

COMMUNITY MEETING REPORT  
**PETITIONER: EASTWOOD HOMES**  
Rezoning Petition #2024-011

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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

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A representative of the Petitioner mailed a written notice with the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A (Mailing List & Copy of Labels) attached hereto by depositing such notice in the U.S. Postal Service Mail on February 13<sup>th</sup>, 2024. A copy of the meeting written notice is attached hereto as Exhibit B (Community Meeting Notice).

**DATE, TIME AND FORMAT OF COMMUNITY MEETING:**

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The Community meeting was held virtually via TEAMS on Tuesday, February 17<sup>th</sup>, 2024. The meeting was started at 6:00 P.M. and ended at 6:32 P.M., with all attendees noted on the enclosed Exhibit C (Attendance Records).

Those receiving a Community Meeting Notice were asked to email the Petitioner’s Representative and a TEAMS meeting invite was sent to join the virtual meeting. The notice further made provisions for participants of the Community Meeting to provide comments and/or feedback up to 10 days after the meeting.

The meeting included 7 total participants as follows:

Applicant:	Joe Lesch – Eastwood Homes Mike Kemp – Eastwood Homes Brandon Pridemore – R. Joe Harris & Associates, Inc.
City of Charlotte:	Renee Johnson – District 4 Council Representative
Residents:	Robin Faison – Development Property Owner Gwen & Ron Silvera – Adjacent Property Owners

## **SUMMARY OF PRESENTATION & DISCUSSIONS:**

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Brandon Pridemore with R. Joe Harris & Associates, Inc. (Engineering Consultant for Eastwood Homes) was the virtual meeting host and moderator. After the meeting, a summary email was provided to all participants the evening of February 27<sup>th</sup>, 2024, with no comments or clarifications received as of March 11<sup>th</sup>, 2024.

This summary email, identified as Exhibit D (Community Meeting Summary), is attached and made hereto, as part of the Community Meeting Report Record.

Additionally, the Powerpoint Presentation presented as part of the Community Meeting is attached as Exhibit E (Powerpoint Presentation).

This Community Meeting Report is respectfully submitted this 11<sup>th</sup> day of March, 2024.

Sincerely,

Brandon Pridemore  
R. Joe Harris & Associates, Inc.

cc: Charlotte Planning, Design & Development Department – Rezoning Staff  
Eastwood Homes (Joe Lesch & Mike Kemp)



**built with care.**



**EXHIBIT A**  
**MAILING LIST & COPY OF LABELS**

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2024-011	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-011	02930133	HIGHLAND RIDGE APARTMENTS LLC			C/O CHARTER PROPERTIES INC	1520 S BLVD STE 215		CHARLOTTE	NC	28203
2024-011	02931108	JOS APARTMENTS LLC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2024-011	02931147	PR II/WOOD CROFT LLC				521 EAST MOREHEAD ST STE 350		CHARLOTTE	NC	28202
2024-011	02932172	SMITH FARMS NC LLC			C/O WSB RETAIL PARTNERS LLC	474 WANDO PARK BLVD STE 205		MOUNT PLEASANT	SC	29464
2024-011	02932173	SMITH FARMS NC LLC			C/O WSB RETAIL PARTNERS LLC	474 WANDO PARK BLVD STE 205		MOUNT PLEASANT	SC	29464
2024-011	02932601	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932602	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932603	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932604	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932605	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932606	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932607	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932608	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932609	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-011	02932612	PULTE HOME COMPANY LLC				11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
2024-011	02932613	PULTE HOME COMPANY LLC				11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
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2024-011	02932765	PULTE HOME COMPANY LLC				11121 CARMEL COMMONS BLVD STE 450	CHARLOTTE	NC	28226
2024-011	02946150	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
2024-011	02946151	HPA JV BORROWER 2019-1 ATH LLC				120 S RIVERSIDE PLAZA STE 2000	CHICAGO	IL	60606
2024-011	02946171	CURTIS	CHERYL MARIAN	FELIX C	CURTIS	10438 BASKERVILLE AVE	CHARLOTTE	NC	28269
2024-011	02946172	GRAVELY	JAMES K	SHARON C	GRAVELY	10442 BASKERVILLE AVE	CHARLOTTE	NC	28269
2024-011	02946173	SILVERA	RONALD H	GWENDOLYN	SILVERA	10441 BASKERVILLE AVE	CHARLOTTE	NC	28269
2024-011	02946174	CLT HOMES LLC				1018 II'WI ST	HONOLULU	HI	96816
2024-011	02946177	BRADDOCK	SAMUEL JOSEPH	SAMANTHA ROSE	BRADDOCK	4716 BUCKMINISTER CT	CHARLOTTE	NC	28269
2024-011	02946178	VARBANOV	NIKOLAY VELIKOV	MIMA STOIANOVA	STOEVA	1205 EDGWATERCT	SALISBURY	NC	28146
2024-011	02946179	EADS	DENELLE	STEVEN	EADS	4724 BUCKMINSTER CT	CHARLOTTE	NC	28269
2024-011	02946180	MILLIARD	LAMM W		MICIAEL J HALL	4728 BUCKMINISTER CT	CHARLOTTE	NC	28269
2024-011	02946193	CCSSH LLC				9501 DAVID TAYLOR DR	CHARLOTTE	NC	28262
2024-011	02946195A	JOHNSTON	HARVEY W	ROBERTA O	JOHNSTON	4217 JOHNSTON OEHLER RD	CHARLOTTE	NC	28269
2024-011	02946195B	JOHNSTON	HARVEY W	ROBERTA O	JOHNSTON	4217 JOHNSTON OEHLER RD	CHARLOTTE	NC	28269
2024-011	02946346	LUBRESKY	DANIEL RAY	MELANIE MARIE	LUBRESKY	4401 LENOX HILL PL	CHARLOTTE	NC	28269

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2024-011	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-011	Devonshire Neighborhood Associa	Cindy	Peninger	4816 AVALON FOREST LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Dilworth West	Linda	Ditroia	4222 WYNBOROUGH LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Highland Creek HOA	Stacie	Purcell	6121 CHAVEL LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Katelyn Moors Garden Club	Robert	Harris	10409 KATELYN DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Leadership Academy	Irlanda	Ruiz	4706 RIDGE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Mallard Glen Village Homeowners	Carolyn	Sands	4503 RIDGE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Pond Side Homeowners Associatio	Frank	Erwin	12310 PANTHERSVILLE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Prosperity Ridge Homeowners Ass	Lenee	Martin	6116 PROSPERITY CHURCH RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2024-011	Prosperity Village Area Associa	Brett	Kubricht	10210 PROSPERITY PARK DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Prosperity Village Area Associa	Linda	DiTroia	4222 Wynborough Lane, Charlotte, NC, 28269, USA		CHARLOTTE	28269
2024-011	Prosperity Village Area Associa	Shika	Raynor	6403 RIDGEVIEW COMMONS DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Remount/Parker Heights Area	Valeria	Avery	10109 FAIRLEA DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Rolling Oaks I	Vicky	Howard	12017 OLD TIMBER RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Stoney Creek HOA	Raymond	Sheffield	6217 CREEK BREEZE ROAD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Stoney Creek HOA	Rhonda	Nixon	12206 WALLACE RIDGE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	University Park North Community	Bettye	Walker	4528 HIGHCROFT LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Villages of Leacroft	Jose	Suquinahua	4636 HIGHCROFT LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-011	Wyndham Hills	Denise	Williams	6230 SHELLEY AVE, CHARLOTTE, NC, 28262		CHARLOTTE	28262

Parcel # 02930133  
HIGHLAND RIDGE APARTMENTS LLC  
C/O CHARTER PROPERTIES INC  
1520 S BLVD STE 215  
CHARLOTTE, NC 28203

Parcel #02932172  
SMITH FARMS NC LLC  
C/O WSB RETAIL PARTNERS LLC  
474 WANDO PARK BLVD STE 205  
MOUNT PLEASANT, SC 29464

Parcel #02932602  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel #02932605  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel #02932608  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel # 02932613  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932616  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932619  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932622  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932625  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel #02931108  
JOS APARTMENTS LLC  
4601 CHARLOTTE PARK DR STE 350  
CHARLOTTE, NC 28217

Parcel #02932173  
SMITH FARMS NC LLC  
C/O WSB RETAIL PARTNERS LLC  
474 WANDO PARK BLVD STE 205  
MOUNT PLEASANT, SC 29464

Parcel #02932603  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel #02932606  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel #02932609  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel # 02932614  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932617  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
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CHARLOTTE, NC 28226

Parcel # 02932620  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932623  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932626  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel #02931147  
PR II/WOOD CROFT LLC  
521 EAST MOREHEAD ST STE 350  
CHARLOTTE, NC 28202

Parcel #02932601  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel #02932604  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel #02932607  
IH6 PROPERTY NORTH CAROLINA LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Parcel # 02932612  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932615  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932618  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932621  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932624  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226

Parcel # 02932627  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
450  
CHARLOTTE, NC 28226







Parcel # 02932758  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
STE 450  
CHARLOTTE, NC 28226

Parcel # 02932762  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
STE 450  
CHARLOTTE, NC 28226

Parcel # 02932765  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD  
STE 450  
CHARLOTTE, NC 28226

Parcel #02946171  
CHERYL M. & FELIX C. CURTIS  
10438 BASKERVILLE AVE  
CHARLOTTE, NC 28269

Parcel #02946174  
CLT HOMES LLC  
1018 IIVI ST  
HONOLULU, HI 96816

Parcel #02946179  
DENELLE & STEVEN EADS  
4724 BUCKMINSTER CT  
CHARLOTTE, NC 28269

Parcel #02946195A  
HARVEY W & ROBERTA O JOHNSTON  
4217 JOHNSTON OEHLER RD  
CHARLOTTE, NC 28269

DEVONSHIRE NEIGHBORHOOD ASSOC.  
CINDY PENINGER  
4816 AVALON FOREST LN  
CHARLOTTE, NC, 28269

KATELYN MOORS GARDEN CLUB  
ROBERT HARRIS  
10409 KATELYN DR  
CHARLOTTE, NC, 28269

POND SIDE HOMEOWNER ASSOC.  
FRANK ERWIN  
12310 PANTHERSVILLE DR  
CHARLOTTE, NC, 28269

Parcel # 02932760  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
STE 450  
CHARLOTTE, NC 28226

Parcel # 02932763  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
STE 450  
CHARLOTTE, NC 28226

Parcel #02946150  
AMH NC PROPERTIES LP  
30601 AGOURA RD STE 200  
AGOURA HILLS, CA 91301

Parcel # 02946172  
JAMES K. & SHARON C. GRAVELY  
10442 BASKERVILLE AVE  
CHARLOTTE, NC 28269

Parcel #02946177  
SAMUEL J. & SAMANTHA R. BRADDOCK  
4716 BUCKMINISTER CT  
CHARLOTTE, NC 28269

Parcel #02946180  
Lamm W, Milliard & Micjael J. Hall  
4728 Buckminister CT  
Charlotte, NC 28269

Parcel #02946195B  
HARVEY W & ROBERTA O JOHNSTON  
4217 JOHNSTON OEHLER RD  
CHARLOTTE, NC 28269

DILWORTH WEST  
LINDA DITROIA  
4222 WYNBOROUGH LANE,  
CHARLOTTE, NC, 28269

LEADERSHIP ACADEMY  
IRLANDA RUIZ  
4706 RIDGE RD  
CHARLOTTE, NC, 28269

PROSPERITY RIDGE HOA  
LENEE MARTIN  
6116 PROSPERITY CHURCH RD  
CHARLOTTE, NC, 28209

Parcel # 02932761  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
STE 450  
CHARLOTTE, NC 28226

Parcel # 02932764  
PULTE HOME COMPANY LLC  
11121 CARMEL COMMONS BLVD STE  
STE 450  
CHARLOTTE, NC 28226

Parcel #02946151  
HPA JV BORROWER 2019-1 ATH LLC  
120 S RIVERSIDE PLAZA STE 2000  
CHICAGO, IL 60606

Parcel #02946173  
RONALD H & GWENDOLYN SILVERA  
10441 BASKERVILLE AVE  
CHARLOTTE, NC 28269

Parcel #02946178  
Nikolay Velikov Varbanov & Mima  
Stoianova Stoeva  
1205 Edgewater CT.  
Salisbury, NC 28146

Parcel #02946193  
CCSSH LLC  
9501 DAVID TAYLOR DR  
CHARLOTTE, NC 28262

02946346  
DANIEL R. & MELANIE M. LUBRESKY  
4401 LENOX HILL PL  
CHARLOTTE, NC 28269

HIGHLAND CREEK HOA  
STACIE PURCELL  
6121 CHAVEL LN  
CHARLOTTE, NC, 28269

MALLARD GLEN VILLAGE  
HOMEOWNERS  
CAROLYN SANDS  
4503 RIDGE RD  
CHARLOTTE, NC, 28269

PROSPERITY VILLAGE AREA ASSOC.  
BRETT KUBRICHT  
10210 PROSPERITY PARK DR  
CHARLOTTE, NC, 28269

PROSPERITY VILLAGE AREA ASSOC.  
LINDA DITROIA  
4222 WYNBOROUGH LANE  
CHARLOTTE, NC 28269

PROSPERITY VILLAGE AREA ASSOC.  
SHIKA RAYNOR  
6403 RIDGEVIEW COMMONS DR  
CHARLOTTE, NC 28269

REMOUNT/PARKER HEIGHTS AREA  
VALERIA AVERY  
10109 FAIRLEA DR  
CHARLOTTE, NC 28269

ROLLING OAKS I  
VICKY HOWARD  
12017 OLD TIMBER RD  
CHARLOTTE, NC 28269

STONEY CREEK HOA  
RAYMOND SHEFFIELD  
6217 CREEK BREEZE ROAD  
CHARLOTTE, NC 28269

STONEY CREEK HOA  
RHONDA SHEFFIELD  
12206 WALLACE RIDGE DR  
CHARLOTTE, NC 28269

UNIVERSITY PARK NORTH COMMUNITY  
BETTYE WALKER  
4528 HIGHCROFT LN  
CHARLOTTE, NC 28269

VILLAGES OF LEACROFT  
JOSE SUQUINAHUA  
4636 HIGHCROFT LANE  
CHARLOTTE, NC 28269

WYNDHAM HILLS  
DENISE WILLIAMS  
6230 SHELLEY AVE  
CHARLOTTE, NC 28262



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# EXHIBIT B

## COMMUNITY MEETING NOTICE



*via: US Postal Service*  
January 13<sup>th</sup>, 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 27<sup>th</sup> @ 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 27<sup>th</sup> at 6:00 p.m.**

**If you are planning to attend, please send me an email at [brandonpridemore@rjoeharris.com](mailto: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.

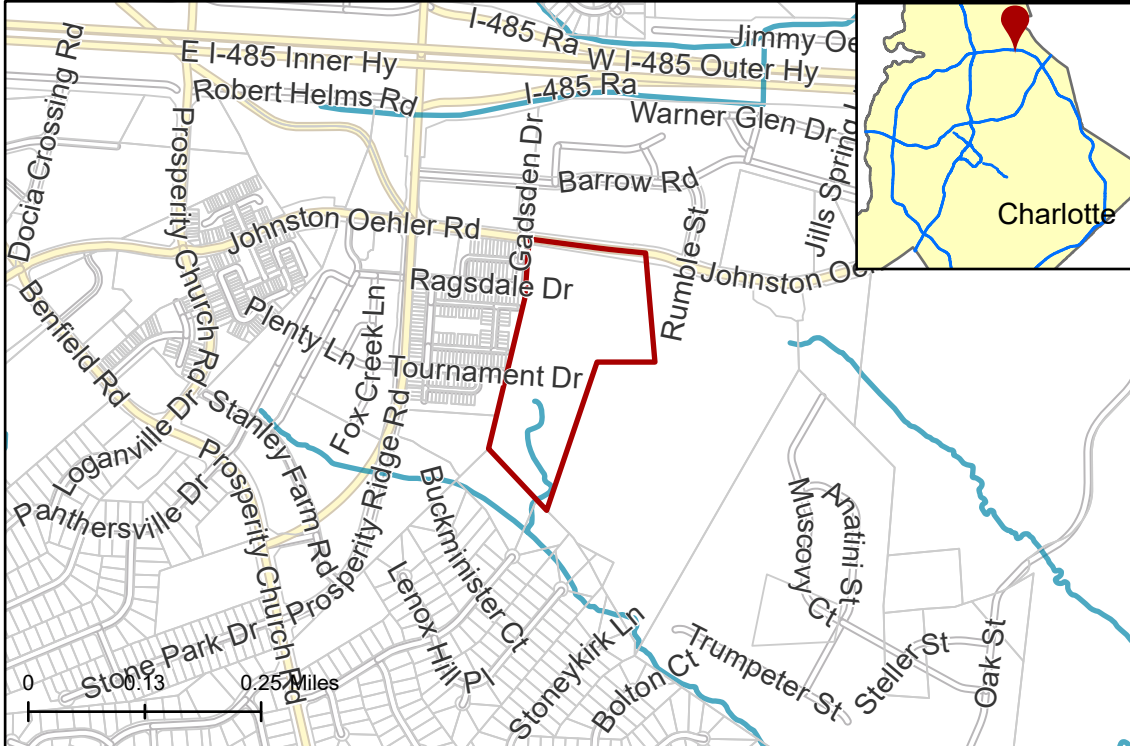
Brandon S. Pridemore, Vice President  
Lead Development Consultant

# 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

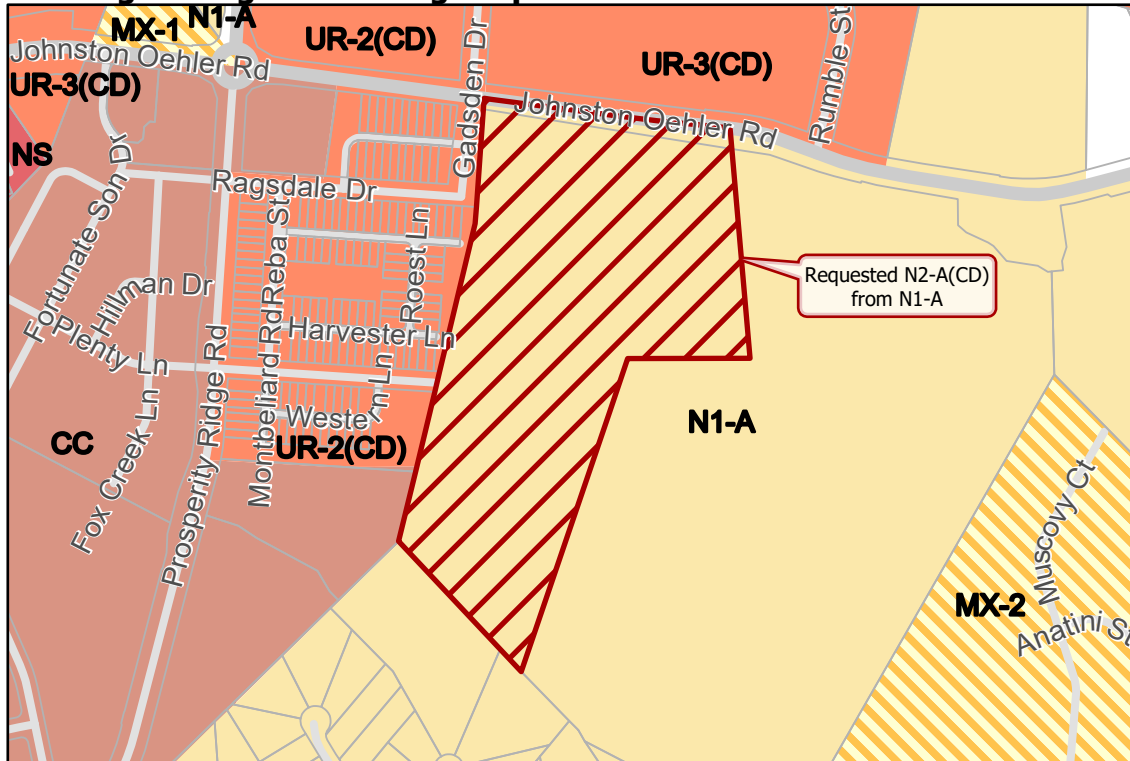


- 2024-011
- Inside City Limits
- Parcel
- Streams

- 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



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# EXHIBIT C

## ATTENDANCE RECORDS

**REZONING PETITION RZP-2024-2011 | 4217 JOHNSTON OEHLER ROAD**  
**COMMUNITY MEETING ATTENDANCE RECORD**  
**VIRTUAL MEETING VIA TEAMS - TUESDAY, FEBRUARY 27TH @ 6PM**

<b>NEIGHBORS/ADJACENT PROPERTY OWNERS</b>				
<b>Contact Person</b>	<b>Contact Information</b>	<b>Invitation (Dates)</b>		<b>Attendance</b>

Robin Faison - Johnston Family	<a href="mailto:robin.faison@gmail.com">robin.faison@gmail.com</a> 704-564-5607 (m)	Requested	2/17/2024	Yes
		Link Sent	2/21/2024	
Gwendolyn Silvera - Neighbor	<a href="mailto:gwen.silvera1@gmail.com">gwen.silvera1@gmail.com</a>	Requested	2/21/2024	Yes
Ronald Silvera - Neighbor		Link Sent	2/27/2024	Yes

<b>CHARLOTTE OFFICIALS/STAFF</b>				
<b>Contact Person</b>	<b>Contact Information</b>	<b>Invitation (Dates)</b>		<b>Attendance</b>

Renee Johnson - City Council	<a href="mailto:renee.johnson@charlottenc.gov">renee.johnson@charlottenc.gov</a>	Requested	2/21/2024	Yes
		Link Sent	2/21/2024	

<b>EASTWOOD DEVELOPMENT TEAM</b>				
<b>Contact Person</b>	<b>Contact Information</b>	<b>Invitation (Dates)</b>		<b>Attendance</b>

Mike Kemp - Land Acquisitions	<a href="mailto:mkemp@eastwoodhomes.com">mkemp@eastwoodhomes.com</a>	Requested	N/A	Yes
Eastwood Homes		Link Sent	N/A	
Joe Lesch - Project Manager	<a href="mailto:jlesch@eastwoodhomes.com">jlesch@eastwoodhomes.com</a>	Requested	N/A	Yes
Eastwood Homes		Link Sent	N/A	
Brandon Pridemore - Consultant	<a href="mailto:brandonpridemore@rjoeharris.com">brandonpridemore@rjoeharris.com</a>	Requested	N/A	Moderator
R. Joe Harris & Associates, Inc.		Link Sent	N/A	

Note: Neighbors/Adjacent Property Owners submitted email request for link after receiving Community Meeting Notices that were sent via United States Postal Service on February 13th, 2024. Upon receipt of meeting link request, R. Joe Harris & Associates, Inc. sent TEAMS Meeting invite and followup email to each participant (see attached logs).



Participants ... X

Type a name

Share invite

In this meeting (6) Mute all

- BP Brandon Pridemore Organizer
- JL Joe Lesch (External)
- RJ Johnson, Renee' (External)
- MK Mike Kemp (External)
- RF Robin Faison (Unverified)
- S Silvera (Unverified)



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# EXHIBIT D

## COMMUNITY MEETING SUMMARY

## Brandon Pridemore

---

**From:** Brandon Pridemore  
**Sent:** Tuesday, February 27, 2024 7:24 PM  
**To:** Gwendolyn Silvera; Robin Faison; renee.johnson@charlottenc.gov  
**Cc:** Mike Kemp; jlesch@eastwoodhomes.com  
**Subject:** RZP#2024-011 - Johnston Property: Community Meeting (Virtual) Summary  
**Attachments:** 2024-011\_Community Meeting PPT Presentation\_02.27.2024.pdf

To All:

Thank you for taking the time to join the virtual community meeting and I have attached a PDF of the Power Point Presentation that was shared for everyone's file and information. A highlight of the discussions are as follows:

- A. During Presentation & Prior to Questions/Comments (As Moderated by Brandon Pridemore)
  - ✓ Development would be consistent with current development activity as all current development is multi-family to the west, east and north (townhomes and/or apartments)
  - ✓ This is a conditional zoning and if approved, can only be developed as shown/proposed (layout and use) – can only be townhomes and any change would require going back through the rezoning process
  - ✓ Development is offering mix of alley load and front load townhome (115 total units)
  - ✓ Illustrative example elevations were presented for information only
  - ✓ Size of units will range from 1,800sf – 2200sf
  - ✓ Shared that Robin Faison is the representative and is a Johnston family member and shared family history and use of property and referenced that Johnston Oehler Road is part of their namesake
  - ✓ Also shared Robin Faison's concerns about safety of the property due to vandalism, theft, dumping and trespassing and Brandon noted that by putting a quality development, it will improve safety of the area
- B. Questions about anticipated price points from the Silvera's
  - ✓ Eastwood noted that prices will be around \$420-\$430K, which is higher than has been selling
- C. The Silvera's expressed concern about the stormwater pond location and noted existing flooding issues due to current development
  - ✓ Brandon Pridemore and Mike Kemp noted that we'll have to collect, treat and detain the runoff created from the site per City Ordinances
  - ✓ Brandon Pridemore noted that City Standards require that we provide detention for the 2-10-25 year storm events (actual requirement is the 10 & 25 year storm events)
  - ✓ Eastwood Homes has agreed to work with the Silvera's to landscape around the proposed BMP adjacent to their property and Brandon noted that development will be required to provide a Class C Buffer adjacent to their property
  - ✓ Additionally, Eastwood will review proposed development plans prior to submittal with the Silvera's to present exactly what the work will look like
  - ✓ Brandon noted that standards governing the current development are different than rules now in place and showed depictions on Polaris 3g of the differences (tree save, open space, etc.)
  - ✓ Silvera's shared that with current development, what they were told would happen was different than what did happen
  - ✓ Existing pond on Johnston Property will be removed and not used for water quality/detention due to design requirements for such features (it is an isolated open water surface pond)
- D. Robin Faison suggestion for planting around BMP adjacent to the Silvera's to help absorb surface water
  - ✓ Suggested planting of birch trees
  - ✓ Brandon suggested red maples be considered as well
- E. Questions about will these be rentals from the Silvera's
  - ✓ Eastwood stated that these will be for sale/owner occupied and not rentals

F. Development thoughts from Brandon Pridemore

- ✓ For this specific area, this is the last undeveloped parcel and the CD rezoning approval process will provide certainty of what to expect/what will be developed
- ✓ The Silvera's did comment that they are not opposed to development of the property and appreciative of Eastwood willing to discuss and work with them to address their concerns

G. Councilwoman Renee Johnson comments

- ✓ Expressed appreciation of Eastwood Homes to work with adjacent property owners
- ✓ Wanted to continue working with the Silvera's to address their on-going issues caused by current development construction (with City Manager)

Please review and feel free to send any clarifications or omissions that I may have mistakenly made. In addition to the emails in the "cc" for Eastwood Homes, below are the phone numbers for Joe Lesch and Mike Kemp:

Mike Kemp – Land Acquisitions Manager 704-421-6541

Joe Lesch – Land Development Manager/Coordinator 704-942-7435

Thank you again for taking time out of your evening to join us for the Community Meeting.

Sincerely,

**Brandon Pridemore**

Vice President

**R. Joe Harris & Associates, Inc.**

1186 Stonecrest Boulevard

Tega Cay, SC 29708

P | 803.802.1799

[www.rjoharris.com](http://www.rjoharris.com)

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# EXHIBIT E

## POWERPOINT PRESENTATION

# **JOHNSTON PROPERTY**

## **REZONING #2024-011**

### **N-2A (CD)**

February 27<sup>th</sup>, 2024 | Community Meeting (Virtual)

A Community By:



## **DEVELOPMENT TEAM**

Eastwood Homes:

Mike Kemp – Land Acquisitions

Joe Lesch – Development Coordinator

R. Joe Harris & Associates, Inc:

Brandon Pridemore – Civil Consultant

## **AGENDA**

A. Introductions

B. Location of Project

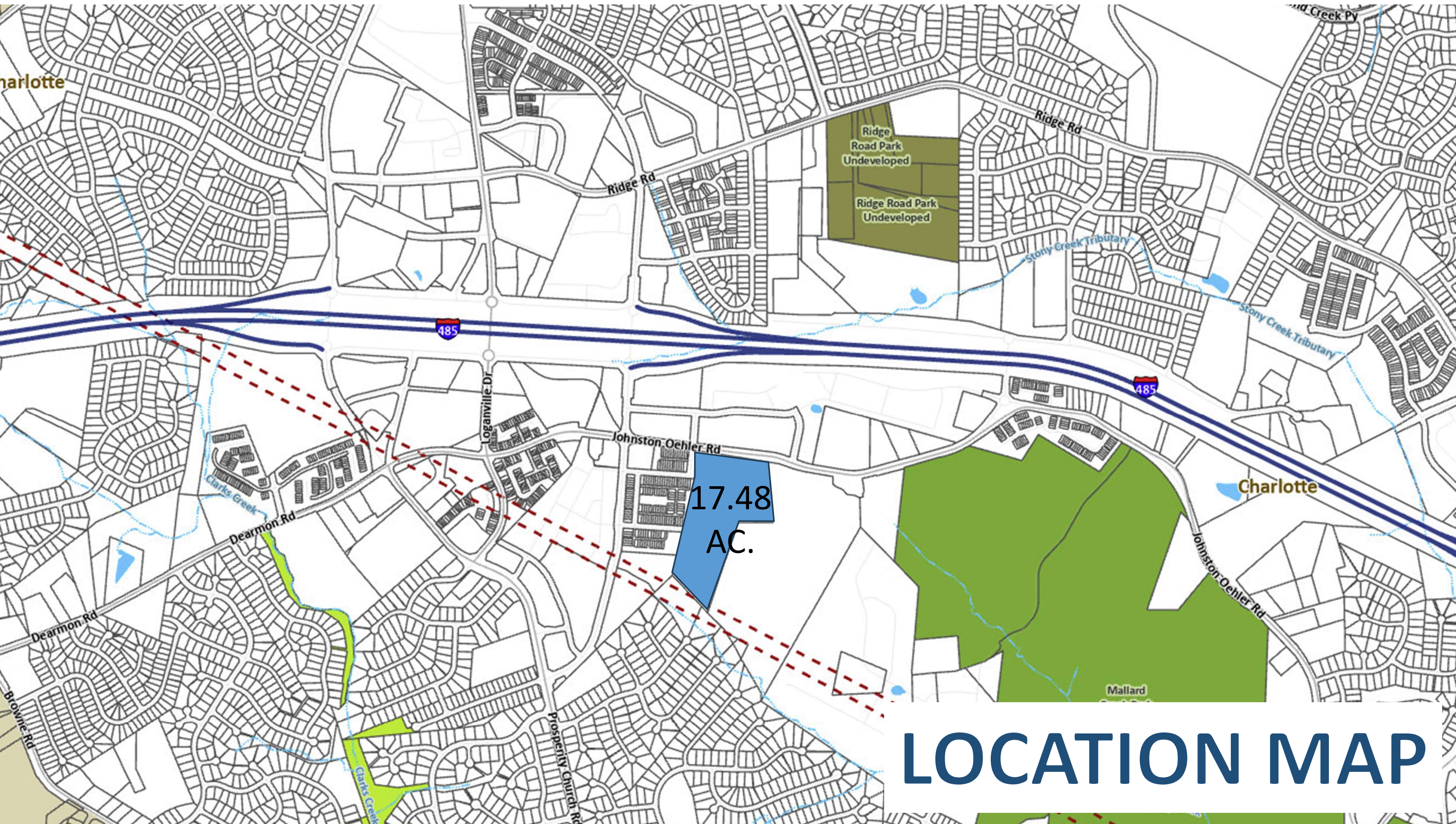
C. Zoning of Area

D. Current & Future Land Use for Area

E. Proposed Conditional Rezoning Plan

F. Questions/Discussions

(Note that there may be multiple slides per Agenda Item)



17.48  
AC.

# LOCATION MAP

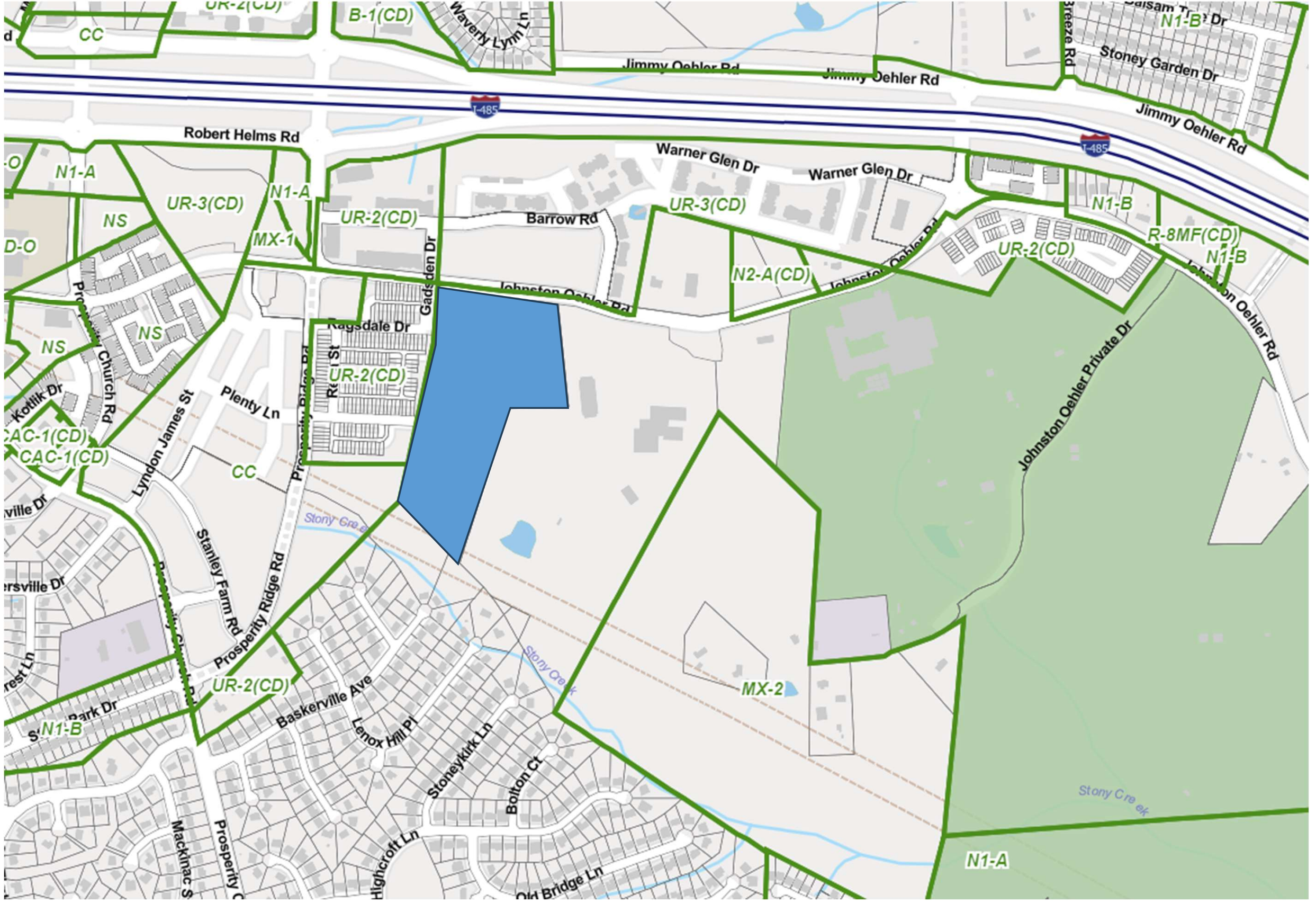


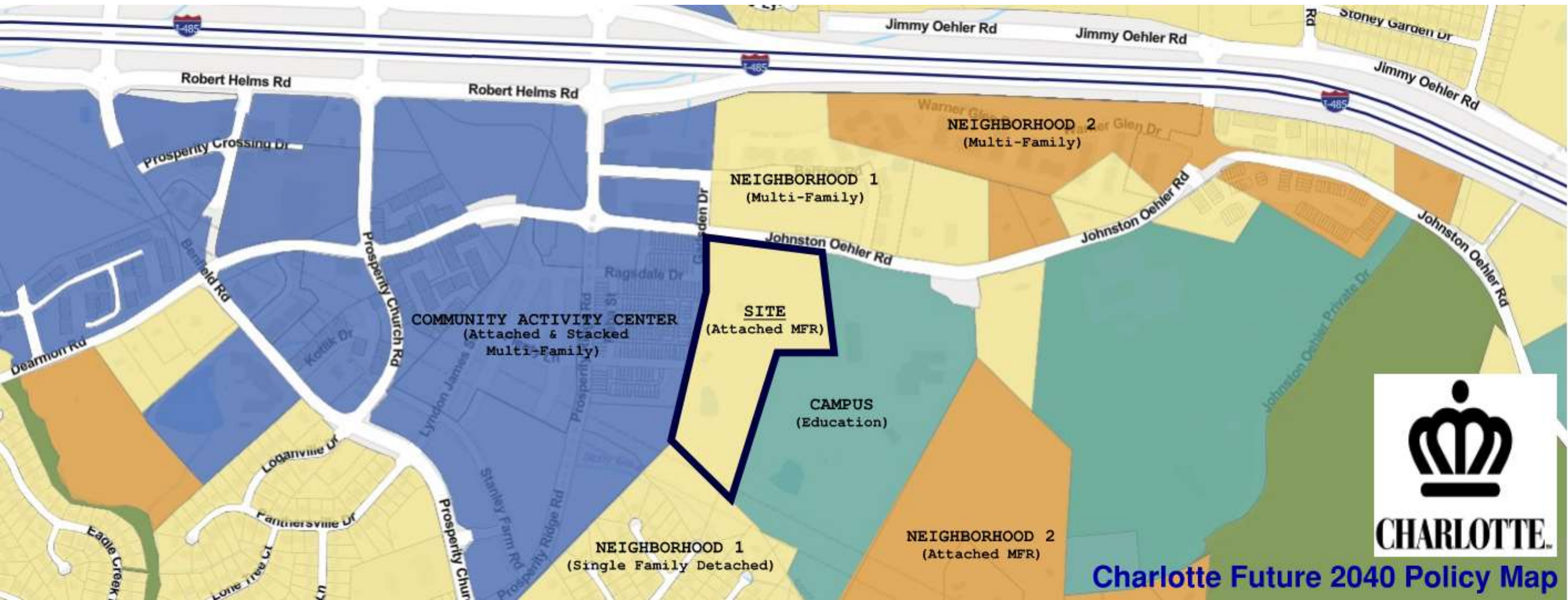


**LOCATION MAP**

# Existing Zoning of Area

## EXISTING ZONING OF AREA





**LAND USE OF PROPERTY & ADJACENT AREAS**

Existing use of Johnston Property:

Existing Land Use - North:

Existing Land Use - East:

Existing Land Use – South:

Existing Land Use – West:

Existing Single Family Residential (Prior Farm Homestead)

Multi-Family Residential (Apartments)

Education/Institutional (Corvina Cardinals)

Single Family Residential (Hayden Commons)

Multi-Family Residential (Townhomes – Smith Farms/Prosperity Ridge)

Proposed Land Use of Johnston Property:

Multi-Family Residential (Townhomes) | Neighborhood Type 2 (N-2A)



**EXAMPLE ELEVATIONS – FOR ILLUSTRATIVE PURPOSES ONLY**  
(ACTUAL PRODUCTS MAY VARY)



**EXAMPLE ELEVATIONS – FOR ILLUSTRATIVE PURPOSES ONLY**  
(ACTUAL PRODUCTS MAY VARY)

*The Norman*



**EXAMPLE ELEVATIONS – FOR ILLUSTRATIVE PURPOSES ONLY**  
(ACTUAL PRODUCTS MAY VARY)

*The Cary*





**Questions?**