

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-022

Petitioner: QTR Development Partners & Sunset Road Partners LLC

Rezoning Petition No.: 2024-022

Property: ±12.11 acres located 1352 & 1400 Sunset Rd.

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 3/12/2024. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, March 26, 2024, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Curtis Trenkelbach and Dan Lacz with QTR Development Partners & Sunset Road Partners, LLC, Matt Langston with Landworks Design Group, PA, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition No. 2024-022.

Ms. Grant and the petitioner's representative provided the following information during the presentation:

Ms. Grant explained the location of the 12.11-acre site on the south side of Sunset Rd. east of Oakdale Rd., and west of Joel Turner Drive. The site is zoned N1-A (Neighborhood) and the proposed zoning is N2-A(CD) (Neighborhood 2 with a conditional plan) to allow the development of the site with a residential community. The Charlotte 2040 Plan place type recommendation is Neighborhood 1 which supports development of the site with a residential community. The adjacent property has an approved conditional of MX-2 (12 dwellings per acre), a mixed-use zoning district. Ms. Grant shared the proposed site plan which includes 110 townhome style dwelling units and four (4) duplexes for a total 118 homes. She shared the rendered site plan showing tree save, buffers and street connectivity along with sidewalks and planting strips.

The anticipated rezoning schedule is for a May 20, 2024, Public Hearing, then a June 4, 2024, Zoning Committee and a City Council Decision on June 17, 2024.

II. Summary of Questions/Comments and Responses:

Participants inquired about external connectivity and the anticipated road network. The team confirmed that the proposed units are townhomes rather than multi-family stacked. Attendees inquired about the open space areas and Ms. Grant described the desire to push open space closer to the existing communities. One resident reached out after the community meeting and requested buffer treatment along the property line.

The participants were thanked for their time and interest in the development. (Note: Registered attendees were sent a copy of the presentation.)

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Dan Lacz, QTR Development Partners & Sunset Road Partners, LLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
03703101	HOLLAR	DONNA MCAULEY	WILLIAM EDWARD	HOLLAR	1422 SUNSET RD		CHARLOTTE	NC	28216
03703102	SUNSET ROAD PARTNERS LLC				PO BOX 34443		CHARLOTTE	NC	28234
03703103	MELGAR	ANDREZ PEREZ			1344 SUSNET RD		CHARLOTTE	NC	28216
03703107	A MAN WITH A DREAM LLC				6120 BROOKSHIRE BLVD STE Q		CHARLOTTE	NC	28216
03703113	SUNSET ROAD PARTNERS LLC				PO BOX 34443		CHARLOTTE	NC	28234
03703114	WANGTONG REAL ESTATE INC				4340 COLWICK RD		CHARLOTTE	NC	28211
03703116	WANGTONG REAL ESTATE INC				4340 COLWICK RD		CHARLOTTE	NC	28211
03703201	A MAN WITH A DREAM LLC				7624 SETTER TRACE RD		CHARLOTTE	NC	28216
03703210	A MAN WITH A DREAM LLC				1166 BEAGLE LN		CHARLOTTE	NC	28216
03703215	A MAN WITH A DREAM LLC				7624 SETTER TRACE RD		CHARLOTTE	NC	28216
03704301	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250		ROSWELL	GA	30075
03707114	BURRIS	STERLING	PAMELA DENISE	BURRIS	1315 SUNSET RD		CHARLOTTE	NC	28216
03707115	CARPENTER	JERRY LEE			1415 SUNSET RD		CHARLOTTE	NC	28216
03707159	GROSCOST	DONALD DALE	ALIA E	GROSCOST	1335 SUNSET RD		CHARLOTTE	NC	28216
03707166	ALONZO SANCHEZ	FREDY A			1732 SOUTHWIND DR		CHARLOTTE	NC	28216
03707210	DAVIS	KEENAN WYNN			1907 SUNSET VILLAGE DR		CHARLOTTE	NC	28216
03707211	MADDOX	JEFFREY	NIKKI	MADDOX	1915 SUNSET VILLAGE DR		CHARLOTTE	NC	28216
03707212	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HIL CA		91301
03707213	ROBINSON	LYNN A			1923 SUNSET VILLAGE DR		CHARLOTTE	NC	28216
03707214	PHIFER	DEIRDRE J			1927 SUNSET VILLAGE DR		CHARLOTTE	NC	28216
03707217	LUNA	SANTOS TRINIDAD	ANA LETICIA	GARCIA	1724 SOUTHWIND DR		CHARLOTTE	NC	28216
03707218	ISOM	KEVIN L	MARY	CHAPPELL ISOM	1718 SOUTHWIND DR		CHARLOTTE	NC	28216
03707219	AMH 2014-3 BORROWER LLC				30601 AGOURA RD SUITE 200		AGOURA HIL CA		91301
03707222	GEBREHIWOT	BERHANE			6214 DAY LILLY LN		CHARLOTTE	NC	28216
03707284	SHABUNYA	ARTEM	OLESYA	SHABUNYA	1922 SUNSET VILLAGE DR		CHARLOTTE	NC	28216-7614
03707285	WALLACE	LA'SHEENA M			1918 SUNSET VILLAGE DR		CHARLOTTE	NC	28216
03707286	BOYLE	LUCIEN	MIMOSE	BOYLE	1914 SUNSET VILLAGE DR		CHARLOTTE	NC	28216
03707287	RS RENTAL II LLC				31 HUDSON YARDS		NEW YORK	NY	10001
03707288	WARD	LORI M			1906 SUNSET VILLAGE DR		CHARLOTTE	NC	28273
03707328	DAVIS	ARCHIE ALLEN	UNTON JR	WALKER	1836 SOUTHWIND DR		CHARLOTTE	NC	28216
03707329	LYNCH	GERALD L			1828 SOUTHWIND DR		CHARLOTTE	NC	28216
03707330	HARRIS	MICHAEL A II			1818 SOUTHWIND DR		CHARLOTTE	NC	28216
03707331	TAH 2017-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
03707332	WOODLANDS COMMUNITY ASSOC INC				6707-B FAIRVIEW RD		CHARLOTTE	NC	28210-3359
03707801	FLORES	DALLI ITZEL SANTILLAN			6203 DAY LILLY LN		CHARLOTTE	NC	28216
03707802	HOME SFR BORROWER IV LLC				PO BOX 4090		SCOTTS DALE	AZ	85261

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Brookfield Community Associatio	Catherine	McShane	2521 SUNSET ROAD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Charlotte Well Being Institute,	Natalie	Murray	1425 HIGHFIELD COURT, CHARLOTTE, NC, 28216		CHARLOTTE	28216
Laving Pond Homeowners Associat	Jim	Aponte	6412 BLUEGILL RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
None	Jeannette	Wilson	9216 STONEGATE DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
The Pointe at Oakdale	Lou	Noujaim	2517 OAKDALE CREEK LANE, CHARLOTTE, NC, 28216		CHARLOTTE	28216

Exhibit B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2024-022**

Subject: Rezoning Petition No. 2024-022
Petitioner/Developer: QTR Development Partners & Sunset Road Partners LLC
Current Land Use: Residential
Existing Zoning: N1-A
Rezoning Requested: N2-A(CD)

Date and Time of Meeting: **Tuesday, March 26, 2024, at 6:00 p.m.**

Virtual Meeting Registration: ***Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.***

Date of Notice: 3/12/2024

Moore & Van Allen is assisting QTR Development Partners & Sunset Road Partners LLC (the “Petitioner”) on a recently filed request to rezone an approximately ±12.11-acre site located at 1352 & 1400 Sunset Road (the “Site”), in Charlotte, North Carolina, from N1-A to N2-A(CD). The purpose of the rezoning is to allow residential uses as permitted in the N2-A zoning district.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Tuesday, March 26, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by March 25th in order to receive a secure virtual meeting link and reference Petition #2024-022.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call 704-301-3137 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Dan Lacz, QTR Development Partners & Sunset Road Partners LLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (Continued)

Site location:

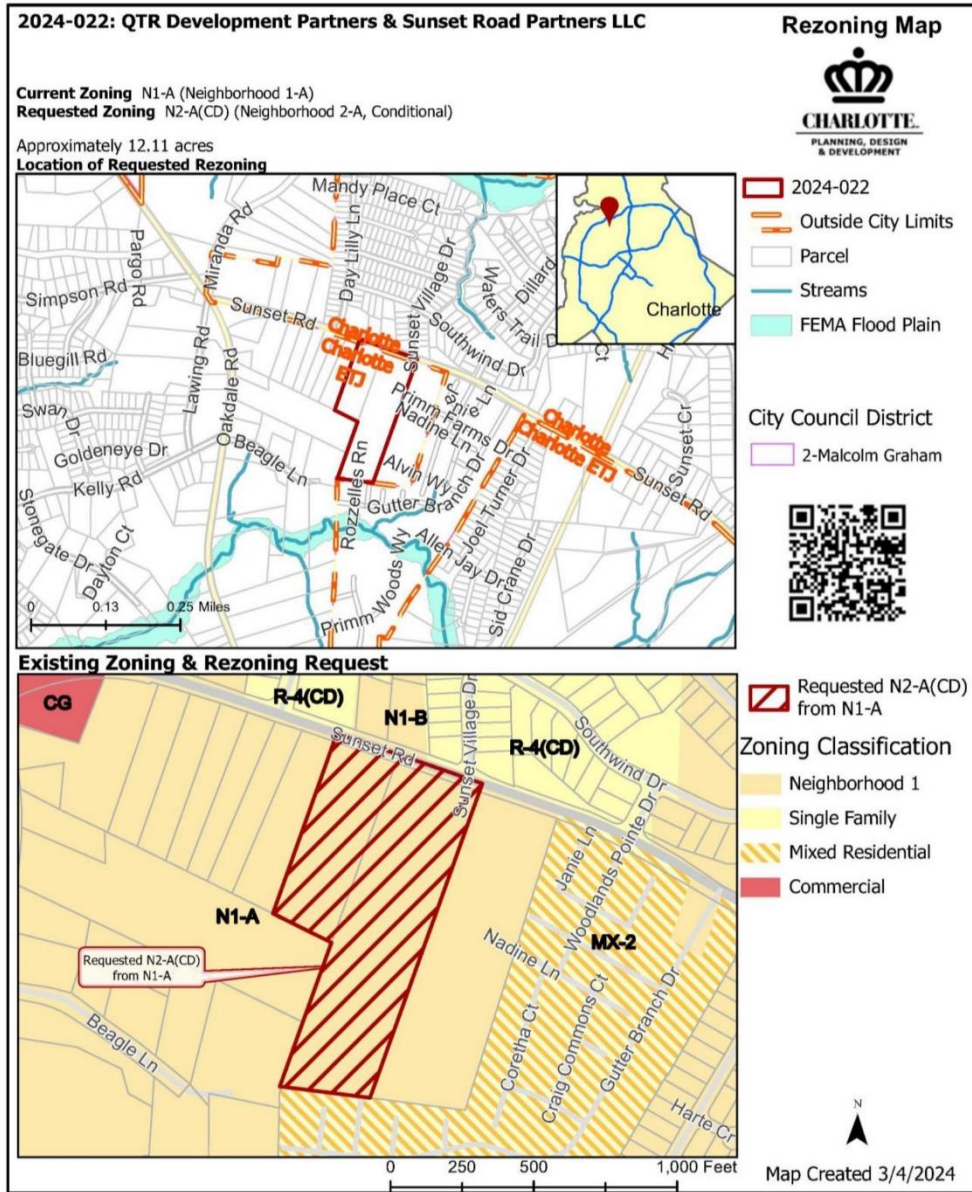


Exhibit C

Name	Email
Jeannette Wilson	choiceforlife@gmail.com
Michael Harris II	maharrisii@gmail.com
Bill & Donna Hollar	billhollar@gmail.com
Jim Aponte	jimaponte78@gmail.com