

COMMUNITY MEETING REPORT
Petitioner: Charter Properties, Inc.
Rezoning Petition No. 2025-050

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on June 12, 2025. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, June 25, 2025, at 6:30 p.m. in the Berewick Room at the Hampton Inn & Suites Charlotte - Steele Creek, located at 6220 Caden Road in Charlotte.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were John Porter and Eric Williams of the Petitioner, Nick Bushon of Design Resource Group, and John Carmichael and Aaron Houck of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives.

John Carmichael provided the current schedule of events for this rezoning request:

- Monday, August 18, 2025, at 5 PM—Public Hearing before Charlotte City Council and the Zoning Committee;
- Tuesday, September 2, 2025, at 5:30 PM—Zoning Committee Work Session; and
- Monday, September 15, 2025, at 5 PM—City Council Decision.

John Carmichael explained that these dates are the earliest possible dates for these events, as they could be deferred to later dates.

John Carmichael shared a map of the site. Mr. Carmichael stated that the site contains approximately 11.450 acres and is located on the northeast corner of the intersection of Steele Creek Road and Brown Grier Road. Using a map and aerials, he showed the site in relation to nearby streets and developments.

Mr. Carmichael shared a map of the current zoning of the site and the surrounding parcels. The site is zoned N1-A. The parcel to the east of the site is zoned R-12MF(CD); the parcels to the west

and south of the site are zoned N1-A; and the parcels to the north of the site are zoned MUDD-O and O-2(CD). He shared an image that contains a portion of the approved rezoning plan for the parcels located to the north of the site. As we understand it, the parcels to the north of the site are planned to be developed with a hospital, medical office uses, office uses, retail uses, restaurants and residential uses.

The parcels to the north of the site will have a network of public streets, and there will be a vehicular connection from the site to the parcels to the north. As a result, it would be possible to travel from the site to Dixie River Road and the developments located on both sides of Steele Creek Road without having to travel on Steele Creek Road.

Mr. Carmichael stated that the Petitioner is requesting that the site be rezoned to the N2-B zoning district to accommodate uses allowed in the N2-B zoning district on the site, including a multi-family residential community. It is the Petitioner's intent to develop a multi-family residential community on this site. Mr. Carmichael stated that this is a conventional rezoning request, so there is not a site plan, or a rezoning plan associated with this rezoning request. If the rezoning were approved, any use allowed in the N2-B zoning district would be allowed on the site.

Mr. Carmichael shared the adopted Charlotte Future 2040 Policy Map for the site that places the site in the Neighborhood 2 Place Type. Mr. Carmichael shared the proposed revised Charlotte Future 2040 Policy Map for the site that also places the site in the Neighborhood 2 Place Type. Mr. Carmichael shared that the primary uses in a Neighborhood 2 Place Type are multi-family dwelling units and single-family attached (townhome) dwelling units. The character of a Neighborhood 2 Place Type is low to mid-rise residential in a walkable environment. He shared an image from the Land Use Plan that illustrates what a Neighborhood 2 Place Type development could look like. This rezoning request is consistent with the adopted and proposed revised Charlotte Future 2040 Policy Maps.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Porter of the Petitioner stated that the plans for the site do not include retail uses. He intends to develop approximately 250 multi-family units.
- In response to a question about the development planned to the north of the site, Mr. Carmichael shared some details about the proposed development from the approved rezoning plan. Mr. Carmichael stated that this site would have vehicular and pedestrian connections to the development located to the north of the site.
- An attendee expressed concerns about the amount of development in the area. The attendee said that a significant amount of green space has been removed, which has affected wildlife including deer and turkey. The attendee expressed a desire to see no more multi-family units in the area. The attendee also expressed concerns about traffic.
- In response to a comment about trees, Mr. Porter noted that the site currently has few trees. He noted that the site will have more trees after the development is complete because the Petitioner is required to provide at least 15% trees.
- In response to a question about NCDOT's plans for Steele Creek Road, Mr. Porter said that NCDOT has said that the widening of Steele Creek Road is supposed to finish around 2032. He stated that NCDOT has the right-of-way it wants on the west side of Steele Creek Road and the Petitioner will give them the right-of-way NCDOT wants from the site on the east

side of Steele Creek Road. He stated that the Petitioner will also provide right-of-way on the site along Brown Grier Road.

- In response to a question about access to the site (and concerns about traffic cutting through the multi-family community to the east of the site), Mr. Porter stated that residents will have many alternative routes for accessing the site. He stated that the site would have an entrance off of Steele Creek Road. He stated his expectation that the completion of the development to the north of the site will keep many of the new cars from this development off of Steele Creek Road and Brown Grier Road. Mr. Carmichael stated that the site will have a road through the middle that will provide access to Steele Creek Road for residents from the multi-family community to the east of the site.
- In response to a question, Mr. Porter stated that the planned development would include a mixture of 1- and 2-bedroom units.
- In response to a question, Mr. Porter stated his belief that the Grier family still owns property across Brown Grier Road from the site. He stated his belief that the Grier family owns another nearby parcel south of Brown Grier Road that they have agreed to sell to Mecklenburg County for a regional public park.
- In response to comments and concerns about traffic, Mr. Porter and Nick Bushon of Design Resource Group stated that many decisions about road design and access points are made by NCDOT and CDOT—not by the developer.
- In response to a question, Mr. Porter stated his expectation that if the rezoning request is approved, construction would begin at the end of 2026 or the beginning of 2027, which would mean that units would not become available until 2028, and the project would not be finished until 2029.

There were no further questions or comments. Mr. Carmichael stated that the attendees could contact him if they have any additional questions or comments.

Mr. Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 14th day of July 2025.

Charter Properties, Inc., Petitioner

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

EXHIBIT A-1

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 QUESTIONS. THANK YOU!

2025-050	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-050	19919201	HALE	MICHAEL JACOB			9930 SEASON GROVE LN APT 107		CHARLOTTE	NC	28216
2025-050	19919202	SUGGS	SIDNEY L III			9806 STEELE CREEK RD		CHARLOTTE	NC	28210
2025-050	19919225	MAY	ANTHONY ERIC JR			13242 BROWN-GRIER RD		CHARLOTTE	NC	28273
2025-050	19919226	LIZAMA	SANTOS MAXIMO			13236 BROWN GRIER RD		CHARLOTTE	NC	28273
2025-050	19919227	FLORES	IRVIN ALEXIS			13228 BROWN GRIER RD		CHARLOTTE	NC	28273
2025-050	19919439	NGUYEN	TU T	DUNG	NGUYEN	10036 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919440	LIZAMA	JOSE	MARIA M CABRERA DE	LIZAMA	10030 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919441	HAMMOND	THOMAS S			10024 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919442	CANNING	DEBBIE	SIDNEY	CANNING	10018 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919443	LEMUS	WILSON ENRIQUE ASENSIO SARA CORINA PALMA		CHINCHILLA	10012 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919444	GRAHAM	THERESA P			10006 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919445	ARCHAMBAULT	TERRY C SR	MARYANN S	ARCHAMBAULT	9940 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919446	LITTLE	CYNTHIA	CHARLES W III	HINNAT	9934 MEADOWHEAD CT		CHARLOTTE	NC	28273
2025-050	19919447	JIMENEZ	EMMANUEL			9928 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919448	NGUYEN	TAI DUC			5817 THORN HILL LN		CHARLOTTE	NC	28208
2025-050	19919449	LITTLE	AMANDA GAYLE			9916 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919450	MCKELLERY	JAMES H	DENISE C	MCKELLERY	9910 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919451	TRUE NORTH PROPERTY OWNER B LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2025-050	19919452	MOORE	QUIA NA SHAE			9900 MEADOWMEAD CT		CHARLOTTE	NC	28273-3367
2025-050	19919453	FKH SFR PROPCO D LP				600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339
2025-050	19919454	ABANTO	FRANCISCO REFAEL	ALICIA AURELIA	ALBORNOZ	9907 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919455	YAMASA CO LTD				P O BOX 4090		SCOTTSDALE	AZ	85261
2025-050	19919456	LYNCH	KESHA JOHNSON	CHRISTOPHER W	LYNCH	9919 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919457	2017-1 IH BORROWER LP				PO BOX 4900	ATTN RYAN LLC	SCOTTSDALE	AZ	85261
2025-050	19919458	TANTALUM HOLDINGS LLC				1403 WAXHAW MARVIN RD		WAXHAW	NC	28173
2025-050	19919459	JAMES	MACHETTA			9937 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919460	HERNANDEZ	FREDY LEONEL VILLALVIR	MARCIA E ZERON	HENRIQUEZ	10003 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919461	BLANTON	KAMMIE			1009 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919462	TRAN	DONG	PHI	Y	10015 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919463	ADAMS	BENINU			10021 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919464	CARTER	IIAYWARD			10027 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	19919465	HANEY	DARRYL R			10033 MEADOWMEAD CT		CHARLOTTE	NC	28273
2025-050	20109122	KEYTON LLC				5625 FAIRVIEW RD		CHARLOTTE	NC	28209
2025-050	20109123	NOVANT HEALTH INC				2085 FRONTIS PLAZA BLVD		WINSTON-SALEM	NC	27103
2025-050	20110509	GRIER	RALPH S	TRUST	THE R RALPH GRIER JR REVOCABLE	9900 WITHERS RD		CHARLOTTE	NC	28278
2025-050	20110510	KIXMILLER	RANDOLPH L	ANNA D	KIXMILLER	13430 BROWN GRIER RD		CHARLOTTE	NC	28273-3203
2025-050	20110511	WRIGHT	CYNTHIA C			10129 STEELE CREEK RD		CHARLOTTE	NC	28273
2025-050	20148107	GRIER	RALPH S	TRUST	THE R RALPH GRIER JR REVOCABLE	9900 WITHERS RD		CHARLOTTE	NC	28278
2025-050	20148108	WOP PRINGLE SQUARE LLC				4960 E DUBLIN GRANVILLE RD STE 500		WESTERVILLE	OH	43081

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 QUESTIONS. THANK YOU!

2025-050	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-050	Berewick	Tifini	Bradbury	5659 GARROW GLEN ROAD, CHARLOTTE, NC, 28278		CHARLOTTE NC		28278
2025-050	Berewick	Valerie	McWilliams	8202 KELBURN LANE, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-050	Berewick Homeowners Association	Diedra	Pinson	6625 Berewick Commons Pkwy, Charlotte, NC, 28278, USA		Charlotte NC		28278
2025-050	Berewick Homeowners Association	Luis	Lima	10203 KELSO COURT, CHARLOTTE, NC, 28278		CHARLOTTE NC		28278
2025-050	Berewick Homeowners Association	Victor	Brown	9445 GLENBURN LANE, CHARLOTTE, NC, 28278		CHARLOTTE NC		28278
2025-051	Berewick Neighborhood Associati	Beverly	Berglass	6327 BRECKFIELD COURT, CHARLOTTE, NC, 28278		CHARLOTTE NC		28278
2025-052	Cedar Brook	Shirley	Lee	10201 ILLORIA DRIVE, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-053	Clearview Acres	William	Harraman	9100 PARAGON DR, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-054	Haywyck Meadows	Jennifer	Valentini	7219 RUPELL DRIVE, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-055	Marsh Estates	Joycelyn	Bailey	10405 EBBETS ROAD, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-056	Steele Creek Residents Associat	Dave	Wiggins	13938 DINGESS RD, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-057	Steele Creek Residents Associat	Tangie	Able	10938 HARMONY GLEN CT, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-058	Steele Oaks Braddock Green	Robin	Steen	10539 QUEENSMEAD CR, CHARLOTTE, NC, 28273		CHARLOTTE NC		28273
2025-059	Twelve Oaks	James	Canup	12005 CHARING GROVE LN, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-060	Village at Prestwick HOA	Jonathan	DuBose	5649 TIPPERLINN WAY, CHARLOTTE, NC, 28278		CHARLOTTE NC		28278
2025-061	Wildwood Meadows	Jose	Flores	13228 BROWN GRIER RD., CHARLOTTE, NC, 28273		CHARLOTTE NC		28273

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – **Rezoning Petition No. 2025-050** filed by Charter Properties, Inc. to request the rezoning of an approximately 11.45-acre site located on the northeast corner of the intersection of Steele Creek Road and Brown Grier Road (see enclosed map)

**Date and Time
of Meeting:** Wednesday, June 25, 2025, at 6:30 p.m.

Place of Meeting: Hampton Inn & Suites Charlotte—Steele Creek (**Berewick Room**)
6220 Caden Road
Charlotte, NC 28278

We are assisting Charter Properties, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 11.45-acre site located on the northeast corner of the intersection of Steele Creek Road and Brown Grier Road (see enclosed map) from the N1-A zoning district to the N2-B zoning district. The purpose of this rezoning request is to accommodate uses allowed in the N2-B zoning district on the site, including multi-family stacked dwelling units.

The Petitioner will hold a 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. The Charlotte Planning, Design & 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 site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, June 25, 2025, at 6:30 P.M. in the Berewick Room at the Hampton Inn & Suites Charlotte—Steele Creek, located at 6220 Caden Road in Charlotte.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: June 12, 2025

2025-050: Charter Properties, Inc.

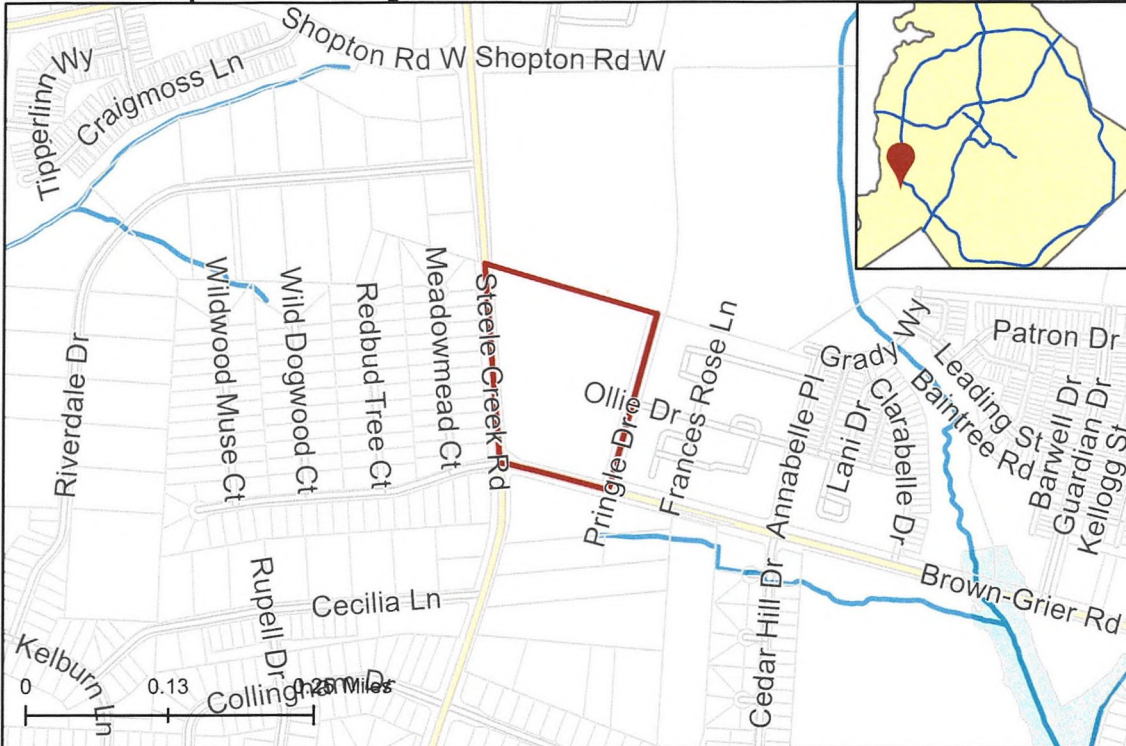
Parcel(s) 20148107

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N2-B (Neighborhood 2-B, Conditional)

Approximately 11.450 acres

Location of Requested Rezoning



Rezoning Map

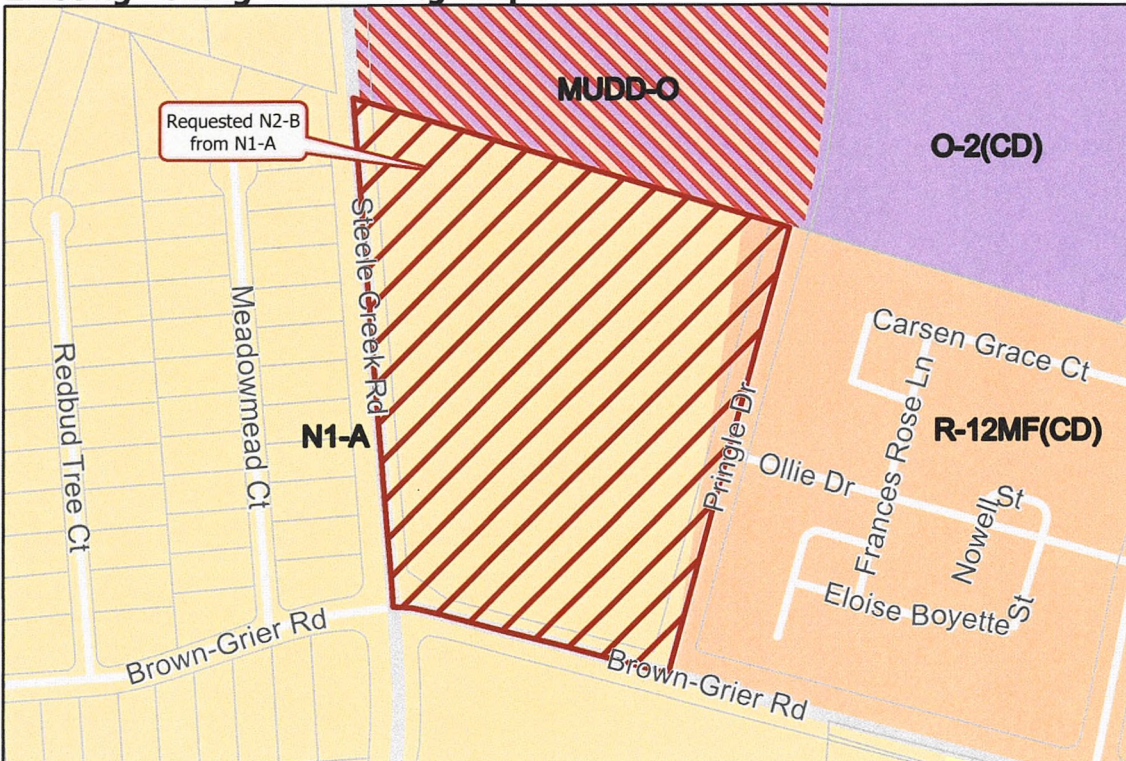


- 2025-050
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 3-Tiawana Brown

Existing Zoning & Rezoning Request



- Requested N2-B from N1-A

Zoning Classification

- Neighborhood 1
- Single Family
- Multi-Family
- Office
- Mixed Use



Map Created 5/21/2025

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Charter Properties, Inc.

Rezoning Petition No. 2025-050

Wednesday, June 25, 2025, at 6:30 P.M.

Hampton Inn & Suites Charlotte – Steele Creek (Berewick Room)
6220 Caden Road
Charlotte, NC 28278

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Kammie Blanton	10009 Meadowmead Ct		
2.	Cindy Little	9934 Meadowmead Ct		
3.	Shirley Lee	10201 Illoriz		
4.	Jennifer Knowlton		919-414-6020	Jennifer.Knowlton@greystar.com
5.	Ging Seagle		704-544-4980	gSeagle@greystar.com
6.				
7.				

EXHIBIT C

ROBINSON
BRADSHAW

Rezoning Petition No. 2025-050

Charter Properties, Inc., Petitioner

Community Meeting
June 25, 2025

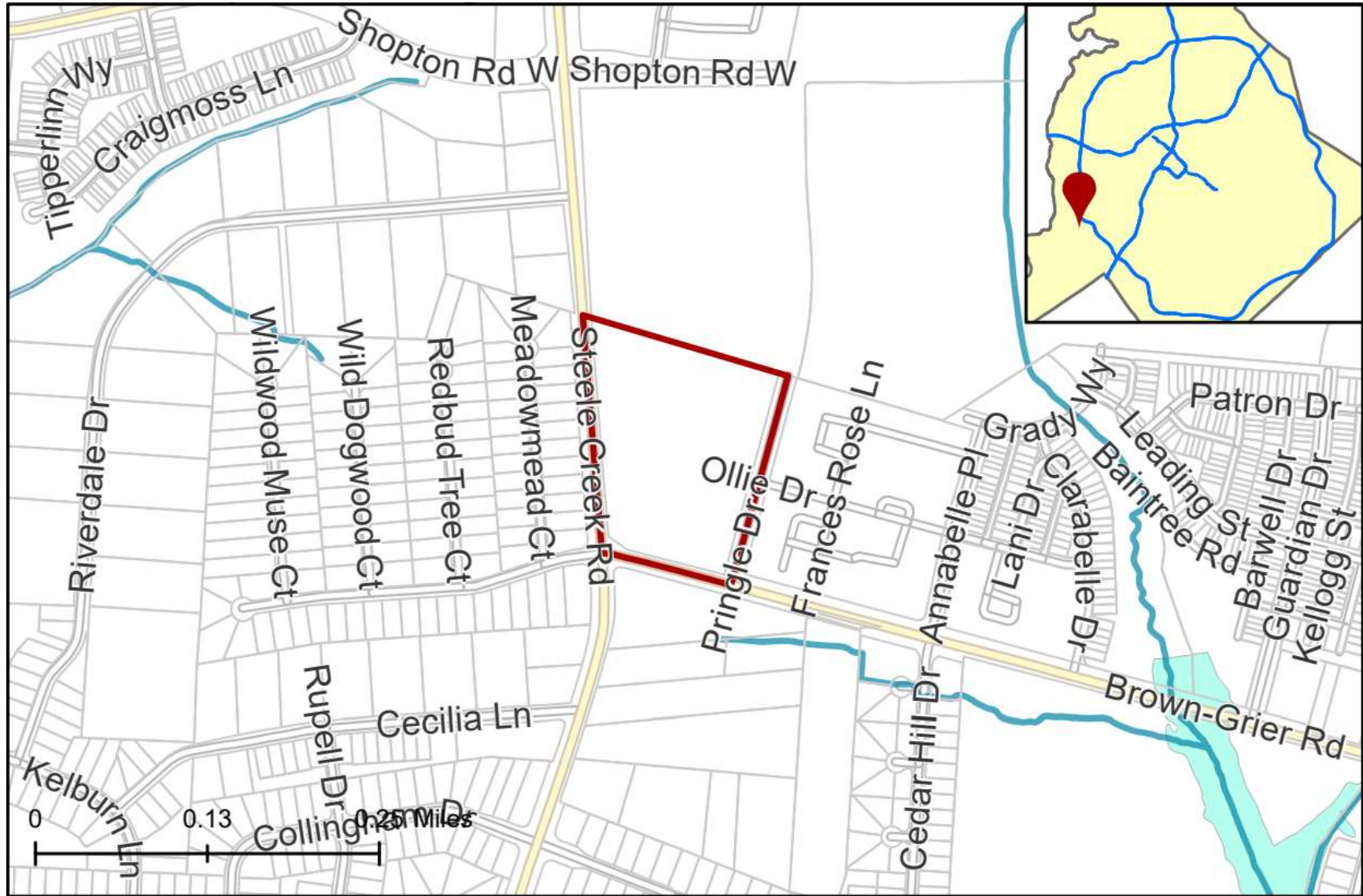
Team

- John Porter, Charter Properties, Inc.
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

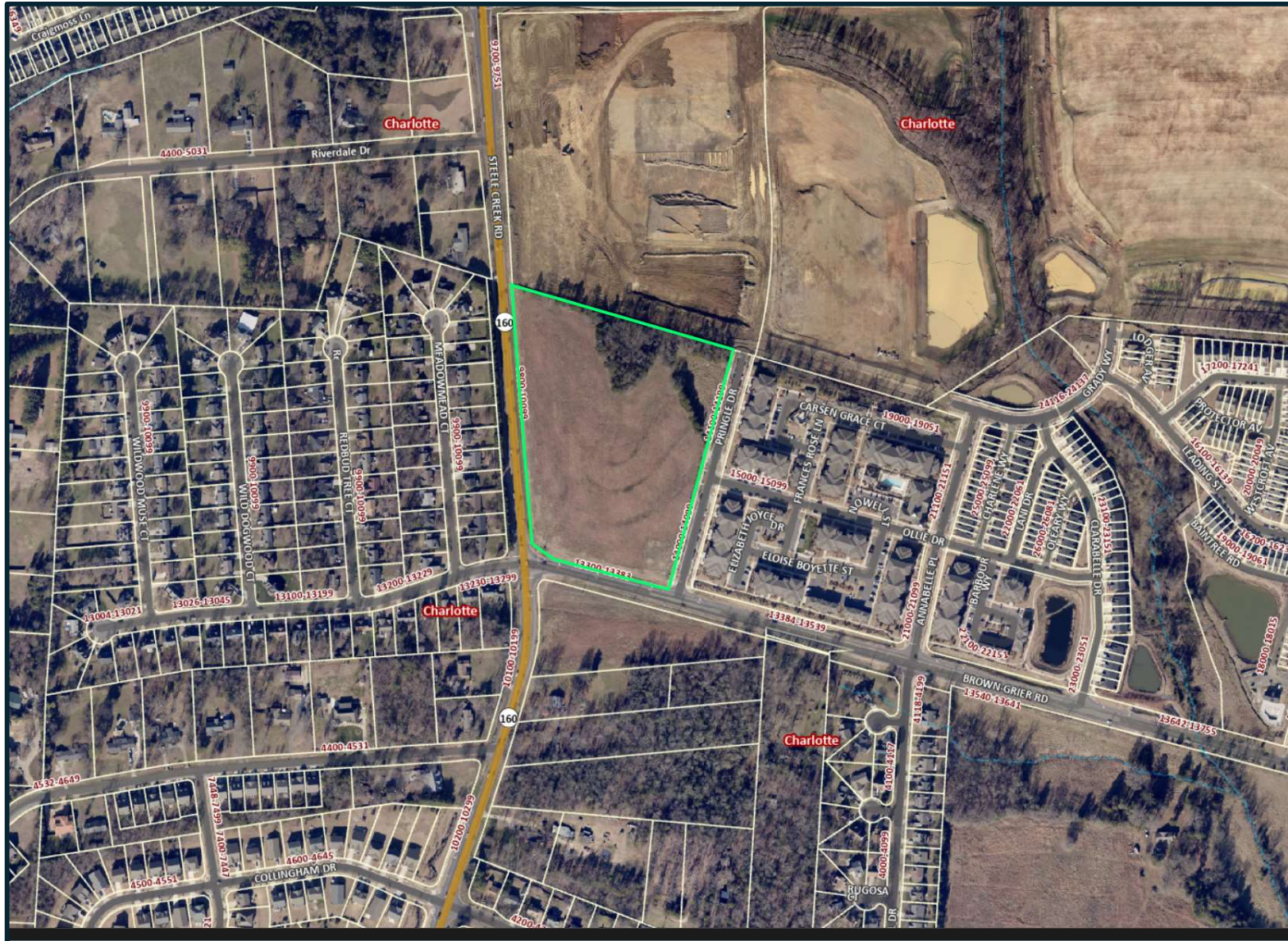
Current Rezoning Schedule

- Public Hearing: Monday, August 18, 2025, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, September 2, 2025, at
5:30 p.m. at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, September 15, 2025, at
5:00 p.m. at the Charlotte-Mecklenburg
Government Center

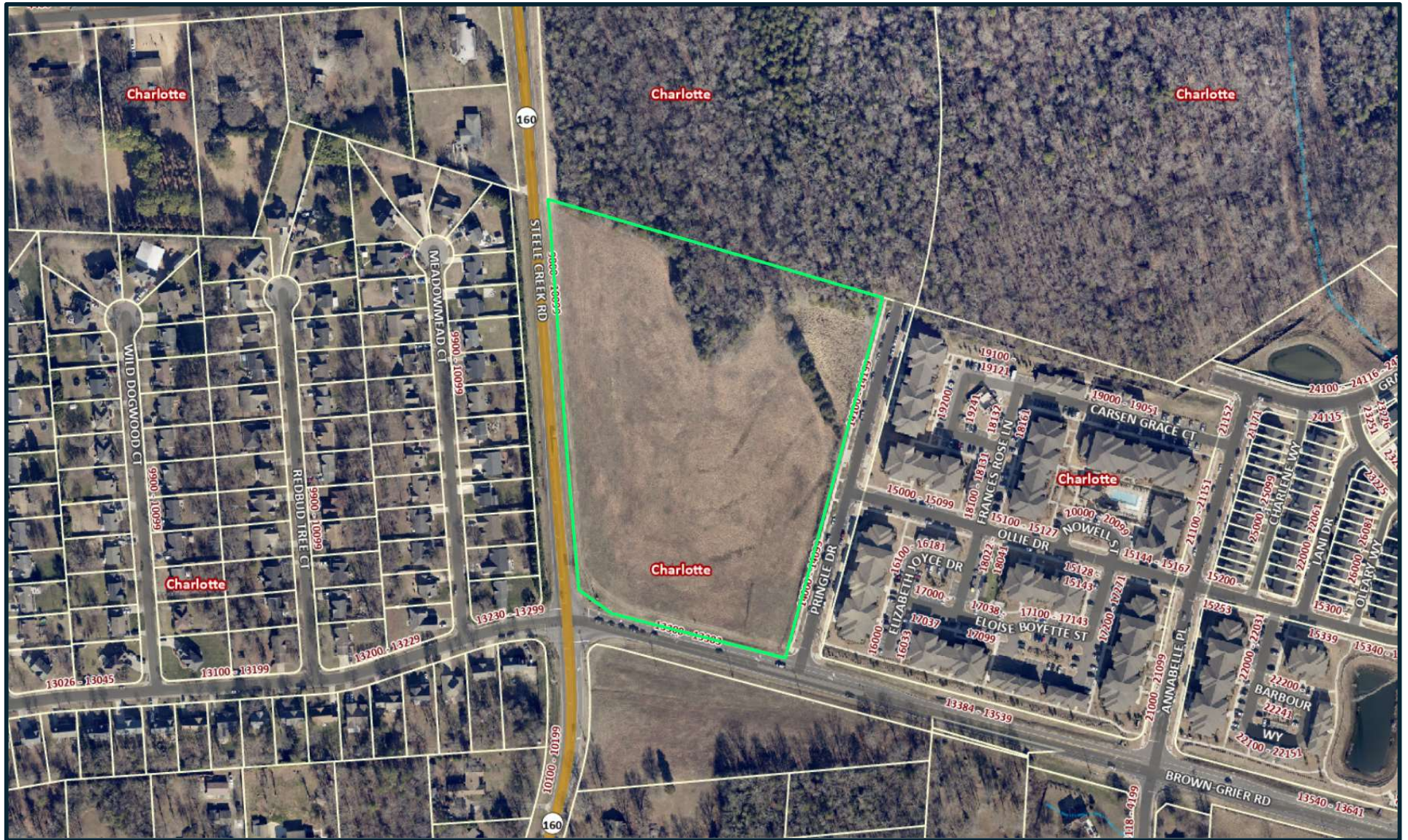
Site – 11.450 Acres



Site



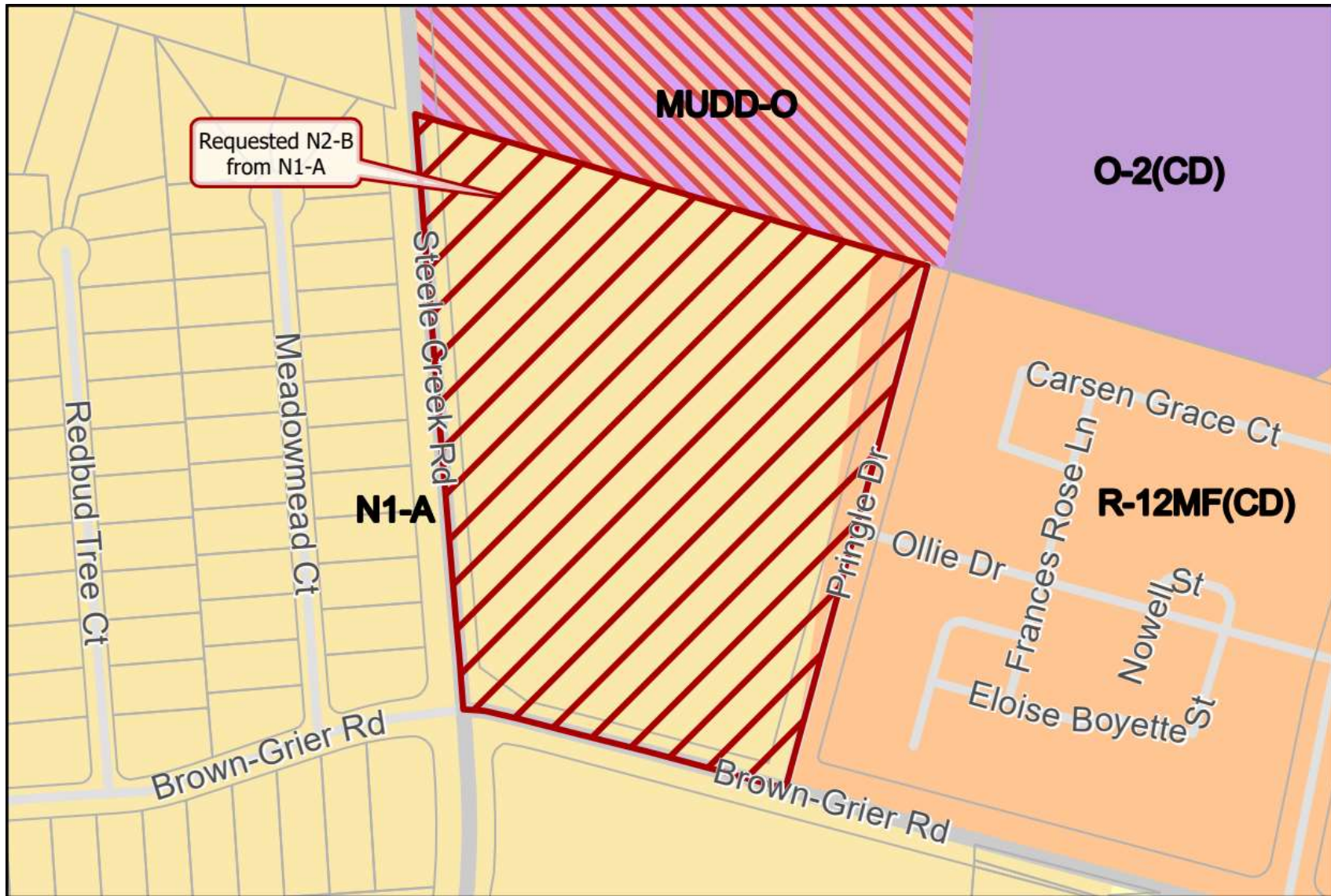
Site

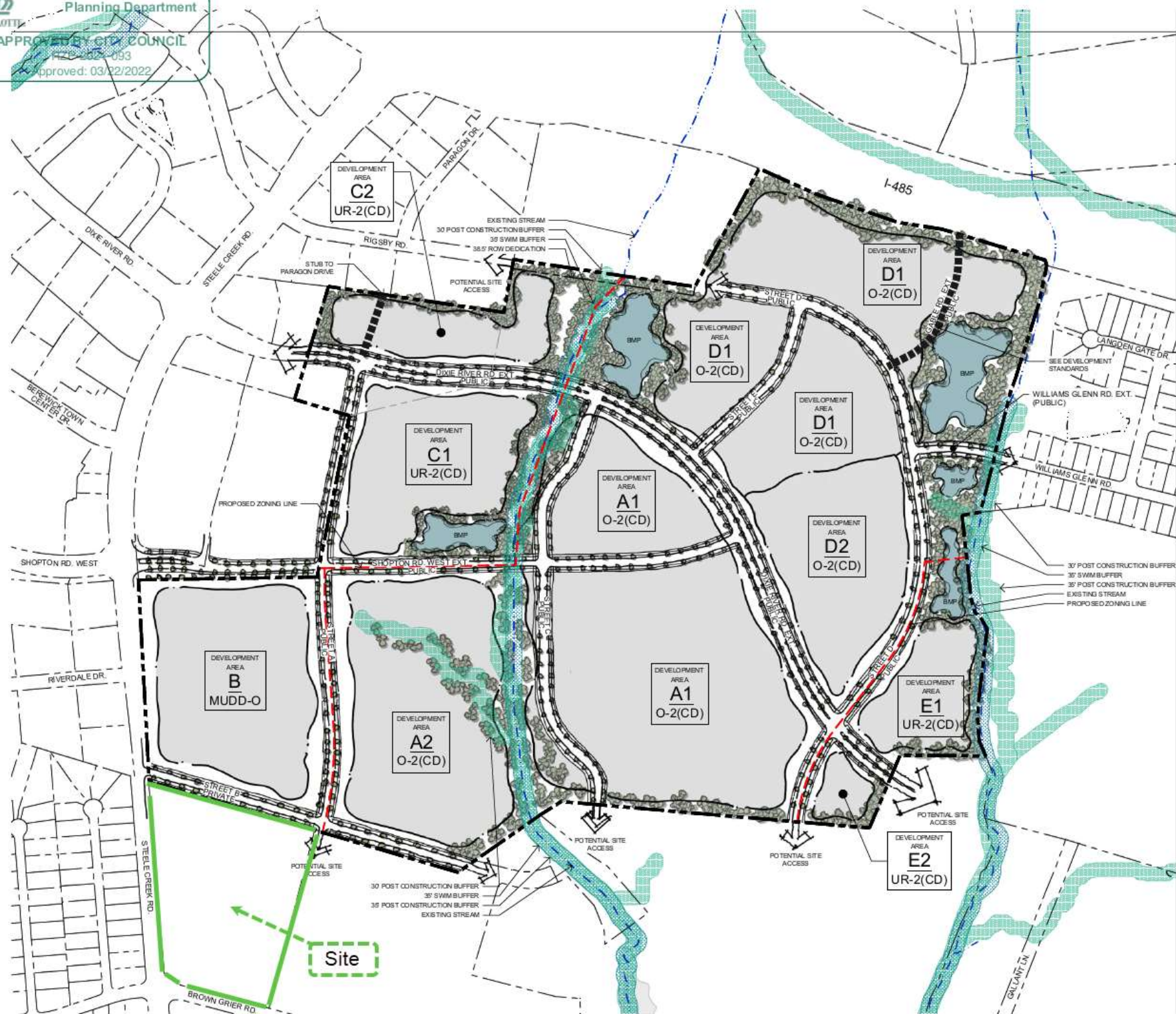


Site



Zoning of the Site and Surrounding Parcels



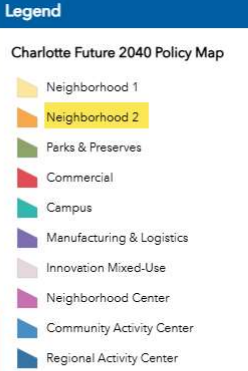


Rezoning Request

Requesting that the site be rezoned from the N1-A zoning district to the N2-B zoning district to accommodate uses allowed in the N2-B zoning district on the site, including a multi-family residential community

Conventional rezoning request

100%



100

PLACE TYPES: NEIGHBORHOOD 2

Goal: Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.

LAND USE

- The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses.
- Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types. Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.

CHARACTER

- This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.

MOBILITY

- Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use.
- Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.



Mostly Residential Land Uses With
Neighborhood-Serving Commercial

BUILDING FORM

- The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility.
- Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment.. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.

OPEN SPACE

- This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.



HIGHLIGHTS

- Ⓐ Infill development forming a consistent street edge
- Ⓑ Trail-oriented development
- Ⓒ Shared public open spaces
- Ⓓ Neighborhood trail connections
- Ⓔ Comfortable sidewalks with planting strips and shade trees
- Ⓕ Mix of different housing types (including townhomes, condos, and medium-density residential development)
- Ⓖ Transition to Adjacent Place Types



Questions