

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-116

Petitioner: Stanley Martin Homes
Rezoning Petition No.: 2023-116
Property: ±10-acre site located at 16120 Steele Creek Road

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 10/11/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, October 25, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Bob Bennett and Sebastian Gavidia with Stanley Martin Homes, Cole Hunt with Queen City Land, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-116. She then explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±10 acres located at 16120 Steele Creek Road, east of Youngblood Road and south of Hamilton Road. Ms. Grant showed the site location identifying the parcel to be rezoned from N1-A to N2-B to allow the development of a residential community. Ms. Grant reviewed the Charlotte 2040 Place Type Map indicating the site has a Neighborhood 2 place type.

Ms. Grant reviewed the proposed rezoning schedule with a proposed public hearing on December 18, 2023, zoning committee on January 2, 2024, and city council decision on January 16, 2024. She explained that this can change with staff comments.

Ms. Grant then opened the meeting for questions and answers.

II. Summary of Questions/Comments and Responses:

Participants questions centered around density, buffers, roadway and water impacts of the site.

Mr. Bennett explained their company's goals are to provide a product of good quality, something very important to the leadership of Stanley Martin. He anticipates there would be approximately 87-95 units in this neighborhood even though this part of design is not complete. Another goal is to keep all parking within the neighborhood. Ms. Grant explained how the stub roads were designed in adjacent neighborhoods. It is required by ordinance to connect neighborhoods with these stub roads.

Participants explained going north out of the Falcon Ridge neighborhood is difficult and may require a median on Steele Creek Road. It was also stated that their land has not been adopted by the city of Charlotte. The city does not collect Falcon Ridge trash. Ms. Grant added that they are not annexed into Charlotte. Mr. Bennett explained that city staff may require them to add the median or provide for a right-in/right-out option. It's hard to anticipate these things in advance. Ms. Grant explained that NCDOT has the option to request the developer make road improvements because their funds are usually earmarked already. She then explained the annexation is voluntary for the developer. They can choose to be added to Charlotte for services. In lieu of a median, a participant indicated that they may need a turn lane.

There was a question raised about foundation issues in the adjacent neighborhood. Mr. Bennett explained the developer has to ensure they do not have any affect on adjacent properties. Ms. Grant explained foundation concerns may be an issue NCDOT is unaware, and they should reach out to them. She will provide the presentation and information as to who governs the roadway in an email.

There was a question about buffers. Mr. Bennett explained they do not have the size determined yet however their goal is to make sure as many trees as possible remain for privacy. He added that they will not disturb retaining walls. Mr. Bennett also offered to bring his development expert to walk the site. He indicated that any waterways would have to be preserved. The county standards continue to get stricter and have to be maintained.

There was a question about the maximum height of the townhomes. This has not been determined yet however Ms. Grant agreed to include this answer with the presentation.

There being no further questions, Ms. Grant thanked everyone for their participation and indicated the presentation would be sent as follow-up along with answers to questions.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Bob Bennett, Stanley Martin Homes
Jeff Brown and Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

| OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|--|------------------|-----------------------|------------------------|--------------------------------|-----------|-----------------|-------|---------|
| MOJICA | DAYANA | JOE ANDERSON MUR | GARCIA | 16138 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| CHORWIRA | TAFADZWA | | | 16134 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| ALEXANDER-GREENE | YVELL | CHRISHUNO J | ROBINSON | 16130 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| IVRI | EVAWERE UGOLO | | | 16126 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| NGUYEN | DUNG V | TRINH N | NGUYEN | 16122 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| MIANDIMBA | ROGER MAYALA | | | 16118 ARSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| NARANJO | JOSE D DELGADO | MARISOL VELASCO | OTALVARO | 16114 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| STAFFORD | SHAUNTAVIA | DAVID | STAFFORD | 16110 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| IGUARAN | JUAN S | ISABEL C | GOMEZ | 16106 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| KITCHEN | COLIN DAVID | MEGAN SUZANNE | KITCHEN | 16113 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| XL HAMILTON GREEN PROPERTIES LLC | | | | 16117 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| BRANTON | MARKY TERRELL | CLAUDETTE JESSICA ANN | ROBINSON | 16121 ARYSHIRE GREEN CT | | CHARLOTTE | NC | 28273 |
| PRINCE | NICHOLAS | CONQUESTA JONES | PRINCE | 13028 NEWBURGH GREEN DR | | CHARLOTTE | NC | 28273 |
| HAMILTON GREEN SOUTH COMMUNITY ASSOCIATION INC | | | | 8001 ARROWRIDGE BLVD | | CHARLOTTE | NC | 28273 |
| HAMILTON GREEN SOUTH COMMUNITY ASSOCIATION INC | | | | 8001 ARROWRIDGE BLVD | | CHARLOTTE | NC | 28273 |
| HAMILTON GREEN SOUTH COMMUNITY ASSOCIATION INC | | | | 8001 ARROWRIDGE BLVD | | CHARLOTTE | NC | 28273 |
| KLINER | RAYMOND L | | | 16415 STEELE CREEK RD | | CHARLOTTE | NC | 28273 |
| DUKES | MEIKO LEILA | | | 13131 HAMILTON GREEN DR | | CHARLOTTE | NC | 28273 |
| KRAMER | VIVIAN S BROWN | MARGARET ALICE BROWN | TEELE | 2224 COLONY RD | | CHARLOTTE | NC | 28209 |
| CHARLOTTE MECKLENBURG BOARD OF EDUCATION | | | | PO BOX 30035 | | CHARLOTTE | NC | 28230 |
| CHARLOTTE MECKLENBURG BOARD OF EDUCATION | | | | 701 E 2ND ST | | CHARLOTTE | NC | 28230 |
| JENKINS | LARRY O | | | 13539 HAMILTON RD | | CHARLOTTE | NC | 28278 |
| JENKINS | LARRY O | KAREN | MAGILL | 13541 HAMILTON RD | | CHARLOTTE | NC | 28278 |
| FALCON RIDGE WAY HOMEOWNERS ASSOCIATION INC | | | C/O HILTZ MANAGEMENT | PO BOX 3340 | | FORT MILL | SC | 29716 |
| PALMA | DIK K | RYAN D | LAMAR | 16232 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| LAVERDE | JUAN S | LINA M | LAVERDE | 16226 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| INGRAM | PETER | GERALDINE | INGRAM | 16216 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| WEBSTER | ELIZABETH | CHRISTIAN JOSEPH | MCKEON | 10612 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| ZHANG | XUDONG | ZHEN FANG | ZHANG | 16208 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| SULLIVAN | WAYNE C | STEPHANIE S | SULLIVAN | 16204 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| JONES | STARLIN L | ROSALIND | JONES | 16200 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| NGUYEN | TUAN | NGUYEN BINH MINH | LE | 16126 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| DANIELS | BRENNAN MATTHEW | BROOKE M | SMELTZER | 16122 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| TILLMAN | AHISIA NICOLE | | | 16118 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| OLSEN | LAWRENCE E JR | KATHRYN E | OLSEN | 16114 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| LUCAS | NIA R | | | 16110 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| KRARZIA | BRAHIM | | | 16106 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| DEZUBAY | EMILY A | DANIEL M | WHEELLESS | 16102 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| BEASON | ARLEETHA S | | | 16048 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| LEWIS | TERENCE A | RAEMONA | MERCHANT-LEWIS | 16044 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| TENACITY AND PRIDE INVESTMENTS LLC | | | | 16040 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| AMH NC PROPERTIES LP | | | | 30601 AGOURA RD SUITE 200 | | AGOURA HILLS | CA | 91301 |
| MORRIS | DUANE L | TERESA A | MORRIS | 16032 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| SIVULA | SHANNON | JEFFREY | SIVULA | 16028 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| WALKER | RIAN | | | 16024 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| PEELE | TIMOTHY D | KRISTINE | PEELE | 16020 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| WRIGHT | MATTHEW | COURTNEY | WRIGHT | 16016 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| AMH NC PROPERTIES LP | | | | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 |
| AMH NC PROPERTIES TWO LP | | | | 23975 PARK SORRENTO 3RD FLOOR | | CALABASAS | CA | 91302 |
| FKH SFR PROPCO G LP | | | C/O FIRSTKEY HOMES LLC | 1850 PARKWAY PL 9TH FLOOR | | MARIETTA | GA | 30067 |
| FALCON RIDGE WAY HOMEOWNERS ASSOCIATION INC | | | C/O HILTZ MANAGEMENT | PO BOX 3340 | | FORT MILL | SC | 29716 |
| TAYLOR | TIA H | | | 16005 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| AMH 2014-2 BORROWER LP | | | | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 |
| HARRINGTON | JAIMIE | | | 69 OLEETA RD | | MOUNT SINAI | NY | 11766 |
| HECHAVARRIA | ROMAN | ROSA ELENA | HECHAVARRIA | 16019 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| JOHNSON | ERIC P | JENNIFER LONDON | JOHNSON | 16023 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| BALLARD | RICHARD L | DEBORAH L | BALLARD | 543 LOS ALTOS DR | | CHULA VISTA | CA | 91914 |
| HOLMAN | ANGELA | | | 16031 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| HAILU | MEKONNEN | MERON | DEGE | 16035 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| DRAPER | CYNTHIA E | | | 16039 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| HUNTE | GARRARD KENYATTA | CHANEL RENEE | HUNTE | 16043 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| PROGRESS RESIDENTIAL BORROWER 1 LLC | | | | PO BOX 4090 | | SCOTTSDALE | AZ | 85261 |
| FALCON RIDGE WAY HOMEOWNERS ASSOCIATION INC | | | C/O HILTZ MANAGEMENT | 2221 PARK RD UNIT 101 | | CHARLOTTE | NC | 28203 |
| PROGRESS RESIDENTIAL BORROWER 1 LLC | | | | PO BOX 4090 | | SCOTTSDALE | AZ | 85261 |
| AMH NC PROPERTIES LP | | | | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 |
| ROBBINS | TORRIEN M SR | ANGELIA | ROBBINS | 16113 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| HP NORTH CAROLINA I LLC | | | | 120 S RIVERSIDE PLAZA STE 2000 | | CHICAGO | IL | 60606 |
| HAWTHORNE | SHAWN R | | | 16121 LONG TALON WY | | CHARLOTTE | NC | 28273 |
| PROGRESS RESIDENTIAL BORROWER 7 LLC | | | | PO BOX 4090 | | SCOTTSDALE | AZ | 85261 |
| MARTIN | CHAUNCEY O JR | EU'ANNA A | MARTIN | 16129 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| NUMEZ | MANUEL E | EMIDIANITH | DIAZ | 16203 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| SFR XII NM CHARLOTTE OWNER 1 LP | | | | 9200 E HAMPTON DR | | CAPITOL HEIGHTS | MD | 20743 |
| FKH SFR PROPCO A LP | | | C/O FIRSTKEY HOMES LLC | 1850 PARKWAY PL STE 900 | | MARIETTA | GA | 30067 |
| IHS PROPERTY NORTH CAROLINA LP | | | | 1717 MAIN ST STE 2000 | | DALLAS | TX | 75201 |
| ALKURDI | HISHAM Z | RANA | ALALEM | 16219 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| TRAN | LAM V | HIEN T | TRUONG | 16223 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| WOMACK | IRA MARCELL | SHAWNTEL L | WOMACK | 16227 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| NGUYEN | VIET | HUE | NGUYEN | 16231 LONG TALON WY | | CHARLOTTE | NC | 28278 |
| SHREWSBURY | CLAIRE ELIZABETH | | | 16235 LONG TALON WAY | | CHARLOTTE | NC | 28278 |
| FALCON RIDGE WAY HOMEOWNERS ASSOCIATION INC | | | C/O HILTZ MANAGEMENT | PO BOX 3340 | | FORT MILL | SC | 29716 |
| PASS-A-GRILLE REALTY COMPANY | | | | 1111 SUMMER ST STE 602 | | STAMFORD | CT | 06905 |

Exhibit A (Cont.)

Neighborhood Organizations:

| full_name_neighborhood | first_name | last_name | physical_address |
|---------------------------------|-------------------|------------------|---|
| Berkshire/ Coventry | Justin | Bonaparte | 15030 JERPOINT ABBY DR., CHARLOTTE, NC, 28273 |
| Creekshire Village | Jason | Denton | 14419 GLENDUFF PLACE, CHARLOTTE, NC, 28278 |
| Hamilton Lakes Homeowners Assoc | Theodore | Flor | 12704 CUMBERLAND COVE DRIVE, CHARLOTTE, NC, 28273 |
| Pineknoll HOA | Art | Lange | 15614 PINE GLEN CT, CHARLOTTE, NC, 28273 |
| Westmoreland Homeowners Associa | Tom | Bidwick | 13621 KENSAL GREEN DR, CHARLOTTE, NC, 28278 |

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-116

Subject: Rezoning Petition No. 2023-116
Petitioner/Developer: Stanley Martin Homes
Current Land Use: Vacant
Existing Zoning: N1-A
Rezoning Requested: N2-A
Date and Time of Meeting: **Wednesday, October 25, 2023, at 6:00 p.m.**
Virtual Meeting Registration: ***Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.***
Date of Notice: 10/11/2023

Moore & Van Allen is assisting Stanley Martin Homes (the "Petitioner") on a recently filed request to rezone an approximately ±10.0-acre site located at 16120 Steele Creek Road (the "Site"), in Charlotte, North Carolina, from N1-A to N2-A (Neighborhood 2 zoning district). The purpose of the rezoning is to allow the development of the Site with a residential community. The request is consistent with the 2040 Policy Map Recommendation for Neighborhoods.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, October 25, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by October 24th in order to receive a secure virtual meeting link and reference Petition #2023-116.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

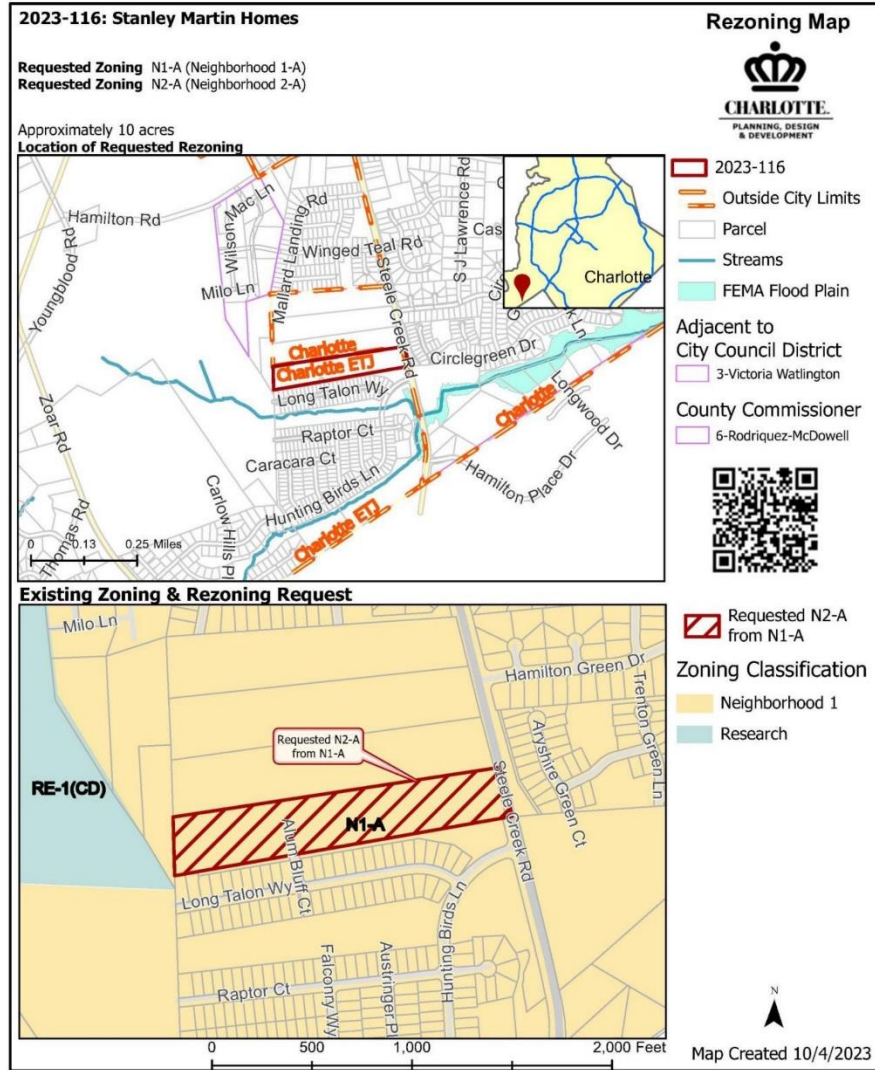
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Bob Bennett, Stanley Martin Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

13347224v1

Exhibit B (continued)

Site location:



13347224v1

Exhibit C

| Name | Email |
|--------------------------|--|
| Lawrence Olsen | Lawrence_Olsen@hotmail.com |
| Garrard Hunte | vbsamerica@gmail.com |
| Kathryn Olsen | kathryn_olsen@hotmail.com |
| Pete Ingram | pete.ingram@gmail.com |
| Jennifer Johnson | jenniferlelman@gmail.com |
| Patrick Franklin | pfranklin@Bartlett.com |
| John Brown | grace@hootorial.com |
| Kristine Peeler | 4peelee@gmail.com |
| Ryan LaMar | rlamar.sp@gmail.com |
| Cynthia Draper | cynthiaedraper@yahoo.com |
| Marisol Velesco Otalvaro | marsol279@hotmail.com |