

Community Meeting Report

Petitioner: Orissa Holdings, LLC

Meeting Date: April 10, 2024

Project: University City Townes, 2024-024

Mtg. Location: Virtual Meeting, Zoom.

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners
Paul Pennell – Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as provided 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 2024-024 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 the City of Charlotte Planning and Development Department pursuant to the provisions of the City of Charlotte Zoning instructions.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting at 6:00pm. Having received no registrations for the virtual community meeting, at 6:13pm, he began the presentation, which was recorded and is available on the Urban Design Partners website. Nolan described the site as a 9.13-acre parcel located west of the Abercromby Street stub road, north of I-485, and southeast of the recently rezoned property for Powerhouse Data Center, RZP 2023-030. He provided background information on zoning, the Unified Development Ordinance (UDO), Charlotte 2040 Plan, and Policy Map. Existing zoning districts were displayed, followed by the 2040 Policy Map. Nolan highlighted design considerations which were accounted for in the creation of the rezoning site plan, then displayed a rendered site plan, outlining the request of up to 76 multi-family attached townhome dwelling units. He explained features such as the Abercromby roadway extension, on-site parking, green area, open space, and the proposed stormwater control measure. Nolan then gave an overview of the rezoning timeline for petition 2024-024, provided his contact information, and ended the presentation. The meeting adjourned at 6:24pm.

Questions/Comments by Attendees:

No members of the public were in attendance.

Mailing Lists

Adjacent Owners:

OWNERFIRST	OWNERLASTN	and/or COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
LEGACY DATA HOLDINGS INC				608 BRIAR PATCH TERRACE		WAXHAW	NC	28173-6822
TRUST	ELMA COCHRANE	and/or MELVIN D JR	SMITH	9814 SCHEER CT		HARRISBURG	NC	28075
ATTN: TAX DEPT - PB05B	DUKE POWER CO			422 S CHURCH ST		CHARLOTTE	NC	28242-0001
MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
LEGACY DATA HOLDINGS LLC				608 BRIAR PATCH TR		WAXHAW	NC	28173
SFR JV-1 2021-1 BORROWER LLC	C/O TRICON AMERICAN HOMES			1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
MELISSA YAMILETH PAZ	MORAN			5124 ABERCROMBY ST		CHARLOTTE	NC	28213
MNSF II W1 LLC				6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211
AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HIL CA	CA	91301
ADAM	GOCKEL			9828 CALDWELL DEPOT RD		CHARLOTTE	NC	28211
AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HIL CA	CA	91301
PROGRESS RESIDENTIAL BORROWER 11 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
CSMA BLT LLC	C/O COLD RIVER LAND LLC			1850 PARKWAY PLACE	SUITE 900	MARIETTA	GA	30067-8261
GIRMA	RETTA	and/or TIGIST	HBTE	10915 ADELAIDE CT		CHARLOTTE	NC	28213
TRIAJ VENTURES INC				2219 EL RANCHO VISTA		FULLERTON	CA	92833
SERGIO PARADA	TRILLOS	and/or SANDRA M	SUAREZ	10923 ADELAIDE CT		CHARLOTTE	NC	28213
TONIA	WILLIAMS			10926 ADELAIDE CT		CHARLOTTE	NC	28213
AMH NC PROPERTIES LP				11629 SIDNEY CREST AVE		CHARLOTTE	NC	28213
VONDA MICHELLE	GREEN			10918 ADELAIDE CT		CHARLOTTE	NC	28213
2017-2 IH BORROWER LP	C/O INVITATION HOMES			1717 MAIN ST STE 2000		DALLAS	TX	75201
M TAWFEEQ	NAYAL			5111 AMBERCROMBY ST		CHARLOTTE	NC	28213
KELVIN	LIVINGSTON	and/or TRACY E	LIVINGSTON	5115 ABERCROMBY ST		CHARLOTTE	NC	28213
FKH SFR PROPCO K LP	ATTN FIRSTKEY HOMES LLC			1850 PARKWAY PL SUIT 900		MARIETTA	GA	30067
DANIELLE SHAVON	GUNN			5123 ABERCROMBY ST		CHARLOTTE	NC	28213

Neighborhood Organizations:

OWNERFIRST	OWNERLASTN	and/or COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
COVENTRY NEIGHBORHOOD ASSOC	INC			227 W. TRADE ST		CHARLOTTE	NC	28202-1675
Back Creek Chase Homeowners Ass		Attn: Cathy	Saunders	10323 WAKEROBIN LANE		CHARLOTTE	NC	28213
Back Creek Chase Homeowners Ass		Attn: Selina	Stewart	10620 CAMPION CT		CHARLOTTE	NC	28213
Back Creek Chase Homeowners Ass		Attn: Travis	Roseboro	2031 SPEEDWELL CT		CHARLOTTE	NC	28213
Back Creek Forest		Attn: Briana	Rogers	2521 WOODSORREL LN		CHARLOTTE	NC	28213
Back Creek Forest		Attn: Lauri	Harris	10306 ROSEMALLOW ROAD		CHARLOTTE	NC	28213
Beechwood		Attn: Yorlette	Anthony	2532 PIMPERNEL RD		CHARLOTTE	NC	28213
Berkshire/ Coventry		Attn: Bobby	James	3611 DANVERS STREET		CHARLOTTE	NC	28213
Butterfly Visions Project		Attn: Tiffany	Sanders	11720 WINDY CREEK DRIVE		CHARLOTTE	NC	28262
Charlotte237		Attn: Barbara	Wooten	1715 HEDGELAWN DRIVE		CHARLOTTE	NC	28262
Farmcrest Community Neighborho		Attn: Maggie	Moore	11314 CELANDINE CT		CHARLOTTE	NC	28213
Old Stone Crossing		Attn: Linda	Williams	13236 ASHLEY MEADOW DRIVE		CHARLOTTE	NC	28213
The Townes At Bershire Homeowne		Attn: Denise	White	3212 BARONS COURT RD		CHARLOTTE	NC	28213
The Townes At Bershire Homeowne		Attn: Melinda	Lvas	3204 BARONS COURT RD		CHARLOTTE	NC	29213
The Villages of Wexford HOA		Attn: Marcia	Jeter	10741 DOWNPATRICK PL		CHARLOTTE	NC	28262

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: Rezoning Petition
Petitioner/Developer: Orissa Holdings, LLC
Current Land Use: Vacant
Existing Zoning: MX-1
Rezoning Requested: N2-A
Parcel Numbers: 05142112

**Virtual Presentation will be online:
To register for the meeting:**

**April 10, 2024, 6:00pm-7:00pm
email info@urbandesignpartners.com for the link to register**

Access to Hard Copy of Presentation:

Email info@urbandesignpartners.com (please put RZP 2024-024 in the subject line) or call 704-334-3303

Summary of Request

We are assisting rezoning petitioner – Orissa Holdings, LLC (the “Petitioner”) with a Rezoning Petition with the City of Charlotte to rezone an approximately 9.13-acre site (the “Site”) located at the end of Abercromby Street (No address assigned) from the MX-1 zoning district to the N2-A zoning district (Parcel ID 05142112). The proposed rezoning will be to accommodate the development of a residential community with up to 76 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, April 10th 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 **2024-024** in the subject line).

Respectfully,
Nolan Groce, MPA
Urban Design Partners

Cc: Ms. Renee Johnson, Charlotte City Council District 4 (via email)
Mr. George Dunlap, Mecklenburg County Commissioner District 3 (via email)
Mr. Michael Russell, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: March 29, 2024

Site Location

