

COMMUNITY MEETING REPORT
Petitioner: Eden Acquisitions LLC
Rezoning Petition No. 2023-164

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 February 8, 2024. 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 Thursday, February 22, 2024 at 6:30 p.m. in the Auditorium at Christ the King Lutheran Church located at 13501 South Tryon Street 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 Scott Phillips of the Petitioner, Mark Kime of CEC, Inc. 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. 2023-164. He stated that the Petitioner is happy to have additional meetings to further discuss any issues or concerns.

John Carmichael stated that he would email a copy of the power point presentation to the attendees if their email addresses are legible 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, April 15, 2024 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center located at 600 East 4th 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, April 30, 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, May 20, 2024 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 23.42 acres and is located on the south side of South Tryon Street between Greybriar Forest Lane and Wright's Ferry Road and on the west side of Steele Creek Road, just north of Asheford Woods Lane. The site is adjacent to Christ the King Lutheran Church.

John Carmichael shared a zoning map that depicts the zoning of the site and the surrounding parcels. The site is currently zoned the IC-1 and N1-A.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the N1-A and IC-1 zoning districts to the N2-A (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 187 multi-family dwelling attached units (townhomes).

John Carmichael then reviewed the rezoning plan. He pointed out the access points to the site on South Tryon Street and Steele Creek Road, both of which would be right-in, right-out only access points. He also pointed out the two stub streets along the western boundary of the site. John Carmichael stated that the stub streets would connect to future developments to the west of the site. The street from South Tryon Street would be a public street, but the remaining streets would be private streets and alleys that would be maintained by the developer. He stated that a Type C landscape yard with a 6 foot wooden screen fence would be established along the western boundary of the site as required under the UDO. Along the southern boundary of the site, a 25 foot wide Type B landscape yard would be established even though a Type C landscape yard is what is required under the UDO. John Carmichael stated that approximately 18% of the site would be devoted to tree save areas. John Carmichael pointed out the amenity area with a clubhouse and pool. John Carmichael stated that the maximum height of the townhome buildings would be 35 feet, and they would be two story structures with a pitched roof. He stated that the rezoning plan originally submitted to the City and currently on-line does not include the elevations or the architectural details that will be shown tonight since the Petitioner received the architectural information last week.

Scott Phillips provided some information and history about the Petitioner. He stated that the townhomes planned for this site would be for rent, two story units with a mix of two and three bedrooms, a one car garage and a 25 foot driveway. Scott Phillips stated that there would be on street parking in front of the clubhouse. The townhome units would be rear-loaded or front-loaded depending on the topography of the site. He stated that not all of the exterior finishes have been selected, but there would not be vinyl siding. The elevations show cementitious siding and an asphalt roof. Scott Phillips stated that there would be as much greenspace as possible throughout the site, pocket parks for children and a one story, approximately 6,000 square foot clubhouse. The clubhouse would contain the leasing office, Wi-Fi rooms for work from home residents and a fitness center. There would be a pool located next to the clubhouse. Scott Phillips shared architectural elevations of the rear-loaded townhome units and the clubhouse.

John Carmichael shared the Charlotte Future 2040 Policy Map and stated that the site is located in the Neighborhood 1 and Community Activity Center Place Types. He discussed each Place Type and stated that the policy map does not give you the right to do anything, but its purpose is to guide future growth and land use decisions.

Scott Phillips shared a video presentation of the proposed townhome development.

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, Scott Phillips stated that it depends on the grading plan as to whether or not a fence can be installed along the southern boundary of the site. He stated that there are plans for a retaining wall near the southern boundary of the site.
- In response to a question, Scott Phillips stated that the video depicts the trees while in full foliage. John Carmichael stated that the existing trees could count towards the trees required for the landscape yard.
- Mark Kime reviewed and pointed out areas on site that would be graded for the 20 foot setback, the approximate locations of the retaining wall, the locations of the landscape yards and where trees would be added back to the site. He pointed out the floodplain, the existing pond and streams and the dry retention ponds that would be located on the site.
- In response to an attendee's question, Mark Kime stated that the access points for the site would be right-in, right-out only access points with no traffic signals.
- In response to a question, John Carmichael stated that there would not be a vehicular connection at the southernmost point of the site.
- In response to a question, Scott Phillips stated that the development would be a for rent product only.
- In response to a question, Mark Kime stated that the average height of the retaining wall would be 12 feet with a safety rail installed at the top. He stated that the distance from the unit to the property line is about 48 feet, which allows for limiting the height of the retaining wall and ensuring that the retaining wall would not encroach onto anyone's property. Landscaping would be installed behind the retaining wall.
- In response to a question, Mark Kime stated that the retaining wall would sit about 20 feet from the property line in order to install the wall and not encroach onto anyone's property.
- In response to a question, Mark Kime stated that it would be difficult to save trees on the development side of the southern boundary line, so more than likely the landscape yard would have to be planted.
- An attendee commented about the very large tree with a sign on the site.
- In response to the attendee's comments, Mark Kime stated that the Petitioner just received the tree survey yesterday. The Petitioner plans to try to save heritage trees larger than 30 inches in diameter on the site and there is even a tree that is 92 inches in diameter. Mark Kime stated that any trees located in the floodplain or stream buffers would remain and the Petitioner would mitigate any tree loss.
- An attendee commented that he is concerned people will be coming onto his two acre property, and that his property value will drop. He is also concerned that traffic will be even worse than it is already.

- In response to the attendee's comments, Mark Kime stated that most likely the majority of the traffic would be exiting the proposed development onto South Tryon Street to go towards Charlotte for business purposes.
- An attendee commented on the traffic and the accidents on Steele Creek Road due to the nearby school. He commented that he does not see how anything will get better with 187 units and no signaled intersections. He commented that this development will only make the traffic worse.
- Mark Kime stated that there are road improvements coming to the area about the time the project would get started.
- In response to a question, Mark Kime stated that the rainwater on the site would be captured and directed to a by-pass system to be collected and treated.
- In response to a question, Mark Kime stated that they would plan to install the retaining wall as far as they can from the southern property line to preserve as many trees as possible. He stated that in some instances the trees would be cleared up to the southern property line, and the Petitioner plans to minimize that as much as possible.
- In response to a question, Scott Phillips stated that there would be a safety railing at the top of the retaining wall and not an opaque privacy fence. He stated that the tenants would go through a full background check, including financial and criminal. Scott Phillips stated that the Petitioner would comply with North Carolina real estate laws.
- In response to a question, Scott Phillips stated that the grading and retaining walls would be a deterrent for people crossing through the neighborhood. He stated that he could not address the noise from the road.
- In response to a question, Mark Kime stated that the City encourages connectivity. He stated that the layout of the development with on street parking would discourage a direct high speed cut through to Steele Creek Road.
- An attendee commented on the potential road noise from cut through traffic and suggested installing speed bumps to slow the traffic.
- In response to the attendee's comments, Scott Phillips stated that he does not want road noise and cut through traffic for his residents and plans to have the management company address the issue.
- In response to the attendee's comments, Mark Kime asked the attendees to raise their hands if they were in favor of a privacy fence along the southern boundary line of the site. All attendees raised their hands. Mark Kime stated that a privacy fence is usually a six foot wooden shadow box fence.
- In response to a question, Mark Kime stated that the original plan submitted was for a 10 foot wide Type C landscape yard with a privacy fence along the southern boundary line. He stated that the City asked for a 25 foot wide Type B landscape yard with landscaping along the southern boundary line, which the Petitioner agreed to do.
- John Carmichael stated that if the Petitioner agrees to add the privacy fence along the southern boundary line of the site, it would be added to the rezoning plan and be part of the conditional rezoning enforced by the City.

- In response to a question, Mark Kime stated that if the Petitioner agrees to the fence, it would be along the southern boundary of the site.
- In response to a question, Scott Phillips stated that if the rezoning were approved, the development would be completed by the first quarter of 2027.
- In response to a question, Scott Phillips stated that the average monthly rental of a unit would be approximately \$2,400 to \$2,700.
- In response to a question, Scott Phillips stated that the height of the buildings would be no more than 35 feet and two stories with two or three bedrooms.
- John Carmichael stated that the maximum height of the buildings will be listed as a maximum of 35 feet on the Petitioner's revised conditional rezoning plan.
- An attendee commented that this development would devalue the \$400,000 homes in Ashford Woods.
- In response to a question, Scott Phillips stated that there would be a limit on the head count per unit and each tenant would be on the lease unless they are children of the tenant.
- In response to a question, Scott Phillips stated that the construction hours would be those mandated by the City with a 7-7:30 a.m. start time.
- In response to a question, Mark Kime stated that the access points for the site would be right-in, right-out only access points. He stated that there would be no left turns out of the development. Mark Kime stated that he believes most residents would exit the development onto South Tryon Street. An attendee stated that is only a guess that residents will use South Tryon Street more than Steele Creek Road.
- In response to the attendee's comments, John Carmichael stated that he would include a plan showing the NCDOT traffic improvements planned for NC 160 with the power point presentation he sends to the attendees.
- In response to a question, Scott Phillips stated that the projected start dates for traffic improvements are listed online at NCDOT.
- An attendee commented that the traffic on South Tryon Street is a nightmare already at any time of day.
- In response to an attendee's comments, John Carmichael agreed that the trips that would be generated from this development would be over 1,000 trips per day.
- An attendee commented on the lack of infrastructure and utilities to support all the development in Charlotte. He stated that it does not matter what time of day it is, the traffic is bad.
- An attendee commented that well designed intersections by NCDOT are necessary.
- Scott Phillips stated that he is happy to host additional follow up meetings with the attendees.
- In response to a question, Scott Phillips stated that the Petitioner will probably agree to install a fence along the southern boundary line.
- John Carmichael stated that there was not a traffic study prepared for this proposed development because a traffic study was not required by CDOT. He stated that CDOT prepared a traffic memo, and he will send the traffic memo to the attendees.

- In response to a question, John Carmichael stated that the maximum height of the buildings will be 35 feet on the Petitioner's revised rezoning plan.
- An attendee commented that developers are purposely building smaller developments to avoid having to prepare a traffic study.
- Scott Phillips stated that he likes the idea of the fence along the southern boundary line, but he cannot agree to it until he calculates the cost and works it into the budget.
- In response to a question, John Carmichael stated that when he sends the power point presentation, the NCDOT traffic improvement information and the CDOT memo to the attendees, he will advise on the Petitioner's decision regarding the fence. John Carmichael stated that he would also email to the attendees the updated rezoning plan that contains all the conditions once it is complete.
- 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:

Petitioner has agreed to install a minimum 6 foot tall wooden or PVC privacy fence along the southeastern and southern boundary lines of the site as shown on the Petitioner's revised rezoning plan. No other 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 11th day of March, 2024

Eden Acquisitions LLC, Petitioner

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

EXHIBIT A-1

2023-164	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-164	19901445	GREGORY	SYLVIA M			16417 GREYBRIAR FOREST LN		CHARLOTTE	NC	28278
2023-164	19901446	GOMEZ	RUHIYIYH			16423 GREYBRIAR FOREST LN		CHARLOTTE	NC	28278
2023-164	19901447	SPRUILL	JASON W	CHRISTINA ANNICHINO	SPRUILL	16429 GREYBRIAR FOREST LN		CHARLOTTE	NC	28278
2023-164	19901501	RAGOONATH	DAVID			16430 GRAYBRIAR FOREST LANE		CHARLOTTE	NC	28278
2023-164	19901502	TRAN	QUAN KHONG	SUONG NGOC THI	PHAN	16422 GREYBRIAR FOREST LANE		CHARLOTTE	NC	28278
2023-164	19955103		STEELECROFT HOMEOWNERS ASSOCIATION			312 BULKHEAD WAY STE 104-301		CLOVER	SC	29710
2023-164	19955104	FREEMAN	HARRY E	BARBARA A	FREEMAN	13500 YORK RD		CHARLOTTE	NC	28278
2023-164	19955202		STEELECROFT PLACE HOMEOWNERS ASSOCIATION			312 BULKHEAD WAY STE 104-301		CLOVER	SC	29710
2023-164	19955232		WICKSHIRE STEELE CREEK PROPCO LLC	C/O WICKSHIRE SENIOR LIVING		7171 NOLENSVILLE RD STE 105 #940		NOLENSVILLE	TN	37135
2023-164	19955534		WRIGHTS CROSSING HOMEOWNERS ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2023-164	21906130		ARC RGCHRC001 LLC			23425 COMMERCE PARK STE 103		CLEVELAND	OH	44122
2023-164	21906131		MECKLENBURG COUNTY			600 E 4TH ST/11TH FLOOR		CHARLOTTE	NC	28202
2023-164	21907101		UNITY CLASSICAL CHARTER SCHOOL HOLDINGS LLC			STEELE CREEK RD		CHARLOTTE	NC	28273
2023-164	21912104		CLYDE D ARMSRONG R/LIVING TRUST	MARY C ARMSTRONG R/LIVING TRUST		4811 SHELL STREAM BLVD		NEW PORT RICHEY	FL	34652
2023-164	21912110	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2023-164	21912111	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2023-164	21912112		PS NC III LP	C/O PUBLIC STORAGE		701 WESTERN AVE		GLENDALE	CA	91201
2023-164	21912114		CHRIST THE KING LUTHERAN CHURCH			13501 S. TRYON ST		CHARLOTTE	NC	28278
2023-164	21912116	BAZZONE	DAVID M	JANET L	BAZZONE	14730 STEELE CREEK RD		CHARLOTTE	NC	28273
2023-164	21912117	RODRIQUEZ	JODIE ANN			13005 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912118		ASHFORD WOODS HOMEOWNERS ASSOCIATION INC			PO BOX 31876		CHARLOTTE	NC	28231
2023-164	21912119	BELL	DEMETRA			13013 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912120	COVILL	ALEX R	VIRGINIA A	COVILL	13017 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912121	HARRIS JR	PAUL N			13021 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912122	GRISSOM JR	ANTHONY GRAY	ELIZABETH CLAIRE	ARCHAMBAULT	10325 ASHEFORD WOODS LN		CHARLOTTE	NC	28273
2023-164	21912123	SHUVO	EVAN	BETHANY ANNE	GRAY	13029 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912124	LUTZ	JACK	PEYTON	NOSCHESSE	13031 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912125	REESE	BRAXTON W	AMY G	REESE	13107 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912126	GAJARDO	FABIAN			13111 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912127	VRABEC	MATTHEW THOMAS	KATHERINE RAE	PODVOREC	13115 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912128		BOWDEN RENTALS LLC			13119 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912129	MEBANE	OMEGA L	DEIDRA G	MEBANE	13123 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912130	ABRAMS	SCOTT R			13127 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912131	GORDON	ERIC P	KRISTIN NICOLE	GORDON	13131 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912132	PAROLINI	TIMOTHY J	KERRY E	PAROLINI	13135 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912133	BEHR-STENZEL	PATRICK L	JOSEPH	BEHR-STENZEL	13139 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912134	LESTER	JOHNNY L	VICKIE L	LESTER	13143 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912135	DE CARDENAS	ERIKA	OSVALDO	RAMIREZ	13142 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912136	MCDONALD JR	WILLIAM D	JEMA	MCDONALD	13138 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912137	BUTLER	JEAN MARIE			13134 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912138	BAILLARGEON	MEGAN ONDUS	JAKE WARREN	BAILLARGEON	13130 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912139	GUTIERREZ	PEDRO HERNANDEZ	YISEL	SAYUZ	13126 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912140	SHELL	WAYNE D	ANNA M	SHELL	13122 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912141	BROWN	MICHAEL	JUDY H	BROWN	13118 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912142	GRIFFITHS	DAVID LEE	YVONNE	GRIFFITHS	13114 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912143	FERNANDEZ	ALFREDO	SILVIA	FERNANDEZ	13110 ASHEFORD WOODS		CHARLOTTE	NC	28278
2023-164	21912144	PANGANIBAN	MATTHEW CRAIG LYDON	ALBERTO ROSALES	PANGANIBAN	13106 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912145	SHYPKOSKI	COLLIN	HAYLEY	SHYPKOSKI	13032 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912146	CHAMBLESS	LISA			13028 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912147	BLAKE	CHAD JEREMY	SHAWNNAH S	BLAKE	13024 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912148	LAPRELLE	KATIE	BRADLEY	BONNHAM	13020 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912149	PREVATT	JAMES H	UN-NUI	PREVATT	13016 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912150	MEETING	ASHLEY			13012 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912151		ASHFORD WOODS HOMEOWNERS ASSOCIATION INC			PO BOX 31876		CHARLOTTE	NC	28231
2023-164	21912152	TILLER	SHANTEE T	JAMES TARSUS	TILLER	13004 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912153	RODRIQUEZ	JODIE ANN			13005 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2023-164	21912201		CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY	ATTN LEGAL DEPARTMENT		PO BOX 32861		CHARLOTTE	NC	28232
2023-164	21912207	PASSMORE	TOM	GEORGEANNA	PASSMORE	12618 CONGREGATION DR		CHARLOTTE	NC	28278
2023-164	21912208	LINEN	RODNEY PHILLIP	SHAVONDA DYNETTE	LINEN	12612 CONGREGATION DR		CHARLOTTE	NC	28278
2023-164	21912236		REUNION HOMEOWNERS ASSOCIATION INC			312 BULKHEAD WAY STE 104 - 301		CLOVER	SC	29710
2023-164	21912401		CHRIST THE KING LUTHERAN CHURCH INC			13501 S. TRYON ST		CHARLOTTE	NC	28278
2023-164	21912402	SELF	CHRISTOPHER J	LAURA K	SELF	1304 GOLDEN RIDGE RD		LAKE WYLIE	SC	29710
2023-164	21912404		RIVERGATE GREENE LP			500 S FRONT ST 10TH FLR		COLUMBUS	OH	43215
2023-164	21912411	JOHNSON JR	LUCIUS WILEY	MARY JO LOWERY	JOHNSON	13621 YORK RD		CHARLOTTE	NC	28278

2023-164	21912414	CAROLINAS PROPERTIES LLC			1401 FUNNY CIDE DR	WAXHAW	NC	28173
2023-164	21912415	CAROLINAS PROPERTIES LLC			1401 FUNNY CIDE DR	WAXHAW	NC	28173
2023-164	21912419	JOHNSON JR	MARY JO LOWERY	JOHNSON	13621 YORK RD	CHARLOTTE	NC	28217
2023-164	21912420	SE-MARSH PROPERTIES LLC			40 SUNRISE POINT RD	CLOVER	SC	29710
2023-164	21912421	CAROLINAS PROPERTIES LLC			1401 FUNNY CIDE DR	WAXHAW	NC	28173
2023-164	21912422	MECKLENBURG COUNTY	ATTN: CFO		700 EAST 4TH ST 4TH FL	CHARLOTTE	NC	28202
2023-164	21912443	KINSELLA JR	JAMES RAYMOND	KINSELLA	12515 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912444	SLIK	DAVID ANDREW	SLIK	12519 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912445	SCHAAF	EMILY G VANDER	SCHAAF	12523 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912446	NIELSEN	RANDY LEE	BERLIN	12527 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912447	CHAVOUS IV	ANDREW J	TYLER	12528 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912448	CZARNOCKI	MATEUSZ ADAM	CZARNOCKI	12524 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912449	DIXON	KRISTINA J	DIXON	12520 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912450	ZABEL	RUSSELL A	ZABEL	12516 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912451	PALAZZOLO	VINCENT		12512 GENERATIONS ST	CHARLOTTE	NC	28278
2023-164	21912456	DADE	DANIEL R	DADE	12611 CONGREGATION DR	CHARLOTTE	NC	28278
2023-164	21912457	JOSEPH	SUZE MICHAELLE		12615 CONGREGATION DR	CHARLOTTE	NC	28278
2023-164	21912458	LOOMER	GARRETT ROBERT	LOOMER	12619 CONGREGATION DR	CHARLOTTE	NC	28278
2023-164	21912459	CAMPBELL	ANNETTE C		12623 CONGREGATION DR	CHARLOTTE	NC	28278

2023-164	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2023-164	Berkshire/ Coventry	Justin	Bonaparte	15030 JERPOINT ABBY DR		CHARLOTTE	NC	28273
2023-164	Enclave/Rivergate	Lauren	Neal	13816 FIRENZA CIRCLE		CHARLOTTE	NC	28278
2023-164	Hamilton Lakes Homeowners Association	Theodore	Flor	12704 CUMBERLAND COVE DRIVE		CHARLOTTE	NC	28273
2023-164	Huntington Forest	Rachel	Slade	14339 PERUGIA WAY		CHARLOTTE	NC	28273
2023-164	McDowell Place	Rahdreia	Hannibal Hawkins	14002 MILLERS CREEK LANE		CHARLOTTE	NC	28278
2023-164		Robert	Singleton	13560 LITTLE ABBEY LN		CHARLOTTE	NC	28278
2023-164	Pineknoll HOA	Art	Lange	15614 PINE GLEN CT		CHARLOTTE	NC	28273
2023-164	Pleasant Hill Road Residents Association	Richard	Frank	14600 PLEASANT HILL RD		CHARLOTTE	NC	28278
2023-164	Reunion/Enclave	Stephen	Massa	14626 BROTHERLY LANE		CHARLOTTE	NC	28278
2023-164	Steele Creek	Juan	Morantes	14701 BIRNAMWOOD LN		CHARLOTTE	NC	28278
2023-164	Steele Croft Place HOA	Paula	Yorick	14329 ARLANDES DRIVE		CHARLOTTE	NC	28278
2023-164	Steelecroft Place Homeowners Association	Claudia	Prado	14317 ARLANDES DR		CHARLOTTE	NC	28278
2023-164	Steelecroft Place Homeowners Association	Dianne	Thomas	15417 DEHAVILLAND DRIVE		CHARLOTTE	NC	28278
2023-164	Tryon Park at Rivergate	Kerry	Starks	14227 PERUGIA WAY		CHARLOTTE	NC	28273
2023-164	Walkers Creek Neighborhood	Rachel	Lewis	12532 WALKERS DOWN CT		CHARLOTTE	NC	28273
2023-164	Waterlyn	Rahdreia	Hawkins	14002 MILLERS CREEK LANE		CHARLOTTE	NC	28278
2023-164	Waterlyn	Rona	Keeton	15730 LAKEPOINT FOREST DRIVE		CHARLOTTE	NC	28278
2023-164	Westmoreland Homeowners Association	Tom	Bidwick	13621 KENSAL GREEN DR		CHARLOTTE	NC	28278

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2023-164** filed by Eden Acquisitions LLC to request the rezoning of an approximately 23.42 acre site located on the south side of South Tryon Street between Greybriar Forest Lane and Wright's Ferry Road and on the west side of Steele Creek Road just north of Asheford Woods Lane (adjacent to Christ the King Lutheran Church) (see enclosed map)

Date and Time of Meeting: Thursday, February 22, 2024 at 6:30 p.m.

Place of Meeting: Christ the King Lutheran Church (**Auditorium**)
13501 South Tryon Street
Charlotte, NC 28278

We are assisting Eden Acquisitions 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 23.42 acre site located on the south side of South Tryon Street between Greybriar Forest Lane and Wright's Ferry Road and on the west side of Steele Creek Road just north of Asheford Woods Lane (adjacent to Christ the King Lutheran Church) (see enclosed map) from the N1-A and IC-1 zoning districts to the N2-A (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 184 multi-family dwelling attached units (townhomes).

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 Thursday, February 22, 2024 at 6:30 p.m. in the Auditorium at Christ the King Lutheran Church located at 13501 South Tryon Street 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.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Tiawana Brown, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: February 8, 2024

2023-164: Eden Acquisitions LLC

Rezoning Map

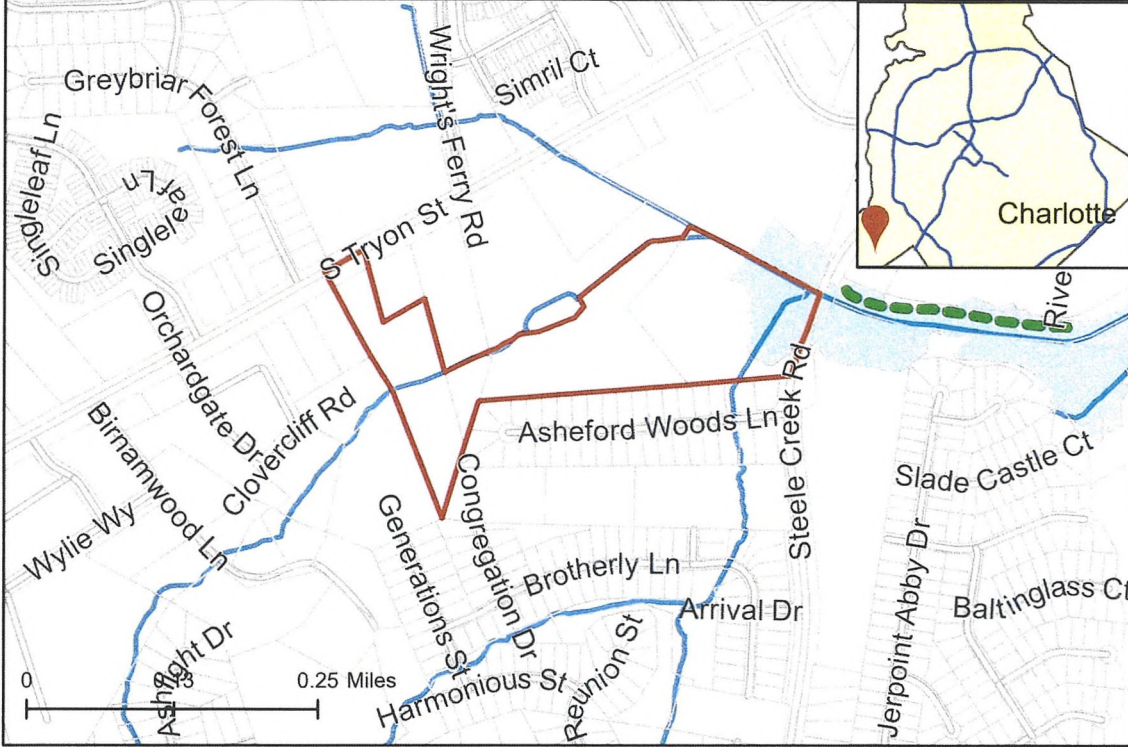


CHARLOTTE.
PLANNING, DESIGN
& DEVELOPMENT

Current Zoning N1-A (Neighborhood 1-A), IC-1 (Institutional Campus-1)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 23.42 acres

Location of Requested Rezoning



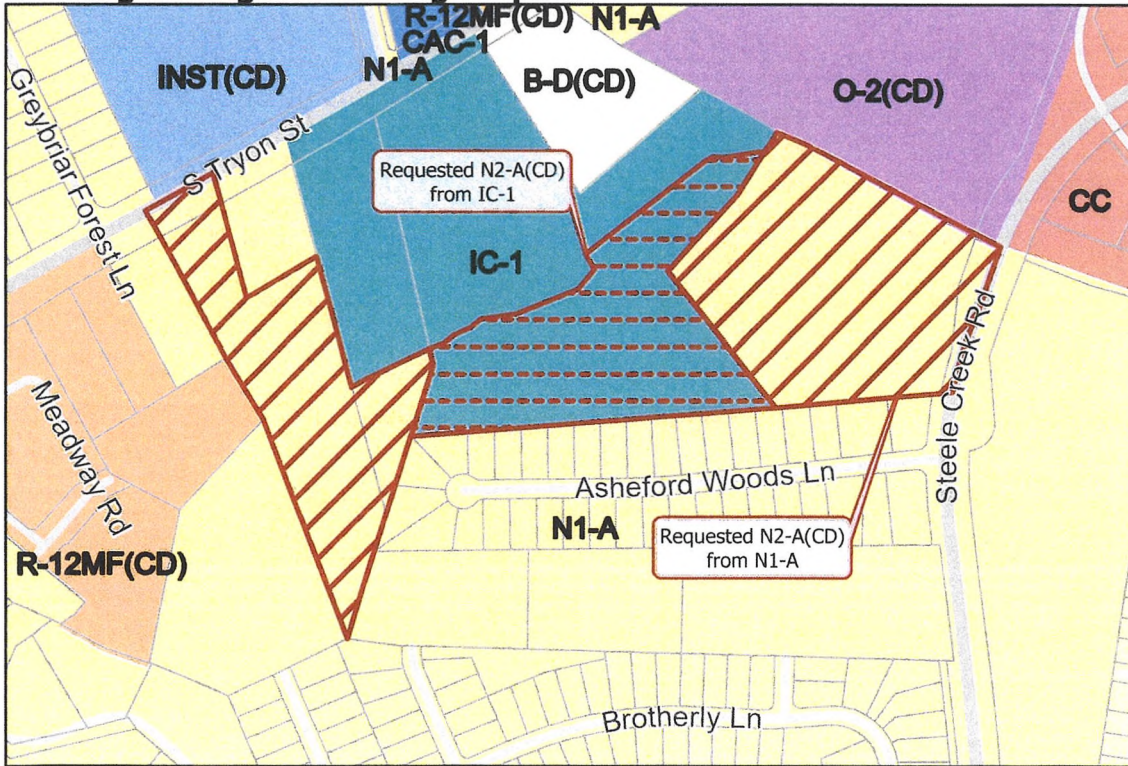
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from N1-A
- Requested N2-A(CD) from IC-1

Zoning Classification

- Neighborhood 1
- Single Family
- Multi-Family
- Campus
- Institutional
- Office
- Commercial Center
- Business-Distribution
- Community Activity Center



Map Created 12/29/2023

EXHIBIT B

Community Meeting Sign-In Sheet



Petitioner: Eden Acquisitions LLC

Rezoning Petition No. 2023-164

Thursday, February 22, 2024 at 6:30 P.M.

Christ the King Lutheran Church (Auditorium)
13501 South Tryon Street
Charlotte, NC 28278

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.	JANET BAZZONE	14730 Steele Creek Rd Charlotte NC 28273	412-860-8774	JANET@BAZZONE.COM
2.	DAVE BAZZONE	14730 Steele Creek Rd Charlotte NC 28273	412-860-8774	DAVE@BAZZONE.COM
3.	Jema McDonald	13138 Asheford Woods Ln. Charlotte	704-813-0741	jems4w@gmail.com
4.	Bill McDonald	13138 Asheford Woods Ln. Charlotte	704-621-5062	bmcDonald58@gmail.com
5.	Erika DeCardenas	13142 Asheford Woods		edecardenas@gmail.com
6.	James Pruitt	13011 Asheford Woods	704-232-5981	jim.unhwi@outlook.com
7.	Jean Butler	13134 Asheford Woods Lane	704-706-5985	Jean.butler@rsmus.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	BARBARA FREEMAN	13500 S. TRYON ST Charlotte NC 28278	704-562-2582	free7088@bellsouth.net
9.	RON FOLTZ	14700 STEELE CRK RD Charlotte 28278	704-413-4040	ron_foltz@bellsouth.net
10.	Annette Campbell	12623 Congregation Dr	704-488-9904	acampbell91858@gmail.com
11.	Georgina Passmore	28278 12618 Congregation DR	980-210-9313	
12.	Thomas Passmore	28278 12618 CONGREGATION DR.	980 210 0450	PASSMORE 12618@GMAIL.COM
13.	Alex Frapetch	CTR	818-284-9389	
14.	Mike + Judy Brown	13119 Ashford Woods Ln	704-588-4805	mikejudybrown@aol.com
15.	Jake Baillargeon	13130 Ashford woods LN	865-206-8509	jakeBaillargeon@gmail.com
16.	BRUCE GLAWE	16500 HARBOR VIEW RD	630-415-4913	bwglawe@gmail.com
17.				
18.				
19.				
20.				

EXHIBIT C

Rezoning Petition No. 2023-164

Eden Acquisitions, LLC, Petitioner

Community Meeting

February 22, 2024

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

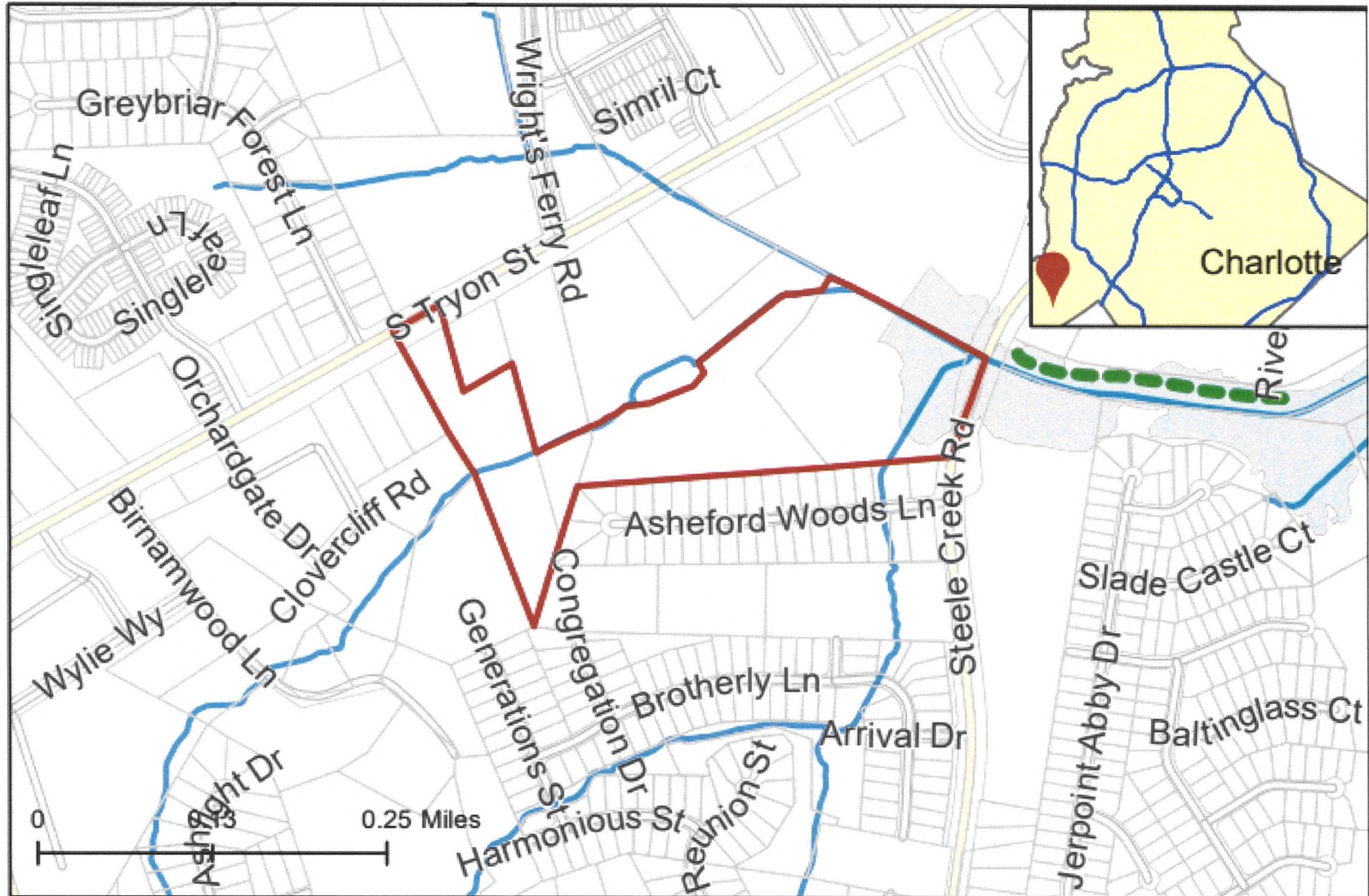
Team

- Scott Phillips, Eden Acquisitions, LLC
- Mark Kime, CEC, Inc.
- Skylar Brown, CEC, Inc.
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, April 15, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, April 30, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, May 20, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 23.42 Acres



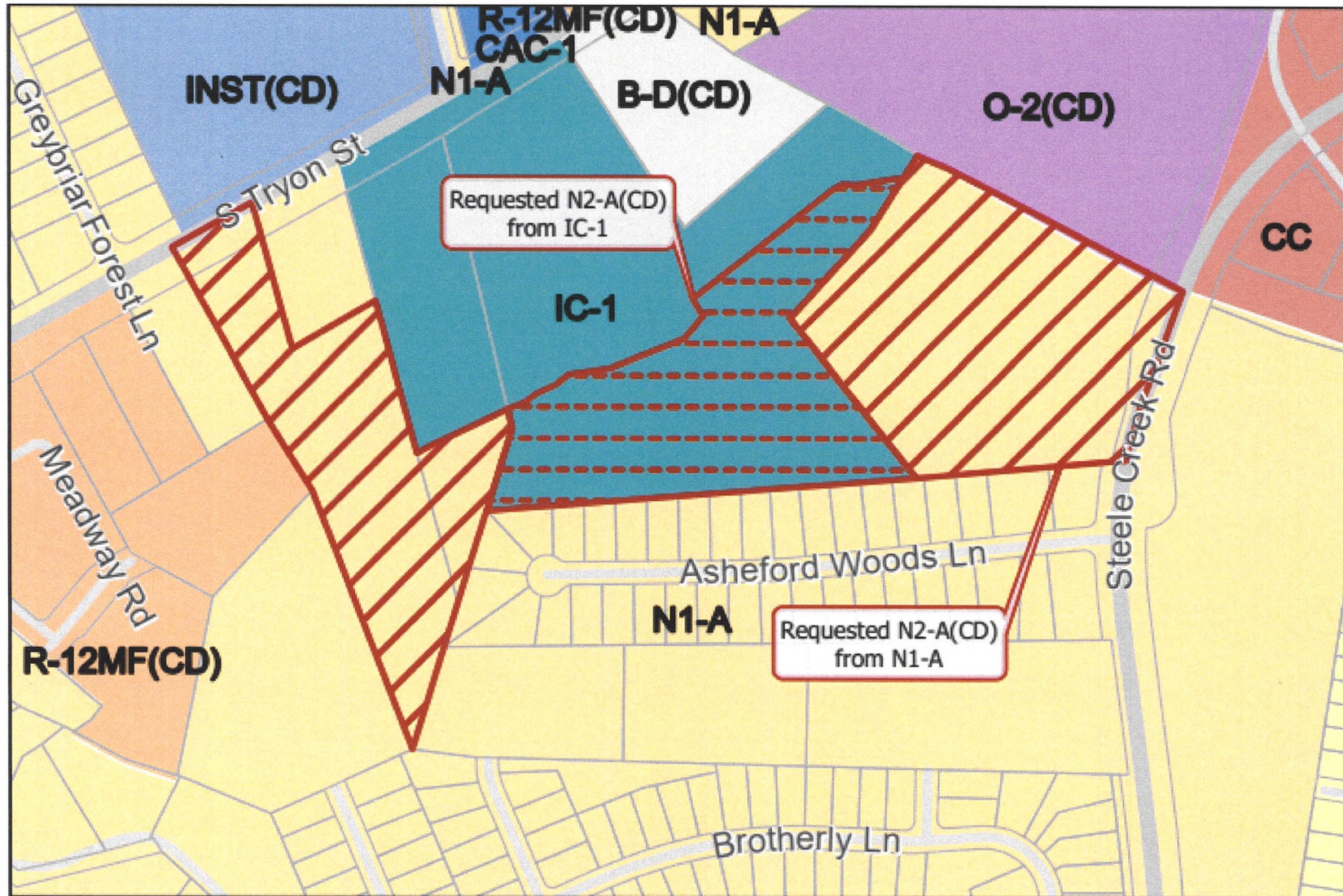
Site



Site



Zoning of the Site and Surrounding Parcels



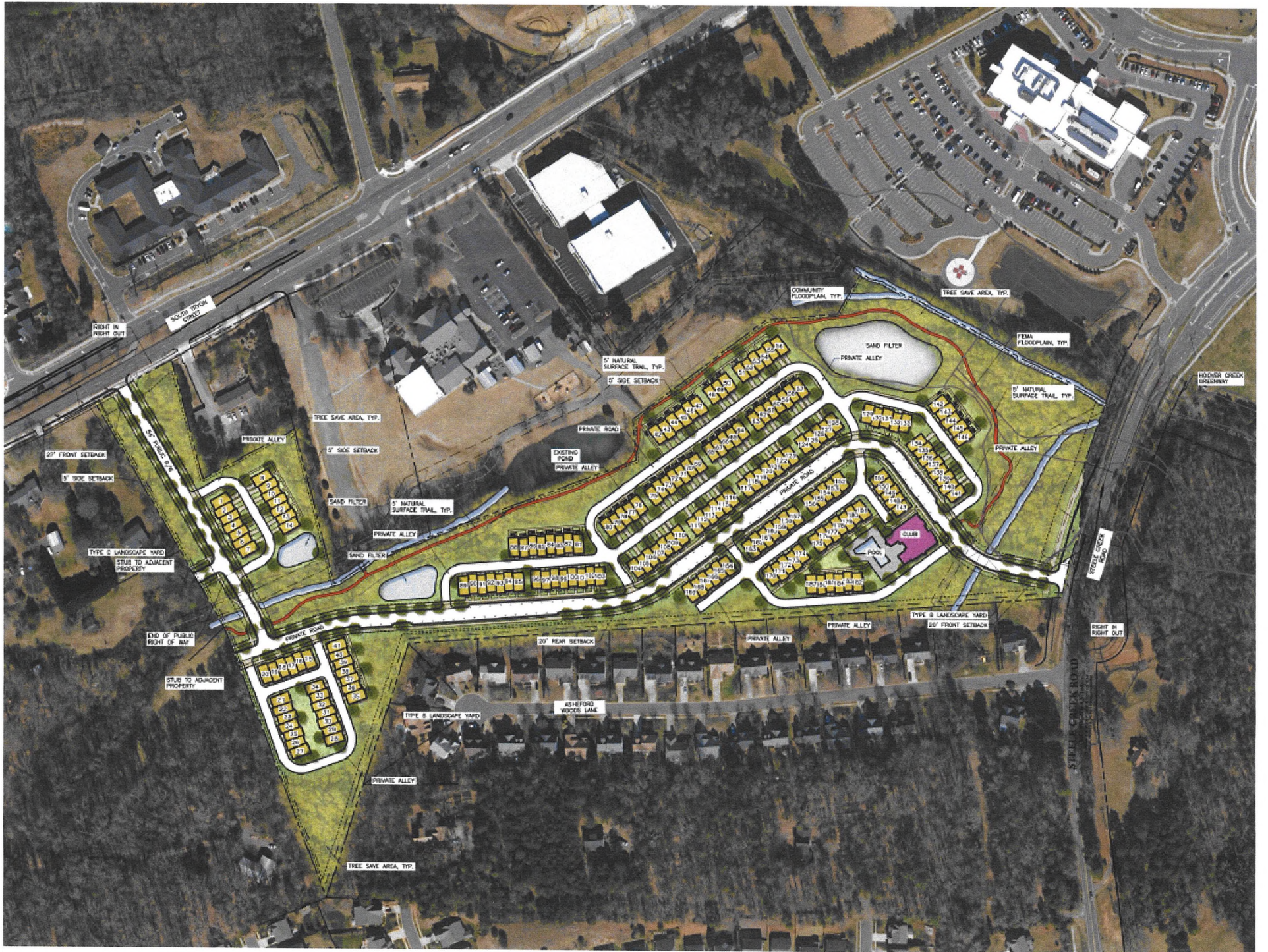


Rezoning Request

Requesting that the site be rezoned from the N1-A and IC-1 zoning districts to the N2-A (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 184 multi-family dwelling attached units (townhomes)



Site Plan







TYPE B LANDSCAPE YARD

20' REAR SETBACK

ASHEFORD WOODS LANE

PRIVATE ALLEY

PRIVATE ALLEY

TYPE B LANDSCAPE YARD

20' FRONT SETBACK

ROAD

89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105

167 168 169

187 188 184 83 182

41 40 39 38 37 36 35 4 33 32 31 30 29 28





Building Design



STEELE CREEK TOWNHOMES
CHARLOTTE, NORTH CAROLINA
CONCEPTUAL RENDERING • 12-08-2023
EDN2023-02



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ASPHALT SHINGLE
ROOF
5/12 SLOPE

ASPHALT SHINGLE
ROOF
12/12 SLOPE

WHITE CEMENTITIOUS
BOARD AND BATTEN

DARK GRAY
CEMENTITIOUS
BOARD AND BATTEN

WHITE
LAP SIDING

DARK GRAY
LAP SIDING

LIGHT GRAY
BRICK

SOUTH - ELEVATION



STEELE CREEK TOWNHOMES
CHARLOTTE, NORTH CAROLINA
CONCEPTUAL RENDERING • 12-08-2023
EDN2023-02



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NORTH - ELEVATION



STEELE CREEK TOWNHOMES
 CHARLOTTE, NORTH CAROLINA
 CONCEPTUAL RENDERING • 12-08-2023
 EDN2023-02



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WHITECEMETITIOUS BOARD AND BATTEN ASPHALT SHINGLE ROOF 5/12 SLOPE WHITE LAP SIDING LIGHT GRAY BRICK

WEST - ELEVATION



STEELE CREEK TOWNHOMES
 CHARLOTTE, NORTH CAROLINA
 CONCEPTUAL RENDERING • 12-08-2023
 EDN2023-02



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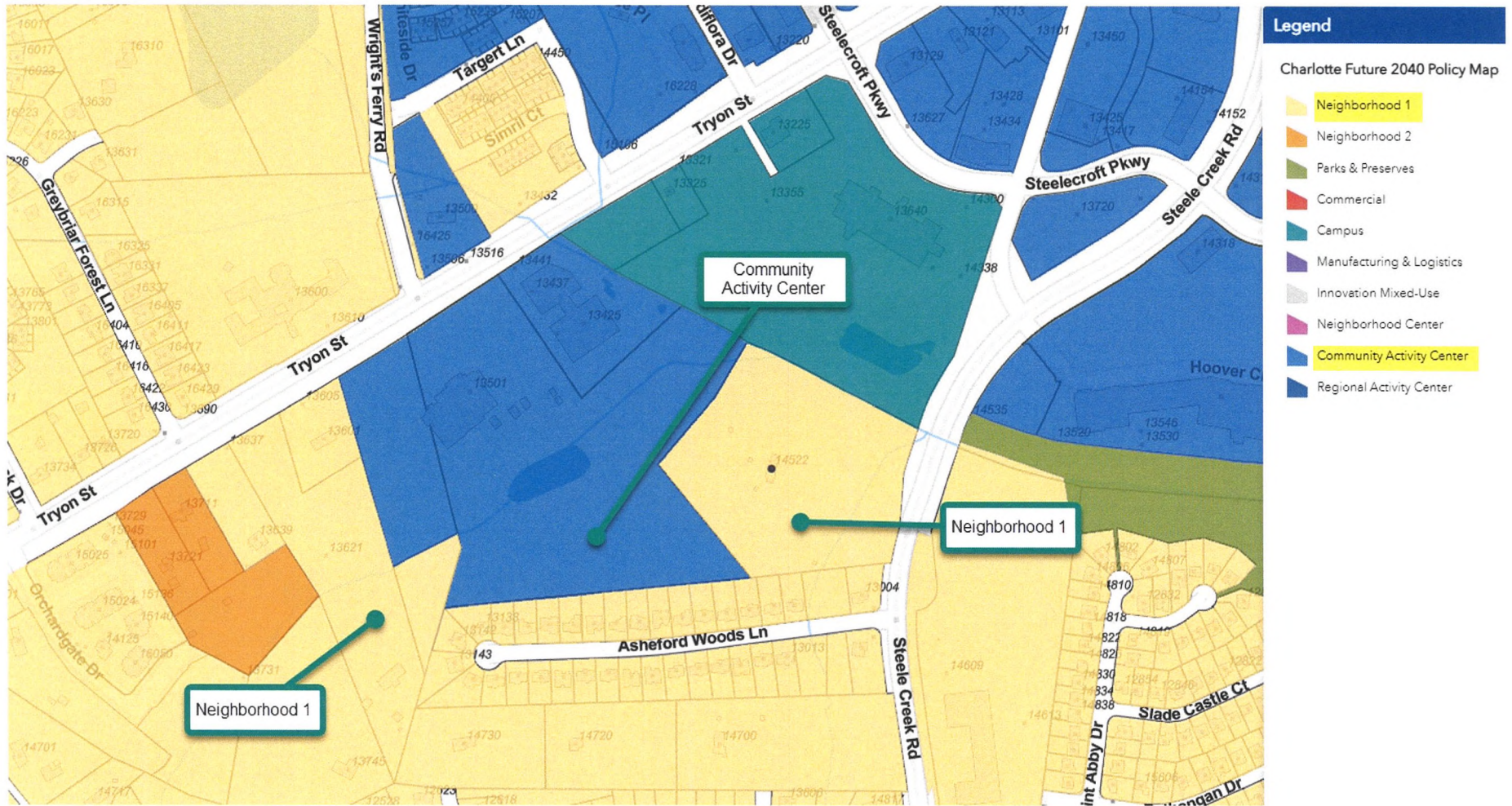
Modern Farmhouse Clubhouse Rendering

- HOME
- MF
- TH
- SF
- AMTY
- CUSTOM DESIGN
- DENSITY STUDIES
- FINISHES
- AMTY
- UNIT FP
- RENDERING



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Charlotte Future 2040 Policy Map



PLACE TYPES: NEIGHBORHOOD 1

Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

LAND USE

- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.

CHARACTER

- Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.
- Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time. Others have seen changes in these and other characteristics.



Mostly Residential Land Uses

MOBILITY

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.
- Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.

BUILDING FORM

- The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings, typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.



OPEN SPACE

- Private yards and improved common areas are typical open spaces in this Place Type. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.

HIGHLIGHTS

- (A) Comfortable sidewalks with planting strips and shade trees
- (B) Alleys in select locations to access garages and Accessory Dwelling Units (ADUs)
- (C) Multiple housing types in proximity to each other
- (D) ADUs typically accessed off alleys
- (E) Transition to Adjacent Place Types

PLACE TYPES: COMMUNITY ACTIVITY CENTER

Goal: Provide places that have a concentration of primarily commercial and residential activity in a well-connected, walkable place located within a 10-minute walk, bike, or transit trip of surrounding neighborhoods.

Community Activity Centers are 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.

LAND USE

- Typical uses are retail, restaurant and entertainment, and personal services.
- Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses.
- Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.

CHARACTER

- This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.

MOBILITY

- These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment.
- Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling.
- The Local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.



Mostly Non-Residential Land Uses

- 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 non-vehicular traffic.

BUILDING FORM

- The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors.

OPEN SPACE

- Improved open space is a key feature of this Place Type. Community Activity Centers include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in centers.



HIGHLIGHTS

- (A) Wide sidewalks with hardscape amenity zone or landscape zone
- (B) Regular street trees on core streets
- (C) Highly amenitized public realm with frequent open spaces

- (D) Ground floors with retail, patios, or other active uses
- (E) Upper story balconies and rooftop patios
- (F) Improved multi-modal connectivity and mobility hub amenities

- (G) Well-connected, amenity-rich transit stops
- (H) On-street parking and screened or wrapped parking lots/structures



Questions