

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-128

Petitioner: Pulte Group
Rezoning Petition No.: 2019-128
Property: ± 271.08 acres located off of Steele Creek Road/Highway 160 and Sledge Road (the "Site"). *Acreage reduced to ± 240.32

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

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

The required Community Meeting was held virtually on Thursday, September 10th, 2020. 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 8/25/2020. 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 Thursday, September 10th, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Fred Matrulli with Pulte Group, Chris Thomas with Childress Klein, Matt Mandle and Matt Reiking with ESP, and Randy Goddard and Michael Wickline with Design Resource Group. Also, in attendance were Jeff Brown, Bridget Grant, and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant introduced the development team, including Fred Matrulli with Pulte Group. The Pulte Group is a top 5 builder in Charlotte with 21 communities in the area. The proposed development will include 3 different product/lot types. Ms. Grant then reviewed the conditional rezoning process and community benefits.

Chris Thomas, with Childress Klein on behalf of the property owner, addressed the audience as it pertains to the proposed involvement of the YMCA. Mr. Thomas explained that due to the effects of COVID-19, the YMCA would no longer be included in this rezoning. The parcels are being removed in order to preserve the option to develop with other uses in the future.

The revised proposal involves a request to rezone the ± 240.32 acre Site from R-3 to MX-3 (Innovative) & UR-2(CD), to allow the construction of up to 550 single-family homes as well as provide up to 150 age-restricted residential units. The proposed development will provide greenway connections and roadway improvements not offered as part of the current zoning.

Michael Wickline with Design Resource Group explained the traffic study for this Site and the proposed roadway improvements. The study reviewed 12 different intersections in the area and includes significant roadway improvements to mitigate current and future traffic concerns at Sledge, Shopton, Steele Creek, and Erwin Roads.

Ms. Grant reviewed the site plan benefits and the meeting was opened for questions

II. Summary of Questions/Comments and Responses:

Attendees raised several questions related to traffic and roadway improvements. In summary, the proposed development will generate significantly fewer trips than by-right zoning. The Traffic Impact Analysis (TIA) studied approximately 12 intersections and recommended several improvements to mitigate traffic impacts resulting from the proposed development. Roadway improvements will be completed in three phases as construction of the homes is completed. It is anticipated that the proposed development will implement some of the improvements associated with NCDOT's Highway 160 efforts. At this time, a traffic signal is not warranted at Hunting Meadows and no widening is anticipated for Sledge Road.

Residents also inquired about the range of housing and lot types proposed for the Site. The development proposes to construct up to 550 single-family homes, for sale. There will be a variation of three different lot types allowing the site to include approximately 30% open space. The community amenities will include a clubhouse and pool with pocket parks to be maintained by the HOA.

Neighboring owners asked about buffers, sidewalks, and connectivity. The periphery of the site will have buffers between 20-30 feet adjacent to existing residential uses. The development will provide greenway connections and an enhanced street network to provide connectivity and mobility. Sidewalks will be constructed internally and along all street frontages.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

As noted, the revised plan will reduce the site to eliminate the area for the proposed YMCA. The Petitioner will address staff comments and finalize traffic improvement commitments as part of the revised plan submittal.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Fred Matrulli, Pulte Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

2019-128	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-128	19905101	STEEL CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2019-128	19905102	HILDA M THOMPSON LIVING	TRUST	HILDA M	THOMPSON	15201 SHOPTON RD W		CHARLOTTE	NC	28278
2019-128	19905103	THOMPSON	WILLIAM EDWARD			15207 SHOPTON RD W		CHARLOTTE	NC	28278
2019-128	19905119	PAPARELLA	BRIAN MICHAEL			11616 RAGAN ELIZABETH CT		CHARLOTTE	NC	28278
2019-128	19905120	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2019-128	19905121	HARRIS	RONNETTE L			11608 Ragan Elizabeth Ct		CHARLOTTE	NC	28273
2019-128	19905122	LEWIS	CHRISTA KATRINA			12801 MEADOW CREEK APT 203		PINEVILLE	NC	28134
2019-128	19905123	HOWELL	BENITA ANN	DARNELL	HOWELL	13633 ARMOUR RIDGE DR		CHARLOTTE	NC	28273
2019-128	19905124	CANTOS	JULIO A			7804 WATERFORD LAKES DR #1531		CHARLOTTE	NC	28210
2019-128	19905125	ANDERSON	JENNA S	DEVON E	LOWERY	11611 RAGAN ELIZABETH CT		CHARLOTTE	NC	28278
2019-128	19905126	GIRI	SANDEEP	URVI K	VYAS	11615 RAGAN ELIZABETH CT		CHARLOTTE	NC	28278
2019-128	19905127	JACKSON	BRIAN R			14918 ALLYSA FAITH CT		CHARLOTTE	NC	28278
2019-128	19905128	KENNEDY-TOLER	TOINETTE T			PO BOX 1384		FORT MILL	SC	29716
2019-128	19905129	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2019-128	19905130	BARTELL	BRANDON	NICHOLE	BARTELL	11292 LIONS MANE ST		CHARLOTTE	NC	28273
2019-128	19905131	ROBINSON	RODDRICK MATTHEW	PATRICIA ANN	ROBINSON	14902 ALYSSA FAITH CT		CHARLOTTE	NC	28278
2019-128	19905132	CERBERUS SFR HOLDINGS III LP			C/O FIRSTKEY HOMES LLC	1850 PARKWAY PLACE STE 900		MARIETTA	GA	30067
2019-128	19905133	AMH NC PROPERTIES TWO LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2019-128	19905134	SMITH	DIONIS A	CYNTHIA J	SMITH	14911 ALYSSA FAITH CT		CHARLOTTE	NC	28278
2019-128	19905135	ST JOHN	JEAN TONY	MARDOCHEE	ALEXIS	14915 ALYSSA FAITH CT		CHARLOTTE	NC	28278
2019-128	19905136	WHITE	LADERA DEONDRA			14919 ALYSSA FAITH CT		CHARLOTTE	NC	28277
2019-128	19905154	MAZARIEGO	JOSE O	JULIA L	MAZARIEGO	103 WESTERVELT PLACE		LODI	NJ	07644
2019-128	19905155	STABLEIN	JAMES	JEE AN	STABLEIN	13811 HARVEY WALKER LN		CHARLOTTE	NC	28278
2019-128	19905156	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2019-128	19905157	PROGRESS RESIDENTIAL BORROWER 2 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-128	19905158	BULL	BRENDA			13814 HARVEY WALKER LN		CHARLOTTE	NC	28278
2019-128	19905159	KOCHERGA	MARYNA			13810 HARVEY WALKER LN		CHARLOTTE	NC	28278
2019-128	19905160	TAYLOR	HILLARY A			12903 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2019-128	19905161	CHI-VIGO	MARCOS			12907 SETTLERS TL		CHARLOTTE	NC	28278
2019-128	19905162	VAUGHN	RICHAED E			12911 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2019-128	19905163	TURNER	ALYSSA J	DANIEL C	TURNER	12915 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2019-128	19905164	PERROTTA-DENTON	LORI M			7309 SWANS RUN RD UNIT C		CHARLOTTE	NC	28226
2019-128	19905165	PROGRESS RESIDENTIAL BORROWER 2 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-128	19905166	SWH 2017-1 BORROWER LP				8665 EAST HARTFORD DR, SUITE 200		SCOTTSDALE	AZ	85255
2019-128	19905181	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2019-128	19905182	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2019-128	19905183	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2019-128	19905184	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2019-128	19905185	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2019-128	19905213	MARTE	EUGENIO	BESTY	CRUEL	14828 HERON POINT PLACE		CHARLOTTE	NC	28278
2019-128	19905296	WATERLYN HOMEOWNERS ASSOCIATION INC				PO BOX 11906		CHARLOTTE	NC	28220
2019-128	19905401	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-128	19905402	MCMILLON	STEVEN V JR	MICHELLE	MCMILLON	2628 SCARLET CIR		CHARLOTTE	NC	28273
2019-128	19905403	2019-1 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2019-128	19905404	PROGRESS RESIDENTIAL BORROWER 5 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-128	19905411	WGH NORTH CAROLINA LLC				103 FOULK RD STE 900		WILMINGTON	DE	19803
2019-128	19905412	DELOACH	RON	CHARLOTTE K	DELOACH	41354 LILY AVE		MURRIETA	CA	92562
2019-128	19905413	GARCIA	JUAN A	SANDRA LUCIA	OSPINA	14117 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905414	LOCKHART	ROSHONNA SIMONE	ENROQUE	LOCKHART	14125 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905415	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-128	19905446	JOHNS	TOWANDA	ARTHUR RENE III	JOHNS	14112 LAKE CROSSING DR		CHARLOTTE	NC	28278
2019-128	19905447	BOWEN	LEON			14104 LAKE CROSSING DR		CHARLOTTE	NC	28278
2019-128	19905460	ROBERTS	CAMILLE M	KENNETH O	WILSON	14204 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905461	ARKU	JOSEPHINE S			14200 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905462	DILLAHUNT	RICHARD E	TABITHA D	DILLAHUNT	14134 WATERLYN DRIVE		CHARLOTTE	NC	28278
2019-128	19905463	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2019-128	19905464	HARRIS	ANDREW HOWARD	KELLY MARIE	HARRIS	14126 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905465	SPRUILL	REGINA S	DARRYL M	CARATHERS	14122 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905466	GUTIERREZ	ALEXIS UYEN	MARLENE LOPEZ	CARRANZA	14118 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905467	WYNN	TORRIAN	KENYA	WYNN	13909 DERBY FARM LN		CHARLOTTE	NC	28278
2019-128	19905468	KANPARIA	MANISH M	JAIMIN B	PATEL	46 WESTERMINISTER DR		PARSIPPANY	NJ	07054
2019-128	19905469	BETANCOURT	CESAR AUGUSTO	HAILYN FRANCELA BARBOZA	ROJAS	14106 WATERLYN DR		CHARLOTTE	NC	28278
2019-128	19905470	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220

2019-128	19905471	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906	CHARLOTTE	NC	28220
2019-128	19905472	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906	CHARLOTTE	NC	28220
2019-128	19905499	THOMPSON	WILLIAM EDWARD	BARBARA C	THOMPSON	15207 SHOPTON RD WEST	CHARLOTTE	NC	28278
2019-128	19905603	COTTMAN	PAMELA			12926 SETTLERS TRAIL CT	CHARLOTTE	NC	28278
2019-128	19905604	JACKSON	DANIELLE S			6725 COURTNEY CREEK UNIT 3304	CHARLOTTE	NC	28217
2019-128	19905642	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906	CHARLOTTE	NC	28220
2019-128	19906107	STEELE CREEK (1997) LIMITED PARTNERSHIP				5625 FAIRVIEW RD	CHARLOTTE	NC	28209
2019-128	19906109	WADDELL	ROBERT STEVE	SHARON	WADDELL	13224 STEELE CREEK RD	CHARLOTTE	NC	28213
2019-128	19906110A	HAMMOND	MARY T			13025 SLEDGE RD	CHARLOTTE	NC	28217
2019-128	19906110B	HAMMOND	MARY T			13025 SLEDGE RD	CHARLOTTE	NC	28217
2019-128	19906111	HILDA M THOMPSON LIVING	TRUST	HILDA M	THOMPSON	15201 SHOPTON RD W	CHARLOTTE	NC	28278
2019-128	19906112	WILSON	TEDDY R	DAVID SCOTT	SUTHER	13309 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19906114	FIRST CAROLINA SOUTH LLC				225 E KINGSTON AVE	CHARLOTTE	NC	28203
2019-128	19906116	ORTEZ	JOSE			13619 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19906117	NEELY	JAMES KIRK	BARBARA W	NEELY	13603 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19906118	WADDELL	ROBERT NICHOLAS	ADRIENNE E	WADDELL	13308 STEELE CREEK RD	CHARLOTTE	NC	28273
2019-128	19906119	ELLIS	JEFFREY WAYNE			13229 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19906120	WOLFE	KAYE	DENNIS CHARLES	WOLFE	13300 STEELE CREEK RD	CHARLOTTE	NC	28273
2019-128	19906122	NEELY	JAMES K	BARBARA W	NEELY	13603 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19906126	WARNKE	MATTHEW PHILIP	EMILY H	WARNKE	13123 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19906128	WINBORN	DARIUS			13005 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906129	KOLLAR	ROBERT D	COLLEEN A	KOLLER	13011 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906130	COLEMAN	JAMES			13017 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906131	FORD	WILLIAM	VIRGINIA E	FORD	13023 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906132	ALAMILLO	JORGE	MARIA MARTHA	ALAMILLO	13029 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906133	CUNNINGHAM	JEFFREY	MARILYN	CUNNINGHAM	13035 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906134	MARSHALL	MARQUALIN	MYRA BETTIETTE	MARSHALL	13515 GREENFINCH DR	CHARLOTTE	NC	28278
2019-128	19906135	RICE	DEAN E III	COURTNEY E	RICE	13521 GREENFINCH DR	CHARLOTTE	NC	28278
2019-128	19906136	IH6 PROPERTY NORTH CAROLINA LP				9335 HARRIS CORNERS PKWY STE 100	CHARLOTTE	NC	28269
2019-128	19906137	SCARBOROUGH	ERIC V	CATHERINE N	SCARBOROUGH	13121 FENCELINE DR	CHARLOTTE	NC	28278
2019-128	19906138	NELSON	WANDA			13125 FENCELINE DR	CHARLOTTE	NC	28278
2019-128	19906139	NWOSU	CHRISTOPHER OBIANOM	COMFORT TAIWO	MWOSU	13603 SHALLOW WELL DR	CHARLOTTE	NC	28278
2019-128	19906141	NEELY GLEN HOMEOWNERS	ASSOCIATION INC			421-D SOUTH SHARON AMITY RD	CHARLOTTE	NC	28211
2019-128	19906142	WASHINGTON	KATRINA A			13108 FENCELINE DR	CHARLOTTE	NC	28278
2019-128	19906143	REID	KENNETH L	BARBARA L	REID	13102 FENCELINE DR	CHARLOTTE	NC	28278
2019-128	19906151	NEELY GLEN HOMEOWNERS	ASSOCIATION INC			421-D SOUTH SHARON AMITY RD	CHARLOTTE	NC	28211
2019-128	19906152	HASTY	JASON	MIRNA	ALVAREZ	13003 FENCELINE DR	CHARLOTTE	NC	28278
2019-128	19906153	DUKAS	JUDY A		TRUSTEE OF THE JUDY A DUKAS	13009 FENCELINE DR	CHARLOTTE	NC	28278
2019-128	19906158	HARRIS	LUCINDA			13036 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906159	WHITE	CHARLES A	AUDREY H	WHITE	13030 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906160	CADY	ALYSSA J			13024 NEELY GLEN DR	CHARLOTTE	NC	28210
2019-128	19906161	RENO	RALPH JOSEPH III			13018 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906162	VITONE	LAURA MARIE			13012 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906163	MILAM	ERNIE G	DORIS M	MILAM	13006 NEELY GLEN DR	CHARLOTTE	NC	28278
2019-128	19906164	NEELY GLEN HOMEOWNERS	ASSOCIATION INC			421-D SOUTH SHARON AMITY RD	CHARLOTTE	NC	28211
2019-128	19906165	NEELY GLEN HOMEOWNERS	ASSOCIATION INC			421-D SOUTH SHARON AMITY RD	CHARLOTTE	NC	28211
2019-128	19906166	NEELY GLEN HOMEOWNERS	ASSOCIATION INC			421-D SOUTH SHARON AMITY RD	CHARLOTTE	NC	28211
2019-128	19906167	NEELY GLEN HOMEOWNERS	ASSOCIATION INC			421-D SOUTH SHARON AMITY RD	CHARLOTTE	NC	28211
2019-128	19907101	STEELE CREEK (1997) LLC				5625 FAIRVIEW RD	CHARLOTTE	NC	28209
2019-128	19907102	STEELE CREEK (1997)LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640	CHARLOTTE	NC	28210
2019-128	19907104	BLACKMON	JOHN G JR &		RICHARD & WILLIAM &A BASS	1650 MARYLAND AVE	CHARLOTTE	NC	28209
2019-128	19907105	STEELE CREEK (1997) LP				5625 FAIRVIEW RD	CHARLOTTE	NC	28209
2019-128	19907106	EVANS	JEANETTE S			14925 SHOPTON RD W	CHARLOTTE	NC	28278
2019-128	19907107	JG BLACKMON LLC				1650 MARYLAND AVE	CHARLOTTE	NC	28209
2019-128	19907108	HUNTER	CHARLES JR	JENNIFER	HUNTER	14935 SHOPTON RD W	CHARLOTTE	NC	28278
2019-128	19912101	KLINGER	BRIAN	JILL	KLINGER	14428 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912103	STEWART	SAMUEL RICHARD JR	HAZEL ELIZABETH THOMPSON	STEWART	13916 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912104	IVANOV	CONSTANTIN			13726 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912108	TAYLOR	THOMAS H	BESSIE H	TAYLOR	14010 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912110	SURFACE	DAVID L	DEBRA ANN	SURFACE	PO BOX 7502	CHARLOTTE	NC	28241
2019-128	19912113	PEREZ	VICTORIA C	GUADALUPE	PEREZ	14226 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912114	STEWART	SAMUEL RICHARD JR	HAZEL ELIZABETH T	STEWART	13916 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912116	PHILLIPS	C J	MARY W	PHILLIPS	14336 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912117	STEWART	SAMUEL RICHARD JR	HAZEL ELIZABETH T	STEWART	13916 SLEDGE RD	CHARLOTTE	NC	28278

2019-128	19912118	BRAUN	HANNS P	MARY E	BRAUN	12830 WINGET RD	CHARLOTTE	NC	28278
2019-128	19912120	BUNTON	VICKI H			12808 WINGET RD	CHARLOTTE	NC	28278
2019-128	19912122	JAMES	MARK P	DEBORAH	JAMES	13802 SLEDGE RD	CHARLOTTE	NC	28217
2019-128	19912123	BEATTY	CHARLES ALLEN	ANGELA R	BEATTY	14302 SLEDGE RD	CHARLOTTE	NC	28210
2019-128	19912124	IVANOV	IVAN			12918 WINGET RD	CHARLOTTE	NC	28278
2019-128	19912125	TCHALEV	GEORGE	KRASIMIRA YORDANOVA	CHALEVA	12928 WINGET ROAD	CHARLOTTE	NC	28228
2019-128	19912128	HARTWELL HOA INC				PO BOX 47356	CHARLOTTE	NC	28247
2019-128	19912129	SHOETAN	OLAWALE	MOJISOLA A	SHOETAN	14240 LUSCOMBE FARM RD	CHARLOTTE	NC	28278
2019-128	19912130	ROBSON	RONALD A	CECILIA A	ROBSON	14236 LUSCOMBE FARM RD	CHARLOTTE	NC	28278
2019-128	19912131	SIERRA	HANSON	BRICENE	SIERRA	14232 LUSCOMBE FARM RD	CHARLOTTE	NC	28278
2019-128	19912132	JARETT	JON P			937 HICKORY STICK	FORT MILL	SC	29715
2019-128	19912190	BEATTY	CHARLES A	ANGELA R	BEATTY	14302 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912191	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
2019-128	19912199	REAL ESTATE PROPERTIES HOLDING LLC				9333-H FORSYTH PARK DR	CHARLOTTE	NC	28273
2019-128	19912301	FEDERAL NATIONAL MORTGAGE ASSOCIATION				PO BOX 650043	DALLAS	TX	75265
2019-128	19912302	VUE	LEE	CHOUA	LEE	12942 SILVAIRE FARM RD	CHARLOTTE	NC	28278
2019-128	19912303	MASON	BILLY J	BILLY JAE QUENTIN	MASON JR	12938 SILVAIRE FARM RD	CHARLOTTE	NC	28278
2019-128	19912304	COBE	MARA S	RUSSELL A	COBE	12932 SILVAIRE FARM ROAD	CHARLOTTE	NC	28278
2019-128	19912305	MILLER	LUTHER B	ROBIN	MILLER	12926 SILVAIRE FARM RD	CHARLOTTE	NC	28278
2019-128	19912312	RAHIM	HAZRA	PHYLLIS RAEBURN	RAHIM	14229 LUSCOMBE FARM RD	CHARLOTTE	NC	28278
2019-128	19912313	CHARLEY	JADA B	TIFFANY D	CHARLEY	14233 LUSCOMBE FARM RD	CHARLOTTE	NC	28278
2019-128	19912314	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200	AGOURA HILLS	CA	91301
2019-128	19912315	KING	LINDA	DARRYL A	KING	14241 LUSCOMBE FARM RD	CHARLOTTE	NC	28278
2019-128	19912316	HARTWELL HOA INC				PO BOX 47356	CHARLOTTE	NC	28247
2019-128	19912331	FALTIN	GLEN	KICKERY	FALTIN	12933 SILVAIRE FARM ROAD	CHARLOTTE	NC	28278
2019-128	19912332	CHIU	KOY L			12937 SILVAIRE FARM RD	CHARLOTTE	NC	28278
2019-128	19912333	RADWAY	ANDREA E			12941 SILVAIRE FARM RD	CHARLOTTE	NC	28278
2019-128	19912334	MARTIN	TANISHA L			12945 SILVAIRE FARM RD	CHARLOTTE	NC	28278
2019-128	19912335	IVANOV	KONSTANTIN			13726 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19912336	HARTWELL HOA INC				PO BOX 47356	CHARLOTTE	NC	28247
2019-128	19912337	HARTWELL HOA INC				PO BOX 47356	CHARLOTTE	NC	28247
2019-128	19913119	HAMMOND	MARY THOMPSON			13025 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19913128	PRESTON	JOHN II	LINDA P	PRESTON	13500 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19913129	ORBISON	ALLEN PRESTON JR	RACHEL SURFACE	ORBISON	13422 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19913130	JUAREZ	OCTAVIA			13414 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19913131	PARLATO	KENNETH ALLEN	RENEE YVONNE	PARLATO	13406 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19913132	MORRISON	JOHN	NANCY	MORRISON	7203 BEVINGTON OAKS CT	CHARLOTTE	NC	28277
2019-128	19913133	MORRISON	JOHN	NANCY	MORRISON	7203 BEVINGTON OAKS CT	CHARLOTTE	NC	28277
2019-128	19913134	LOWE	LAWRENCE	ELIZABETH	LOWE	13312 SLEDGE RD	CHARLOTTE	NC	28278
2019-128	19948107	CLIMER	MICHAEL W			PO BOX 12171	CHARLOTTE	NC	28220
2019-128	19948108	MECKLENBURG COUNTY				% REAL ESTATE /FINANCE DEPT	CHARLOTTE	NC	28202
2019-128	19949101	DRYE	WARREN OTIS	BARBARA	DRYE	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28278
2019-128	19949102	RHODES	WILLIAM K			15000 SHOPTON RD W	CHARLOTTE	NC	28278
2019-128	19949103	ALPHIN	MARTIN FULLER	MICHELLE F	SMITH	14900 SHOPTON RD W	CHARLOTTE	NC	28278
2019-128	19949104	MECKLENBURG COUNTY				14830 SHOPTON RD WEST	CHARLOTTE	NC	28278
2019-128	19949105	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLOTTE	NC	28202
2019-128	19949105	MECKLENBURG COUNTY				% REAL ESTATE /FINANCE DEPT	CHARLOTTE	NC	28202
2019-128	19951104	BYFIORENZA SAI STEELE CREEK LLC				600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
2019-128	19951105	BYFIORENZA SAI STEELE CREEK LLC				227 EAST BLVD	CHARLOTTE	NC	28203
2019-128	19951106	STEELE CREEK (1997) LLC				227 EAST BLVD	CHARLOTTE	NC	28203
2019-128	20123104	PROVIDENCE DEVELOPMENT GROUP INC				5625 FAIRVIEW RD	CHARLOTTE	NC	28209
2019-128	20123105	TOLLEY	VALERIE ANNE	JOHN DAVID	TOLLEY	6707-B FAIRVIEW RD	CHARLOTTE	NC	28210
2019-128	20123106	STEELE CREEK LODGE NO 737	A F & A M			13525 STEELE CREEK RD	CHARLOTTE	NC	28273
2019-128	20123109	OSBORNE	WILLIAM RODNEY		LEE ANNE	PO BOX 7171	CHARLOTTE	NC	28241
2019-128	20123201	HUNTINGTON FOREST COMMUNITY	ASSOC INC			13515 STEELE CREEK RD	CHARLOTTE	NC	28217
2019-128	20123688	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC				PO BOX 37109	CHARLOTTE	NC	28237
2019-128	20143111	MECKLENBURG COUNTY				PO BOX 37109	CHARLOTTE	NC	28237
						600 E 4TH ST	CHARLOTTE	NC	28202

2019-128 ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-128 Bennington Place 1	Carolyn	Tatanish	13652 Meade Glen Ct.		Charlotte	NC	28273
2019-128 Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranters Creek Ln		Charlotte	NC	28273
2019-128 Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2019-128 Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
2019-128 Huntington Forest Community	Jenifer	Abubakari	12717 Swann Branch Dr		Charlotte	NC	28273
2019-128 Huntington Meadow Community	David	Gutierrez	10924 Huntington Meadow Ln		Charlotte	NC	28273
2019-128 McDowell Place	Rahdreia	Hannibal Hawkins	14002 Millers Creek Lane		Charlotte	NC	28278
2019-128 Planters Walk	Lisa	Bayse	13508 Planter Row Dr		Charlotte	NC	28278
2019-128 Planters Walk	Orlanzo	Ross	11835 Planters Estates Drive		Charlotte	NC	28278
2019-128 Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2019-128 Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2019-128 Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2019-128 Steele Creek Residents Association	Al	Winget	12238 Winget Rd		Charlotte	NC	28278
2019-128 Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2019-128 Steele Creek Residents Association	Nanci	De Felipe	12311 Cherrybark Lane		Charlotte	NC	28278
2019-128 Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2019-128 Steeecroft Place HOA	Claudia	Prado	14317 Arlandes Dr		Charlotte	NC	28278
2019-128 Steeecroft Place HOA	Dianne	Thomas	15417 DeHavilland Drive		Charlotte	NC	28278
2019-128 The Crossings Community Association	Arnold	Jones	14208 Arbor Ridge Dr.		Charlotte	NC	28273
2019-128 The Crossings Community Association	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2019-128 Walkers Creek Neighborhood	Rachel	Lewis	12532 Walkers Down Ct		Charlotte	NC	28273
2019-128 Winget Pond Homeowners Association	Dave	Bush	11239 Winget Pond Rd		Charlotte	NC	28278
2019-128 Winget Pond Homeowners Association	David	White	13118 Jansen Ridge Way		Charlotte	NC	28278

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-128 – Pulte Group

Subject: Rezoning Petition No. 2019-128
Petitioner/Developer: Pulte Group
Current Land Use: Vacant
Existing Zoning: R-3
Rezoning Requested: MX-3 (Innovative) & UR-2(CD)

Date and Time of Meeting: ***Thursday, September 10, 2020 at 6:30 p.m.***

Virtual Meeting RSVP: ***Please email BridgetGrant@mvalaw.com or call 704-331-2379 to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation material.***

Date of Notice: 8/25/2020

We are assisting Pulte Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located off of Steele Creek Road/Highway 160 and Sledge Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, *the meeting will be held virtually. Please email BridgetGrant@mvalaw.com or call 704-331-2379 to provide your email address in order to receive a secure virtual meeting link by September 9th.*

Residents who expect they will be unable to access the virtual meeting are asked to email bridgetgrant@mvalaw.com or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Background and Summary of Request:

This Petition involves a request to rezone the ± 271.08-acre Site from R-3 to MX-3 (Innovative) & UR-2(CD), to allow the development of the site with residential and recreational uses.

The rezoning site plan proposes to construct up to 550 single-family homes as well as provide up to 15,000 square feet of indoor recreation uses within the MX-3 zoning district and provide 150 age-restricted residential units in the UR-2(CD) zoning district.

Community Meeting Date and Location:

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 Thursday, September 10, 2020, at 6:30 p.m.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Bridget Grant (704-331-2379) bridgetgrant@mvalaw.com - Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Fred Matrulli, Pulte Group

Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



Pulte Rezoning

Martin Alphin
Bordes Ramseur
Laura Vitone
Ann Bass
Nick Waddell
Adrienne Rooks
Andrew Page
Debbie Surface
colleen kollar
Victoria Watlington
SAM R STEWART
Jill Klinger
Katrina Washington
Charles Hunter
Dean Rice
William Rhodes
JOHNNY P
Mary Hammond
Shenelle Crawford
Daniel Koumou Nete
Linda King
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