



via: US Postal Service
January 13th, 2024

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Community Meeting: Rezoning Petition RZP-2024-011 filed by Eastwood Homes
to rezone approximately 17.48 acres located at 4217 Johnston Oehler Road to allow development
of 115 attached dwelling units (townhomes)**

Date & Time of Meeting: Tuesday, February 27th @ 6:00 p.m.
Place of Meeting Virtual Meeting (requires RSVP for link to meeting -see below)
Petitioner/Applicant: Eastwood Homes
Petition Number: RZP-2024-011

Dear Charlotte Neighbor:

On behalf of Eastwood Homes (Petitioner/Applicant), we are assisting Eastwood Homes with its proposal to seek a conditional rezoning of the property located along the south side of Johnston Oehler Road, west of Prosperity Church Road. The Petitioner is requesting to rezone the property from the current N-1A zoning district to the N-2A zoning district, which would allow attached residential development (townhomes). The proposed use would be consistent with current, active development occurring in this area and a City published map has been included for your reference.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner is required to hold an Official Community Meeting prior to the Public Hearing on this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and 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 proposed development site.

An Official Community Meeting will be held virtually in accordance with the accepted guidelines and policies for such meetings as established by the Charlotte Planning, Design and Development Department. You are invited to attend this virtual meeting on **Tuesday, February 27th at 6:00 p.m.**

If you are planning to attend, please send me an email at brandonpridemore@rjoeharris.com and you will be provided with a link to a TEAMS meeting for the specified date and time. In the subject line of your email, please note the following: **Eastwood Homes RZP-2024-011.** Please note who will attend the virtual meeting with you and if willing, please provide contact number and address.

If unable to attend or accidentally miss the virtual meeting, we will be glad to provide an electronic copy of the presentation after the virtual meeting has been held and all participants will have 10 days after the date of the Community Meeting to provide any comments or feedback. You may email me or call (803) 802-1799 to make such arrangements.

We look forward to presenting and discussing the project with each of you.

Sincerely,
R. JOE HARRIS & ASSOCIATES, INC.

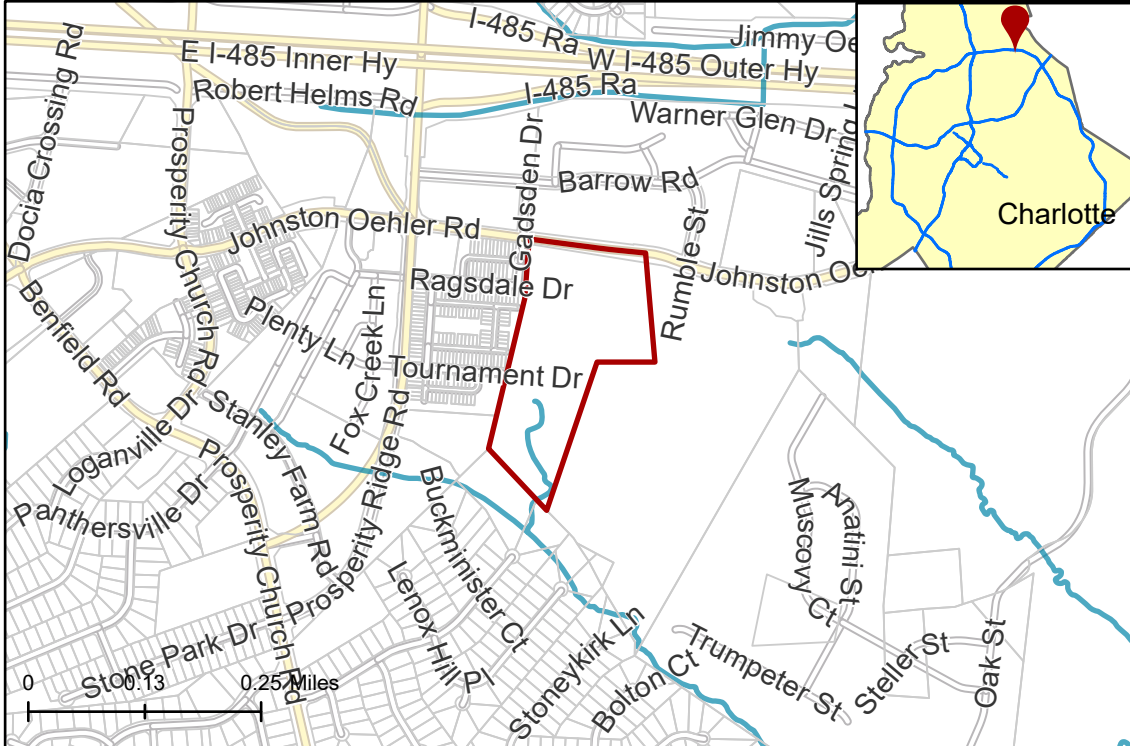
Brandon S. Pridemore, Vice President
Lead Development Consultant

2024-011: Eastwood Homes

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

Approximately 17.48 acres

Location of Requested Rezoning



Rezoning Map

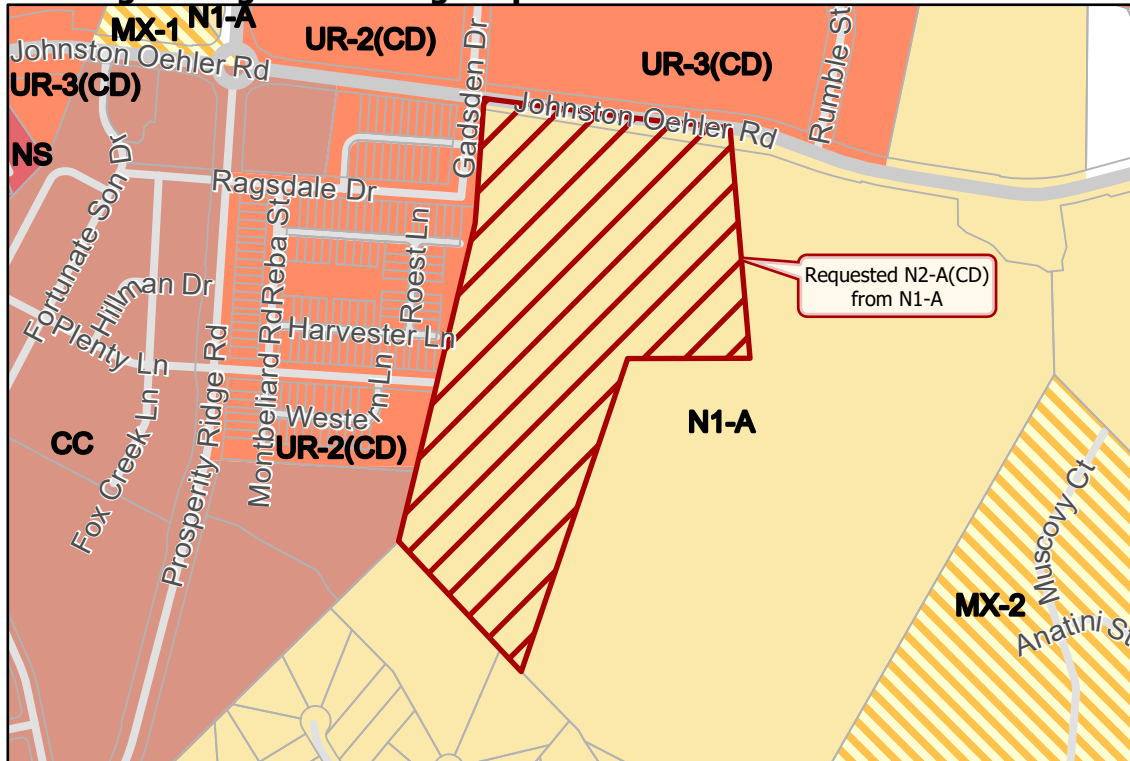


- 2024-011
- Inside City Limits
- Parcel
- Streams

- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Urban Residential
- Mixed Residential
- Commercial
- Commercial Center



Map Created 1/24/2024