

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Synco Properties**

Rezoning Petition No. 2023-128

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 Monday, November 27<sup>th</sup> 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 five (5) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Tim Hose and Jennings Snider, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins.

### **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 27-acre site north of Sharon Road, south of Roxborough Road, bound by the east side of Southwick Drive, and west of Colony Road, known formerly as the Colony Apartments. Mr. Brown stated that the petition is a site plan amendment for a portion of the total 27-acre site.

Mr. Brown displayed the zoning map and explained that the site was rezoned to MUDD-O about ten years ago. 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 MUDD-O SPA. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place types align with the current and proposed zoning of the property. The recommended place type is Regional Activity Center (RAC).

Mr. Brown explained that the proposed site plan amendment will increase the maximum building height from 160-feet to 190-feet in height in the area known as “Development Area C”. If the City implemented the 2040 plan recommendation, the maximum building height in RAC is 275-feet with development bonuses. The increase in height is the only change to the original MUDD-O rezoning plan with no additional entitlements.

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 is a site plan amendment for a portion of the site to increase the overall maximum building height to 190-feet.

The virtual meeting was then opened for discussion:

In response to a question about the increased height in relation to surrounding buildings, Mr. Brown stated that the maximum height for Capital Towers is up to 190-feet and Trianon is 180-feet, and Philips Place is up to 250-feet.

In response to a question about the type of development included within Development Area C, Mr. Brown stated that the project is limited to multi-family residential development.

The meeting concluded at approximately 5:45 p.m. without any further questions or discussion from the community.

Respectfully submitted this 8<sup>th</sup> day of December 2023.

cc: Maxx Oliver, 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!

2023-128	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-128	17708101	HILBISH	GEORGE L			2235 REXFORD RD APT A		CHARLOTTE	NC	28211
2023-128	17708102	SHUFORD	LOUISE BATE			2235 REXFORD RD UNIT B		CHARLOTTE	NC	28211
2023-128	17708103	HELEN ELIZABETH IVEY REVOCABLE	TRUST	HELEN E	IVEY	2235 REXFORD RD APT C		CHARLOTTE	NC	28211
2023-128	17708104	GENISOL	BABUR			2235 REXFORD RD APT D		CHARLOTTE	NC	28211
2023-128	17708105	BRIGMAN	MARSHA J			2235 REXFORD RD APT E		CHARLOTTE	NC	28211
2023-128	17708106	LUTTRELL	L E III			1712 ROXBOROUGH RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708107	BARE	SHERYL ROSS			595 KENWAY LOOP		MOORESVILLE	NC	28117
2023-128	17708108	ELLIS	HENDRICK H	DIANE M	ELLIS	5040 OXFORDSHIRE DR		WAXHAW	NC	28173
2023-128	17708109	WEISSEN	SUSAN			1712 ROXBOROUGH RD UNIT D		CHARLOTTE	NC	28209
2023-128	17708110	KNIGHT	VERNON D JR			1712 ROXBOROUGH RD UNIT E		CHARLOTTE	NC	28211
2023-128	17708111	TIWARI	RAJIVE	TRUST	THE RAJIVE TIWARI LIVING	1712 ROXBOROUGH RD UNIT F		CHARLOTTE	NC	28211
2023-128	17708112	WOODARD	PAYTON LOUISE			1712 ROXBOROUGH RD UNIT G		CHARLOTTE	NC	28211
2023-128	17708113	KELLAM	W J JR	LYNN B	KELLAM	PO BOX 49391		CHARLOTTE	NC	28277
2023-128	17708114	BURLEY	ELEANOR L			1708 ROXBOROUGH RD UNIT B		CHARLOTTE	NC	28211
2023-128	17708115	NICOLSON	JESSICA	SVEN	MEYDELL	1708 ROXBOROUGH RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708116	BURROUGHS	CAROLEEN HA	TRUST	CAROLEEN HA BURROUGHS LIVING	1708 ROXBOROUGH RD UNIT D		CHARLOTTE	NC	28211
2023-128	17708117	OATMAN	CYNTHIA			1708 ROXBOROUGH RD UNIT E		CHARLOTTE	NC	28211
2023-128	17708118	IHRIG	JEAN LOUISE			1708 ROXBOROUGH RD UNIT G		CHARLOTTE	NC	28211
2023-128	17708119	KNIGHT	SUSANNAH KENDRICK			1708 ROXBOROUGH RD UNIT H		CHARLOTTE	NC	28211
2023-128	17708120	SHOCKLEY	WILLADENE BUCHANAN			1708 ROXBOROUGH RD APT F		CHARLOTTE	NC	28211
2023-128	17708121	MCKAIG	KAREN M			1708 ROXBOROUGH RD APT I		CHARLOTTE	NC	28211
2023-128	17708122	MCLENDON	EUGENE B	MARGIE	MCLENDON	1704 ROXBOROUGH RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708123	KAYIGANA	JEAN CLAUDE KIGUNGA	ALEXANDRINE	MUGISHA	1704 ROXBOROUGH RD		CHARLOTTE	NC	28211
2023-128	17708124	COULTHURST	ELDA-ROSA			1704 ROXBOROUGH RD		CHARLOTTE	NC	28211
2023-128	17708125	SAUNDERS	KATHERINE WARD			1704 ROXBOROUGH RD APT B		CHARLOTTE	NC	28211
2023-128	17708126	ICARD	CAMERON B	THOMAS FJR	ICARD	1700 ROXBOROUGH RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708127	DAY	ALISON K			1700 ROXBOROUGH RD UNIT D		CHARLOTTE	NC	28211
2023-128	17708128	MAHONE	MARY HOOD			437 TRANQUIL BAY CIR		NORWOOD	NC	28128
2023-128	17708129	COLLINS	RENEE ANDERSON	GARY J	ANDERSON	1700 ROXBOROUGH RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708130	COLCORD	KEVIN F			1700 ROXBOROUGH RD UNIT E		CHARLOTTE	NC	28211
2023-128	17708131	BROWN	JAN ELLEN			3532 COLONY RD APT C		CHARLOTTE	NC	28211
2023-128	17708132	BLACKWELDER	TRACY	ALICE	BLACKWELDER	3532 COLONY RD APT A		CHARLOTTE	NC	28211
2023-128	17708133	VILLAR	ANITA A	MARK	BELL	3532 COLONY ROAD UNIT B		CHARLOTTE	NC	28226
2023-128	17708134	LUONG	TRAM			9502 RIDGEFOREST DR		CHARLOTTE	NC	28277
2023-128	17708135	WOOD	DAVID KENT JR	JENNIFER SUSAN	LEDFOED	3528 COLONY RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708136	3528 - B COLONY ROAD LLC				3528-B COLONY RD LLC		CHARLOTTE	NC	28211
2023-128	17708137	ABDELMALIK	NAGY	SHERINE	MIKHAIL	3528 COLONY ROAD UNIT C		CHARLOTTE	NC	28211
2023-128	17708138	CALLAWAY	MATTHEW			3528 COLONY RD APT D		CHARLOTTE	NC	28211
2023-128	17708139	BIVENS	MARY KENNON			3524 COLONY RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708140	BUTLER	MARIEL B	PATRICK M	BUTLER	3524 COLONY RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708141	MORRIS	REBECCA GARLAND			3524 COLONY RD APT D		CHARLOTTE	NC	28211
2023-128	17708142	BAILEY	CINDY DAVIS			3524-B COLONY RD		CHARLOTTE	NC	28211
2023-128	17708143	JONES	CAMERON DOW			3520A COLONY RD APT A		CHARLOTTE	NC	28211
2023-128	17708144	HANNON	ABIGAYLE			3520 COLONY RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708145	FREY	JACK M			3520 COLONY RD UNIT D		CHARLOTTE	NC	28211
2023-128	17708146	GRUPSKI	ROBERT C	IRIS STRASSER	GRUPSKI	3520 COLONY RD UNIT B		CHARLOTTE	NC	28211
2023-128	17708147	KEARNS	GLORIA SUE	LESA FOGLE	MCGARY	3520 COLONY RD UNIT F		CHARLOTTE	NC	28211
2023-128	17708148	HANNON	CAITLIN			3520 COLONY RD UNIT G		CHARLOTTE	NC	28211
2023-128	17708149	MCCORD	DAVID B III	KATHY L	MCCORD	8825 HARRIS RD		CONCORD	NC	28027
2023-128	17708150	KEARNS	GLORIA S			3520 F COLONY RD		CHARLOTTE	NC	28211
2023-128	17708151	EBAUGH	ALYSON M	MICHAEL N	EBAUGH	3520 COLONY RD UNIT I		CHARLOTTE	NC	28211
2023-128	17708152	SHERMAN	CLAIRE ELIZA			3516 COLONY RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708153	LOUIDOR	WILSAN			3516 COLON RD B		CHARLOTTE	NC	28211
2023-128	17708154	PARDUJ	ALEXANDER D			3516 COLONY RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708155	EHMANN	ASHLEY			3516 COLONY DR UNIT D		CHARLOTTE	NC	28211
2023-128	17708156	GRIFFIN	WILLIAM L	ELAINE	GRIFFIN	618 COLVILLE RD		CHARLOTTE	NC	28207
2023-128	17708157	STEPHENS	ROY MICHAEL			3500-1 COLONY ROAD		CHARLOTTE	NC	28211
2023-128	17708158	MAHONE	ROBIN ROBERTA ANN			3500 COLONY RD UNIT H		CHARLOTTE	NC	28211
2023-128	17708159	SHOOK	BETH BUCHANAN			3500 COLONY RD UNIT G		CHARLOTTE	NC	28211
2023-128	17708160	MARY REGINA SEEBERG	TRUST	KATHERINE SEEBERG	GARVEY	3500 COLONY RD UNIT F		CHARLOTTE	NC	28211
2023-128	17708161	BROWNE	BRADLEY TYLER			3500 COLONY RD UNIT E		CHARLOTTE	NC	28211
2023-128	17708162	MACK	PAGE PHILLIPS			3500 COLONY RD UNIT D		CHARLOTTE	NC	28211
2023-128	17708163	BROWN	CATHY K			3500 COLONY RD APT C		CHARLOTTE	NC	28211
2023-128	17708164	COGGIN	ELIZABETH			3500 COLONY RD APT B		CHARLOTTE	NC	28211
2023-128	17708165	COLASANTI	LINDA W			3500 A COLONY RD		CHARLOTTE	NC	28211
2023-128	17708166	SWAN REALTY CORPORATION				PO BOX 11265		CHARLOTTE	NC	28220
2023-128	17708167	FALVO	TAYLOR			3508 COLONY RD B		CHARLOTTE	NC	28211
2023-128	17708168	FESMIRE	DANNY LAMARR	LEIGH ANN	FESMIRE	3508 COLONY RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708169	JUDD	BRUCE M			3508 COLONY RD UNIT D		CHARLOTTE	NC	28211
2023-128	17708170	SCHOONMAKER	MEGAN A			3508 COLONY RD APT E		CHARLOTTE	NC	28211
2023-128	17708171	MAHONEY	MORGAN			3508 COLONY RD UNIT F		CHARLOTTE	NC	28211
2023-128	17708172	DABESTANI	JORDAN			1314 WENDOVER PARK LN		CHARLOTTE	NC	28211
2023-128	17708173	MAXWELL	BERTHA L			3508 COLONY RD APT H		CHARLOTTE	NC	28211
2023-128	17708174	RAMIREZ	MARK			2225 E REXFORD RD		CHARLOTTE	NC	28211
2023-128	17708175	TSIOLUMAS	ANGELA GEORGIA			2225 REXFORD DR UNIT D		CHARLOTTE	NC	28211
2023-128	17708176	RANDALL	ANDREA GETTYS			2225 REXFORD RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708177	PHOENIX EQUIPMENT LLC				421 32ND AVE DR NW		HICKORY	NC	28601
2023-128	17708178	WAINSCOTT	STUART BRENT			2225 REXFORD RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708179	ASARE	ERIC A			2227 REXFORD RD UNIT A		CHARLOTTE	NC	28211
2023-128	17708180	REXFORD PROPERTY HOLDINGS LLC				5800 OLD PINEVILLE ROAD SUITE 201		CHARLOTTE	NC	28217
2023-128	17708181	BYRD	ROBERT C			2227 REXFORD RD APT C		CHARLOTTE	NC	28211
2023-128	17708182	OWENS	KELLY ROWE	PATRICK CAREY	OWENS	2227 REXFORD RD APT D		CHARLOTTE	NC	28211
2023-128	17708183	PARKER	LUAN S			2227 REXFORD RD UNIT E		CHARLOTTE	NC	28211
2023-128	17708184	LYNN	MARY DEBORAH			840 WILDWOOD WY		WOODLAND	CA	95695
2023-128	17708185	YARBROUGH	WILLIAM R	TRUST	WILLIAM R YARBROUGH JR	2229 REXFORD ROAD UNIT A		CHARLOTTE	NC	28211
2023-128	17708186	BARBEE	ROBERT PAUL			4705 ASHLEY PARK LN STE 400		CHARLOTTE	NC	28210
2023-128	17708187	BUCHANAN	JACQUELINE LEILANI	BENJAMIN CLAYTON	BUCHANAN	2229 REXFORD RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708188	HILL	GALE B			2229 REXFORD RD APT D		CHARLOTTE	NC	28211
2023-128	17708189	STEWART	MICHELLE A			2229 REXFORD RD APT E		CHARLOTTE	NC	28211
2023-128	17708190	BEDNAR	AMY N			2229 REXFORD RD APT F		CHARLOTTE	NC	28211
2023-128	17708191	WEISGERBER	BRYANT MICHAEL			2231-A REXFORD RD		CHARLOTTE	NC	28211
2023-128	17708192	JOHNSTON	TRACY T			2231 REXFORD RD APT B		CHARLOTTE	NC	28211
2023-128	17708193	GEORGIUS JR	JOHN R			417 EAST BLVD STE 102		CHARLOTTE	NC	28203
2023-128	17708194	SHEPPARD	EDWARD TIMOTHY	CARLA H	SHEPPARD	2231 REXFORD RD APT D		CHARLOTTE	NC	28211
2023-128	17708195	MCKINNIS	CAROLYN ANNETTE			124 SHOUN ST		MOUNTAIN CITY	TN	37683
2023-128	17708196	CORRIGAN	JOAN M			2233 REXFORD RD UNIT C		CHARLOTTE	NC	28211
2023-128	17708197	EDEN	THERESA E	TRUST	THOMAS L EDEN AND THERESA E EDEN FAMILY	2233 REXFORD RD UNIT D		CHARLOTTE	NC	28211
2023-128	17708198	BEYER	LOREN HAUSER	WILLIAM TIMOTHY	BEYER	2233 REXFORD RD UNIT B		CHARLOTTE	NC	28211
2023-128	17708199	TROTTER	GEORGE R III			2233 REXFORD RD APT E		CHARLOTTE	NC	28211
2023-128	17708245	REXFORD OFFICE LLC				PO BOX 11370		CHARLOTTE	NC	28220
2023-128	17708301	TGA HP SPECIALTY SHOPS OWNER LLC				2201 SOUTH BLVD STE 400		CHARLOTTE	NC	28203
2023-128	17708306	SOUTH PARK REAL ESTATE LLC		LAROCHELLE		540 GAITHER RD STE 100		ROCKVILLE	MD	20850
2023-128	17708307	CHARLOTTE MIRROR LAKE REAL ESTATE				540 GAITHER RD STE 100		ROCKVILLE	MD	20850
2023-128	17709102	CARNEGIE/ROXBOROUGH PROPERTY LLC				675 BERING DR STE 825		HOUSTON	TX	77057
2023-128	17709103	FIRST-CITIZENS BANK & TRUST CO				PO BOX 27131		RALEIGH	NC	27611
2023-128	17709104	CARNEGIE/ROXBOROUGH PROPERTY LLC				675 BERING DR STE 825		HOUSTON	TX	77057
2023-128	17709105	CARNEGIE/ROXBOROUGH PROPERTY LLC				675 BERING DR STE 825		HOUSTON	TX	77057
2023-128	17709106	CAMDEE PROPERTIES I LLC				3247 SEVEN EAGLES RD		CHARLOTTE	NC	28210
2023-128	17709107	CAMDEE PROPERTIES I LLC				3247 SEVEN EAGLES RD		CHARLOTTE	NC	28210
2023-128	17709108	CAMDEE PROPERTIES I LLC			C/O WALGREEN CO	1417 LAKE COOK RD	MS L254	DEERFIELD	IL	60015
2023-128	17709109	SDC COLONY RETAIL LLC				405 N LAMAR STE 200		AUSTIN	TX	78703
2023-128	17709111	COLONY RESIDENTIAL PHASE I LLC				6101 CARNEGIE BV STE 400		CHARLOTTE	NC	28209
2023-128	17709112	COLONY RESIDENTIAL PHASE I LLC				6101 CARNEGIE BV STE 400		CHARLOTTE	NC	28209
2023-128	17709113	SDC COLONY RETAIL LLC				405 N LAMAR STE 200		AUSTIN	TX	78703
2023-128	17709114	SDC COLONY RETAIL LLC				405 N LAMAR STE 200		AUSTIN	TX	78703
2023-128	17709115	SDC COLONY RETAIL LLC				405 N LAMAR STE 200		AUSTIN	TX	78703
2023-128	17709116	SDC COLONY RETAIL LLC				405 N LAMAR STE 200		AUSTIN	TX	78703
2023-128	17709117	SDC COLONY RETAIL LLC				405 N LAMAR STE 200		AUSTIN	TX	78703
2023-128	17709202	MORROCROFT APARTMENTS INC				2633 RICHARDSON DR		CHARLOTTE	NC	28211
2023-128	17709204	SHC INC			C/O GIBSON SMITH JR	2500 JEFF 1ST UNION TWRS		CHARLOTTE	NC	28282
2023-128	17709205	MORRISON PROPERTY OWNERS ASSOCI								

2023-128	17709268	FERNCROFT MORRISON LLC				2151 HAWKINS ST STE 1000	CHARLOTTE	NC	28203
2023-128	17709269	FERNCROFT MORRISON LLC				2151 HAWKINS ST STE 1000	CHARLOTTE	NC	28211
2023-128	18317599	THIRD CREEK LLC C/O NATIONAL REAL ESTATE	WILLIAM M	DANA T	MATTHIAS D RENNER FAMILY LLC	9986 MANCHESTER RD	ST LOUIS	MO	63122
2023-128	18322548	BYRON	ANDRE GEORGE	GEORGIA PAPPAS	BYRON	2740 LEMON TREE LN	CHARLOTTE	NC	28211
2023-128	18322549	HARAKAS			HARAKAS	2736 LEMON TREE LN	CHARLOTTE	NC	28211

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

2023-128	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-128	Barclay Downs Homeowners Associ	Anna	Wilder	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Barclay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Barclay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Barclay Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Circle of Inspiration	Willie	Keaton	721 GOVERNOR MORRISON STREET, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Deering Oaks	Beth	Carpenter	2400 RICHARDSON DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Forest Heights Homeowners Assoc	Hettie	Wright	3230 SUNNYBROOK DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Foxcroft Homeowners Association	Allen	Nedrich	2101 SEDLEY RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Foxcroft Homeowners Association	Ericka	Gibson	7114 OLD DAIRY LANE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	Foxcroft Homeowners Association	Nancy	Bobbitt	4615 CURRAGHMORE ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Henderson Circle	Christian	Ciciarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Laurelwood	Drew	Thrasher	6400 HAZELTON DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Lower Briar Creek Homeowners As	JoEllen	Bray	3118 MICHAEL BAKER PL, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-128	Page's Pond	Nancy	Mullins	5400 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Park Phillips Townhomes Owners	Barbara	Pomeroy	4929 PARK PHILLIPS COURT, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Park Phillips Townhomes Owners	Ike	Grainger	6716 CHURCHILL PARK CT, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Park Quail Neighborhood COAliti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Picardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Selwyn Grove Homeowners Associa	Gregory	Underwood	5231 LILA WOOD CIRCLE, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-128	South Park	Lindsay	Perry	721 GOVERNOR MORRISON, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	SouthPark Association of Neighb	Joey	Bukowski	4020 SHARON PKWY, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-128	SouthPark Association of Neighb	Robert	Aulebach	3013 MOUNTAINBROOK ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	SouthPark Association of Neighb	Steven	Bock	2719 PHILLIPS GATE DR, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-128	Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE	28210
2023-128	Wrencrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209

# EXHIBIT B

November 17, 2023

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

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, November 27<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Synco Properties  
**Petition No.:** 2023-128

Dear Charlotte Neighbor:

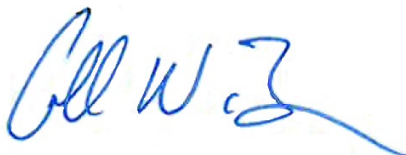
Our firm represents Synco Properties (the “Petitioner”) in their proposal to rezone approximately twenty-seven (27) acres located on the west side of Colony Road bounded by Sharon Road, and Roxborough Road, more particularly described as Tax Parcels 17709111, 17709112, 17709109, 17709114, 17709113, 07709116, and 17709115. The Petitioner is requesting a site plan amendment to the previously approved MUDD-O zoning district to increase the maximum allowable building height from 160’ to 190’ on Tax Parcel 17709112. 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 **Monday, November 27th 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@alexanderricks.com](mailto: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 (“Colony”) and/or the petitioner (“Synco”) 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](mailto: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



# 2023-128: Synco Properties

**Current Zoning** MUDD-O (Mixed Use Development District, Optional)

**Requested Zoning** MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 27 acres

## Location of Requested Rezoning



## Rezoning Map

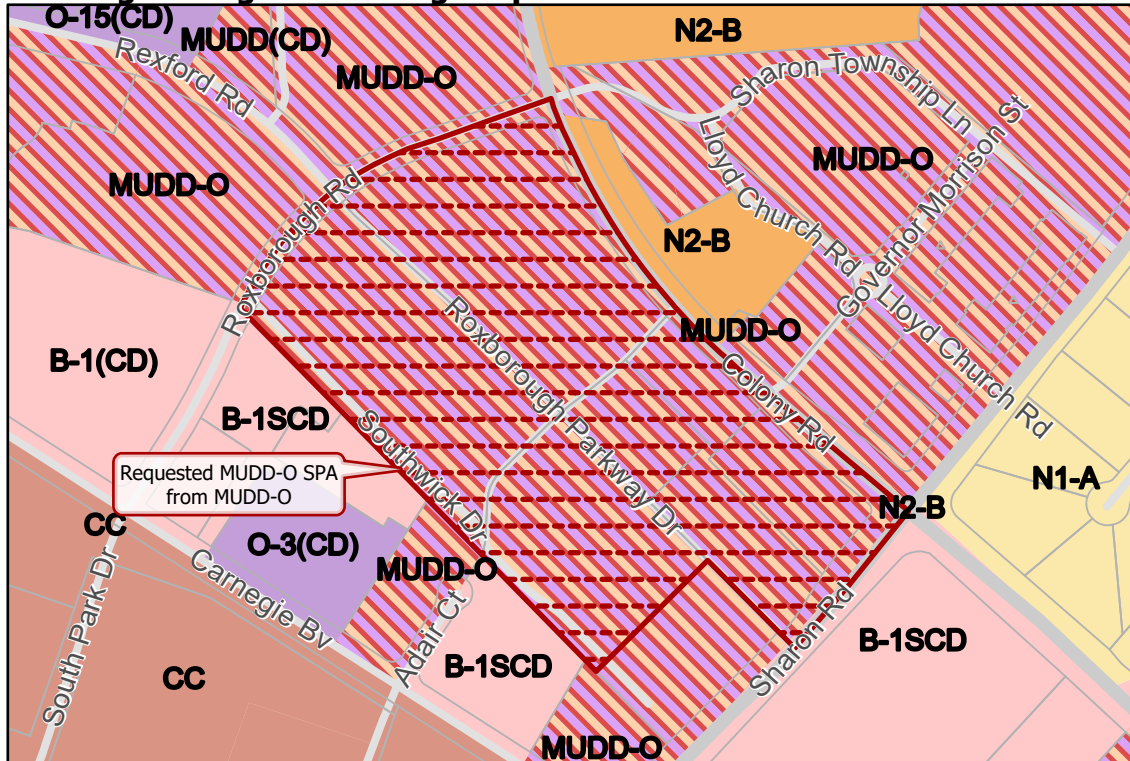


- 2023-128
- Inside City Limits
- Parcel
- Streams

City Council District



## Existing Zoning & Rezoning Request



Requested MUDD-O SPA from MUDD-O

### Zoning Classification
























- Neighborhood 1
- Neighborhood 2
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 10/31/2023

# EXHIBIT C

Find a participant

- LA** Lisa Arnold (Host, me)   
- CB** collin brown 
- CB** Collin Brown  
- TH** Timothy Hose  
- DT** Drew Thrasher  
- HB** Haley Bowan  
- HG** Hilary Greenberg  
- JB** Jackie Buchanan  
- JS** Jennings Snider  
- LL** Lisa Larkins  
-  Michelle Stewart  

# EXHIBIT D

# THE COLONY REZONING

(REZONING #2023-128)


## SYNCO PROPERTIES

Official Community Meeting

November 27, 2023

Alexander  
Ricks  
PLLC

# MEETING AGENDA

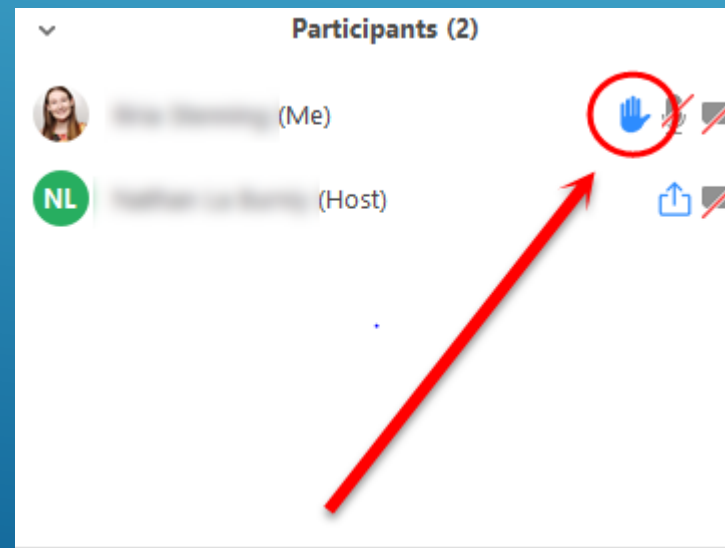
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Preliminary Feedback Responses**
  - **Proposed Rezoning Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:**

**COLONY RESIDENTIAL PHASE I LLC &  
SDC COLONY RETAIL LLC**

**Petitioner:**

**Synco Properties**

Tim Hose and Jennings Snider



**Alexander  
Ricks  
PLLC**

Collin Brown,  
Brittany Lins, & Lisa Arnold



# PROPERTY LOCATION





# 2023-128: Synco Properties

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**Requested Zoning** MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 27 acres

## Location of Requested Rezoning



# Rezoning Map

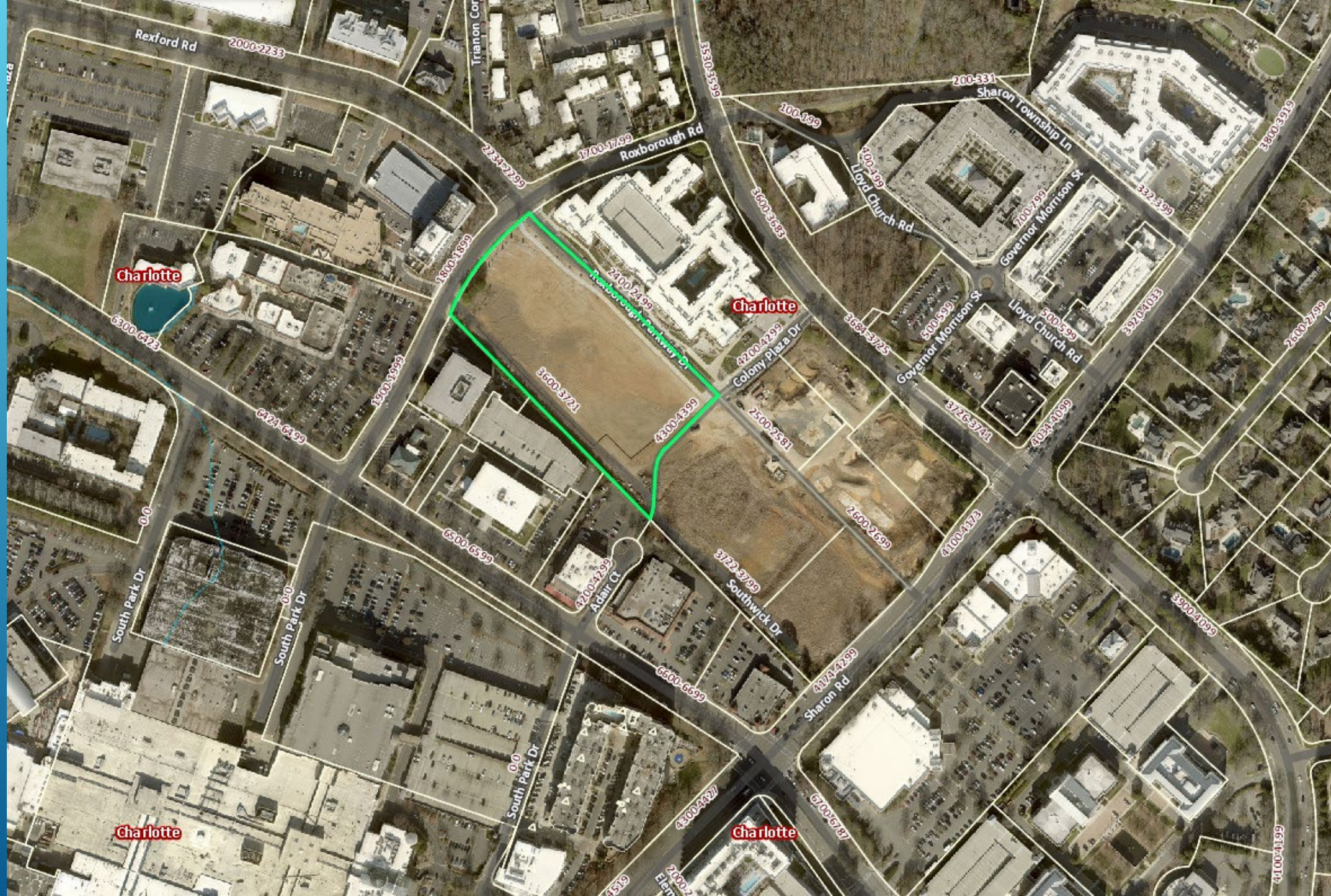


**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2023-128
- Inside City Limits
- Parcel
- Streams


City Council District





# EXISTING ZONING



 Requested MUDD-O SPA from MUDD-O

### Zoning Classification

-  Neighborhood 1
-  Neighborhood 2
-  Office
-  Business
-  Commercial Center
-  Mixed Use



# LAND USE PLAN RECOMMENDATION



# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

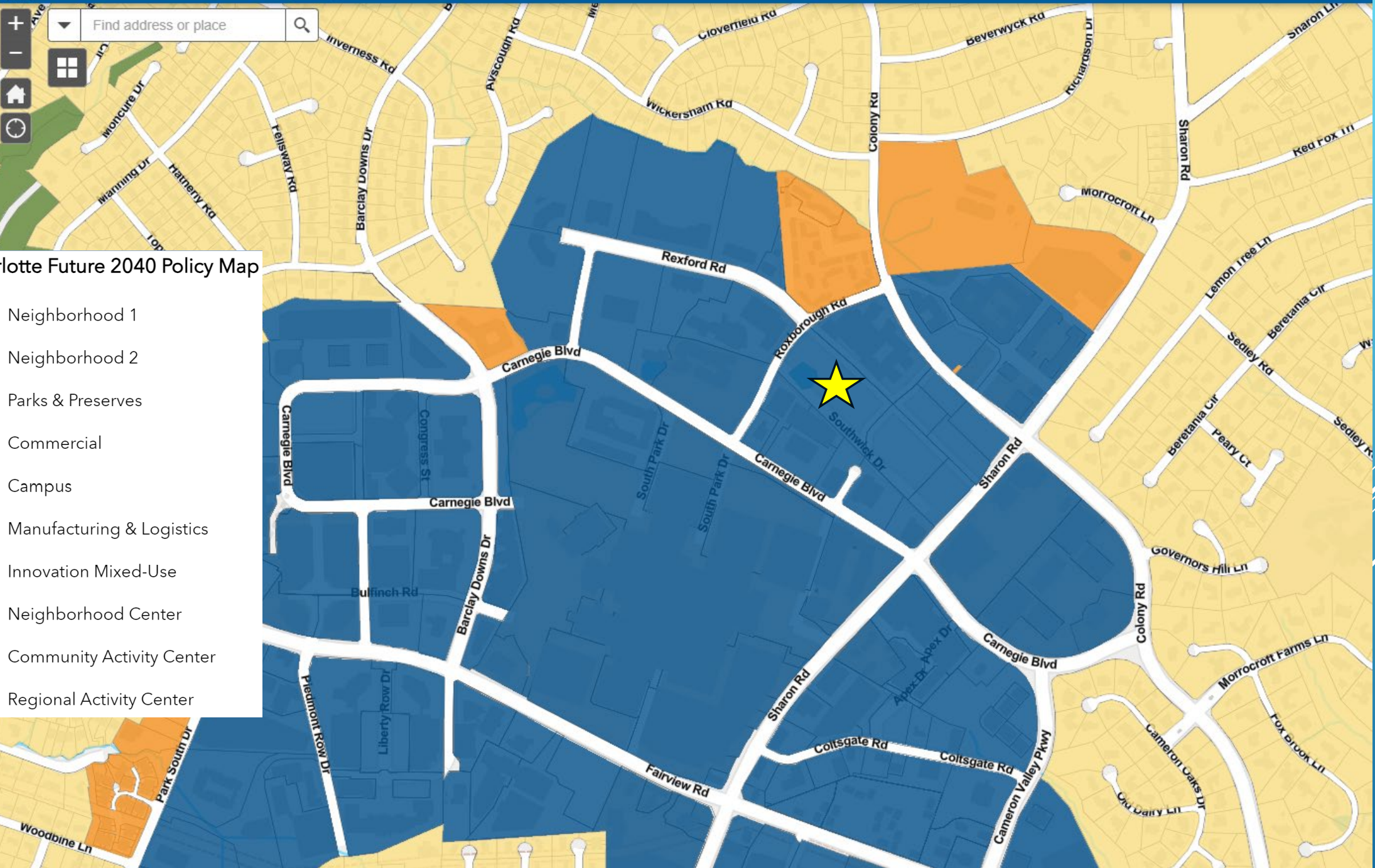
OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020





# Charlotte Future 2040 Policy Map



## 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



### 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.

# PLACE TYPES: REGIONAL ACTIVITY CENTER

**Goal:** Provide major employment locations and cultural destinations for residents from throughout the Charlotte region.

Regional Activity Centers are 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.

## LAND USE

- Uses in Regional Activity Centers, which are frequently vertically-mixed, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional.

## CHARACTER

- This Place Type is characterized by its urban form, with mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian-oriented and transit-friendly environment.
- Regional Activity Centers in Transit Station Areas are typically more intensely developed than Regional Activity Centers in other locations.

## MOBILITY

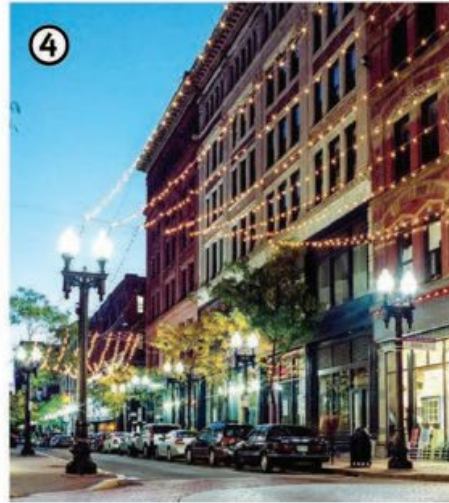
- The transportation network supports transit access and complements land uses and design to create a “park once” environment, so that even those who drive to the center are comfortable and encouraged to use other modes within the center.
- The street network is very well-connected, with small blocks and highly walkable connections along streets and between destinations.
- Easy access and multiple connections between these centers and surrounding residential neighborhoods help reduce auto trip lengths, keep some vehicles off the Arterials, and encourage using transit, walking, or bicycling to the Center.
- Arterials provide for safe and comfortable transit, pedestrian, and bicycling movement. There are frequent opportunities to cross the Arterials, and the pedestrian facilities accommodate large groups of people.
- Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate the high-level of non-vehicular traffic.



Mostly Non-Residential Land Uses

## BUILDING FORM

- The predominant building type is a mid- or high-rise building (over 5 stories) with commercial, institutional, multi-family or a mix of uses in the buildings. Buildings within Regional Activity Centers (outside of Uptown) that exceed 20 stories should be developed with benefits to the community.
- 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 are encouraged to step back after 3-5 stories, to provide a human scale at street level.
- Buildings over 8-10 stories, may have “point towers,” where only a smaller portion of the building mass is built to the maximum height in order to maintain views and natural light. The portion of the building that is stepped back to the tower can be used for private open space and amenities.
- Buildings orient to streets with prominent entrances connected directly to the public sidewalk system. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.



## NOTABLE CHARACTERISTICS

1. Buildings are primarily mid- to high-rise mixed-use, with a variety of forms and uses. They are typically over five stories.
2. Buildings may be as tall as 20 stories in Uptown or when developed with benefits to the community such as public space and amenities or affordable housing.
3. All buildings should have a highly transparent and active ground floor to support a vibrant pedestrian environment, where uses spill into the public realm.
4. A large, comfortable public realm with many amenities is key to creating a dense, walkable, mixed-use environment that supports offices, businesses, residents, and other active uses.
5. Buildings orient and front directly onto streets with prominent entrances connected directly to the public realm. Buildings may also, secondarily, orient toward shared open spaces, parks and greenways.
6. A tall ground floor, stepbacks and articulation in the facade helps create a human scale and a vibrant public realm.

## B. Building Height

Building height standards govern the minimum and maximum heights of buildings as applicable and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas.

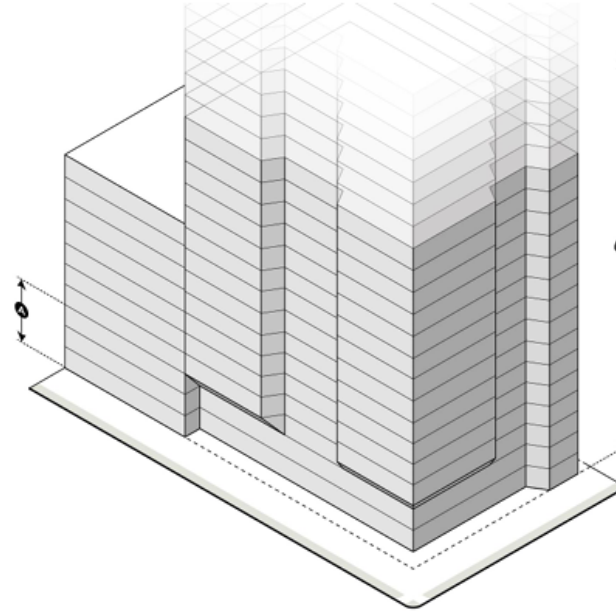


Table 12-2: Regional Activity Center Zoning Districts Building Height Standards

		RAC	UE	UC
<b>A</b>	<b>Minimum Building Height (feet)</b> <sup>1</sup>	40	24	40
<b>B</b>	<b>Maximum Building Height (feet)</b> <sup>2,3</sup>	150	150	Unlimited
<b>C</b>	<b>Maximum Height with Bonus (feet)</b> (Section 16.3) <sup>2,3</sup>	275	300	

<sup>1</sup> Lots of one-half acre in area or less are exempt from any applicable minimum building height requirements. Buildings of 2,000sf or less of gross floor area are exempt from any applicable minimum building height requirements.

<sup>2</sup> The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77, or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation.

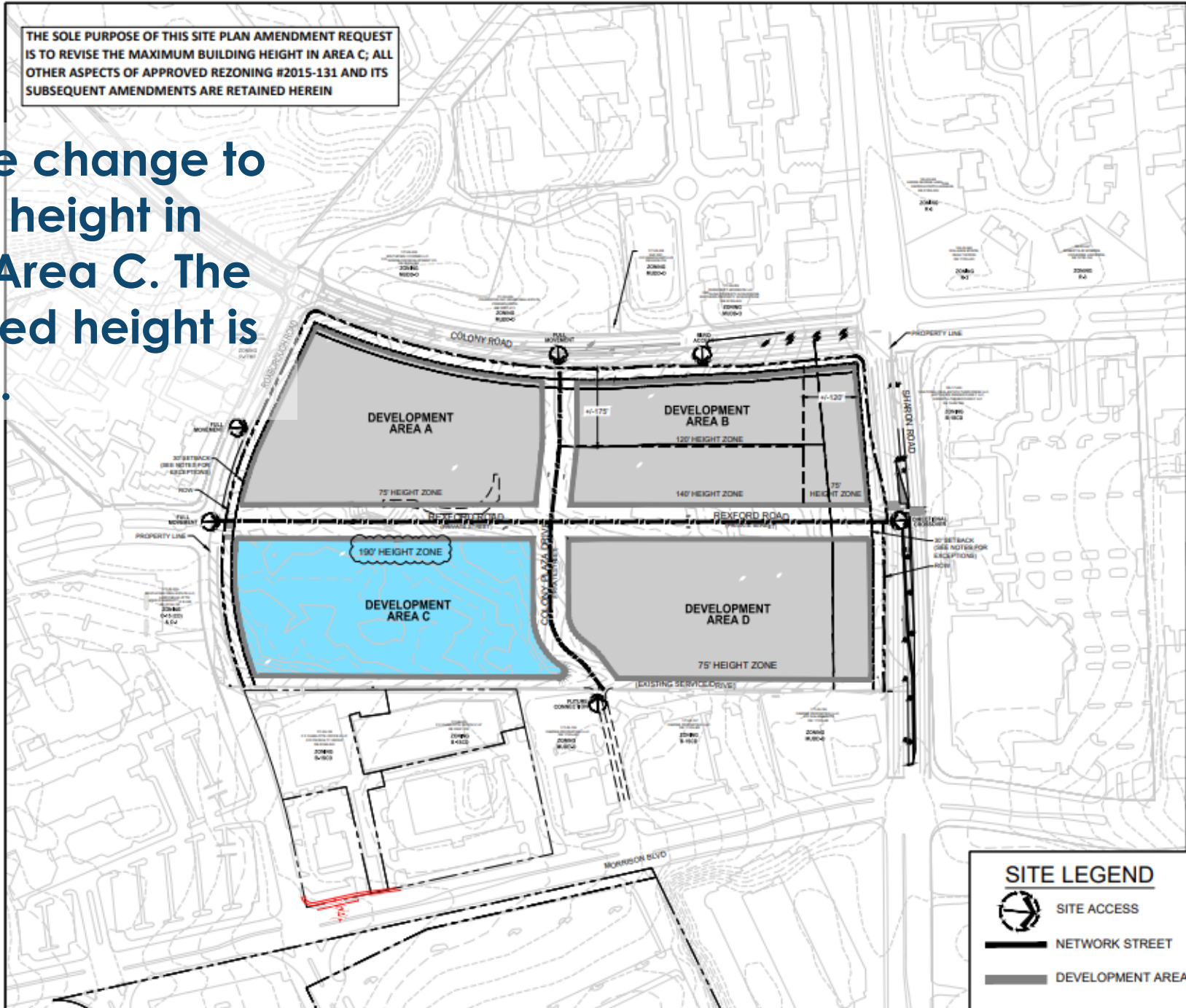
<sup>3</sup> The maximum building height of any structure within 200 feet of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: That portion of a structure within the first 100 feet is limited to a maximum of 50 feet in height; that portion of a structure within 100 to 200 feet is limited to a maximum of 65 feet in height. These standards apply only to that part of a structure within the 200 foot distance, and each portion of the building may be measured independently, from the average grade of the portion being measured to the highest point of the same portion. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to an area of two or fewer parcels totaling no more than three acres within a Neighborhood 1 Place Type.

# REZONING PROPOSAL = MUDD-O SPA

**Site plan amendment to allow 190' in  
height in Development Area C**

THE SOLE PURPOSE OF THIS SITE PLAN AMENDMENT REQUEST IS TO REVISE THE MAXIMUM BUILDING HEIGHT IN AREA C; ALL OTHER ASPECTS OF APPROVED REZONING #2015-131 AND ITS SUBSEQUENT AMENDMENTS ARE RETAINED HEREIN

Requesting note change to allow 190' in height in Development Area C. The current approved height is 160'.



VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

Site Area: 77 acres ±  
 Tax Parcel: 177-091-11, 177-091-12, 177-091-09, 177-091-13, 177-091-14, 177-091-15, 177-091-16

Existing Zoning: MUDD-O (with 5-year vested rights)  
 Proposed Zoning: MUDD-O  
 Existing Use: Multi-family Residential (for-sale or for-rent), Office, Retail, Hotel  
 Proposed Use: Multi-family Residential (for-sale or for-rent), Office, Retail, Hotel

Maximum Development: 950 residential units, 250,000 s.f. of office uses, 225 hotel rooms, 300,000 s.f. of retail uses

Maximum Building Height (exclusive of architectural features):  
 Development Areas A & D: 75 feet  
 Development Area B includes three separate height zones allowing heights up to 75 feet, 120 feet and 140 feet in the areas shown on the Technical Data Sheet  
 Development Area C: 190 feet

Parking: Shall satisfy or exceed MUDD minimum requirements

**SITE LEGEND**

- SITE ACCESS
- NETWORK STREET
- DEVELOPMENT AREA



# POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** September 2023
  - ▶ **Application Processed:** October 2023
  - ▶ **Official Community Meeting:** Today, November 27<sup>th</sup>
  - ▶ **Earliest Public Hearing:** January 16<sup>th</sup>
  - ▶ **Zoning Committee:** January 30<sup>th</sup>
  - ▶ **City Council Decision:** February 19<sup>th</sup>
- 

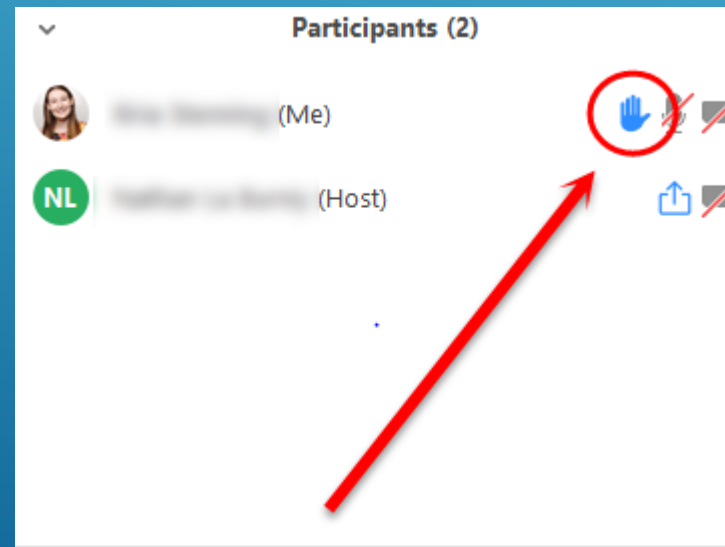


# QUESTIONS & DISCUSSION

Type your questions

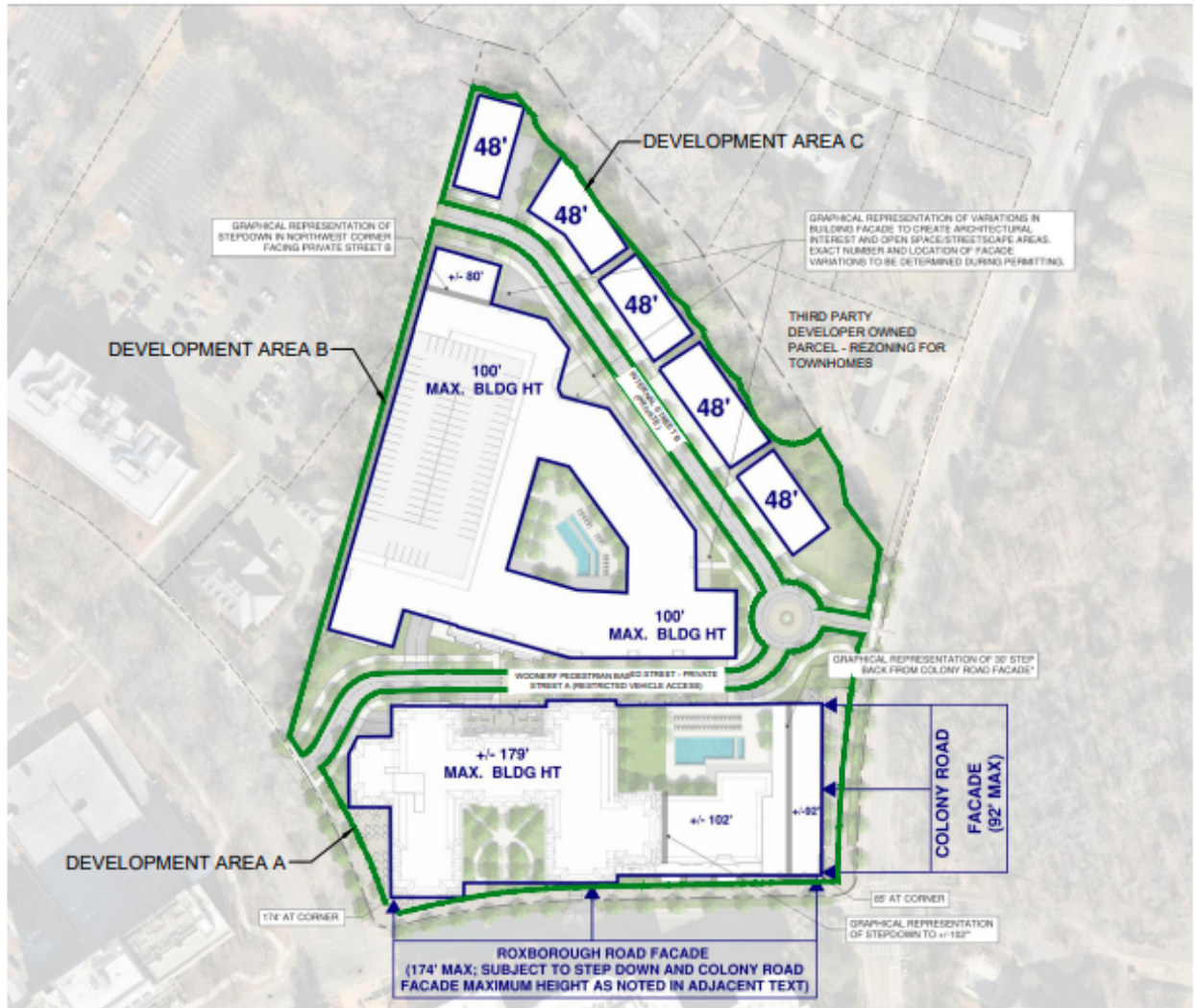


Or ask out loud



THANK YOU!





\* THIS IS A CONCEPTUAL GRAPHIC TO ILLUSTRATE VARYING APPROXIMATE HEIGHTS OF DEVELOPMENT AREA A BUILDING COMPONENTS, INCLUDING APPROXIMATE STEPDOWN LOCATIONS; SUBJECT TO ADJUSTMENTS IN ACCORDANCE WITH DEVELOPMENT STANDARDS DURING THE LAND DEVELOPMENT AND PERMITTING PROCESS.

### DESCRIPTION OF BUILDING HEIGHTS

#### MAXIMUM BUILDING HEIGHT:

(a) **DEVELOPMENT AREA A BUILDING HEIGHT SHALL BE LIMITED AS FOLLOWS:** (I) TO REFLECT CHANGES IN GRADE, THE MAXIMUM HEIGHT OF THE OVERALL BUILDING BASED ON AVERAGE GRADE AS DEFINED IN SECTION 2.C BELOW SHALL NOT EXCEED 179 FEET; (II) THE MAXIMUM BUILDING HEIGHT FROM BASE OF BUILDING TO TOP OF PARAPET SHALL BE NO TALLER THAN 174 FEET MEASURED ALONG THE BUILDING LINE OF THE FACE OF THE BUILDING FRONTING ROXBOROUGH ROAD (THE "ROXBOROUGH ROAD FACADE") AS GENERALLY DEPICTED ON RZ-2.01; (III) THE MAXIMUM BUILDING HEIGHT FROM BASE OF BUILDING TO TOP OF PARAPET SHALL BE NO TALLER THAN 92 FEET MEASURED ALONG THE BUILDING LINE OF THE FACE OF THE BUILDING FRONTING COLONY ROAD (THE "COLONY ROAD FACADE") AS GENERALLY DEPICTED ON RZ-2.01, PROVIDED THAT THIS MAXIMUM HEIGHT SHALL NOT BE INCREASED FOR A HORIZONTAL DISTANCE OF AT LEAST 30 FEET AS MEASURED (PERPENDICULARLY) FROM THE COLONY ROAD FACADE; AND (IV) THE MAXIMUM BUILDING HEIGHT FROM BASE OF BUILDING TO TOP OF PARAPET SHALL BE NO TALLER THAN 102 FEET MEASURED ALONG THE ROXBOROUGH FACADE AS GENERALLY DEPICTED ON RZ-2.01 PROVIDED THIS MAXIMUM HEIGHT SHALL NOT BE INCREASED FOR A HORIZONTAL DISTANCE OF 120 FEET FROM THE ALLOWABLE POINT AT WHICH HEIGHT CAN TRANSITION FROM 92 FEET TO 102 FEET (I.E. 150 FEET OVERALL, MEASURED PERPENDICULARLY, FROM COLONY ROAD FACADE).

(b) **DEVELOPMENT AREA B BUILDING HEIGHT SHALL BE LIMITED AS FOLLOWS:** TO REFLECT CHANGES IN GRADE, THE MAXIMUM HEIGHT OF THE OVERALL BUILDING BASED ON AVERAGE GRADE AS DEFINED IN SECTION 2.C BELOW SHALL NOT EXCEED 100 FEET, WITH A STEP DOWN TO 80 FEET FOR THE PORTION OF BUILDING IN THE NW CORNER FACING PRIVATE STREET B AND THE REMAINDER OF THE BUILDING FACING PRIVATE STREET B TO INCLUDE VARIATIONS IN BUILDING FACADE TO CREATE ARCHITECTURAL INTEREST AND OPEN SPACE/STREETSCAPE AREAS, AS GENERALLY DEPICTED ON RZ-2.01

(c) **DEVELOPMENT AREA C BUILDING HEIGHT SHALL BE LIMITED AS FOLLOWS:** THE MAXIMUM HEIGHT OF BUILDINGS BASED ON AVERAGE GRADE AS DEFINED IN SECTION 2.A BELOW SHALL NOT EXCEED 48 FEET (E.G. FOR THE BUILDINGS LOCATED CLOSEST TO THE "WICKERSHAM EDGE" AS DEFINED BELOW).

(d) REFERENCE IS MADE TO SHEET RZ-2.01 FOR A GENERAL DEPICTION OF BUILDING HEIGHTS; AS WELL AS DEPICTIONS OF VARIOUS NAMED FACADE FRONTAGES FOR DEVELOPMENT AREA A; IT IS UNDERSTOOD THAT GENERAL DEPICTIONS OF BUILDING HEIGHTS MAY BE ADJUSTED SO LONG AS CONSISTENT WITH THE ABOVE PROVISIONS.



NOT FOR CONSTRUCTION

### RD SOUTHPARK REZONING

RD SOUTHPARK, LLC  
\*AFFILIATED WITH RELATED GROUP  
101 S. TRYON ST. SUITE 2100  
CHARLOTTE, NC 28203

RZP-2022-080

10/13/22

#### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09/05/22
2	REZONING SUBMITTAL	07/20/22
3	REZONING SUBMITTAL	04/11/22
4	REZONING SUBMITTAL	02/02/22
5	REZONING SUBMITTAL	03/09/22
6	REZONING SUBMITTAL	03/09/22

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: NS



HEIGHT EXHIBIT