

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Tri Pointe Homes Holdings, Inc.
Rezoning Petition No. 2023-102

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance (UDO).

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for 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 October 27, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Tuesday, November 7th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner’s team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner’s team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had seven (7) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Sean Schuttler and Margaret Puckett, as well as by Petitioner’s agents Collin Brown and Lisa Arnold with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner’s team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 9.07-acre site north of Idlewild Road, south of Albemarle Road, bound by the east side of Lawyers Road, and west of Winery Lane. Mr. Brown provided an overview of the zoning notification process and the new Unified Development Ordinance and Charlotte 2040 Plan.

Mr. Brown displayed the current zoning of the site and surrounding parcels and the rezoning proposal. He stated that the proposed zoning for the petition is Neighborhood Center- NC. Mr. Brown displayed the Charlotte 2040 policy map and explained that the proposed zoning district aligns with the City’s vision and plan recommendations for the area as the site has a Neighborhood Center Place Type. Mr. Brown displayed graphics from the Charlotte 2040 plan to illustrate the type of development within the current and proposed zoning districts. Mr. Brown stated that the

current zoning districts do not permit residential uses and that in the future, the site could be a part of a city-initiated alignment rezoning to the NC district.

Mr. Brown explained that the rezoning timeline could result in a public hearing in December and City Council decision in January, at the earliest. Mr. Brown concluded the presentation by reiterating the current and proposed zoning districts and that the zoning request is a conventional rezoning. A member of the Petitioner's team provided an overview of the development company and potential uses of the site.

The virtual meeting was then opened for discussion:

In response to a question about traffic impacts, Mr. Brown gave a summary of how traffic is looked at through the development process. Mr. Brown indicated that commercial uses generate significantly more traffic, and the potential uses in NC could generate less traffic. Mr. Brown referenced the conventional zoning process and said that this rezoning would not trigger a traffic impact analysis.

In response to a question regarding the condition and future plans of the pond located on the property, the petitioner's team stated that it will be addressed in the future in land development, and they are working with wetlands engineers on potential plans. The petitioner's team stated that the pond would likely be drained and turned into a new stormwater feature.

In response to a question about setbacks, Mr. Brown stated that the site will meet district requirements for NC and that there isn't a site plan at this time. Mr. Brown added that the NC district is a softer transition towards the residential.

In response to questions about affordable housing and price points, Mr. Brown explained that the developer has no plans to provide affordable housing at this time and that the City does not require affordable housing in this zoning district. A member of the petitioner's team indicated that if the site is developed as housing, they anticipate a price point around the mid-three hundred-thousand-dollar range and would be market rate housing.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 13th day of November 2023.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

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 QUESTIONS. THANK YOU!

2023-102	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-102	10918105	PS NC III LP				701 WESTERN AVE		GLENDALE	CA	91201
2023-102	10918106	JHI & R LLC				7020 ALBEMARLE RD		CHARLOTTE	NC	28227
2023-102	10918112	ARMSTRONG	BERNARD FRANKLIN	LOIS P	ARMSTRONG	7037 LAWYERS RD		CHARLOTTE	NC	28212
2023-102	10918113	LAWYERS ROAD PROFESSIONAL PARK INC				C/O JERRY SEGAL		MORGANTON	NC	28680
2023-102	10918116	H & B ASSOCIATES INC				3309 WASHBURN AVE		CHARLOTTE	NC	28205
2023-102	10918301	CALHOUN	CASEY			7348 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918302	ALLEN	ROBERT L JR		BILLIE ROSALYN	7350 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918303	BOBBITT	CYNTHIA			7352 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918304	ELLER	CHRISTOPHER H	JILL MURRAY	ELLER	233 UNIVERSITY CIR		BOONE	NC	28607
2023-102	10918305	HAMILTON	CRYSTAL			7356 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918306	SANDERS	DARREN			7358 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918307	COMEN	ALEX			7360 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918308	VOHRA	VEERAT	VIVIAN	VOHRA	151 S HIGHLAND AVE APT 3H		OSSINING	NY	10562
2023-102	10918313	LUHRS	RANDALL DAVID			7316 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918314	THOMAS	ANTHONY			7318 WINERY LN UNIT 602		CHARLOTTE	NC	28227
2023-102	10918315	SMITH	PATRICIA S			7320 WINERY LN		CHARLOTTE	NC	28212
2023-102	10918316	MCFADDEN	MICHAEL			7322 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918317	SCOTT	CAILAH			7324 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918318	FRENCH	DARNELL			5235 W RUNNING BROOK ROAD APT 202		COLUMBIA	MD	28227
2023-102	10918319	KULIKOWSKI	MARY C			7328 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918320	ABBEY	ANGELINA CASH			7330 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918321	NUYEN	JEFFREY RAYMOND	BARBARA CLARK	NUYEN	4916 SPICEWOOD DR		CHARLOTTE	NC	28227
2023-102	10918322	DAI	MIKE Y			11612 OLD SURRY LN		CHARLOTTE	NC	28277
2023-102	10918323	DUSHAK	THOMAS A	MARTHA ANNE	DUSHAK	PO BOX 541		EDNEYVILLE	NC	28727
2023-102	10918324	CANAAN	CARMELA M	PEDRO MIGUEL	CANAAN	7306 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918325	ADKINS	WYNETTA			7308 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918326	AXONOV	ALEXANDER	LANA S	AXONOV	7310 WINERY LN UNIT 706		CHARLOTTE	NC	28227
2023-102	10918327	MCMORRIS	LONETTE AMIKA			7312 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918328	DAI	MIKE Y			11612 OLD SURRY LN		CHARLOTTE	NC	28277
2023-102	10918329	MCDERMOTT	JANE EDWARD			16191 INDIAN POINT DR		MADISONVILLE	LA	70447
2023-102	10918330	LPK INVESTMENTS LLC				7234 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918331	BEACHUM	ZACHARY T			7236 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918332	JEFFERSON	RENAY			7238 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918333	RICE	BEVERLY			7240 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918334	ROMEO	SABRA B			12213 OAKSHADE LN		MATTHEWS	NC	28105
2023-102	10918335	MARTINEZ	NADIA GABRIELA			7244 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918336	LOVE	LISA ANN Y			109 ROCKY HILL OVERLOOK		BREVARD	NC	28712
2023-102	10918337	WEST	ANDREW G			7216 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918338	GRANT	JASON A			7218 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918339	ABDALI	NADA			4821 BUCKEYE LN		GASTONIA	NC	28056
2023-102	10918340	WATSON	MICHAEL			7222 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918341	CROWELL	SHANITA			7224 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918342	COTTONE	ANGELA			7226 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918343	ORTIZ	MANUEL M			6767 THISTLEDOWN DR		HARRISBURG	NC	28075
2023-102	10918344	TURZA	NICOLE			7230 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918345	WILLIAMS	SUNDAY			7200 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918346	SHIELDS	SHARON			7202 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918347	SEARCHFIELD	JAMES K JR			7204 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918348	JAMISON	REESE A III			7206 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918349	BOLDEN	JEFFREY			812 ACADEMY AVE		OWINGS MILLS	MD	21117
2023-102	10918350	BURTON	RODRICK			7210 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918351	HAGGINS	LATRAVIUS DEMARCUS			7212 WINERY LN UNIT 1607		CHARLOTTE	NC	28227
2023-102	10918352	MAHONE	PERCY			7214 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918353	ABDULWAHAB	MAMDOUH			7148 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918354	BAILEY	SARAH F			7150 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918355	BARRIE	AMINATA			7152 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918356	MAYNARD	ELIZABETH			7154 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918357	GIBBS	MARVIN SR	JOANN L	GIBBS	5129 AVENING CT		CHARLOTTE	NC	28215
2023-102	10918358	PATEL	JAIMAL			301 E TREMONT AVE UNIT 105		CHARLOTTE	NC	28203
2023-102	10918359	NAUGHTON	BRUCE J	KATHLEEN A	NAUGHTON	80 DEPEW AVE		BUFFALO	NY	14214
2023-102	10918360	WITHERSPOON	FRAN			7162 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918361	BLACKMON	ALVIN	WANDA	BLACKMON	WOODSEDGE DR UNIT 206		CHARLOTTE	NC	28216
2023-102	10918362	NOVAK	EVELYN			7134 WINERY LN		CHARLOTTE	NC	28277
2023-102	10918363	BURCH	CARLISE			7136 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918364	DUPOUX	KAYLA ELIZABETH			7138 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918365	LAGUERRE	JOHN	TARA A	LAGUERRE	7132 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918366	AL-SHAREE	ADLI	SHEREEN NOUR DEAN	AMERA	1803 BOGEY CT		MATTHEWS	NC	28104
2023-102	10918367	NOVOTNY	KRISTI KAREN			7144 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918368	OVAL NC LTD				1158 BROADWAY STE 2	CO MARKOTSIS AND LIEBERMAN PC	HICKSVILLE	NY	11801
2023-102	10918369	JOHNSON	NANCY PORRITT			7116 WINERY LN UNIT 1901		CHARLOTTE	NC	28227
2023-102	10918370	KUKAS	CHANDRA			7118 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918371	CHAPPELL	CRYSTAL W			7120 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918372	DAI	JING-DONG			11612 OLD SURRY LN		CHARLOTTE	NC	28277
2023-102	10918373	PATEL	CHANDRIKA A	ARVIND	PATEL	25 JURGELSKY RD		MONROE TOWNSHIP	NJ	08831
2023-102	10918374	NANCE	TIFFANY J			7126 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918375	GOMEZ	LEONEL	LUCIA A	NERY DE BALL	7100 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918376	WRIGHT	MARY			7102 WINERY LN		CHARLOTTE	NC	28212
2023-102	10918377	CAULTON	ANDRE	CHELETA	CAULTON	7104 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918378	HERRERA	CARLOS A			54 E WALNUT ST		CENTRAL ISLIP	NY	11722
2023-102	10918379	MILLER	ROBERT	KRISTAL D	MILLER	7108 WINERY LN UNIT 2005		CHARLOTTE	NC	28277
2023-102	10918380	AL-SHAREE	ADLI	SHEREEN NOUR DEAN	AMERA	1803 BOGEY CT		MATTHEWS	NC	28104
2023-102	10918381	ADEBOLU	QUANAE A			7112 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918382	OPENDOOR PROPERTY TRUST I				410 NORTH SCOTTSDALE RD STE 1600		TEMPE	AZ	85281
2023-102	10918383	MORRIS	JOHN S			7364 WINERY LN UNIT 2101		CHARLOTTE	NC	28227
2023-102	10918384	DAVIDSON	BILLY FLOYD	WILMA FERNANDES	NEGROMONTE	178 COVE CREEK LOOP		MOORESVILLE	NC	28117
2023-102	10918385	WOOD	ERNEST	DONNA P	WOOD	7368 WINERY LN		CHARLOTTE	NC	28212
2023-102	10918386	MORELL	NELSON			15872 REYNOLDS DR		FORT MILL	SC	29707
2023-102	10918387	CATIVO	CARLOS F ORDONEZ	GLADYS E	CHAVEZ	9612 COVEDALE DR		CHARLOTTE	NC	28270
2023-102	10918388	MILBURN	REGINALD K	OLIVIA R	MILBURN	7374 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918389	KEARSE	SARITA			7376 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918390	LITTLE	PAMELA M			7378 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918391	GORDAN	SHANI			7332 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918392	AL-SHAREE	ADLI	SHEREEN NOUR DEAN	AMERA	1803 BOGEY CY		MATTHEWS	NC	28104
2023-102	10918393	DUNCAN	AMELIA RAY			7336 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918394	CLARK	JIMMIE RICHARD JR	TONYA MARIE	CLARK	7338 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918395	VADEN	MICHAEL			7340 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918396	MIKE KIO PROPERTY SOLUTIONS LLC				PO BOX 691641		CHARLOTTE	NC	28227
2023-102	10918397	DAI	JING DONG			7128 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918398	WILLIAM	LISA			7130 WINERY LN		CHARLOTTE	NC	28227
2023-102	10918501	KEENE	SUSAN MARGARET OTTANI			5717 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918502	WILKINS	MCKAIL A			5719 DOCKSIDE DR	UNIT 1102	CHARLOTTE	NC	28227
2023-102	10918503	PILSY	RYAN	EMILY	SIGLER	5721 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918504	SPENCER	MICHELLE			5723 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918505	ALIAWHARI	ABDULLAH			5725 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918506	PADGETT	TERRY FOYLE			5727 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918507	BAREFOOT	RICHARD W JR			5729 DOCKSIDE DR		CHARLOTTE	NC	28205
2023-102	10918508	KLINE	DALE M			5731 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918509	RICE	RONNIE L			5701 DOCKSIDE DR		CHARLOTTE	NC	28227
2023-102	10918510	PURSER	ASHLYN ELIZABETH			5703 DOCKSIDE DR Unit 1002		CHARLOTTE	NC	28227
2023-102	10918511	LENOSKY	HARRY	STEVEN	LENOS					

2023-102	10918539	REINHARDT	AARON C	PAULITA	REINHARDT	7261 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918540	CRUZ	AMANDA			7263 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918541	LONG	BRICE LEE			7203 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918542	BERAS	AQUELINES			7205 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918543	BRUCE	JESUINA F	DORATHEA BRUCE	RHODES	7207 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918544	JOHNSON	KATHERINE	JOSEPH PHILLIP	JOHNSON	7201 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918545	SHIPP	JOHN L			7211 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918546	YOUNG	WILLIAM BERNARD			7213 WINERY LN	CHARLOTTE	NC	28227
2023-102	10918547	CAO	WEI-DI			4004 WILD NURSERY CT	CHARLOTTE	NC	28215
2023-102	10918548	WILLIAMS	EUGENE			7209 WINERY LN	CHARLOTTE	NC	28227
2023-102	10943102	TRIPLE E ASSOCIATES		C/O J RONALD MARTIN CPA		1850 E THIRD ST STE 305	CHARLOTTE	NC	28204
2023-102	10943122	ALBERTO	FAUSTO ANTONIO HERNANDEZ			12350 SW 132ND CT	MIAMI	FL	33186
2023-102	10943123	PHILLIPS	JEAN			7017 STONINGTON LN	CHARLOTTE	NC	28227
2023-102	10943124	OTT	ARTHUR WILLIAM			12530 COMBLAIN ROAD	KNOXVILLE	TN	37934
2023-102	10943125	FRAZER	JUDY J			3420 AVE H APT 6E	BROOKLYN	NY	11210
2023-102	10943126	SEABREEZE	WILLIAM T			7027 STONINGTON LN	CHARLOTTE	NC	28227
2023-102	10943146	STONINGTON HOMEOWNERS ASSOC	INC			PO BOX 79032	CHARLOTTE	NC	28271
2023-102	10943265	ESCALONA	FRANK A RODRIGUEZ			5616 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943266	RESICAP NORTH CAROLINA OWNER II LLC				3630 PEACHTREE RD NE STE 1500	ATLANTA	GA	30326
2023-102	10943267	DOBISON	TIFFANY			5608 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943268	KOONTZ	RICHARD M			5604 IDLEWILD RD	CHARLOTTE	NC	28227
2023-102	10943269	RODRIGUEZ	JOSE GUADALUPE VEGA			5600 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943270	PADILLA	ANTONIO			5536 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943271	DOE	ALOYSIUS W	BEATRICE	DOE	5532 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943272	BUCKLEY	MICHAEL A	CHARITY L CARTER	BUCKLEY	7921 HICKORY DR	CHARLOTTE	NC	28215
2023-102	10943273	FALLS	CHEVONE D	DOMIANO	FALLS	5524 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943274	MADRID	OBED ELISEO	GLERIS ROSIVEL	MADRID	5520 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943275	SAFARI TWO ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
2023-102	10943276	SIMMONS	DISHEA			5512 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943277	COX	RIMA			5508 IDLEWILD ROAD NORTH	CHARLOTTE	NC	28227
2023-102	10943278	DAVIS	KISHIA			6307 MARTIN LAKE DR	CHARLOTTE	NC	28215
2023-102	10943279	STOKES	SHEMIKKA D			5500 IDLEWILD RD	CHARLOTTE	NC	28227
2023-102	10943280	WILLIAMS	AMANDA			5436 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943281	MCH SFR NC OWNER 1 LP				14355 COMMERCE WAY	MIAMI LAKES	FL	33016
2023-102	10943282	CLARKE	JUDITH			1524 KELTON PL UNIT 208	CHARLOTTE	NC	28212
2023-102	10943283	LAZO	EDGAR O			5424 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943284	MULDROW	JONAS O			5420 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943285	MCH SFR NC OWNER 2 LP				14355 COMMERCE WY	MIAMI LAKE	FL	33016
2023-102	10943286	FLORES	FRANK ADOLFO JIMENEZ	CLAUDINA MORAN	CASTILLO	5412 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943287	HOLLIS	TIFFANY			5406 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943301	ZUNIGA	JUANA B FUNEZ	OLVIN CORTES	BONILLA	5405 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943302	BAILEY	BRITTANY			5409 IDLEWILD RD	CHARLOTTE	NC	28227
2023-102	10943303	SANCHEZ	ENRIQUE E CARDENAS	ULDA M JAYA	CARPIO	5413 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943304	GARAY	SILVIA AYES			5417 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943305	STALLING	VELUSE			5421 IDLEWILD R N	CHARLOTTE	NC	28227
2023-102	10943306	SWH 2017-1 BORROWER LP				8665 EAST HARTFORD DR, SUITE 200	SCOTTSDALE	AZ	85255
2023-102	10943307	ADKINS	DANIEL G			5429 IDLEWILD RD N	CHARLOTTE	NC	28262
2023-102	10943308	WILLIAMSON	LASHANDA MINIQUE			5433 IDLEWILD ROAD N	CHARLOTTE	NC	28227
2023-102	10943309	TAH 2017-2 BORROWER LLC				1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2023-102	10943310	TIU	LUIS ELEUTERIO RODRIGUEZ			5501 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943311	FKH SFR PROPCO B-HLD LP				1850 PARKWAY PL SUITE 900	MARIETTA	GA	30067
2023-102	10943312	HILLARD	CARRIANNE J			5509 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943313	TAH HOLDING LP				PO BOX 15087	SANTA ANA	CA	92735
2023-102	10943314	TAYLOR	ANIKA			5517 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943315	SFR JV-1 2019-1 BORROWER LLC				1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2023-102	10943316	AMH NC PROPERTIES LP				11629 SIDNEY CREST AVE	CHARLOTTE	NC	28213
2023-102	10943317	CLARKE	MARIA L			5529 IDLEWILD RD N	CHARLOTTE	NC	28227
2023-102	10943318	INNOCENT	STEVEN	ASIA A	SMITH	5533 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943319	SFR JV-1 2021-1 BORROWER LLC				1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2023-102	10943320	SFR XII CHARLOTTE OWNER 1 LP				9200 E HAMPTON DR	CAPITOL HEIGHTS	MD	20743
2023-102	10943321	BRISCOE	ALICIA R	KENNETH E	BRISCOE JR	56055 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943322	JACKSON	LEKEYA T			5609 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943323	THOMPSON	MARY C			5613 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943324	CROSLEY	FELICIA N			5617 IDLEWILD RD NORTH	CHARLOTTE	NC	28227
2023-102	10943325	MARTINEZ	YRENE	INGRIS	MARTINEZ	5621 IDLEWILD RD	CHARLOTTE	NC	28227
2023-102	10943399	IVERNESS HOMEOWNERS	ASSOCIATION INC			PO BOX 2427	HUNTERSVILLE	NC	28070
2023-102	13325108	INVESTICORE PROP CO 12 LLC				9200 HUNTING CT	MATTHEWS	NC	28105
2023-102	13325110	LEIGHTON FAMILY LLC				7148 LAWYERS RD	CHARLOTTE	NC	28227
2023-102	13325111	SCOGGINS	PAUL A			7209 CONCORD HIGHWAY	MONROE	NC	28110
2023-102	13325118	JMR INVESTMENT HOLDINGS LLC				1633 SHADOW FOREST DRIVE	MATTHEWS	NC	28105
2023-102	13325119	ALKOOR	KHALED			6903 W T HARRIS BLVD STE B	CHARLOTTE	NC	28215
2023-102	13325120	DAVIDSON	MARIE B			PMB 273 STE 1 PAK MAIL 505 BEACHLAND BLVD	VERO BEACH	FL	32963
2023-102	13501313	CENTRUM-HONEYCREEK LIMITED	PARTNERSHIP			PO BOX A3951	CHICAGO	IL	60690

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

2023-102	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-102	Albemarle Road Recreation Cente	ElbertRay	Whitehead	6007 DELTA CROSSING LN, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-102	Becton Park at Lynton Place Hom	Chad	Jarrell	5601 Ebley Ln, Charlotte, NC, 28227, USA		Charlotte	28227
2023-102	Becton Park at Lynton Place Hom	Joe	Ayers	5652 EBLEY LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Becton Park at Lynton Place Hom	Vanessa	Coles	5606 BECTON PARK DRIVE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Brandywine Homeowners Associati	Dorothy	Cannon	5709 DOCKSIDE DR, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Brandywine Homeowners Associati	Kenny	Sayle	5720 DOCKSIDE DR, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Brandywine Homeowners Associati	Theo	Ennis	7322 WINERY LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Breaking Barriers:Building Bond	Betty	Gregory	8460 BARNCLIFF ROAD, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Brisbane Academy	Bernice	Brawley	7230 WINERY LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Brisbane Academy	Geri	Crooks	7307 WINERY LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Chestnut Lake	Alma	Moore	7437 PIRATES COVE COURT, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Easthaven Neighborhood Associat	David	Jones	4501 DAWNWOOD DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-102	Easthaven Neighborhood Associat	Dennis	Murphy	4611 TWIN OAKS PL, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-102	Edison Street Block Association	Bobbie	Toatley	4659 EASTHAVEN DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-102	Fairfield Park	Bill	Strain	625 ALLISTER DR, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Jefferson Park Neighborhood Ass	Charles	Simon	5942 PEPPERHILL RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-102	Lake Forest Neighborhood Associ	ScottCindy	Terry	6223 WOODBRIDGE RD, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Lisha's Helping Hands	Shalisha	Hardwrich	7136 WINERY LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Lynton Place Homeowners Associa	George	Carter	8101 SHERINGTON WAY, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Marlwood Acres	Carrie	Dirks	1016 TIMBER LAKE DRIVE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Marlwood Neighborhood Associati	Cherlie	Maynor	1800 MARLWOOD CR, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Marshbrooke Homeowners Associat	Terrance	Hough	1171 ROBINHOOD CR, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Martin Lake HOA	Lucille	Ivey	6313 MARTIN LAKE ROAD, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Rosegate Homeowners Association	Joan	Hauck	5144 ROSEMEDE DR, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Shamrock Hills Neighborhood Ass	Betty	Gregory	8460 BARNCLIFF ROAD, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Somerstone-The Oasis	Chinyere	Brown	6832 ENGLISH HILLS DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-102	Stonington Homeowners Associati	Cheryl	Pulliam	7119 STONINGTON LANE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Stonington Homeowners Associati	Magdalene	Lytle	7128 STONINGTON LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-102	Stonington Homeowners Associati	Scott	SaylesJr	7113 STONINGTON LN, CHARLOTTE, NC, 28227		CHARLOTTE	28227

EXHIBIT B

October 23, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, November 7th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Trip Pointe Homes Holdings, Inc.
Petition No.: 2023-102

Dear Charlotte Neighbor:

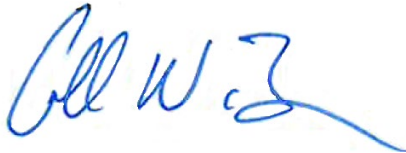
Our firm represents Tri Pointe Homes Holdings, Inc. (the “Petitioner”) in its proposal to rezone approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road. The Petitioner is requesting a rezoning from the OFC and CG (office and general commercial) zoning districts to the NC (neighborhood center) zoning district to accommodate its development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official 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-Mecklenburg Planning Commission’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 Property.

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 virtual Official Community Meeting via Zoom on **Tuesday, November 7 at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa.Arnold@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Tri Pointe”) or property (“Lawyers Road”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa.Arnold@alexanderricks.com or call 980-334-2003 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



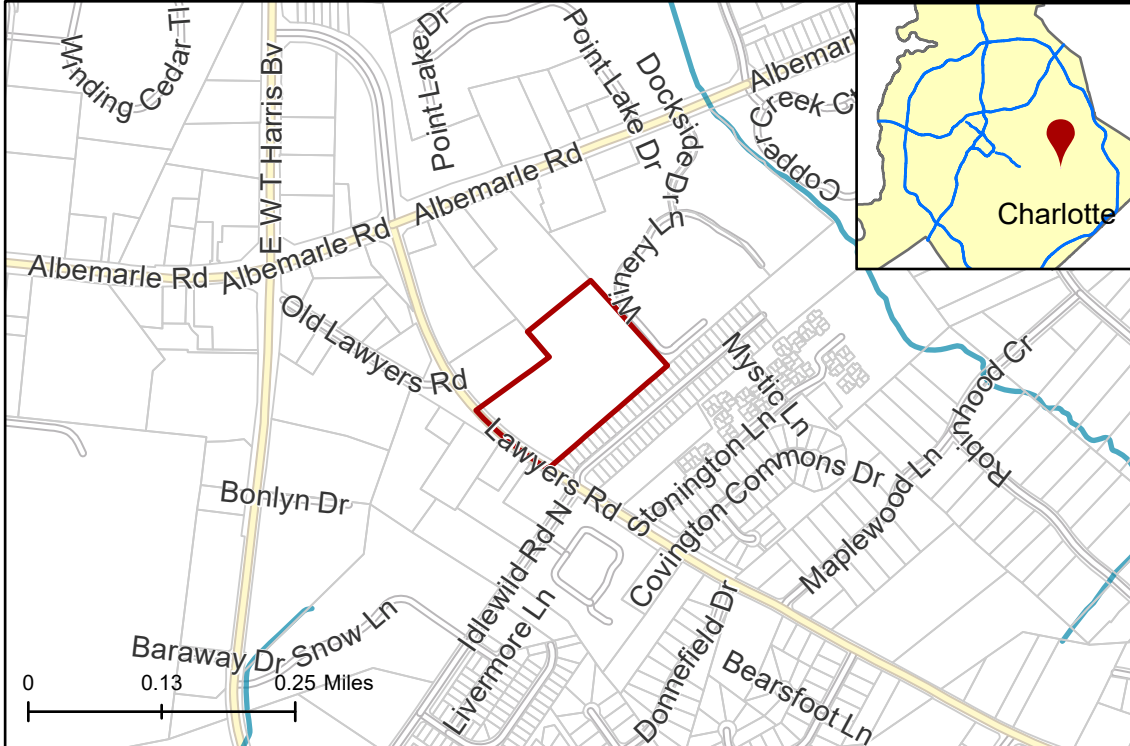
Collin W. Brown

2023-102: Tri Pointe Homes Holdings, Inc.

Current Zoning OFC (Office Flex Campus), CG (General Commercial)
Requested Zoning NC (Neighborhood Center)

Approximately 9.07 acres

Location of Requested Rezoning



Rezoning Map

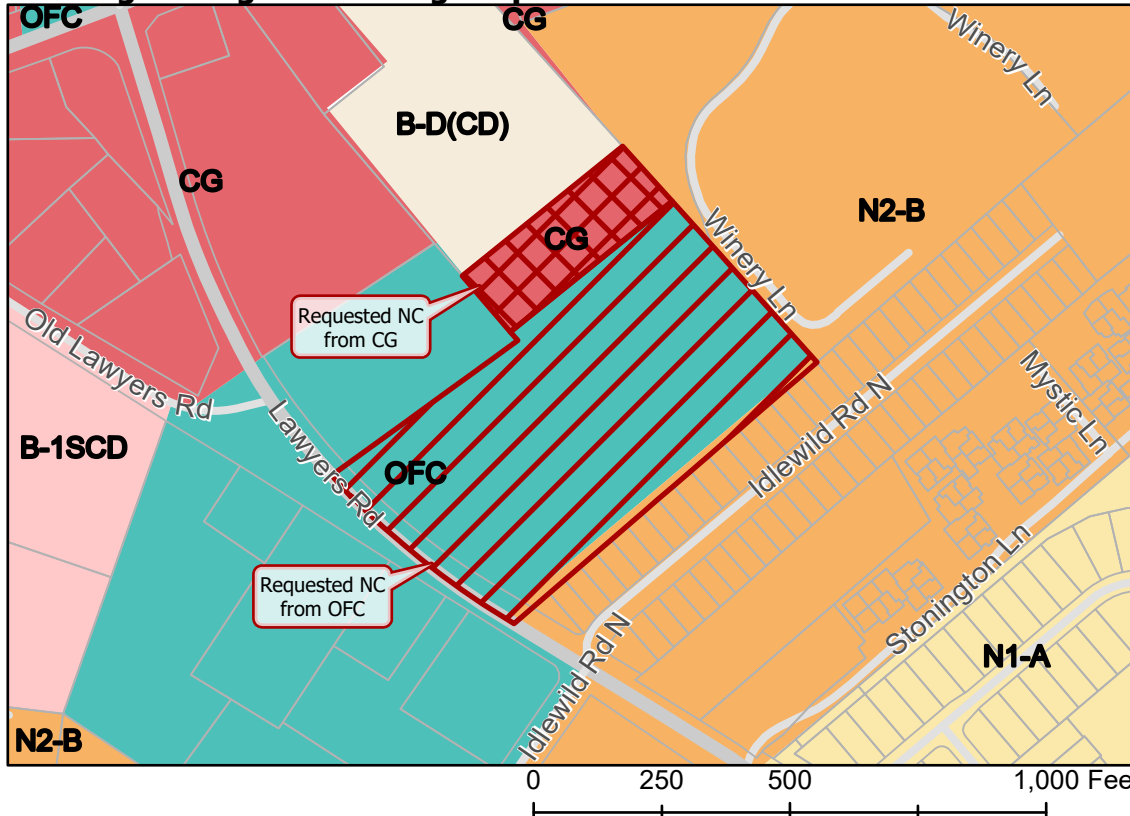


- 2023-102
- Inside City Limits
- Parcel
- Streams

- City Council District
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested NC from CG
- Requested NC from OFC

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Commercial
- Business
- Business-Distribution



Map Created 10/3/2023

EXHIBIT C

Participants (13)

Find a participant

LA	Lisa Arnold (Host, me)			
CB	collin brown			
CB	Collin Brown			
AD	Alan Davidson			
AC	Alex Comen			
AR	Austin Read			
JM	James Mann			
LS	Lynn Sturdivant			
MP	margaret pucket			
MW	mary wright			
SK	Sara Kearse			
SS	Sean Schuttler			
LS	Lynn Sturdivant			

EXHIBIT D

LAWYERS POND REZONING

(REZONING #2023-102)

TRIPOINTE HOMES

Official Community Meeting

November 7, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

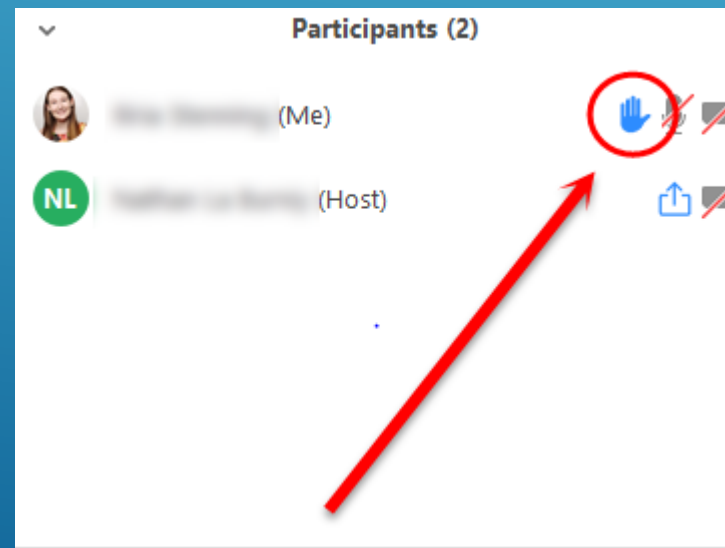
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner:

Lawyers Road Professional Park INC

Petitioner:

Tri Pointe Homes Holdings, Inc

Sean Schuttler & Margaret Puckett



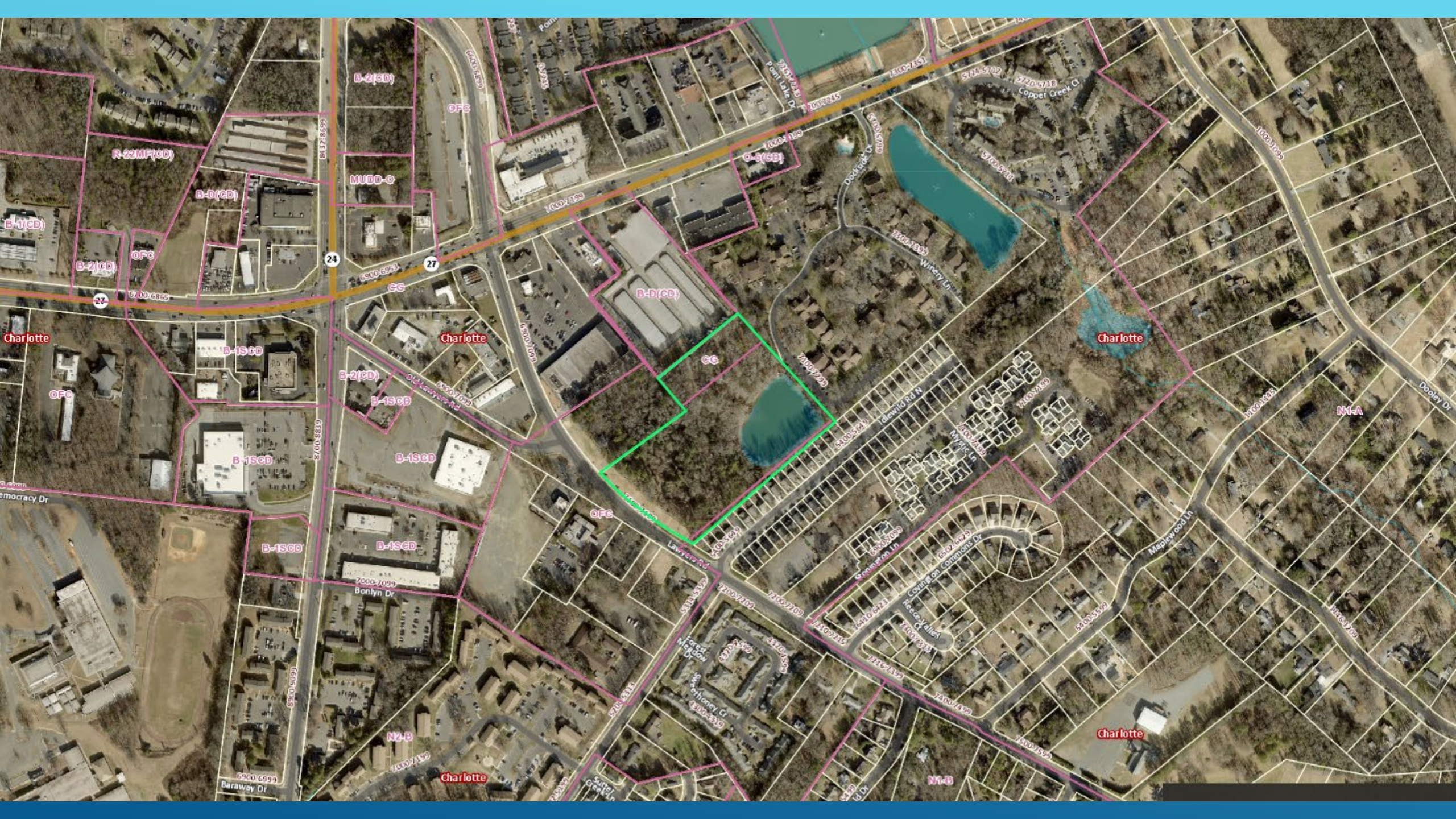
Andrew Grant



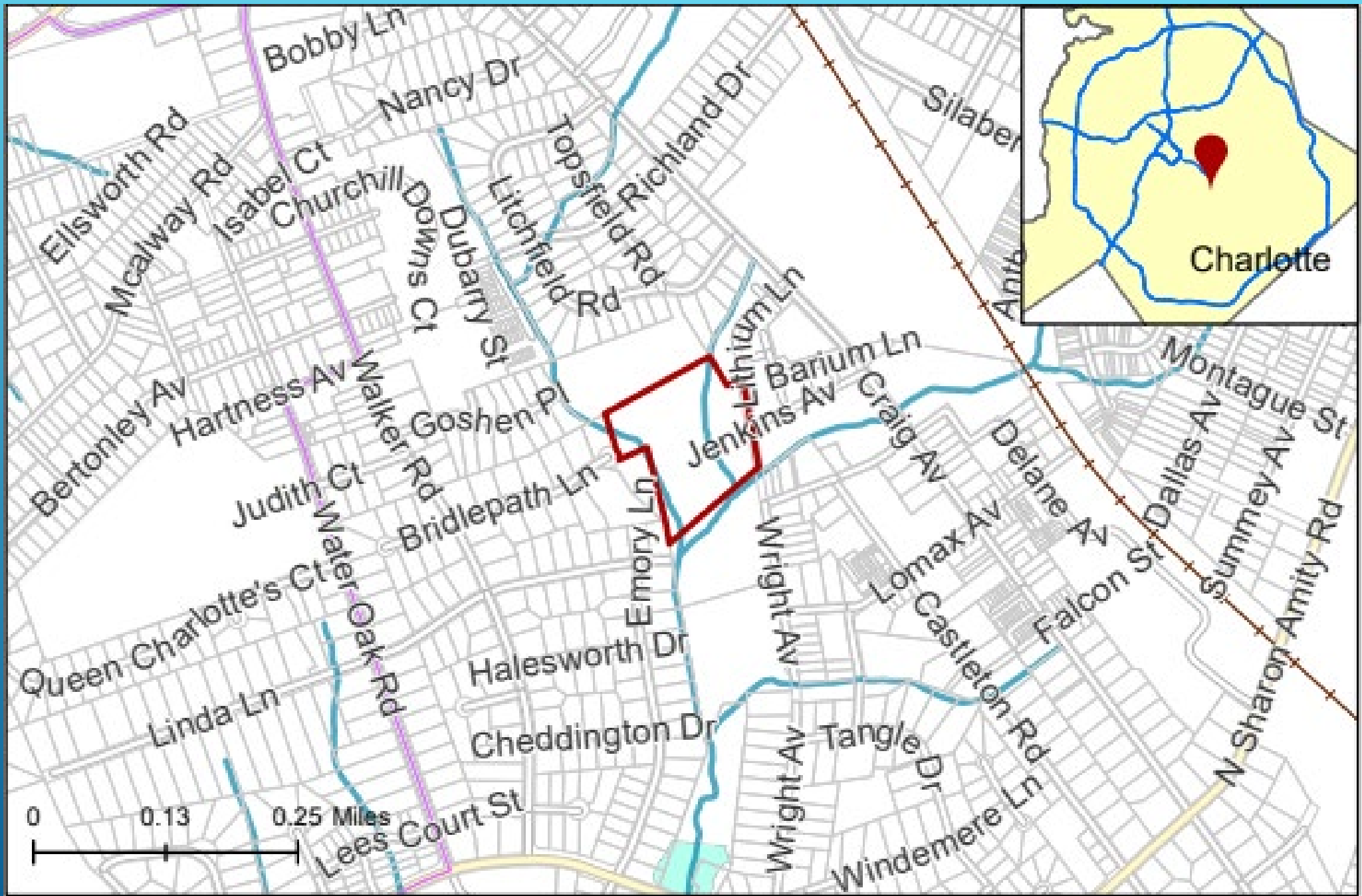
Collin Brown,
Brittany Lins, & Lisa Arnold

PROPERTY LOCATION









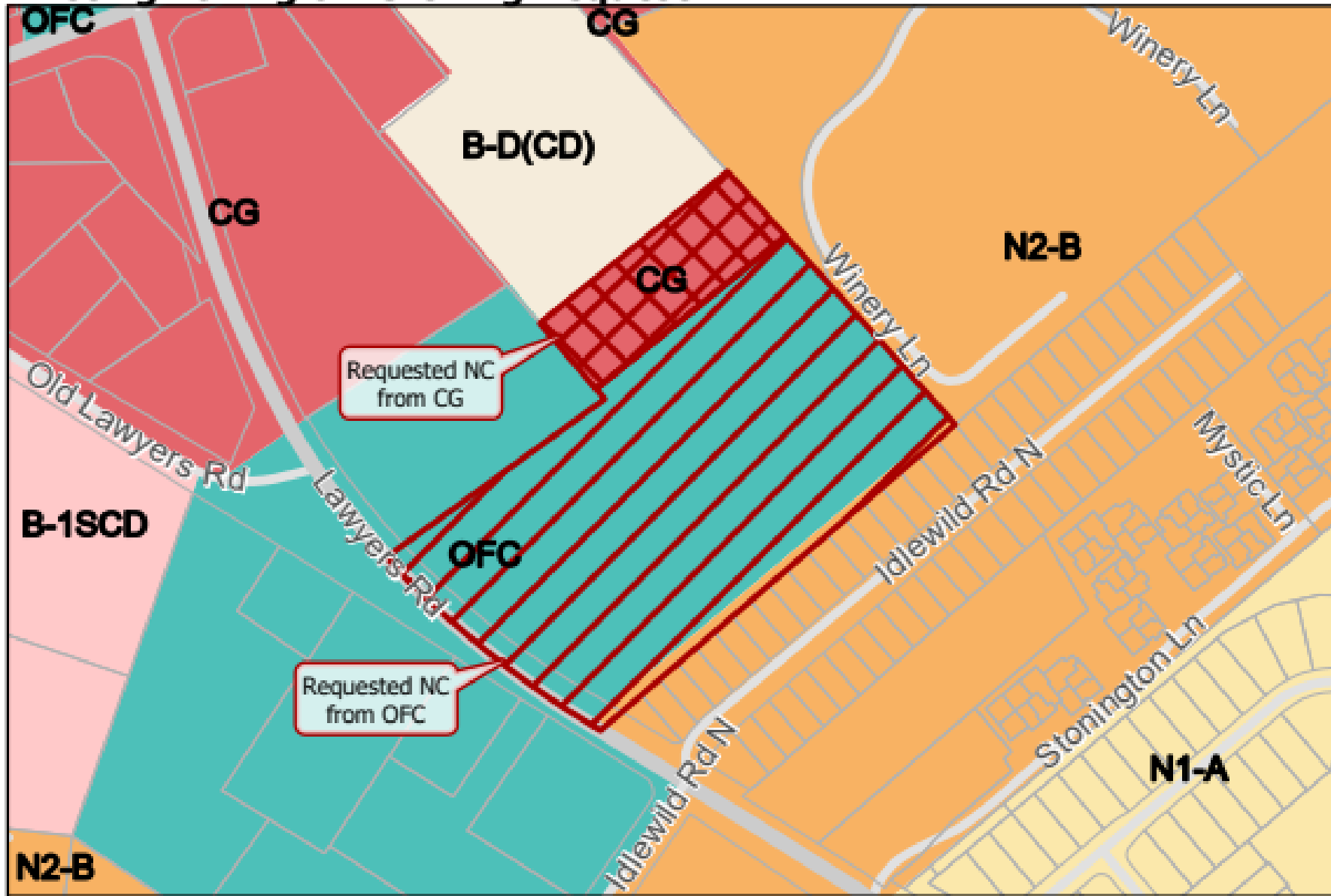
DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities








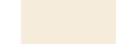
EXISTING ZONING

Existing Zoning & Rezoning Request



-  Requested NC from CG
-  Requested NC from OFC

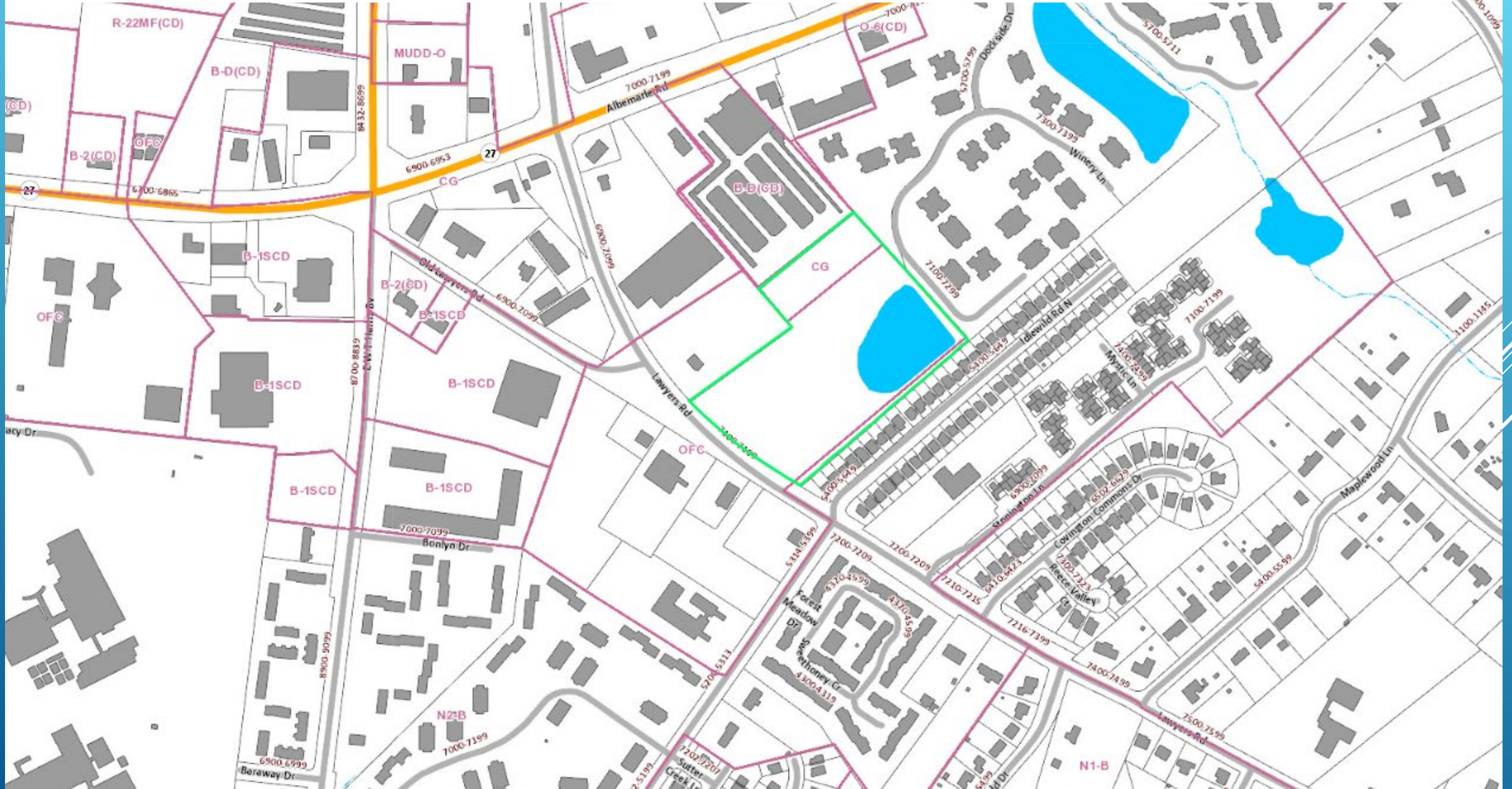
Zoning Classification


-  Neighborhood 1
-  Neighborhood 2
-  Campus
-  Commercial
-  Business
-  Business-Distribution



0 250 500 1,000 Feet

Current zoning Office and CG → Requesting NC (consistent with 2040)





PLACE TYPES: COMMERCIAL

Goal: Provide places for the sale of goods and services in locations readily accessible by automobile.

Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.

LAND USE

- Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.

CHARACTER

- This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.

MOBILITY

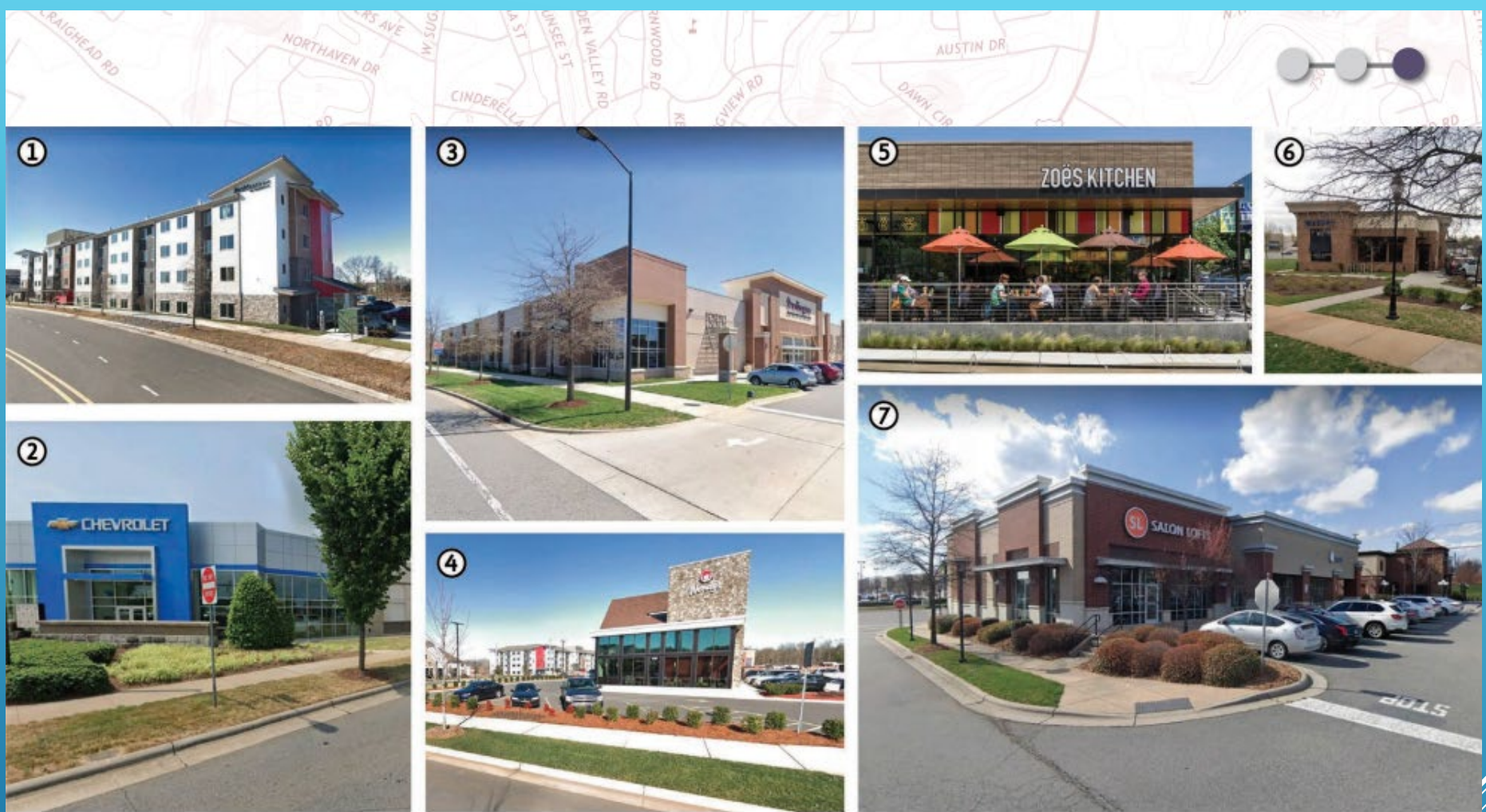
- Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges.
- While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel.
- Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation.
- Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.



Mostly Non-Residential Land Uses

BUILDING FORM

- The typical building height is four or fewer stories. If located in an interchange area, buildings may be up to 5 stories.
- Long, continuous buildings, especially strip commercial buildings, can be found in Commercial places. These buildings still accommodate the desired block structure and connected street network.
- Some sites include accessory drive through facilities and gas pumps.
- Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk.



NOTABLE CHARACTERISTICS

1. Buildings forms, sizes, and styles vary based on use, but typically buildings are placed along the street whenever feasible.
2. Windows, doors, and clear public entries are located along the street frontage with parking or services on the side or in the rear.
3. Wider planting strips, sidewalks and bike lanes along larger streets separate pedestrians and higher speed vehicles and provide a more comfortable pedestrian environment.
4. While discouraged, limited parking and drive-through lanes may be located between the sidewalk and the front door.
5. Outdoor dining areas along the sidewalk and street provide a more vibrant public realm.
6. Pedestrian connections are provided from the street and sidewalk directly to the front door of commercial buildings.
7. Developments with multiple retail tenants and clear pedestrian connections create a safe, walkable environment.



PLACE TYPES: CAMPUS

Goal: Provide places for large, multi-building institutions, such as educational, religious, civic, or health facilities, or for a concentration of office and research and development uses.

Campuses are a relatively cohesive group of buildings and public spaces that are all serving one institution such as a university, hospital, or office park.

LAND USE

- Primary uses vary, depending on the purpose of the Campus and may include facilities for office, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.
- Additional uses intended to support the primary use include residential, retail, hotels, restaurants and dining facilities, sports facilities, laboratories, and galleries intended to serve workers, residents and visitors.

CHARACTER

- This Place Type is characterized by low- to mid-rise office or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.
- Campuses may be on one large site or multiple adjacent sites that create a unified appearance with defined edges.

MOBILITY

- Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and stops.
- More intensely developed institutional Campuses have a denser street network and a higher level of non-auto mode share than less intensely developed Campuses.

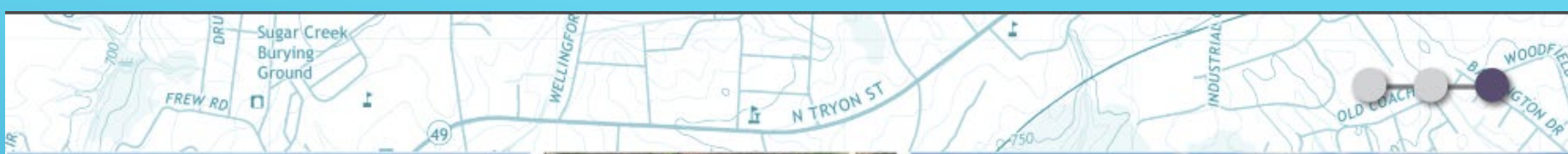


Mostly Non-Residential Land Uses

- Campuses should include amenity-rich transit stops and mobility hubs at key entries, stations, and intersections.
- Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.

BUILDING FORM

- The typical building is an office or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. More intensely developed institutional Campuses sometimes include high-rise buildings. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided.
- Campuses usually have a variety of activities on site, and buildings vary depending on the needs of the primary user. As a result, Campuses have a range of building types and sizes.
- Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors.



NOTABLE CHARACTERISTICS

1. Corporate campuses are often on larger undivided sites and integrate natural systems into the design of passive open space.
2. A traditional educational campus consists of multiple buildings in a more park-like environment, where the interior of the campus is largely pedestrian oriented.
3. An urban campus is organized by the street network much like traditional development.
4. Grand civic architecture often anchors campuses, particularly education campuses.
5. A high amount of active and passive open space is common on campuses and is used as an organizing element for buildings that front on the space.
6. Urban campuses typically include a large multi-wing building with associated buildings located nearby, but connected by private drives, structured parking and private open space.
7. Corporate campuses typically have multiple office buildings of a similar architectural style and highly designed open spaces.
8. The public edges of campuses should provide a welcoming public realm and architectural features that invite pedestrians into the campus.

LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

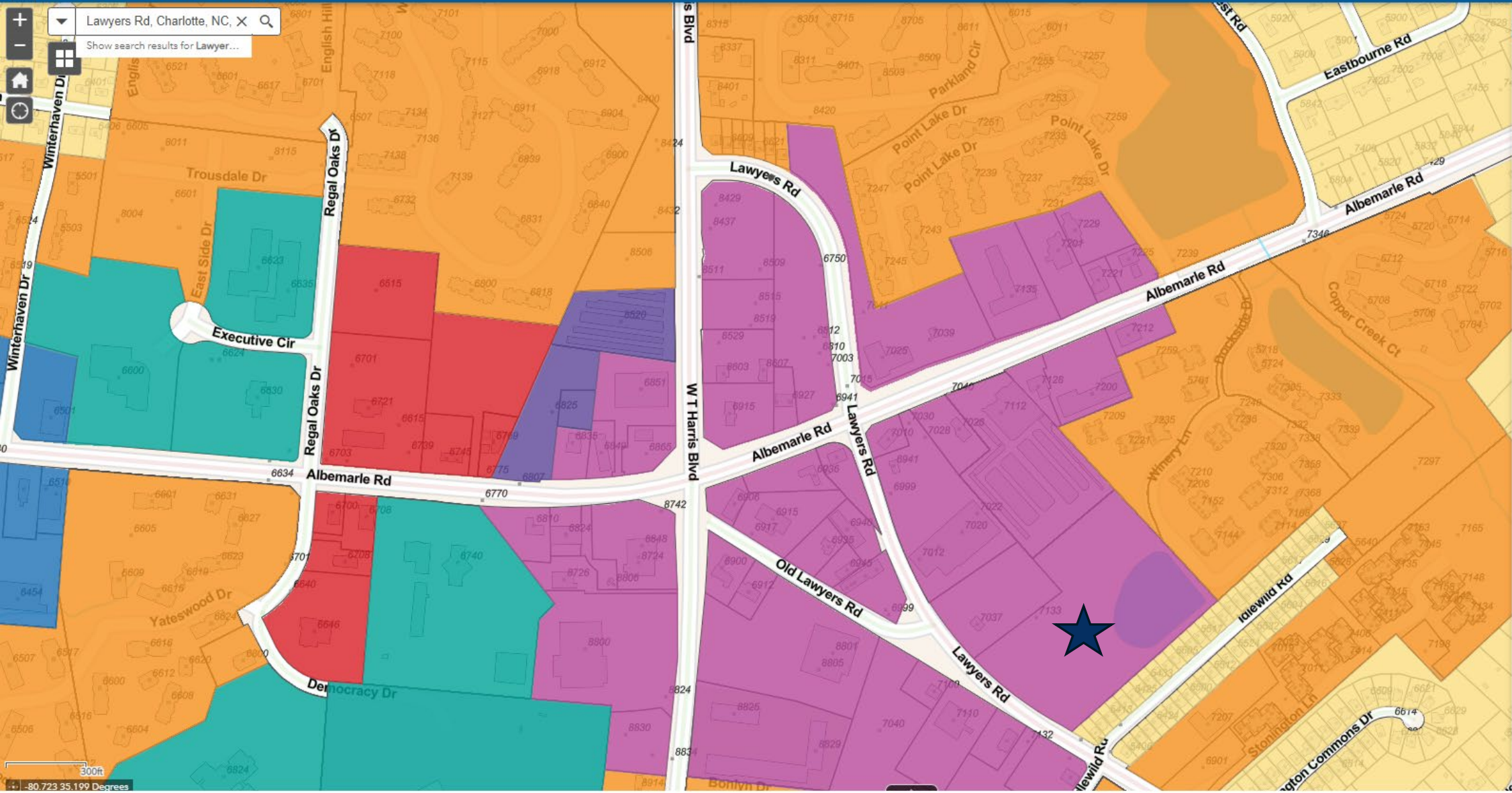
OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



Lawyers Rd, Charlotte, NC, X

Show search results for Lawyer...



Legend

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

300ft

-80.723 35.199 Degrees

App State

Click to restore the map visibility where you left off



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING PROPOSAL = NC

**Aligns zoning to be consistent with 2040
Plan recommendations**



PLACE TYPES: NEIGHBORHOOD CENTER

Goal: Provide places that have a pedestrian-friendly focal point of neighborhood activity where nearby residents can access daily shopping needs and services within a 5-10 minute walk or a short drive.

Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.

LAND USE

- Typical uses include retail, restaurants, personal services, institutional, multi-family, and offices.
- Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type.

CHARACTER

- This Place Type is typically characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment. Some limited mid-rise buildings can be expected in certain Neighborhood Centers.

MOBILITY

- Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood.
- The Local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities.
- Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.



Mostly Non-Residential Land Uses

BUILDING FORM

- The typical building type is a commercial, institutional, or multi-family building of four stories or fewer.
- Buildings are designed with active ground floor uses to support a vibrant pedestrian environment.
- Buildings, especially non-residential structures, have tall ground floors and a high degree of transparency using clear glass windows and doors.
- Buildings orient to streets with prominent entrances connected directly to the public sidewalk. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.



OPEN SPACE

- Neighborhood Centers include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping.
- Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in centers.

CLOSEUP HIGHLIGHTS

- A. Pedestrian-friendly focal point of neighborhood activity
- B. Ground floors with retail, front porches, or other active uses
- C. Comfortable sidewalks with street trees
- D. Highly amenitized public realm with small plazas/gathering spaces
- E. Improved pedestrian connectivity and safe crossings
- F. Rooftop patios
- G. Transition to Adjacent Place Types

POTENTIAL REZONING SCHEDULE

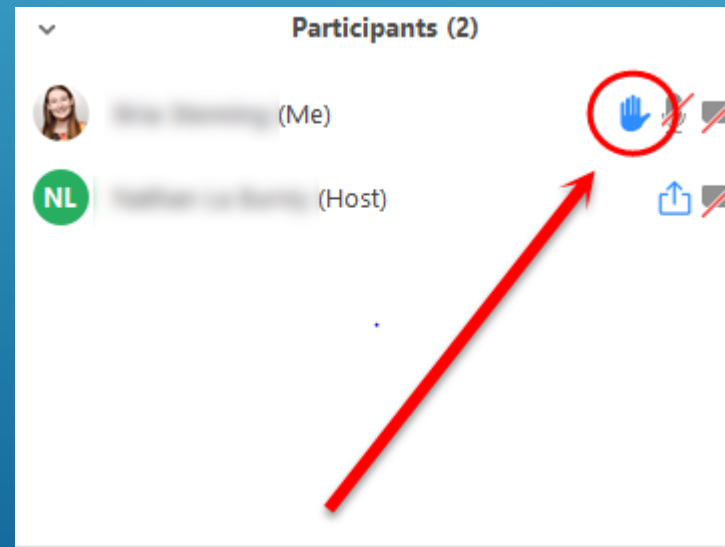
- ▶ **Application Filed:** July 2023
- ▶ **Application Processed:** September 2023
- ▶ **Official Community Meeting:** Today, November 7th
- ▶ **Earliest Public Hearing:** December 18th
- ▶ **Zoning Committee:** January 2, 2024
- ▶ **City Council Decision:** January 16, 2024

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

