

COMMUNITY MEETING REPORT

Petitioner: The Paces Foundation

Meeting Date: November 30, 2023

Project: Kendell MF, 2023-124

Mtg. Location: Virtual Meeting, Zoom.

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners
Steve Bien – Soho Housing Partners
Kevin DiQuattro – Soho Housing Partners

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 2023-124 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 6:03pm by introducing himself and the petitioning team. The location of the petition was described as parcel 055-191-68, located southeast of Dilling Farm Road, south of Moores Chapel Road, and West of Kendall Drive. Steve Bien and Kevin DiQuattro introduced themselves and gave background about their involvement with the project, their company, and existing projects in the area. This site was illustrated by an aerial image to provide surrounding context. Additional aerial imagery was displayed to familiarize attendees with the site as it exists today. Nolan then provided background information on zoning, UDO districts, and the rezoning process. The UDO, Charlotte 2040 Plan and Policy Map were described. An existing zoning map was shown and recent entitlements in the area were discussed. Nolan then reviewed the 2040 Policy Map recommendation and discussed existing entitlements for multi-family development. He then displayed the site plan for rezoning petition 2023-124 and reviewed the proposal of up to 140 affordable, age restricted, multi-family stacked dwelling units. Nolan explained how affordable and age restricted are defined in the rezoning petition and highlighted key features of the site plan. He then provided a rezoning petition timeline, with potential public hearing, zoning committee, and approval dates. A question and answer session followed the presentation.

QUESTIONS/COMMENTS BY ATTENDEES:

1. Is there a buffer between the proposed buildings, houses, and shopping center?

A: Yes, a landscape buffer will be provided around the property. The shopping center and residential neighborhood have over a 100' buffer.

2. How will you address traffic congestion?

A: The project is not required to conduct a TIA, but coordination is ongoing with NCDOT and CDOT related to roadway improvements.

3. Is there a way residents can get from the complex to the shopping center without accessing Moores Chapel Road?

A: We're providing a pedestrian connection from the site to the existing sidewalk along Moores Chapel Road. Residents will be able to access the shopping center without driving.

4. Is there a way to connect to Samlen Lane?

A: There's a significant topographical change from the existing drive across the creek. A road or walking path would require a bridge to be built.

5. Will there be any streetlights?

A: The entrance and internal parking area will be well lit for safety.

6. Where is the shooting range in proximity to the site?

A: The range is south of the property.

7. Is there a way to make this an L-shape building instead of two buildings.

A: We can explore additional design and building options.

8. What will the building look like?

A: We will involve the community to help us select color patterns and building elevations.

9. Is it possible to add a common amenity area to the site?

A: Yes, the community will likely have gardening areas and other amenities.

10. Can you install an acceleration lane along Moores Chapel Road?

A: We can explore that as an option with NCDOT and CDOT.

11. Why didn't you purchase the farm?

A: The property wasn't for sale.

Having no further questions, Nolan thanked those in attendance, provided his contact information, and a link to access a recording of the meeting. The meeting adjourned at 7:05 pm.

Dilling Farm Community Meeting Registration

Meeting: November 30, 2023 at 6:00pm

First Name	Last Name	Email
Nolan	Groce	ngroce@urbandesignpartners.com
Susie	Taylor	Ksusietaylor@gmail.com
Sam	Smith Jr.	smisamjr@gmail.com
Kevin	DiQuattro	kevin@sohohousingpartners.com
Ann	Fallon	afallon70@msn.com

Mailing Lists

Adjacent Owners:

OWNERFIRST	OWNERLASTN	and/or	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2 CITY	STATE	ZIPCODE
NELLIE ROSE ASHFORD	HILL				1001 GORE ST	CHARLOTTE	NC	28208
AMIT	PATEL	and/or	PINAL	PATEL	5026 DOCKSIDE CT	WEDDINGTON	NC	28104
MORGAN LEGACY PARTNERS LLC					579 SAGAMORE RD UNIT 63	PORTSMOUTH	NH	03801
CAROMONT HEALTH INC	ATTN: LEE NESTER				2525 COURT DRIVE	GASTONIA	NC	28054
MICHELLE YEARICK	JONES				70 BENT CREEK PRESERVE RD	ASHEVILLE	NC	28806
TBR SFR CHARLOTTE OWNER 1 LP					9200 E HAMPTON DR	CAPITOL HEIGHTS	MD	20743
CYNTHIA	MORRIS	and/or	CHARLES JR	STEVENS	7103 THORNCROWN ST	CHARLOTTE	NC	28214
MARCOS A JR	YEARWOOD	and/or	AMBER W	YEARWOOD	7107 THORNCROWN ST	CHARLOTTE	NC	28214
MATTHEW C	BRIGGS	and/or	NIDIA A CHICAS	MANUELES	7111 THORNCROWN ST	CHARLOTTE	NC	28214
DAVID	GODFREY	and/or	TRAVAU A	MARTIN-GODFREY	7108 THORNCROWN ST	CHARLOTTE	NC	28214
TEKLEY	KIDANE	and/or	SELAM	TSEGAY	7104 THORNCROWN ST	CHARLOTTE	NC	28214
DAPHYNE RENE	BROWN	and/or	KENNETH	BROWN	8615 LONGNOR ST	CHARLOTTE	NC	28214
KAM YIU	CHEUNG	and/or	TINNY PIK LIN	CHUNG	12947 COOPER RIVER TRL	FRISCO	TX	75035
GLENN	FERGUSON	and/or	ROBIN	FERGUSON	8623 LONGNOR ST	CHARLOTTE	NC	28214
ESMERLIN PEREZ	JIMINEZ	and/or	JOHANNY A FRAIS	DE PEREZ	8701 LONGNOR ST	CHARLOTTE	NC	28214
AFSANEH	SAEI-OSKOEI	and/or	ROBERT W	DAVENPORT	17412 YOUNGBLOOD RD	CHARLOTTE	NC	28278
VARUNI	MORAGODA				8709 LONGNOR ST	CHARLOTTE	NC	28214
SIMOHAMMED	FANOUNY	and/or	FAMITA	HAOUF	8713 LONGNOR ST	CHARLOTTE	NC	28214
ILHAN	AYYILDIZ	and/or	VICTORIA	AYYILDIZ	8717 LONGNOR ST	CHARLOTTE	NC	28214
MARTESE JANAE	BAILEY	and/or	ZADOC G	BAILEY	8721 LONGNOR ST	CHARLOTTE	NC	28214
DOMINIQUE MEHELLE	ECHOLS				8725 LONGNOR ST	CHARLOTTE	NC	28214
SN NORTH CAROLINA II LLC					8390 EAST VIA DE VENTURA F-110 #30	SCOTTSDALE	AZ	85258
KENDALL DRIVE INVESTMENT LLC					1404 WAYBRIDGE WAY	MATTHEWS	NC	28104
MOORES CHAPEL VILLAGE COMMUNITY ASSOCIATION INC	C/O HENDERSON PROPERTIES INC				919 NORLAND RD	CHARLOTTE	NC	28205
JEANNE F	ALWRAN				1927 DILLING FARM RD	CHARLOTTE	NC	28214
PEDRO	HERNANDEZ	and/or	ZENAIDA	HERNANDEZ	1945 DILLING FARM RD	CHARLOTTE	NC	28214
PHILLIP FELICITO	HERNANDEZ				624 TRAILING ROCK RD	CHARLOTTE	NC	28214
MECKLENBURG WILD LIFE CLUB INC	C/O HARVEY TRICKEL				2301 WILDLIFE RD	GASTONIA	NC	28214
Apple Dove		Attn:	Taylor	Rauschenberg	10308 PRAIRIEGROUSE COURT	CHARLOTTE	NC	28214
Belmeade Green Homeowners Assoc		Attn:	Gina	Gupton	733 BELMEADE GREEN DR	CHARLOTTE	NC	28214
Belmeade Green Homeowners Assoc		Attn:	Rebecca	Martin	203 TRIBUNE DRIVE	CHARLOTTE	NC	28214
Belmeade Green Homeowners Assoc		Attn:	T.J.	Wilson	10326 HUGUE WY	CHARLOTTE	NC	28214
Lakewood Ridge		Attn:	Latasha	Earl	5328 ARTESA COURT	CHARLOTTE	NC	28214
Northwest Community Alliance		Attn:	Sam	Smith	6209 DEEP FOREST LANE	CHARLOTTE	NC	28214
Paw Creek Village		Attn:	Armando	SantiagoJr.	8508 PAW VALLEY LANE	CHARLOTTE	NC	28214
Paw Creek Village		Attn:	Lisa	Jackson	8148 PAW CLUB DR	CHARLOTTE	NC	28214
Paw Creek/ White Water		Attn:	Ann-Marie	Fallon	1412 HENRY DAVID COURT	CHARLOTTE	NC	28214
Pawtucket On The Green HOA		Attn:	Doug	Burnett	9102 SPYGLASS PLACE	CHARLOTTE	NC	28214
Pawtucket On The Green HOA		Attn:	Lisa	Jenkins	9129 TROON LN	CHARLOTTE	NC	28214
Tilden Rd Neighborhood		Attn:	Lori	Henderson	800 TILDEN RD	CHARLOTTE	NC	28214
Wilson Glen Homeowners Associat		Attn:	Bonita	Chapman	3343 BUCKVALLEY DR	CHARLOTTE	NC	28214

Neighborhood Organizations:

2023-124	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-124	Apple Dove	Taylor	Rauschenberg	10308 PRAIRIEGROUSE COURT		CHARLOTTE	28214
2023-124	Belmeade Green Homeowners Assoc	Gina	Gupton	733 BELMEADE GREEN DR		CHARLOTTE	28214
2023-124	Belmeade Green Homeowners Assoc	Rebecca	Martin	203 TRIBUNE DRIVE		CHARLOTTE	28214
2023-124	Belmeade Green Homeowners Assoc	T.J.	Wilson	10326 HUGUE WY		CHARLOTTE	28214
2023-124	CMPD Freedom Division Community	Susie	Taylor	6209 DEEP FOREST LANE		CHARLOTTE	28214
2023-124	Lakewood Ridge	Latasha	Earl	5328 ARTESA COURT		CHARLOTTE	28214
2023-124	Northwest Community Alliance	Sam	Smith	6209 DEEP FOREST LANE		CHARLOTTE	28214
2023-124	Paw Creek Village	Armando	SantiagoJr.	8508 PAW VALLEY LANE		CHARLOTTE	28214
2023-124	Paw Creek Village	Lisa	Jackson	8148 PAW CLUB DR		CHARLOTTE	28214
2023-124	Paw Creek/ White Water	Ann-Marie	Fallon	1412 HENRY DAVID COURT		CHARLOTTE	28214
2023-124	Pawtucket Community Associatio	Katherine	Taylor	6209 DEEP FOREST LANE		CHARLOTTE	28214
2023-124	Pawtucket On The Green HOA	Doug	Burnett	9102 SPYGLASS PLACE		CHARLOTTE	28214
2023-124	Pawtucket On The Green HOA	Lisa	Jenkins	9129 TROON LN		CHARLOTTE	28214
2023-124	Tilden Rd Neighborhood	Lori	Henderson	800 TILDEN RD		CHARLOTTE	28214
2023-124	Wilson Glen Homeowners Associat	Bonita	Chapman	3343 BUCKVALLEY DR		CHARLOTTE	28214

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject:	Rezoning Petition 2023-124
Petitioner/Developer:	The Paces Foundation
Current Land Use:	Vacant
Existing Zoning:	MX-2
Rezoning Requested:	N2-A (CD)
Parcel Numbers:	055-191-68
Virtual Presentation will be online:	November 30, 2023, 6:00pm-7:00pm, with 10-day 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 2023-124 in subject line) or call 704-334-3303

Summary of Request

We are assisting rezoning petitioner – The Paces Foundation (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 10.54-acre site (the “Site”) located along Dilling Farm Road from the MX-2 zoning district to the N2-A (CD) zoning district (Parcel ID 055-191-68). The proposed rezoning will be to accommodate the development of an age restricted community including multi-family residential 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 Thursday, November 30th 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, Paul Pennell, at (704) 334-3303 or email me at info@urbandesignpartners.com (please put **2023-124** in the subject line).

Respectfully,
Paul Pennell, PLA
Urban Design Partners

Cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Planning Department (via email)

Date Mailed: November 20, 2023

Site Location

