

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-154**

**Petitioner:** UNC Capital LLC  
**Rezoning Petition No.:** 2023-154  
**Property:** ±7.17 acres located along York Road

This Community Meeting Report is being filed with the City of 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 12/26/2023. 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 Tuesday, January 9, 2024, at 6:30 p.m. and coincided with the Steele Creek Residents Association (SCRA). All registered attendees were notified of the time change for the meeting.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representative at the required Community Meeting were Mary Ung with UNC Capital, Rocky Goins with Leading Light Development, Aaron D'Costa with Triumph Senior Living, Inc, Brian Crutchfield with Timmons Group, and Dora Kay and Eka Rahardjo with Moseley Architects. Also in attendance was 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 with Moore & Van Allen was introduced and started the meeting by welcoming the participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-154. She then introduced the Petitioner's representatives to the meeting attendees.

Ms. Grant and the petitioner's representatives provided the following information during the presentation:

The location of the 7.17-acre site is on the south side of York Road/South Tryon Street, west of Steele Creek Road, and near the intersection of Shopton and Youngblood Roads. The site is zoned N1-A and the proposed zoning is N2-B(CD) to allow the development of an age-restricted residential community. The Charlotte 2040 Plan place type recommendation is Neighborhood 1 with adjacent place types of Neighborhood Center (NC). The NC place type is described as small, walkable mixed-use area, typically embedded within neighborhoods, that provide convenient access to good, services, dining and residential for nearby residents. The Charlotte Future 2040 Housing Opportunity provided by the City of Charlotte was also discussed along with the need for access to housing for all. Ms. Grant shared the proposed site plan for 160 residential dwelling units with a four-story building per the N2-B(CD) building height standards. There is proposed to be an 12-foot multi-use path along York Road with an 8-foot planting strip.

The setback will be 24-feet from the future back of curb. Ms. Grant also pointed out access points, landscaped yards with fences and tree save areas. It was noted one of the access points will be removed based on feedback from NCDOT. Similar projects and precedent images were shared.

The rezoning schedule is for a February 19 or March 18, 2024 Public Hearing, then a March 5 or April 2, 2024 zoning committee and a city council decision on March 18 or April 15, 2024. Staff comments being the reason for the change in dates.

Ms. Grant then opened the meeting for questions.

## **II. Summary of Questions/Comments and Responses:**

Participants expressed appreciation for senior housing and questions were centered around unit sizes, amenities, site design and services. The development team indicated that the units will be independent living-type units with meals, activities, health and wellness as well as transportation services. All parking will be surface parked, however there is a porte cochere for covered drop off. The units will be for rent.

It is anticipated that unit types will range from studio, one bedroom and two bedroom sizes. The minimum age is sixty-two and the average age of residents is typically 70-80.

The site will have one access off Highway 49 and one access off Youngblood. One resident expressed concern over run off and team members confirmed that all state and local regulations will be adhered to to insure offsite conditions are not worsened.

There being no further questions, the presentation for Petition 2023-154 was concluded, and participants were thanked for their time and interest in the development.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

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

cc: Tiawana Brown, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Mary Ung, UNC Capital LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
SHAHID	MUHAMMAD S	ALMAS	SHOAIB	145 PLEASANT HILL RD		CHARLOTTE	NC	28278
LOPEZ	JAVIER MARTIN	CHRISTINE T	PILIONE	14428 YOUNGBLOOD RD		CHARLOTTE	NC	28278
HAMILTON	PAUL D		ANNETTE SMITH	14410 YOUNGBLOOD RD		CHARLOTTE	NC	28278
MILLSAPS	MATTHEW CAL	ELIZABETH M	MILLSAPS	14344 YOUNGBLOOD RD		CHARLOTTE	NC	28278
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YAWN	JORDAN A	MARYKATE	YAWN	14320 YOUNGBLOOD RD		CHARLOTTE	NC	28278
LAWSON	MARION D	ELIZABETH S	LAWSON	14300 YOUNGBLOOD RD		CHARLOTTE	NC	28278
MURPHY	ROBERT T	VICTORIA R	MURPHY	11410 WINDING WAY RD		CHARLOTTE	NC	28226
TRUST (TRUSTEES)	THE CHHAY FAM			790 LAKEY GAP RD		BLACK MOU	NC	28711
DUKE ENERGY CORP			PROPERTY TAX DIVISION/ST22M	PO BOX 1007		CHARLOTTE	NC	28201
COPPERHEAD OWNER LLC				30 HUDSON YARDS 75 TH FL		NEW YORK	NY	10001
WALLACE	ROGER			14437 YOUNGBLOOD RD		CHARLOTTE	NC	28278
WASHAM	JUDY A			14243 YOUNGBLOOD RD		CHARLOTTE	NC	28278
GALLOWAY	AYANNA S	SEAN	ARCHIE	14309 YOUNGBLOOD RD		CHARLOTTE	NC	28278
GALLOWAY	ROGER DALE	PHYLLIS F	GALLOWAY	10101 HATFIELD RD		CHARLOTTE	NC	28278

### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Berkshire/ Coventry	Justin	Bonaparte	15030 JERPOINT ABBY DR., CHARLOTTE, NC, 28273		CHARLOTTE	28273
McDowell Place	Rahdreia	HannibalHav	14002 MILLERS CREEK LANE, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Pleasant Hill Road Resident's A	Richard	Frank	14600 PLEASANT HILL RD, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Reunion/Enclave	Stephen	Massa	14626 BROTHERLY LANE, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Steele Creek	Juan	Morantes	14701 BIRNAMWOOD LN, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Steelecroft Place Homeowners As	Dianne	Thomas	15417 DEHAVILLAND DRIVE, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Waterlyn	Rahdreia	Hawkins	14002 MILLERS CREEK LANE, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Waterlyn	Rona	Keeton	15730 LAKEPOINT FOREST DRIVE, CHARLOTTE, NC, 28278		CHARLOTTE	28278
Westmoreland Homeowners Associa	Tom	Bidwick	13621 KENSAL GREEN DR, CHARLOTTE, NC, 28278		CHARLOTTE	28278

## **Exhibit B**

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-154**

Subject: Rezoning Petition No. 2023-154  
Petitioner/Developer: UNC Capital LLC  
Current Land Use: Residential & vacant  
Existing Zoning: N1-A  
Rezoning Requested: N2-B(CD)  
**Date and Time of Meeting:** **Tuesday, January 9, 2024, at 6:00 p.m.**  
**Virtual Meeting Registration:** **Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.**  
Date of Notice: 12/26/2023

Moore & Van Allen is assisting UNC Capital LLC (the "Petitioner") on a recently filed request to rezone an approximately ±7.17-acre site located along York Road (the "Site"), in Charlotte, North Carolina, from N1-A to N2-B(CD) (Neighborhood 2 zoning district). The purpose of the rezoning is to allow the development of the Site with an age-restricted 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 Tuesday, January 9, 2024, at 6:00 p.m.**

***Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by January 8<sup>th</sup> in order to receive a secure virtual meeting link and reference Petition #2023-154.***

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](mailto: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.

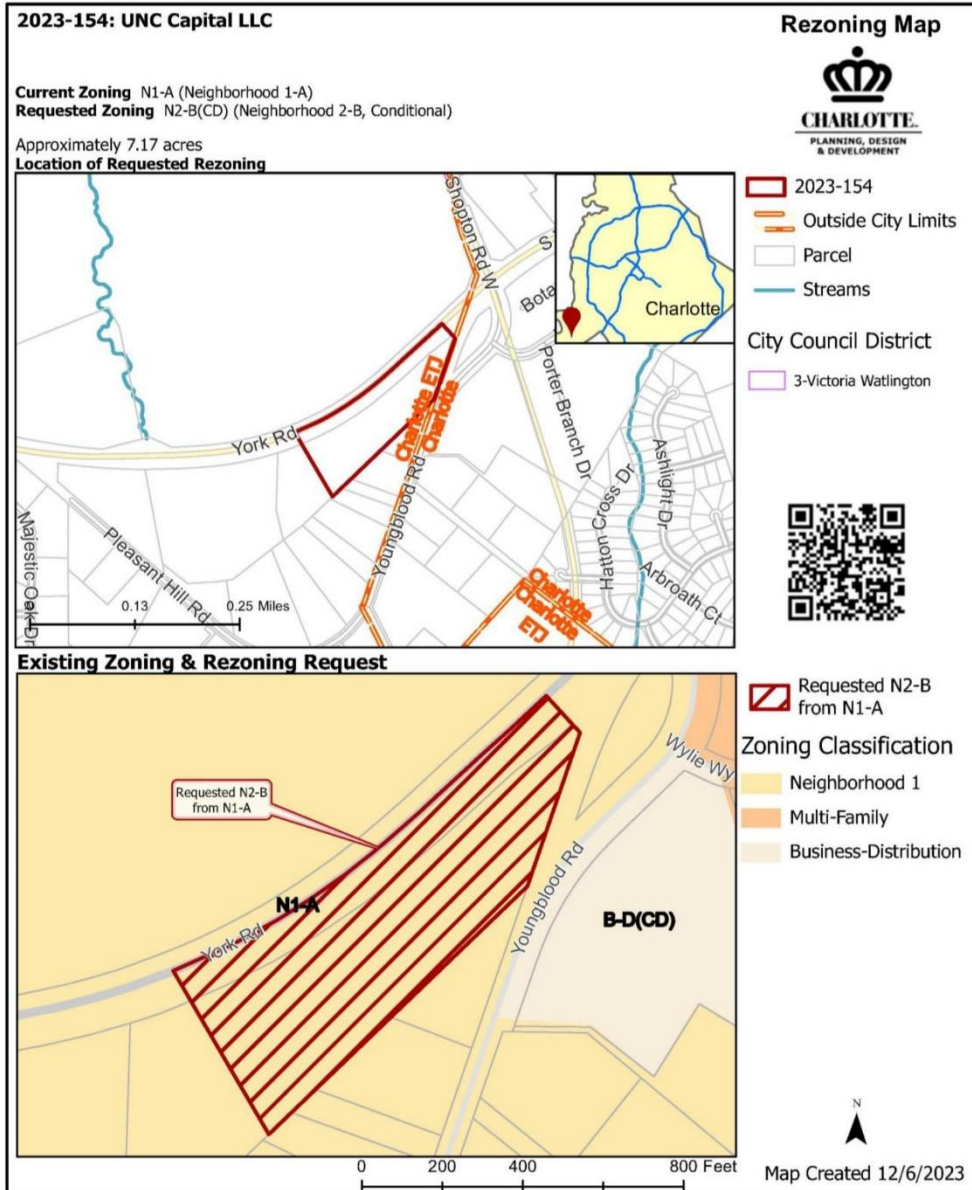
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tiawana Brown, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Mary Ung, UNC Capital LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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**Exhibit B (continued)**

Site location:



### Exhibit C

<b>Name</b>	<b>Email</b>
Javier Lopez	<a href="mailto:jlopez739@yahoo.com">jlopez739@yahoo.com</a>
Abdul Sihlangu	<a href="mailto:scra.abdul@gmail.com">scra.abdul@gmail.com</a>
Dave Wiggins	<a href="mailto:davewgns@yahoo.com">davewgns@yahoo.com</a>
Carla Brazzell	<a href="mailto:csilva_usa@hotmail.com">csilva_usa@hotmail.com</a>
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Jeanne Morel	<a href="mailto:jeanne.vigo@gmail.com">jeanne.vigo@gmail.com</a>
Justin McDonald	<a href="mailto:ncjustin@gmail.com">ncjustin@gmail.com</a>
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Henry Martinat	<a href="mailto:hmartinat2@gmail.com">hmartinat2@gmail.com</a>
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James & Judith Sprouse	<a href="mailto:JSprouse2@carolina.rr.com">JSprouse2@carolina.rr.com</a>
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Elizabeth Lawson	<a href="mailto:elizabethlawson925@gmail.com">elizabethlawson925@gmail.com</a>