

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Commonwealth Development CO
Rezoning Petition No. 2023-126

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 November 17, 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 28th at 7:00 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 two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Sean Brady, as well as by Petitioner's agents Collin Brown and Lisa Arnold.

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 1.4-acre site on the east side of Nations Ford Road, north of Deanna Lane. Mr. Brown stated that the petition is a portion of the 17.6-acre site.

Mr. Brown displayed the zoning map and explained that the site was currently zoned N1-B and R-20MF. 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 N2-A. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place types are split on the parcel. The recommended place type for the 1.4-acre portion is Neighborhood 1.

Mr. Brown explained that the parcel will be developed with multi-family housing and that the 1.4-acre portion will not generate units. The purpose of the rezoning is to create a more unified development. A member from the development team stated that amenities will be included on this portion with a private drive connecting to the public road.

Mr. Brown explained that the rezoning timeline could result in a public hearing in January and City Council decision in February, at the earliest. Mr. Brown concluded the presentation by reiterating that the petition would not generate additional units from the proposed development on the parcel.

The virtual meeting was then opened for discussion:

In response to a question about the current timeline to remove the existing onsite trees, the development team anticipates that onsite construction will take place in February. Most of the construction onsite is not impacted by this rezoning.

In response to a question about construction site access, the development team plans to access the site from Nations Ford Road for construction.

An attendee commented on their traffic concerns and overdevelopment within Charlotte. Mr. Brown explained that there would not be any traffic impact from the rezoning. The development team stated that traffic will be addressed in Land Development and could be improved through cross-access connections. The development team stated that there is transit nearby to help mitigate the impact. Mr. Brown noted that the zoning for the balance of the site has been zoned for multi-family since the 1970s and added that the larger development is following the City's 2040 plan. Mr. Brown stated that the rezoning would help to create a better overall development of the property. The attendee expressed her concern that she was generally unsupportive of new development within the area.

The meeting concluded at approximately 7:20 p.m. without any further questions or discussion from the community.

Respectfully submitted this 8th day of December 2023.

cc: Joe Mangum, 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.

2023-126	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-126	16719105	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-126	16719107	HOWARD	CARL L JR			101 SHORT HILLS DR		CHARLOTTE	NC	28217
2023-126	16719108	PICKENS	SANDRA			119 SHORT HILLS DR		CHARLOTTE	NC	28217
2023-126	16719138	JONES	RONALD A	ALESIA B	JONES	107 SHORT HILLS DR		CHARLOTTE	NC	28210
2023-126	16719139	FALLS	SHIRLEY E			113 SHORT HILLS DR		MONROE	NC	28217
2023-126	16719247	BALDWIN	ROBERT L SR	ANITA BATES	BALDWIN	120 SHORT HILLS DR		CHARLOTTE	NC	28217
2023-126	16719248	MCENTYRE	JOHNNY A SR		JOHNNIE MAE	8234 NATIONS FORD RD		CHARLOTTE	NC	28217
2023-126	16719249	FAISON NESBITT ARROWOOD	VENTURE			610 E. MOREHEAD STREET	SUITE 100	CHARLOTTE	NC	28202
2023-126	16921223	FAIRHAVEN GLEN LLC				7447 UNIVERSITY AV STE 210		MIDDLETON	WI	53562
2023-126	16921224	FAIRHAVEN GLEN LLC				PO BOX 1658		FOND DU LAC	WI	54936
2023-126	16921225	GK BROOK VALLEY LLC			%GELLER ASSOCIATES	101 EISENHOWER PARKWAY 3RD FL		ROSELAND	NJ	07068
2023-126	16921401	VONGPHAKDY	NISSA	SISOUPHAH	YANVANHXAY	1610 LAKEWOOD DR		HIGH POINT	NC	27262
2023-126	16921402	MU	FRANK			1118 SHADOWBROOK LN		CHARLOTTE	NC	28211
2023-126	16921416	SBE CORP				601 SENECA PL		CHARLOTTE	NC	28210
2023-126	16921417	JONES	HATTIE BARBARA			8207 CARROLWOOD DR		CHARLOTTE	NC	28217
2023-126	16921418	MCMICHAEL	DAVID FULTON			8215 CARROLWOOD DR		CHARLOTTE	NC	28217
2023-126	16921419	BOYD	C D	ROBERTA M	BOYD	8223 CARROLWOOD DR		CHARLOTTE	NC	28210
2023-126	16921501	WILSON	DEBRA EILEEN	SAMUEL STEPHEN	WILSON	8224 CARROLWOOD DR		CHARLOTTE	NC	28217
2023-126	16921502	AGUILERA	ESTEBAN	GLORIA	AGUILERA	8216 CARROLWOOD DR		CHARLOTTE	NC	28217
2023-126	16921503	BURRELL	LONNIE J	SELMA T	BURRELL	15638 NORMANS LANDING DR		CHARLOTTE	NC	28273
2023-126	16921504	HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400		DULUTH	GA	30096
2023-126	16921505	BSFR I OWNER I LP				997 MORRISON DR STE 402		CHARLESTON	SC	29403
2023-126	16921518	BG-NC PROPERTIES LLC				PO BOX 78651		CHARLOTTE	NC	28271
2023-126	16921519	LIN	XIAO CHUN			8201 NATIONS FORD RD		CHARLOTTE	NC	28217
2023-126	16921520	AJAVON	MARTHA M			8207 NATIONS FORD RD		CHARLOTTE	NC	28210
2023-126	16921521	GAITHER	SANDRA Y			8213 NATIONS FORD RD		CHARLOTTE	NC	28217
2023-126	16921522	THOMAS	JOSHY P			10131 FALLING LEAF DR NW		CONCORD	NC	28027

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

2023-126	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-126	British Woods	Debra	Wilson	8224 CARROLWOOD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	British Woods	Samuel	Wilson	8224 CARROLWOOD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	Colony Acres Homeowners Associa	Carolyn	Fountain	301 STONE POST RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	Colony Acres Homeowners Associa	Wilkins	Smith	308 STONE POST RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-126	Country Walk Homeowners Associa	Michelle	Ross	308 STONE POST RD, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	Foxboro Neighborhood Associatio	James	Shepard	600 FAWNBROOK LANE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	Foxboro Neighborhood Associatio	James	Shepard	600 FAWNBROOK LN, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	Kings Creek Homeowners Associat	Joi	Mayo	409 GOLDSTAFF LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-126	Montclaire South Homeowners Ass	Tyler	Heaggans	559 GOLDSTAFF LANE, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-126	Near South Arrowood	Jacqueline	Lopez	8930 MONT CARMEL LANE, CHARLOTTE, NC, 28217		CHARLOTTE	28217
2023-126	Williamsburg Homeowners Associa	John	Froeb	8932 WINDSONG DR, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-126	Windsong Trails Neighborhood As	Cassandra	Tate	9117 SHADOWOOD LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273

EXHIBIT B

November 17, 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 28th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Commonwealth Development CO
Petition No.: 2023-126

Dear Charlotte Neighbor:

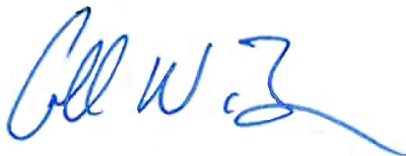
Our firm represents Commonwealth Development CO (the "Petitioner") in their proposal to rezone approximately one (1) acre located on east side of Nations Ford Road, north of Deanna Lane, more particularly described as Tax Parcel 16921224. The Petitioner is requesting a rezoning from the N1-B and R-20 MF zoning districts to the N2-A zoning district to accommodate future 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 28th at 7:00 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@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("Nations Ford") and/or the petitioner ("Commonwealth") 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@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



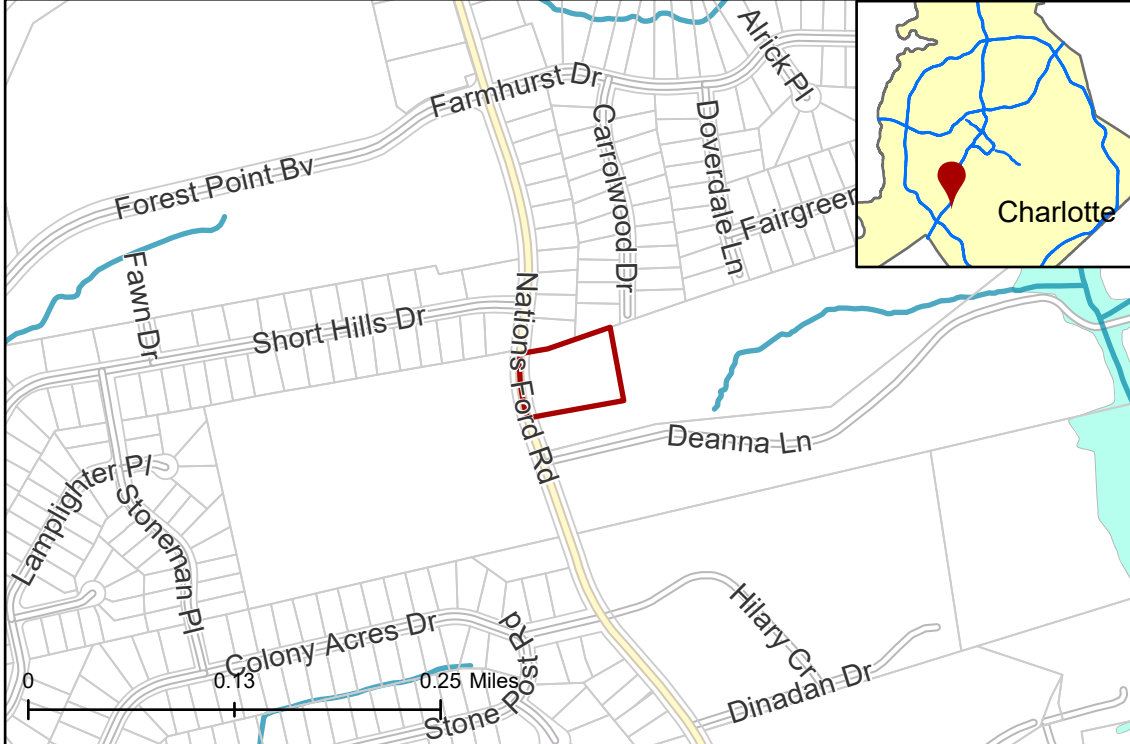
Collin W. Brown

2023-126: Brady Sean

Current Zoning N1-B (Neighborhood 1-B), R-20MF (Multi-Family Residential)
Requested Zoning N2-A (Neighborhood 2-A)

Approximately 1.410 acres

Location of Requested Rezoning



Rezoning Map

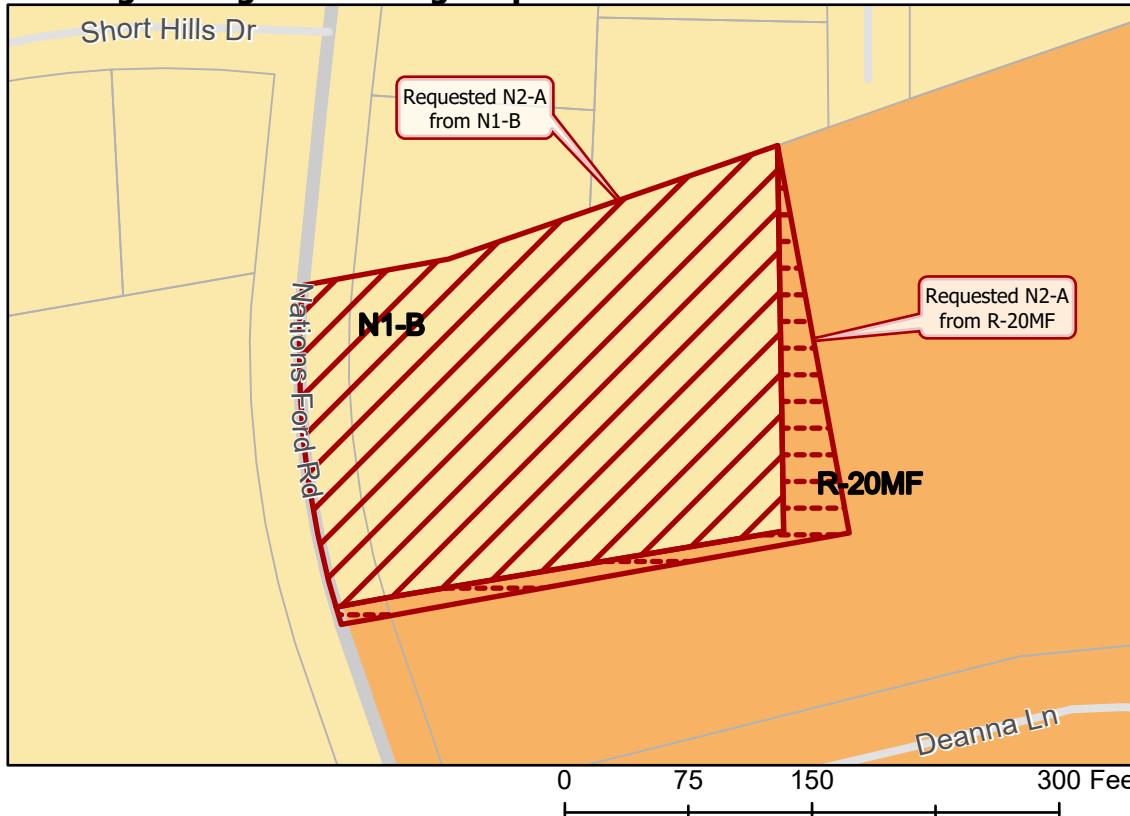


- 2023-126
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested N2-A from N1-B
- Requested N2-A from R-20MF

Zoning Classification

- Neighborhood 1
- Neighborhood 2



EXHIBIT C

Participants (6)



LA

Lisa Arnold (Host, me)



CB

collin brown



CB

Collin Brown



SB

Sean Brady



SG

Sandra Gaither



DW

Debra Wilson



EXHIBIT D

FAIRHAVEN GLEN REZONING

(REZONING #2023-126)

COMMONWEALTH DEVELOPMENT

Official Community Meeting

November 28, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

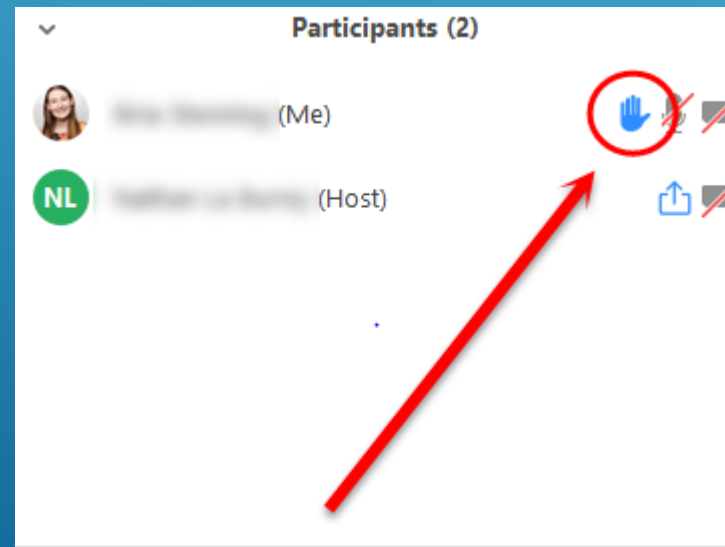
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner:

Fairhaven Glen LLC

Petitioner:

Commonwealth Development Co

Sean Brady

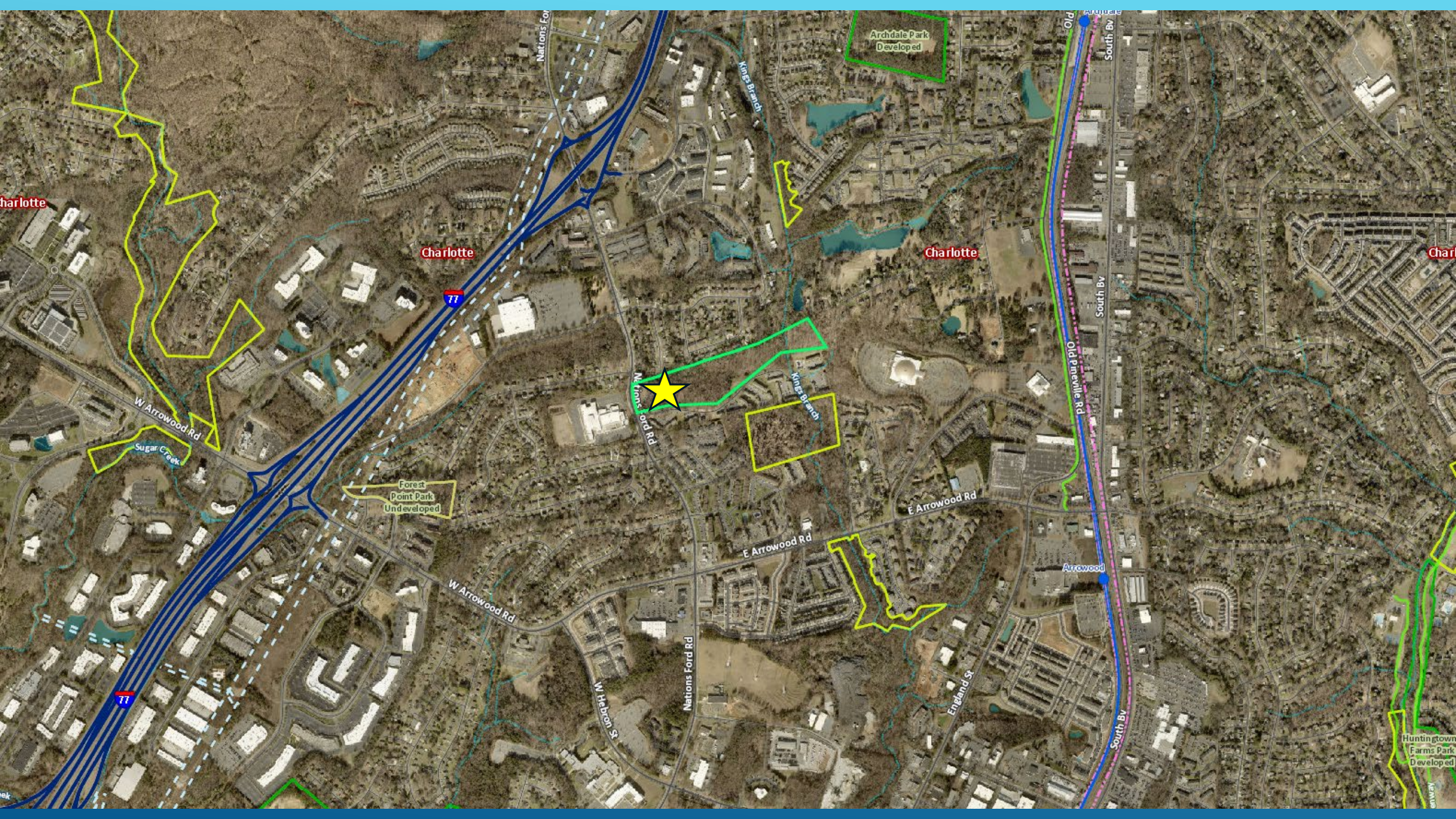


**Alexander
Ricks
PLLC**

Collin Brown,
Brittany Lins, & Lisa Arnold

PROPERTY LOCATION





Charlotte

Charlotte

Charlotte

Charlotte

Nations Ford

Kings Branch

Archdale Park
Developed

Old Pineville Rd

South Blvd

Nations Ford Rd

Kings Branch

W Arrowwood Rd

Sugar Creek

Forest Point Park
Undeveloped

E Arrowwood Rd

W Arrowwood Rd

E Arrowwood Rd

W Henderson St

Nations Ford Rd

England St

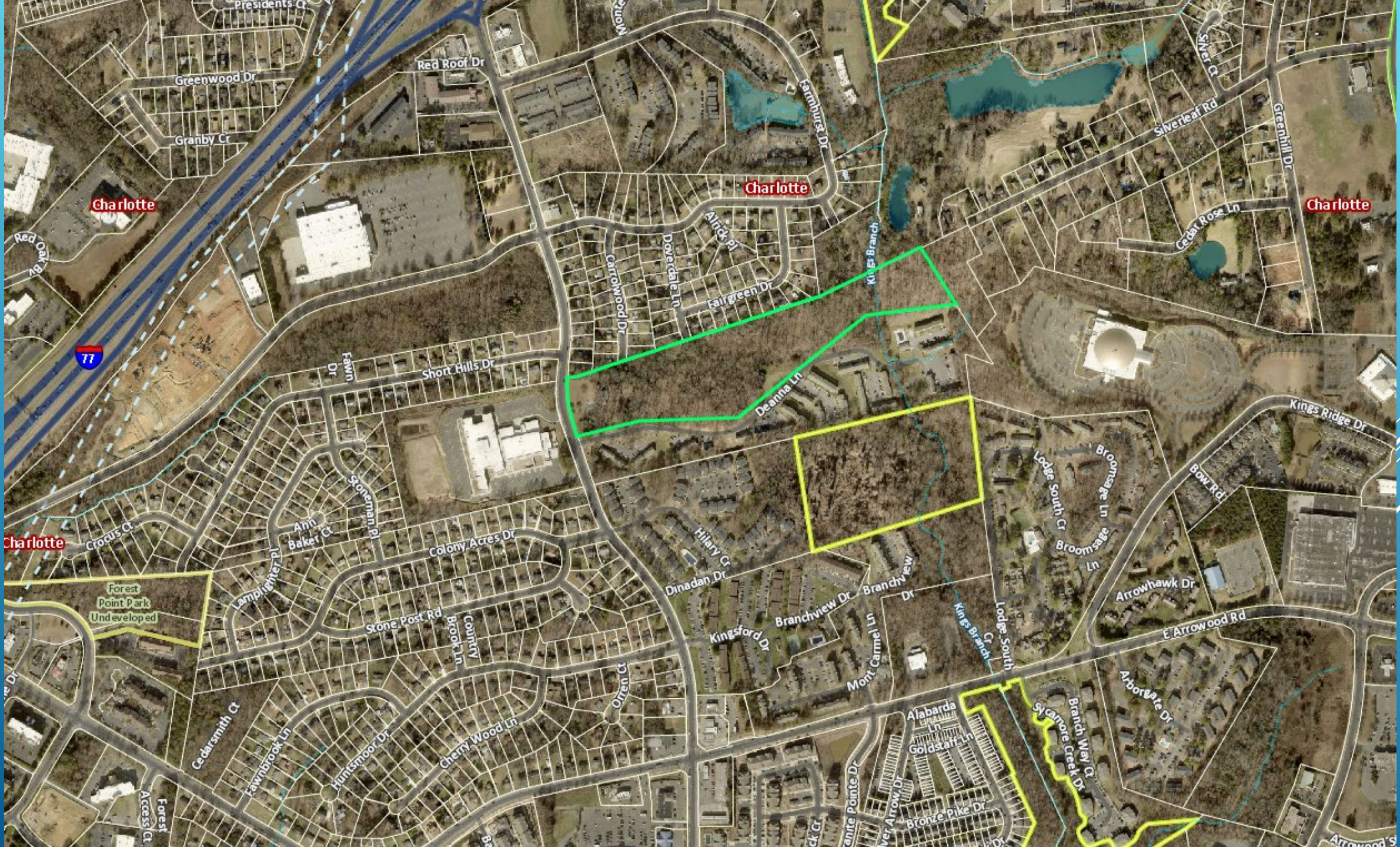
Arrowwood

South Blvd

Huntington Farms Park
Developed

77

77



Charlotte

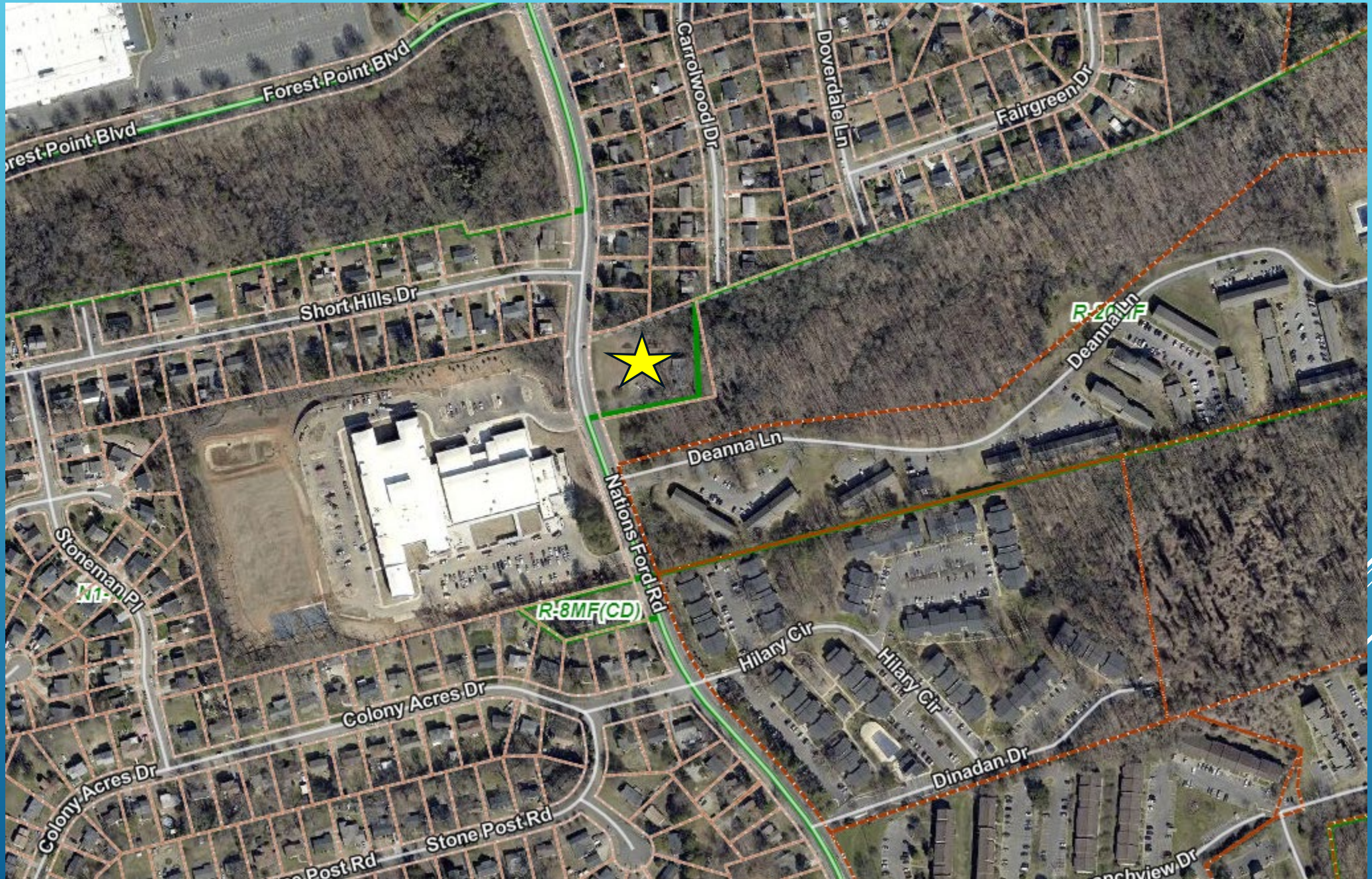
Charlotte

Charlotte

Charlotte

Forest Point Park Undeveloped

77



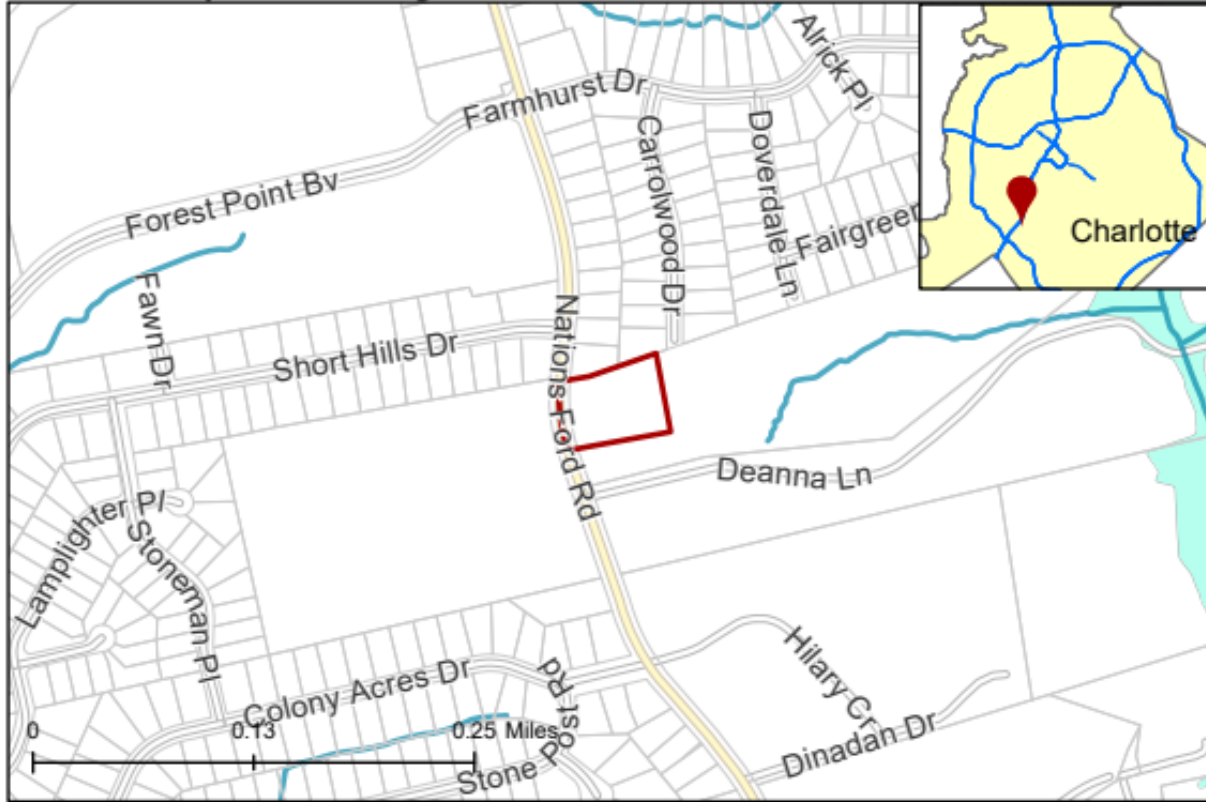
2023-126: Brady Sean

Current Zoning N1-B (Neighborhood 1-B), R-20MF (Multi-Family Residential)

Requested Zoning N2-A (Neighborhood 2-A)

Approximately 1.410 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE

PLANNING, DESIGN
& DEVELOPMENT

- 2023-126
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

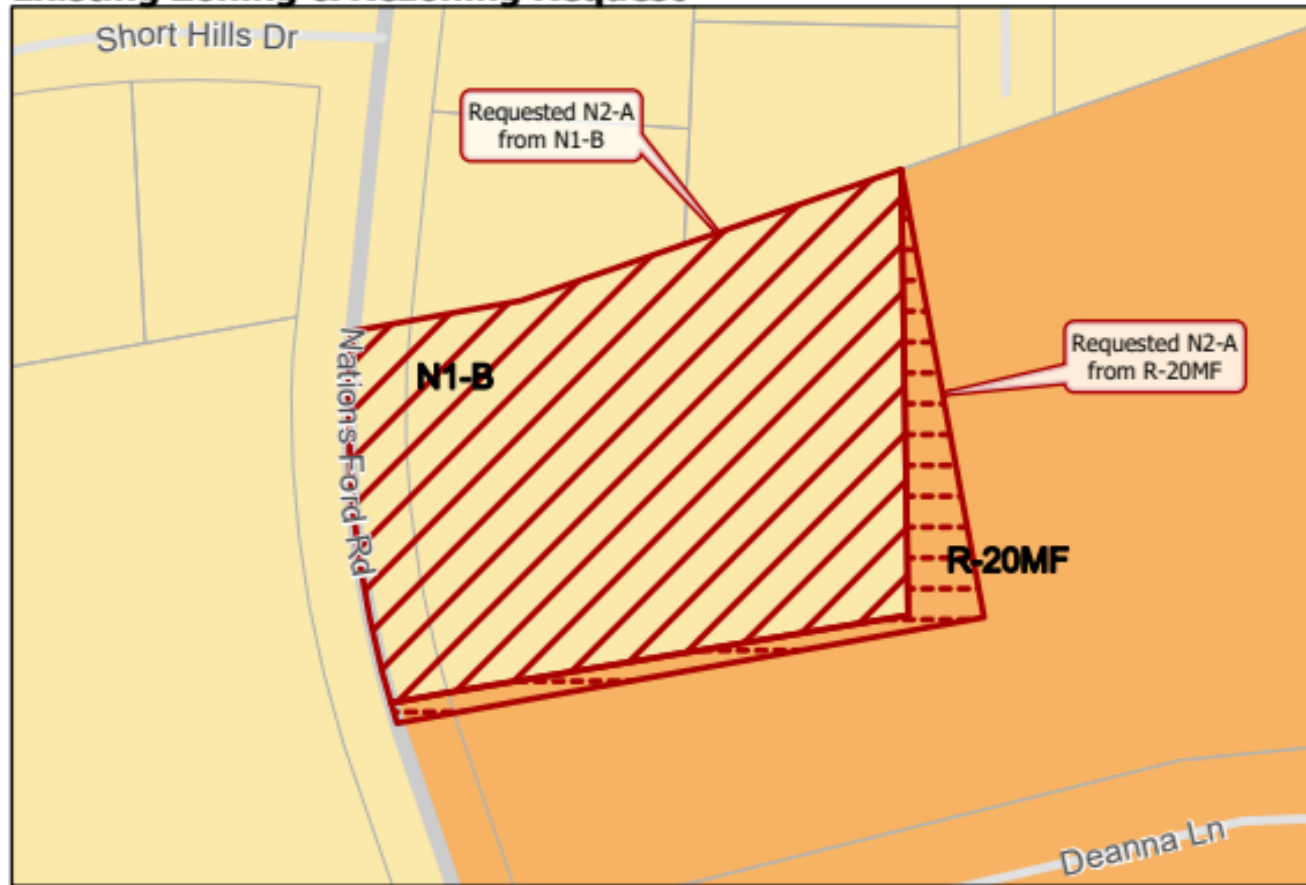
City Council District


- 3-Victoria Watlington




EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested N2-A from N1-B

 Requested N2-A from R-20MF

Zoning Classification

 Neighborhood 1

 Neighborhood 2



LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





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.

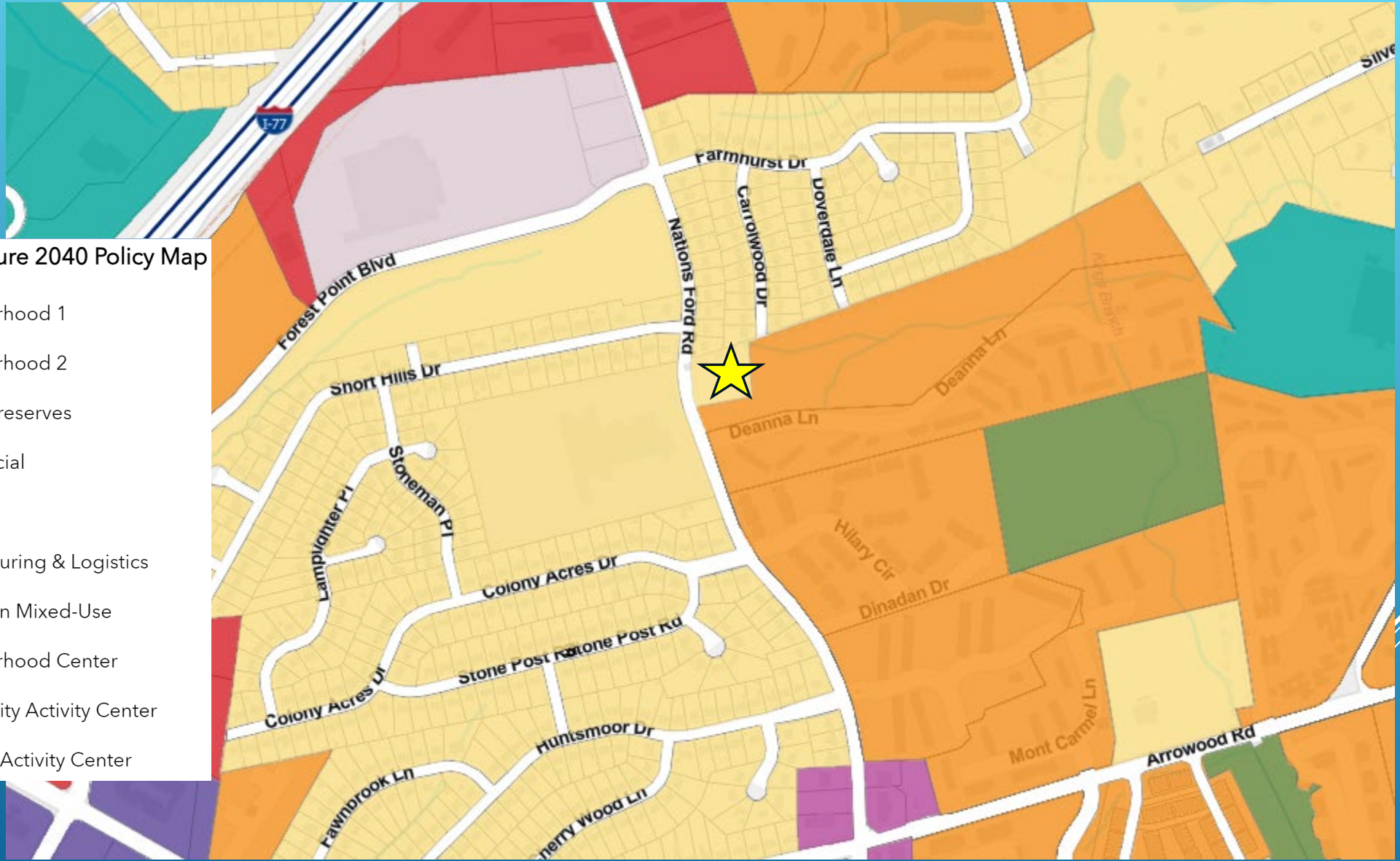


REGIONAL ACTIVITY CENTER

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.

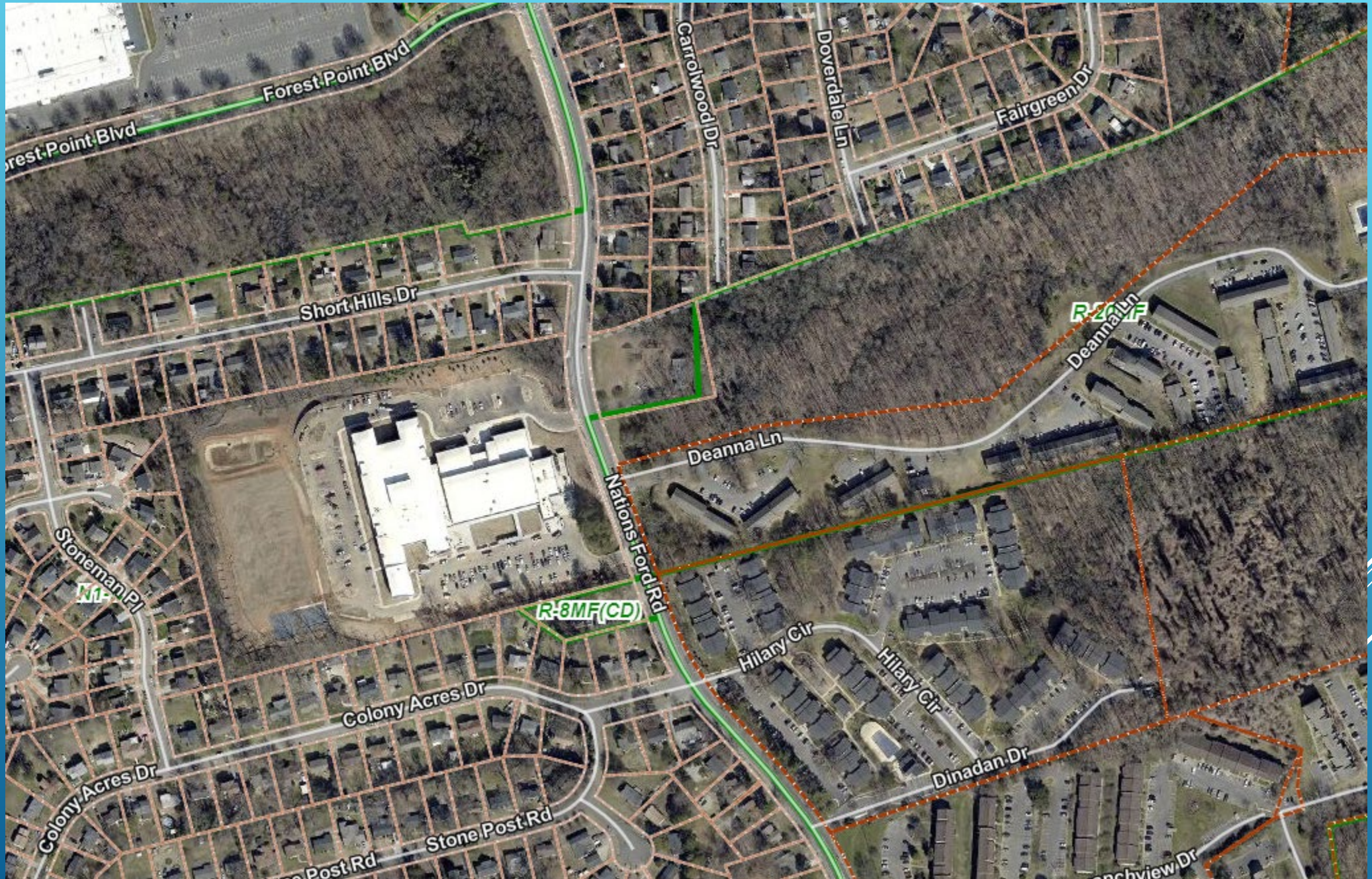
Charlotte Future 2040 Policy Map

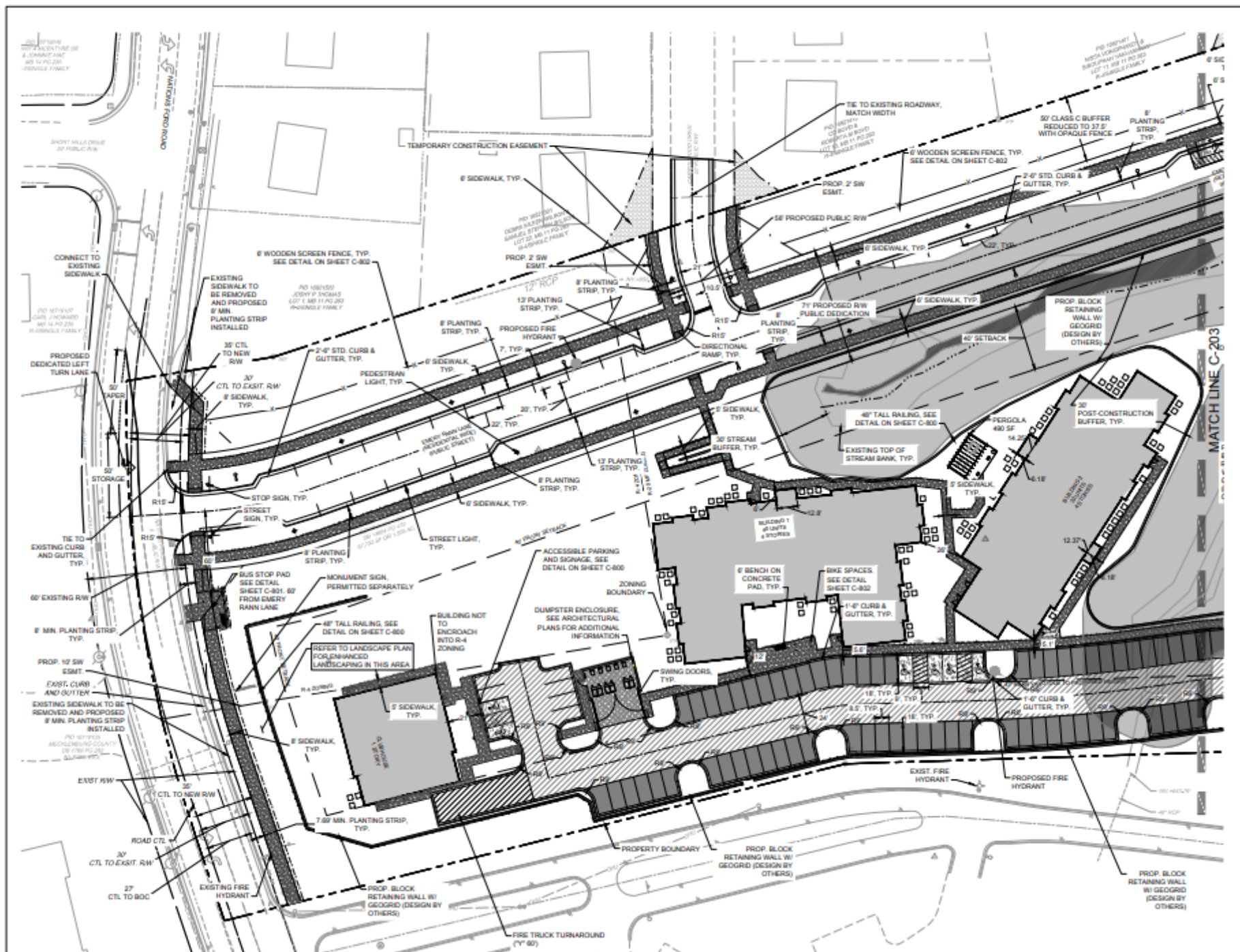
- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



REZONING PROPOSAL = N2-A

**Rezoning to combine parcel with
neighboring multi-family development.**





MATCH LINE C-203

POTENTIAL REZONING SCHEDULE

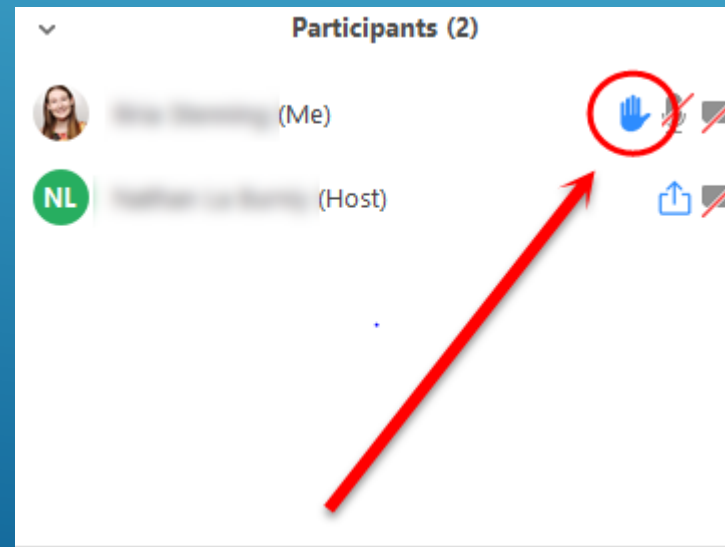
- ▶ **Application Filed:** September 2023
 - ▶ **Application Processed:** October 2023
 - ▶ **Official Community Meeting:** Today, November 28th
 - ▶ **Earliest Public Hearing:** January 16th
 - ▶ **Zoning Committee:** January 30th
 - ▶ **City Council Decision:** February 19th
- 

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

