN		CHARLOTTE	NC	28269
Villages of Leacroft		Jose	Suquinahua	4636 HIGHCROFT LANE		CHARLOTTE	NC	28269
Wyndham Hills		Denise	Williams	6230 SHELLEY AVE		CHARLOTTE	NC	28262

Neighborhood Organizations:

2023-094	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-094	Devonshire Neighborhood Associa	Cindy	Peninger	4816 AVALON FOREST LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Highland Creek HOA	Heather	Casselberry	6107 SKYLINE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Highland Creek HOA	Stacie	Purcell	6121 CHAVEL LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Katelyn Moors Garden Club	Robert	Harris	10409 KATELYN DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Leadership Academy	Irlanda	Ruiz	4706 RIDGE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Mallard Glen Village Homeowners	Carolyn	Sands	4503 RIDGE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Pond Side Homeowners Associatio	Frank	Erwin	12310 PANTHERSVILLE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Prosperity Ridge Homeowners Ass	Lenee	Martin	6116 PROSPERITY CHURCH RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-094	Prosperity Village Area Associa	Brett	Kubricht	10210 PROSPERITY PARK DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Prosperity Village Area Associa	Shika	Raynor	6403 RIDGEVIEW COMMONS DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Rolling Oaks I	Vicky	Howard	12017 OLD TIMBER RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Stoney Creek HOA	Raymond	Sheffield	6217 CREEK BREEZE ROAD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Stoney Creek HOA	Rhonda	Nixon	12206 WALLACE RIDGE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	University Park North Community	Bettye	Walker	4528 HIGHCROFT LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Villages of Leacroft	Jose	Suquinahua	4636 HIGHCROFT LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-094	Wyndham Hills	Denise	Williams	6230 SHELLEY AVE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
	CHARLOTTE'S HOPE CHURCH				4100 JOHNSTON OEHLER R	CHARLOT NC	28269
	CLARK	THERESA A			3900 JOHNSTON OEHLER R	CHARLOT NC	28269
	BARKER	TRAVIS R	LAURAN A	HOLLAR	3916 JOHNSTON OEHLER R	CHARLOT NC	28269
	PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 20	HUNTERS' NC	28078
	HIGHLAND RIDGE APARTMENTS LLC			C/O CHARTER PROPERTIES INC	1520 S BLVD STE 215	CHARLOT NC	28203
	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOT NC	28202
	HIPP	JOY C			PO BOX 480111	CHARLOT NC	28269
	CCSSH LLC				9501 DAVID TAYLOR DR	CHARLOT NC	28262

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject:	Rezoning Petition 2023-094
Petitioner/Developer:	Rosegate Holdings, LLC
Current Land Use:	Single-Family Detached
Existing Zoning:	N1-A (City of Charlotte)
Rezoning Requested:	N1-F
Parcel Numbers:	029-301-29, 029-301-30
Virtual Presentation will be online:	October 4, 2023, 6:00pm-7:00pm, with <u>10 day</u> open comment period following meeting
To register for the meeting:	email info@urbandesignpartners.com for the link to register
Access to Hard Copy of Presentation:	Email info@urbandesignpartners.com (please put 2023-094 in subject line) or call 704-334-3303

Summary of Request

We are assisting rezoning petitioner – ~~Rosegate~~ Holdings, LLC (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 3.52-acre site (the “Site”) located at 4000 Johnston Oehler Road from the N1-A zoning district to the N1-F zoning district (Parcel ID 029-301-29, 029-301-30). The proposed rezoning will be to accommodate the development of a residential community with up to 45 Multi-Family Attached (Townhome) units. A map of the property is included in this mailing for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

The official community meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the official community [meeting](#) virtually via Zoom on **Wednesday, October 4th at 6:00pm**. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to **Info@urbandesignpartners.com**. You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

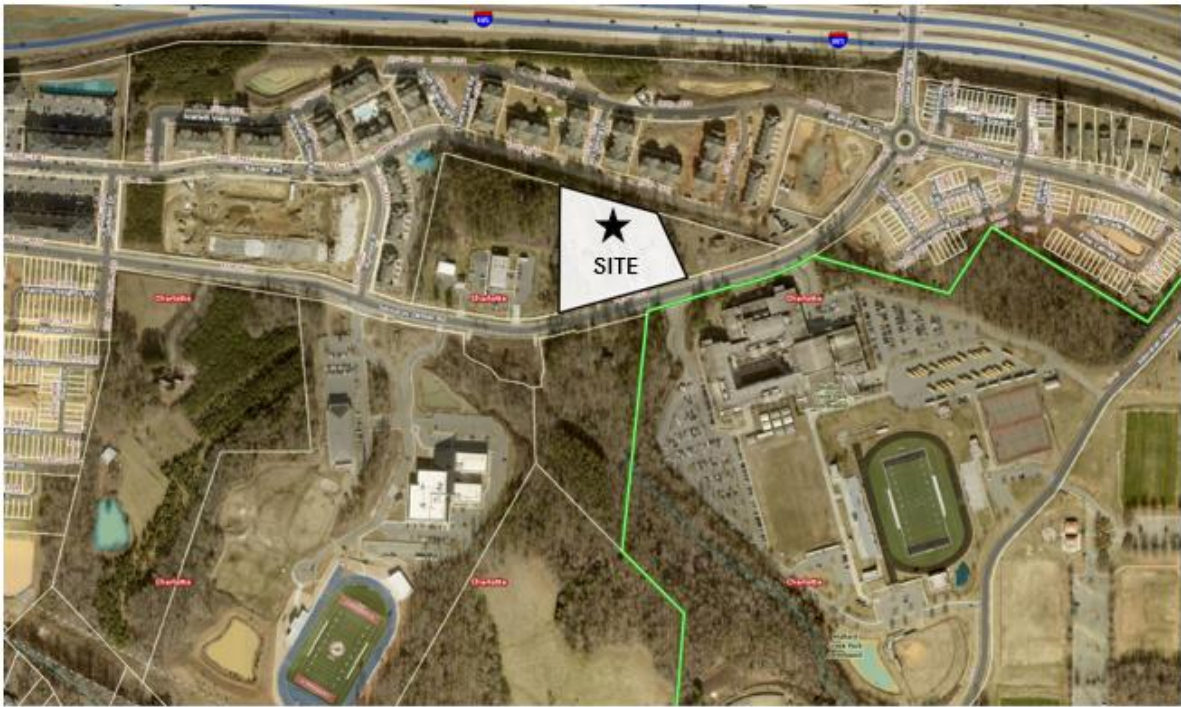
In the meantime, should you have any questions or comments, please call me, Nolan Groce, at (704) 334-3303 or email me at info@urbandesignpartners.com (please put **2023-094** in the subject line).

Respectfully,
Nolan Groce, MPA
Urban Design Partners

Cc: Ms. René Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: September 20, 2023

Site Location



First Name	Last Name	Email
Theresa	Clark	theresamac8777@att.net
Josh	Jolley	Joshjolley11@gmail.com
Brayden	Lambert	brayden@prespro.com
Wil	Russell	Russellclt704@gmail.com
Mary	Clark	m.karrolina@gmail.com
Travis	Barker	travisrbarker@gmail.com
John	Porter	jdp@charterproperties.net
Lauran	Hollar	lauranhollar@gmail.com
Paul	Pennell	Paul@urbandesignpartners.com
Nolan	Groce	ngroce@urbandesignpartners.com