

Community Meeting Report

Petitioner: The Drox Group, LLC

Meeting Date: March 6, 2024

Project: 5215 S Tryon Street, 2024-004

Mtg. Location: Virtual Meeting, Zoom.

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners

Graham Drury – The Drox Group, LLC

Michael Foess – Montrose, LLC

Nick Martin – Montrose, LLC

The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present the Conditional Rezoning Petition 2024-004 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with City of Charlotte Planning, Design, and Development Department pursuant to the provisions of the City of Charlotte UDO instructions.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting at 6:02pm by introducing himself and the petitioning team. The location of the petition was described as 5215 S Tryon Street, located south of South Tryon Street, east of Southhampton Road, north of Shady Grove Lane, and west of Skipwith Place. Aerial imagery was displayed to familiarize attendees with the site as it exists today and provide surrounding context. Nolan provided background information on City zoning, the unified development ordinance, and long-range plans. He explained the purpose of the rezoning request and process in the city. Adjacent zoning districts were reviewed and used to show development trends in the area. The 2040 policy map place type was then described as Neighborhood 1. Nolan highlighted the place type description found in the 2040 plan and what it is envisioned to provide. The rezoning site plan and rendered site plan were displayed, showing up to 46 multifamily attached Townhome units. Nolan described features on the site such as green area, landscape yards, accessibility, driveways. He then described the conditions of approval related to architectural elements. The rezoning timeline was reviewed and Nolan shared his contact information in case attendees would like to follow up offline, after the meeting. A question-and-answer session followed the presentation.

Questions/Comments by Attendees:

1. How will cars get to the site from S. Tryon Street?

A: A Right-in right-out driveway access is proposed on the southern side of South Tryon Street. Vehicles traveling north will be able to enter the site via right turn movement. Vehicles traveling south will need to make a U-turn movement, where safe. Potentially at Southampton Road or farther down the street if necessary.

Having no further questions, Nolan thanked those in attendance, provided his contact information, and informed attendees how to access a recording of the meeting. The meeting adjourned at 6:22pm.

Mailing Lists

Adjacent Owners:

OWNERFIRST	OWNERLASTN	and/or	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
MARY ELIZABETH STACK	TARLTON			% RICK E STACK	15434 LANCASTER HY		CHARLOTTE	NC	28277
CHRISTY LYNN	SULLIVAN	and/or	CINDY	SULLIVAN	13107 PINE HARBOR RD		CHARLOTTE	NC	28278
MARLINA A	ORTIZ	and/or	CAROL Y	ORTIZ	254 SCOTT RIDGE DR		CHARLOTTE	NC	28217
ROBERTO	FLORES				5240 SHADY GROVE LN		CHARLOTTE	NC	28217
BETTE G	LANEY				5234 SHADY GROVE LN		CHARLOTTE	NC	28217
GERARDO ELIAS	MONTELONGO				5228 SHADY GROVE LN		CHARLOTTE	NC	28217
JOE I FERRERA	BONILLA				5222 SHADY GROVE LN		CHARLOTTE	NC	28217
PATRICIA	FUNDERBURK				5216 SHADY GROVE LN		CHARLOTTE	NC	28217
JULIO C	PENA	and/or	GLADYS Y	HERNANDEZ-PENA	3621 HAYES RD		MONROE	NC	28110
TARCILA C	REAL	and/or	DESIDERIO	REAL	5200 SHADY GROVE LN		CHARLOTTE	NC	28217
SHERRILL	DAVIS				419 SKIPWITH PL		CHARLOTTE	NC	28217
JOSE F	GUZMAN	and/or	ELMER ANTONIO LOVO	LARA	425 SKIPWITH PL		CHARLOTTE	NC	28217
JAMES LARRY	DRAKE	and/or	IDA	DRAKE	501 SKIPWITH PL		CHARLOTTE	NC	28217
JAMES L	DRAKE	and/or	IDA REBECCA		509 SKIPWITH PL		CHARLOTTE	NC	28210
WILLIAM J	PALMER				515 SKIPWITH PL		CHARLOTTE	NC	28217
DONNA RUTH	CARPENTER				521 SKIPWITH PL		CHARLOTTE	NC	28217
TRUST	PEGGY M BARNETTE IRREVOCABLE	and/or	WILLIAM M	BARNETTE	PO BOX 297		NEBO	NC	28761
FRANK	RITCH	and/or	SANDRA	RITCH	4804 NESBIT RD		MONROE	NC	28112
MATLYN H	TRESIERRA	and/or	JUAN H	TRESIERRA	404 SKIPWITH PLACE		CHARLOTTE	NC	28217
RODNEY DELAND	BAUGUSS	and/or	CHARLENE	PARKER	5155 GRAPEVINE DR		CHARLOTTE	NC	28217
JONATHAN	RANDO				414 SKIPWITH PL		CHARLOTTE	NC	28217
MANUEL A	GALINDO	and/or	FRANCISCA H	GALINDO	408 SKIPWITH PL		CHARLOTTE	NC	28217
CAROL YESSENIA	ORTIZ	and/or	MARLIN ALEXANDER	ORTIZ	254 SCOTTRIDGE DR		CHARLOTTE	NC	28217
CRYSTAL L SMITH	JOHNSON				5153 SHADY GROVE LN		CHARLOTTE	NC	28217
PHYLLIS	FUNDERBURK				5201 SHADY GROVE LN		CHARLOTTE	NC	28217
VICENTE BALMORE	ZAVALA	and/or	MARTHA IDALY	ZAVALA	8549 VANCE BAKER RD		INDIAN LAND	SC	29707
OSMIN	GUEVARA				5215 SHADY GROVE LN		CHARLOTTE	NC	28217
KRISTINA P	FALLS	and/or	JAMES W	MOBLEY	5221 SHADY GROVE LN		CHARLOTTE	NC	28217
EXO 4236 LLC	C/O REMI				1235 EAST BV STE E-2030		CHARLOTTE	NC	28203
CESILIA CRUZ	MURILLO	and/or	SANTOS		5233 SHADY GROVE LN		CHARLOTTE	NC	28217

Neighborhood Organizations:

Brightwalk Homeowners Association			Kim	Graham	4601 CHARLOTTE PARK DRIVE	Suite 350	CHARLOTTE	NC	28217
Empire Youth Foundation			Taryn	Jones	5638 FRANKLIN SPRINGS CIRCLE		CHARLOTTE	NC	28217
Pamela	Mullen				4501 CHARLOTTE PARK DRIVE	SUITE 110	CHARLOTTE	NC	28217
Southwest Community Development			Phillip	Davis	5901 NATIONS FORD ROAD		CHARLOTTE	NC	28217
Springfield Community			Angela	Edwards	748 EDGEGREEN DRIVE		CHARLOTTE	NC	28217
Tyvola Ridge At Yorkmont Park Association			Martha	Parks	5701 SOUTHAMPTON ROAD		CHARLOTTE	NC	28217
Villa Heights Community Organization			Heather	Alteri	1704 GRACE STREET		CHARLOTTE	NC	28205
Windsong Trails Neighborhood Association			Frances	Hayden	616 KNIGHT CT		CHARLOTTE	NC	28217

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject:	Rezoning Petition
Petitioner/Developer:	The Drox Group, LLC
Current Land Use:	Vacant
Existing Zoning:	N1-B
Rezoning Requested:	N2-A
Parcel Numbers:	16702227
Virtual Presentation will be online:	March 6, 2024, 6:00pm-7:00pm
To register for the meeting:	email info@urbandesignpartners.com for the link to register
Access to Hard Copy of Presentation:	Email info@urbandesignpartners.com (please put RZP 2024-004 in the subject line) or call 704-334-3303

Summary of Request

We are assisting rezoning petitioner – The Drox Group, LLC (the “Petitioner”) with a Rezoning Petition with the City of Charlotte to rezone an approximately 3.85-acre site (the “Site”) located at 5215 South Tryon Street from the N1-B zoning district to the N2-A zoning district (Parcel ID 16702227). The proposed rezoning will be to accommodate the development of a residential community with up to 46 Multi-Family Attached (Townhome) units. A map of the property is included in this mailing for reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” 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. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

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 official community meeting virtually via Zoom on **Wednesday, March 6th at 6:00pm**. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to Info@urbandesignpartners.com. You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Nolan Groce, at (704) 334-3303 or email me at info@urbandesignpartners.com (please put **2024-004** in the subject line).

Respectfully,
Nolan Groce, MPA
Urban Design Partners

Cc: Ms. Tiawana Brown, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: February 23, 2024

Site Location

