

COMMUNITY MEETING REPORT  
**Petitioner: CH Land Company, LLC**  
Rezoning Petition No. 2023-155

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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 21, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, January 3, 2024 at 6:30 P.M. The Community Meeting was held at The David Williamson Jr. Indoor Pavilion at Hornets Nest Park located at 6301 Beatties Ford Road in Charlotte.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Ray Holt and Mark Carpenter of the Petitioner, Bobby Drakeford of The Drakeford Company, Luke Hanna of V3 Southeast and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2023-155. He stated that he would email a copy of the presentation to the attendees who provided their email address on the sign-in sheet.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, February 19, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, March 5, 2024 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, March 18, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 16.4 acres and is located on the northeast corner of the intersection of Beatties Ford Road and Trinity Road.

John Carmichael shared a zoning map of the site and the surrounding parcels. The site is currently zoned N1-A (Neighborhood 1) and CG (General Commercial). John Carmichael discussed the zoning of the surrounding and nearby parcels of land.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the N2-B (Neighborhood 2) (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 146 dwelling units. The dwelling units would be comprised of quadraplexes, triplexes and duplexes, and one 5 unit building that would contain 5 live/work dwelling units.

John Carmichael reviewed the site plan. He stated that there would be two access points into the site, one from Trinity Road and one from Beatties Ford Road. The site would be served by internal public streets. A 25 foot wide Class B reverse frontage buffer would be installed along the site's frontage on Beatties Ford Road. The tree save areas would be located on the northern portion of the site and the tree save areas would comprise approximately 15% of the site. John Carmichael pointed out the common open space on the site. He stated that an 8 foot wide planting strip and a 12 foot wide multi-use path would be installed along the site's frontage on Beatties Ford Road, and an 8 foot wide planting strip and a 6 foot wide sidewalk would be installed along the site's frontage on Trinity Road. John Carmichael pointed out the locations of the buildings on the site. Each dwelling unit would have a one car, front loaded garage with a 20 foot deep driveway. John Carmichael stated that a minimum of 20 on-street parking spaces would be provided and he pointed out the locations of the on-street parking spaces. He stated that the stormwater management system would be located on the southwest corner of the site. Sidewalks and planting strips would be included along the internal public streets. John Carmichael then shared slides of representative conceptual elevations of the dwelling units being considered for the site.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated the elevations are just a conceptual representation of what the buildings could look like and that written architectural notes will be added to the rezoning plan. He stated that the dwelling units would have a one car garage.
- In response to a question, Mark Carpenter stated that the code requires one parking space per unit and this plan provides one parking space in the garage and one parking space on the driveway of each unit.
- In response to a question, Bobby Drakeford stated that a two car garage would require a much deeper and wider footprint for the dwelling unit and would drive prices significantly higher.
- In response to a question, Bobby Drakeford stated that the units would be 1400 to 1600 square feet in size with 3 bedrooms and 2.5 baths.
- In response to a question, Bobby Drakeford stated that the units would be townhome units.

- In response to a question, Mark Carpenter stated that the townhomes would be market rate units and that this would not be a senior community.
- In response to a question, John Carmichael stated that the Petitioner would not actually build the dwelling units. Bobby Drakeford stated that the Petitioner would be selecting the builder of the townhomes.
- In response to a question, Bobby Drakeford stated that the development would be considered workforce housing.
- In response to a question, Mark Carpenter stated that the units would most likely sell at the low 300's.
- An attendee commented on her concerns relating to traffic in the area. She has difficulty exiting her neighborhood now and is concerned about the additional cars from this development and the lack of traffic control on Beatties Ford Road and Trinity Road.
- An attendee commented on the 20-30 afternoon school buses traveling at the same time to Huntersville. She commented that it makes it difficult to exit the neighborhood due to the lack of traffic signals.
- An attendee commented on the traffic concerns due to the transition to the single lane on Beatties Ford Road. He commented that the additional cars from the development would make it even worse. He also commented that people are already parking along the streets due to the lack of parking.
- Another attendee commented on her concerns about people parking along Beatties Ford Road once the sidewalks are installed.
- In response to the attendee's comments, Mark Carpenter stated that cars parked along Beatties Ford Road would most likely be towed. He stated that there have been promises to widen Beatties Ford Road for a long time.
- An attendee commented that the traffic will be a nightmare if Beatties Ford Road is not widened.
- Attendees commented on all the other new developments in the area and the traffic from the churches in the area.
- In response to a question, Bobby Drakeford stated that through the rezoning process, CDOT and NCDOT will notify the Petitioner of what traffic improvements will be required.
- In response to a question, Mark Carpenter stated that NCDOT will tell the Petitioner what traffic improvements will need to be completed. Bobby Drakeford stated that the Petitioner can only respond to requests from NCDOT and CDOT.
- An attendee commented that NCDOT has been promising to widen Beatties Ford Road for 33 years.
- In response to a question, John Carmichael stated that the site is currently zoned N1-A and CG. Bobby Drakeford stated that the density of the proposed development is approximately 9 units per acre.
- In response to a question, Mark Carpenter stated that detached single family homes on this site does not work from an economic standpoint.

- In response to an attendee's comment, Mark Carpenter stated that the development is not targeted for a lower socio-economic base. He stated that a buyer earning \$60-65K a year would be able to purchase one of the units depending on the interest rate.
- An attendee commented that the proposed development at this price point is going to run the risk of units with 17 cars parked out front. He commented that the community does not need any more of that in this area. The attendee also commented on bringing more retail to the area to give the area a facelift like other areas of Charlotte. He commented that the traffic in the area is awful. He commented that the proposed site plan is not a win, win situation.
- In response to the comments, John Carmichael reviewed the trip generation report for the proposed development prepared by CDOT. Mark Carpenter stated that retail uses would generate 3 times more traffic than the proposed development.
- In response to a question, Bobby Drakeford stated that the traffic counts were determined by CDOT.
- An attendee commented that only one elevation represents the type of dwelling proposed for the site. He stated that one car garages can create an unsightly appearance in the neighborhood with excess cars being parked everywhere.
- Ray Holt stated that a properly managed HOA can control any parking issues in the neighborhood.
- In response to a question, Mark Carpenter stated that the homebuilders today want a strong HOA with strict requirements to keep the neighborhood looking good to sell houses.
- In response to a question, Bobby Drakeford stated that it is up to the residents to take pride in their community. He stated that the Petitioner's role is to create a structure for the best kind of life the residents can have. Bobby Drakeford stated that prior meetings were held with members of the community to develop this site plan to be an asset and amenity to the community.
- Mark Carpenter stated that the Petitioner does not have the authority to fix all the issues in the community. He stated that the Petitioner can find a way to add enforcement provisions to the HOA for potential parking issues in the community.
- In response to a question, Mark Carpenter stated that a fence would be installed to keep people from walking across the yards adjacent to the site. Bobby Drakeford pointed out the tree save areas on the site plan.
- In response to a question, Bobby Drakeford stated that each unit would have a backyard and it is a rare amenity in an urban townhome community.
- In response to question, Ray Holt stated that there are 5 live/work units at the front of the community. He stated that those residents would be invested in the community.
- An attendee commented that he would like to see a development concept for this site with a variety of businesses and residences. He commented that this area has always been a food desert and far from the closest hospital.
- An attendee commented that changing the terms of a HOA is very difficult unless the terms are strong from the beginning. He commented that it is difficult to get a majority vote to make changes.

- In response to the comments, Mark Carpenter stated that stringent HOA provisions can be built in before turning it over to the builder and then to the community.
- In response to a question, John Carmichael stated that the road stub will go away.
- John Carmichael stated that the Petitioner is taking comments from the City and from the attendees at the meeting tonight and he suggested that another meeting with the attendees be scheduled.
- Mark Carpenter stated that some people are looking for a place to live with little to no yard maintenance and in a convenient location.
- An attendee commented on the sidewalks on Beatties Ford Road from Sunset to Lakeview that are part of an approved bond package. He commented that they are already paid for.
- In response to a question, Ray Holt stated that he does not know if there would be a turn lane off of Beatties Ford Road. Bobby Drakeford stated that NCDOT will determine if a turn lane would need to be added.
- In response to a question, Mark Carpenter stated that the police do not have any authority pursuant to the HOA. John Carmichael stated that the internal streets on the site would be public streets and any illegal parking could be controlled by the police. He stated that Code Enforcement should not be called regarding a private restriction.
- In response to a question, John Carmichael stated that he could arrange a meeting with CDOT at the Government Center to discuss the attendees' traffic concerns. He stated that NCDOT and CDOT will discuss this rezoning request.
- In response to a question, Mark Carpenter stated that the rezoning plan will be reviewed by all of the City's departments. He stated that if the Charlotte Fire Department has concerns or issues they will provide comments. Ray Holt stated that he will follow up on the density parameters of the Charlotte Fire Department.
- The attendees discussed the traffic impacts of the other developments in the area.
- In response to a question, Mark Carpenter stated that the Petitioner looks for quality property in good areas and then develops the community based on the site. Bobby Drakeford stated that there is a demand for this product in Charlotte.
- In response to a question, Bobby Drakeford stated that the backyards would be approximately 20 feet wide and 25 feet deep. He stated that this is the largest backyard he has done for this type of housing choice. Mark Carpenter stated that the density for this project is lower than most of the Petitioner's other projects.
- Bobby Drakeford stated that the public hearing date could be delayed due to changes that need to be made to the rezoning plan.
- In response to a question, Mark Carpenter stated that the intent of the development is to sell homes and not to be a rental community. He stated that the Petitioner plans to sell the lots or land to a traditional homebuilder that builds homes to sell.
- John Carmichael stated that he would send a copy of the presentation to the attendees who provided their email addresses.
- Bobby Drakeford, Ray Holt and John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12<sup>th</sup> day of February, 2024

**CH Land Company, LLC, Petitioner**

cc: Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via e-mail)

**EXHIBIT A-1**

2023-155	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-155	03710101		MECKLENBURG COUNTY		ATTN CFO	700 E 4TH ST 4TH FLOOR		CHARLOTTE	NC	28202
2023-155	03710103		TRIMURTI TEMPLE DEVASTHANAM			3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2023-155	03710107	GRIFFIN	RONALD B		RONALD B GRIFFIN REVOCABLE TRUST	16232 LEWARD LN		HUNTERSVILLE	NC	28078
2023-155	03710108	GRIFFIN	RONALD B		RONALD B GRIFFIN REVOCABLE TRUST	16232 LEWARD LN		HUNTERSVILLE	NC	28078
2023-155	03710109	CHADWICK	AMY JOY		GERALD	11418 ABERNATHY RD		CHARLOTTE	NC	28216
2023-155	03710144		TRIMURTI TEMPLE DEVASTHANAM			3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2023-155	03710145		TRIMURTI TEMPLE DEVASTHANAM			3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2023-155	03710146		TRIMURTI TEMPLE DEVASTHANAM			3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2023-155	03710147		TRIMURTI TEMPLE DEVASTHANAM			3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2023-155	03710148		TRIMURTI TEMPLE DEVASTHANAM			3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2023-155	03712102		TRINITY METHODIST CHURCH			6230 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-155	03714101	CLIMER	MOZELLE E		E GUY	6500 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-155	03714102	CLIMER	ELMER G		VALLEY M E	6500 BEATTIES FD RD		CHARLOTTE	NC	28216
2023-155	03714103	CALDWELL	DONALD SAMONDS		MARILYN	107 LISMARK DR		MOORESVILLE	NC	28117
2023-155	03714104	PARKER	ROY L		MARGARET J	2400 OAKDALE ROAD		CHARLOTTE	NC	28216
2023-155	03714105		BEATTIES FORD - TRINITY PARK BAPTIST CHURCH			9117 TRINITY RD		CHARLOTTE	NC	28216
2023-155	03714106		TRINITY PROPERTIES OF CHARLOTTE LLC			9135 TRINITY RD		CHARLOTTE	NC	28216
2023-155	03714108		IZMIR LLC			5000 E INDEPENDENCE BLVD		CHARLOTTE	NC	28212
2023-155	03714204	RICHMOND	REGINALD		SIMONE	2809 WAYCROSS DR		MONROE	NC	28110
2023-155	03714205	FREEMAN JR	TIMOTHY			5223 ELDERBANK DR		CHARLOTTE	NC	28216
2023-155	03714206	ABLE	DORIS W			5229 ELDERBANK DR		CHARLOTTE	NC	28216
2023-155	03714207	BREWER	EDWARD EUGENE		MARTHA Y	5235 ELDERBANK DR		CHARLOTTE	NC	28216
2023-155	03714208	CHINCHILLA	JOEL ESTEBAN		KAROL MELISSA	5239 ELDERBANK DR		CHARLOTTE	NC	28216
2023-155	03714209	ASHFORD	DOROTHEA B			5243 ELDERBANK DR		CHARLOTTE	NC	28216
2023-155	03714329	FERGUSON	JONATHAN L			4704 MCCLURE RD		CHARLOTTE	NC	28216
2023-155	03715105		CHARLOTTE MECKLENBURG BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28204
2023-155	03715677		HOME SFR BORROWER LLC		C/O ALTISOURCE ASSET MANAGEMENT CORP	3505 KOGER BLVD STE 400		DULUTH	GA	30096
2023-155	03715678	WASHINGTON	REEVA D			4000 CRAVEN HILL RD		CHARLOTTE	NC	28216
2023-155	03715679	GANDY	LARRY JAMES		ANN MARIE	4003 CRAVEN HILL RD		CHARLOTTE	NC	28216
2023-155	03715680	STEPHENS	LLOYD		LEONA	4007 CRAVEN HILL DR		CHARLOTTE	NC	28216
2023-155	03715681	PAGE	CARMAINE LOLEITA			4011 CRAVEN HILL RD		CHARLOTTE	NC	28216



2023-155	full_name_neighborhood	first_name	last_name	physical_address	partment_unit_or_suit	city	state	zip_code
2023-155	Amity Gardens Neighborhood Association	Donna	Fisher	2421 EATON ROAD		CHARLOTTE NC		28205
2023-155	Bahama-Havana Park Homeowners Association	Alvin	Bond	5021 CASINO DR		CHARLOTTE NC		28216
2023-155	Bahama-Havana Park Homeowners Association	Calvin	McDougal	5121 HAWAII DR		CHARLOTTE NC		28216
2023-155	Bahama-Havana Park Homeowners Association	Carolyn	Ellis	8217 BELLA VISTA CT		CHARLOTTE NC		28216
2023-155	Bahama-Havana Park Homeowners Association	Lonnie	Newsom	5024 CASINO DR		CHARLOTTE NC		28216
2023-155	Beatties Ford - Trinity	Yvonne	Finney	5400 EVANSHIRE DRIVE		CHARLOTTE NC		28216
2023-155	Beatties Ford Trinity Park Neighbors	Sharon	Bridges	5242 ELDERBANK DRIVE		CHARLOTTE NC		28216
2023-155	Beatties Ford/Trinity Park	Tiara	MahoneyPaulino	9507 FELDBANK DRIVE		CHARLOTTE NC		28216
2023-155	Belmont Community Association	Patricia	Adams	8201 BELLA VISTA CT		CHARLOTTE NC		28216
2023-155	Davis Meadows Homeowners Associatopm	Justin	Toler-Sinnott	9300 QUILTING BEE LN		CHARLOTTE NC		28216
2023-155	Historic West End Neighborhood	Calvin	McDougal	5121 HAWAII DRIVE		CHARLOTTE NC		28216
2023-155	Hyde Park Estates	Alan	Purvis	4201 HYDE PARK DRIVE		CHARLOTTE NC		28216
2023-155	Hyde Park Estates	Eddie	Hoover	5918 CRESTWOOD DR		CHARLOTTE NC		28216
2023-155	Hyde Park Estates Community Association	Ray	Cantey	4374 LA BREA DRIVE		CHARLOTTE NC		28216
2023-155	Hyde Park Neighborhood Association	Clayton	Reid	6008 CROSSBOW CT		CHARLOTTE NC		28216
2023-155	Hyde Park Neighborhood Association	Johnny	Johnson	4620 MERIDIAN DRIVE		CHARLOTTE NC		28216
2023-155	Idlewild South Neighborhood Association	Tony	Bastfield	4247 HYDE PARK DR		CHARLOTTE NC		28216
2023-155	Lexington	Veronica	Foster	6929 SILVER GARDEN LN		CHARLOTTE NC		28216
2023-155	Preston Village & Pawtucket	Loleita	Page	4011 CRAVEN HILL DRIVE		CHARLOTTE NC		28216
2023-155	Rolling Hills at Parkside	Tiffany	Haskins	7400 ICON WAY		CHARLOTTE NC		28216
2023-155	Sullivan's Trace Homeowners Association	Bailey	Dunmire	3522 MALLORY TAYLOR LN		CHARLOTTE NC		28216
2023-155	Sunset Road	Marcus	Thomas	2507 ALEX RYAN DRIVE		CHARLOTTE NC		28216
2023-155	Trinity Park	Shavonna	Cohen	9408 TRINITY RD		CHARLOTTE NC		28216
2023-155	Trinity Park & Beatties Ford	Peggy	Mason	5338 EVANSHIRE DR		CHARLOTTE NC		28216
2023-155	Trinity Park Neighborhood Association	Betty	Worthy	9106 FELDBANK DR		CHARLOTTE NC		28216

## **EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2023-155** filed by CH Land Company, LLC to request the rezoning of an approximately 16.4 acre site located on the northeast corner of the intersection of Beatties Ford Road and Trinity Road (see enclosed map)

**Date and Time of Meeting:** Wednesday, January 3, 2024 at 6:30 p.m.

**Place of Meeting:** The David Williamson Jr. Indoor Pavilion at Hornets Nest Park  
6301 Beatties Ford Road  
Charlotte, NC 28216

We are assisting CH Land Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 16.4 acre site located on the northeast corner of the intersection of Beatties Ford Road and Trinity Road (see enclosed map) from the CG and N1-A zoning districts to the N2-B (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain a maximum of 146 dwelling units. The dwelling units would be comprised of quadraplexes, triplexes and duplexes, and 5 of the dwelling units would be live/work dwelling units.

The Petitioner will hold a 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 Planning, Design & Development Department'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 site.

**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 3, 2024 at 6:30 p.m. at The David Williamson Jr. Indoor Pavilion at Hornets Nest Park located at 6301 Beatties Ford Road in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Malcolm Graham, Charlotte City Council District 2 (via email)  
Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via email)

Date Mailed: December 21, 2023

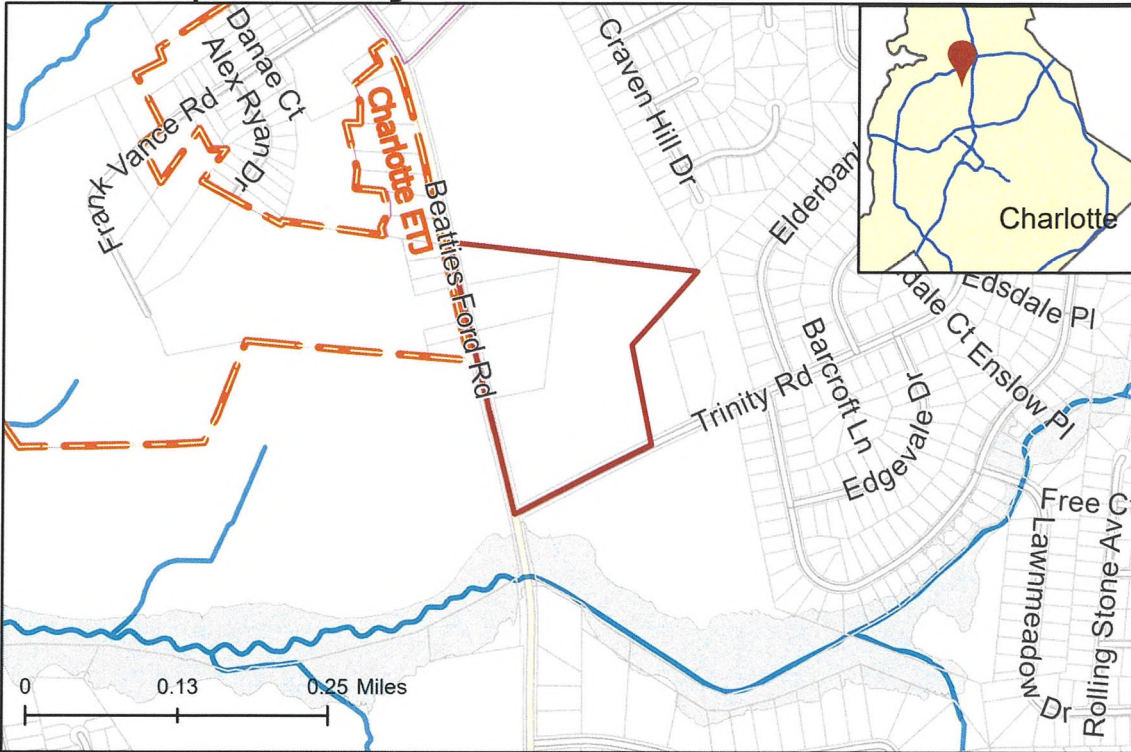
# 2023-155: CH Land Company, LLC

## Rezoning Map

**Current Zoning** CG (General Commercial), N1-A (Neighborhood 1-A)  
**Requested Zoning** N2-B(CD) (Neighborhood 2-B, Conditional)



Approximately 18.154 acres  
**Location of Requested Rezoning**

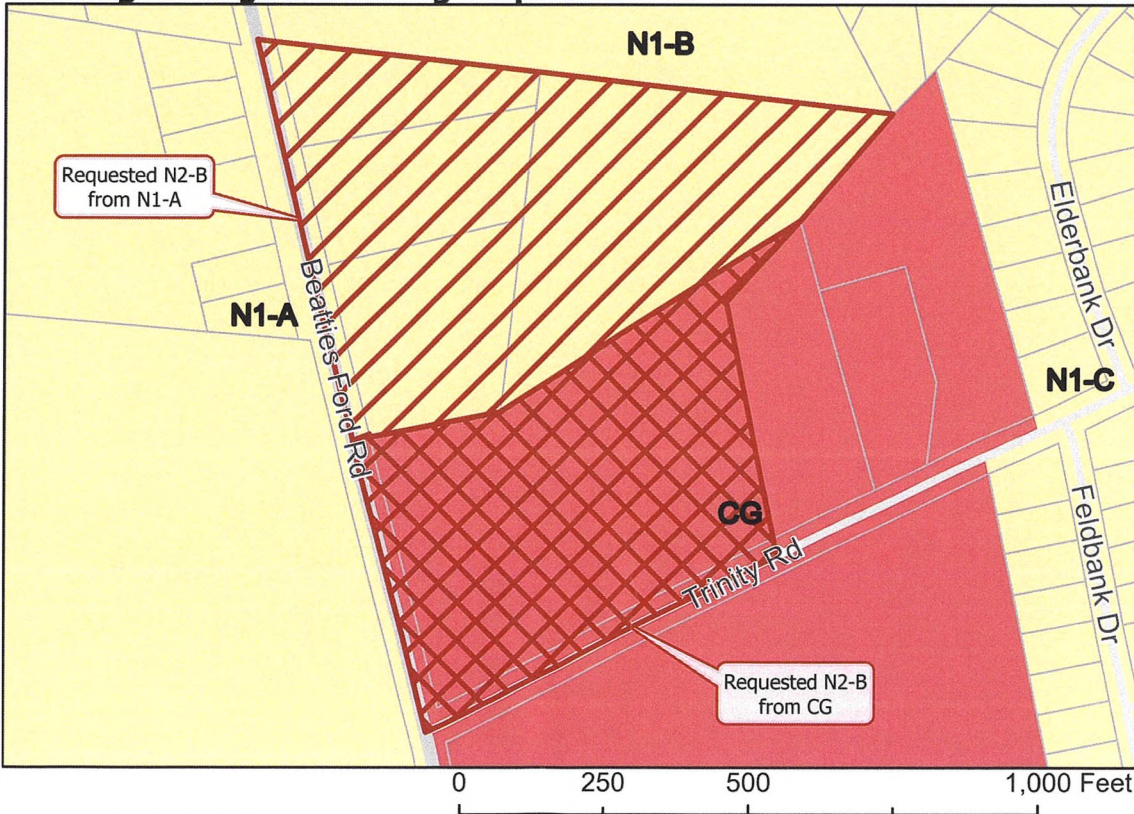


- 2023-155
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District  
 2-Malcolm Graham



### Existing Zoning & Rezoning Request



- Requested N2-B from N1-A
  - Requested N2-B from CG
- Zoning Classification
- Neighborhood 1
  - Commercial



# **EXHIBIT B**

**Community Meeting Sign-In Sheet**

**Petitioner: CH Land Company, LLC**

**Rezoning Petition No. 2023-155**

**Wednesday, January 3, 2024 at 6:30 P.M.**

**The David Williamson Jr. Indoor Pavilion at Hornets Nest Park  
6301 Beatties Ford Road  
Charlotte, NC 28216**

*This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning.*

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Raymond Canter	4374 La Brea Rd	704-451-3819	RAY4374@ATT.NET
2.	Rupesh Kadam	6441 Beatties Ford Rd	704-252-2182	rupkadam@yahoo.com
3.	Bobby Drakeford	3123 Dawnsboro Ave	704-968-3271	bobby@tdc realestate.com
4.	Reeva Washington	4000 Craven Hill Dr	704 819 0298	Reeva D @ yahoo.com
5.	Kenneth Waldron	4371 La Brea Dr	704 565 9080	kenneth.waldron@gmail.com
6.	Pastor Eric R. Miller	9115 Trinity Rd	704-604-4217	pastormillere@trinityparknc.org
7.	Loleita Ryan	4011 Craven Hill Dr. 28216	704.904.1242	Loleita.Pagan@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Sharon Bridges	5242 Elder Ln Dr	704-502 2494	sebridges64@twc.com
9.	Dee Rankin	3604 Lukes Dr	<del>704</del> 777-5075	rankin4education@gmail.com <del>gdrankin</del>
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18.				
19.				
20.				

# **EXHIBIT C**



# Rezoning Petition No. 2023-155

CH Land Company, LLC, Petitioner

Community Meeting

January 3, 2023

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



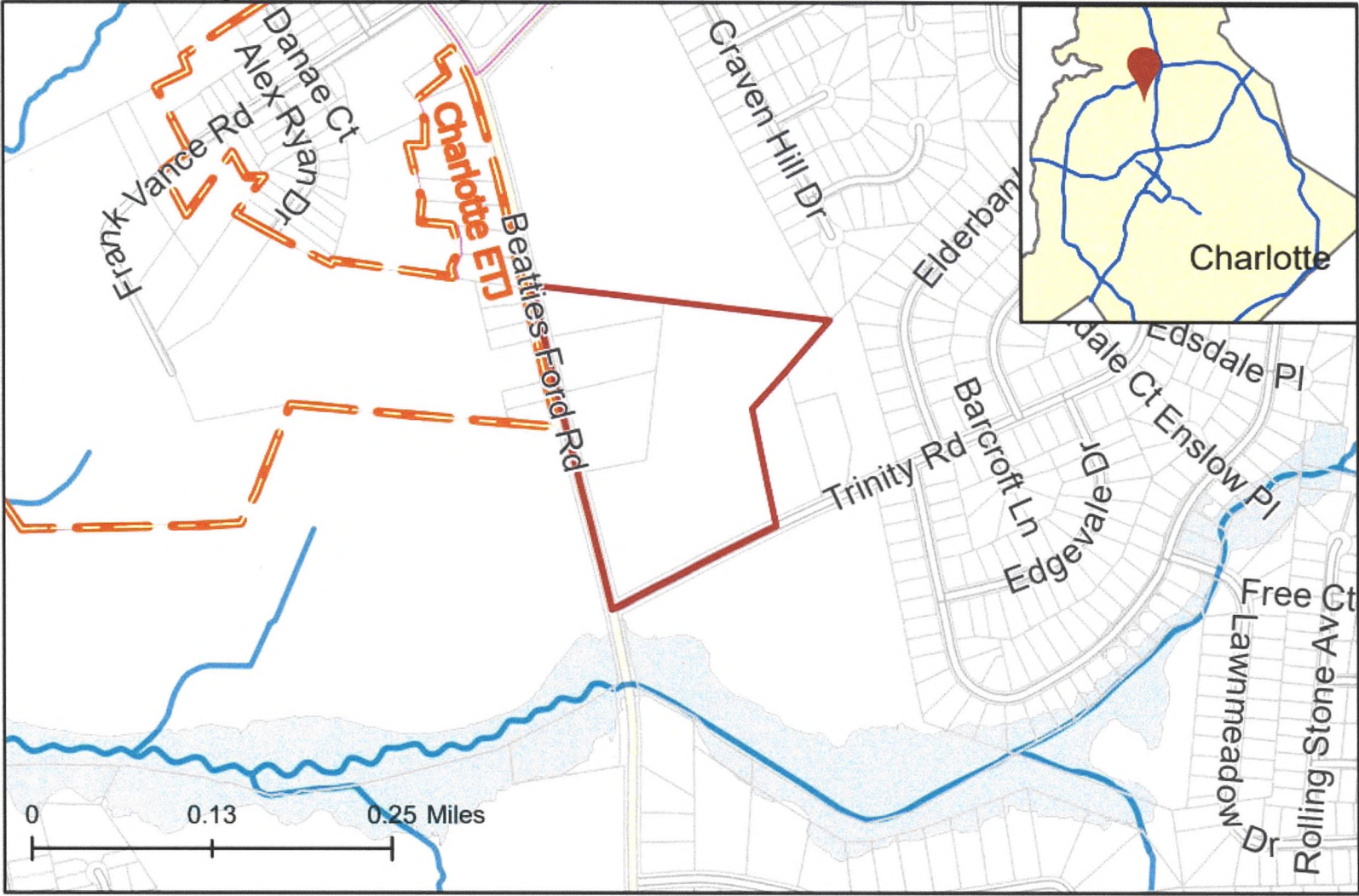
## Team

- Ray Holt, CH Land Company, LLC
- Mark Carpenter, CH Land Company, LLC
- Bobby Drakeford, The Drakeford Company
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 5, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 18, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

# Site – 16.4 Acres



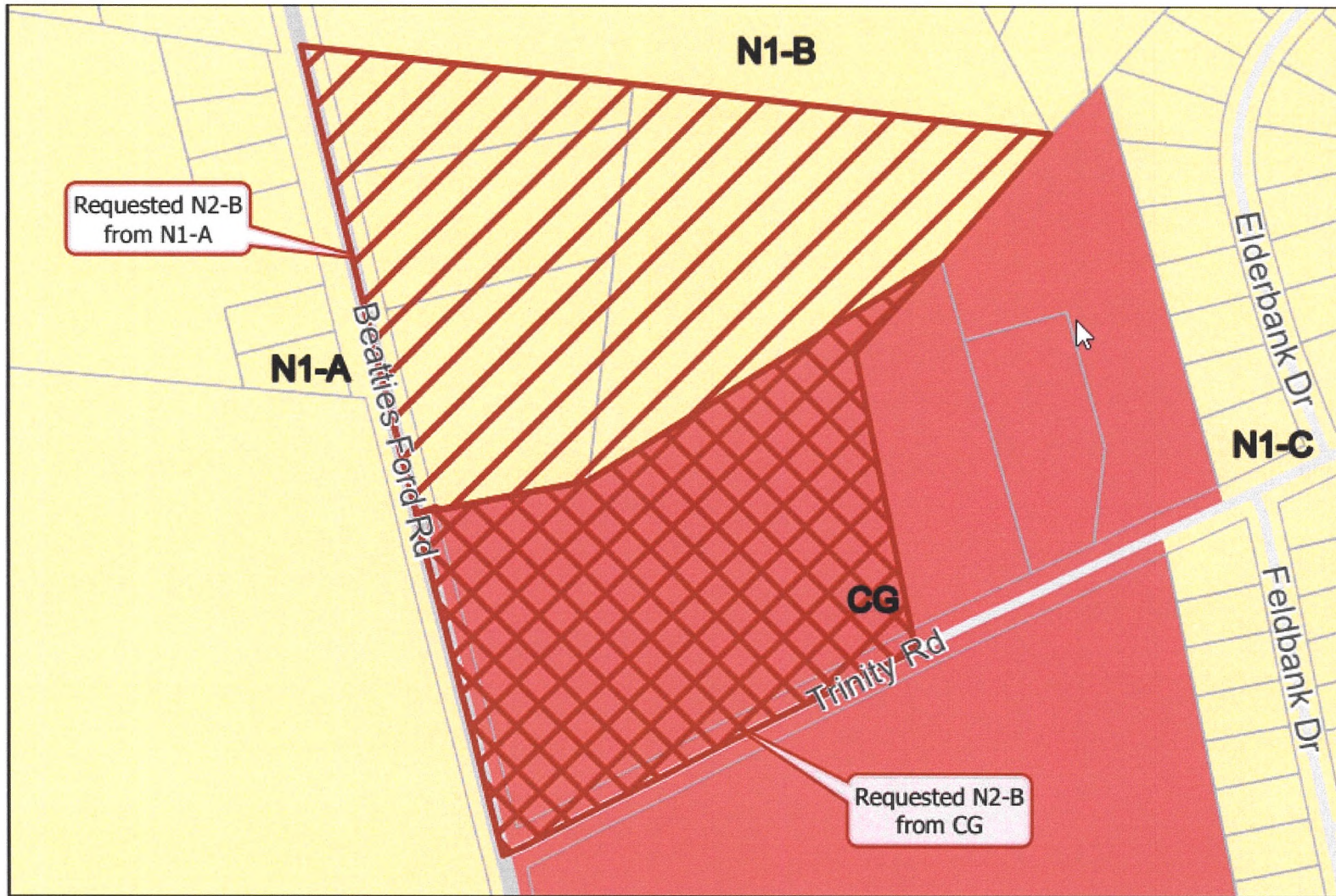
# Site



# Site



# Zoning of the Site and Surrounding Parcels





## Rezoning Request

Requesting the rezoning of the site from the CG (General Commercial) and N1-A (Neighborhood 1) zoning districts to the N2-B (Neighborhood 2) (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 146 dwelling units

The dwelling units would be comprised of quadraplexes, triplexes and duplexes, and 5 of the dwelling units would be live/work dwelling units

The 5 live/work dwelling units would be located in a single building





# Site Plan





Representative,  
Conceptual  
Elevations





Representative,  
Conceptual Elevations



Drakeford Communities, LLC



Representative,  
Conceptual Elevations


Drakeford Communities, LLC

## Rezoning Transportation Analysis

Petition Number: 2023-155

General Location Identifier: 03714104, 03714101, 03714102, 03714103

### Trip Generation

Scenario	Land Use	Intensity 	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Warehouse	3 Dwelling Units 1,080 SF	65	<i>Tax Record</i>
Entitlement with Current Zoning	Retail Single Family (CG & N1-A, 16.154 acres)	65,300 SF 28 Dwelling Units	3,300	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (N2-B, 16.154 acres)	146 Dwelling Units	1,065	<i>Site Plan: 11-17-23</i>



Questions/Comments