COMMUNITY MEETING REPORT
Petitioner: Greystar GP II, LLC
Rezoning Petition No. 2020-086

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 Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access 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 September 18, 2020. 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 Tuesday, September 29, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The individuals identified on Exhibit B attached hereto requested a link to the Community Meeting. The Petitioner's representatives at the Community Meeting were Zach Spencer, Josh Glover and Kory Jeter of the Petitioner, Mark Kime of LandDesign, Randy Goddard of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point 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 stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-086.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, November 16, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, December 1, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically

speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, December 21, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by December 21, 2020 we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site and the surrounding area. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 71.94 acres and is located on the southwest quadrant of the University City Boulevard – I-85 interchange. John Carmichael pointed out on the aerial photographs Mineral Springs Road to the south of the site, North Tryon Street and Wal-Mart and IKEA to the east of the site and Neal Road to the west of the site.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the northern portion of the site is currently zoned RE-2 and the southern portion of the site is currently zoned RE-2 (CD). RE-2 is a research zoning district. With respect to the southern portion of the site, the "CD" means that it is a conditional zoning district with a conditional rezoning plan that governs the development and use of the southern portion of the site. Under the conditional rezoning plan for the southern portion of the site, all uses allowed in the RE-2 zoning district can be located on the southern portion of the site, and the maximum gross floor area allowed on the southern portion of the site is 400,000 square feet. John Carmichael shared the approved conditional rezoning plan for the southern portion of the site.

Any use allowed in the RE-2 zoning district can be located on the northern portion of the site, and the maximum gross floor area allowed on the northern portion of the site is governed by the Zoning Ordinance since the northern portion of the site is not in a conditional zoning district. A good bit of gross floor area could be located on the northern portion of the site under the RE-2 zoning.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the R-12 MF (CD) zoning district to accommodate a multi-family residential community on the site that could contain a maximum of 863 multi-family dwelling units. The maximum density is 12 dwelling units per acre. Some of the dwelling units would be townhome style dwelling units. Architectural standards are a part of the Petitioner's conditional rezoning plan, and the site would be developed in phases.

Zach Spencer then addressed the meeting, and he provided information on the Petitioner, Greystar. He stated that Greystar is a vertically integrated real estate company that develops, owns and operates multi-family properties. Currently, Greystar has over 400 employees and manages over 15,000 apartment homes across the Charlotte region.

Zach Spencer stated that he and Josh Glover are charged with the task of finding development opportunities for Greystar in the Charlotte region. Greystar constructs and manages its developments, and Greystar does third party management as well.

Greystar operates in 13 countries and manages over 600,000 apartments. Notwithstanding that Greystar is a large company, Greystar is very involved in each community in which it operates. Zach Spencer discussed the community involvement of Greystar in the Charlotte region.

Zach Spencer then shared pictures of some of Greystar's local multi-family communities and discussed such multi-family communities. He discussed Ascent Uptown, Overture Cotswold and Overture Providence, which are age restricted multi-family communities, and Elan Indian Trail, which is a market rate multi-family community. All of these communities are high end communities. Zach Spencer stated that the multi-family community proposed for this site would also be a high end community, and it would have resort style amenities. This multi-family community would not have a flat roof like Elan Indian Trail, but it would similar in some respects to Elan Indian Trial.

Mark Kime with LandDesign then shared and discussed the rezoning plan. Mark Kime discussed the site constraints, such as the floodplain and the buffer requirements. Mark Kime stated that the site would be developed in two phases and showed the areas within which each phase would be located. Mark Kime stated that each phase of this development would have its own amenities. Mark Kime stated that there would be three controlled vehicular access points into the site from University City Boulevard. The western and eastern vehicular access points would be restricted to right-in, right-out movements, and the center vehicular access point could be a right-in, right-out vehicular access point with a leftover or just a right-in, right-out vehicular access point.

Mark Kime pointed out the locations on the site where the townhome style dwelling units would be located.

Mark Kime stated that the Petitioner is working with Mecklenburg County on dedicating and conveying a portion of the site for the future greenway.

Mark Kime stated that the City has requested that the Petitioner install a pedestrian connection from the site and the future greenway to Doby Springs Drive.

Mark Kime stated that the City has also requested a vehicular connection from the site to Mineral Springs Road. This would be a difficult connection to make, and the Petitioner is looking for feedback from the community on this potential vehicular connection. The Petitioner does not desire to make this vehicular connection.

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, Mark Kime stated that they are not sure at this time how the greenway trail on the site would connect to the greenway trail located across University City Boulevard from the site.

- In response to a question, Mark Kime stated that a fence is not planned at this time to be installed around the perimeter of the site. There would be a retaining wall next to University City Boulevard.

- In response to a question, Zach Spencer stated that this residential community would be a market rate residential community, and it would not contain affordable units.

- In response to a question, Zach Spencer stated that if the rezoning request is approved, they would hope to commence construction on Phase 1 in June or July of 2021. It would take approximately 20 to 22 months to complete the development of Phase 1. The earliest that the construction of Phase 2 would start would be the Summer of 2023.

- In response to a question regarding a vehicular connection to the site from the service road, John Carmichael stated that at this point, there are only three vehicular access points proposed for the site, with each vehicular access point being located on University City Boulevard. However, the City is currently requesting a vehicular connection from the site to Mineral Springs Road. John Carmichael added that the Petitioner does not desire to construct a vehicular connection from the site to Mineral Springs Road. Josh Glover stated that he did not see any benefit to the community or to the proposed development from a vehicular connection from the site to Mineral Springs Road. Zach Spencer stated that they will have further conversations with the City regarding the requested vehicular connection to Mineral Springs Road.

- In response to a question, Randy Goddard stated that none of the vehicular access points to the site from University City Boulevard would be signalized. With respect to the I-85-University City Boulevard interchange, Randy Goddard discussed the proposed improvement. He stated that in connection with Phase 2 of the development, an additional northbound right turn lane (signalized) on the I-85 northbound off-ramp would be constructed.

- In response to a question regarding the height of the proposed buildings, Zach Spencer stated that the buildings would be three story/four story split buildings.

- In response to a question, John Carmichael stated that the future greenway trail to be constructed on the site by the County would be open to the public. It would be part of the County greenway system.

- In response to a question, Mark Kime discussed and showed on the rezoning plan the floodplain areas on the site and how close the development would come to the creek.

John 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 plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12th day of October, 2020

Greystar GP II, LLC, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

2020-086	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-086	04707207	BULLOCK	CAROLYN			7512 DOUBLE SPRINGS CT		CHARLOTTE	NC	28213
2020-086	04707208	RECINOS	SONIA ELIZABETH GARCIA DE			7508 DOUBLE SPRINGS CT		CHARLOTTE	NC	28262
2020-086	04707209	PATEL	SUDHIR P	GITA S	PATEL	7504 DOUBLE SPRINGS CT		CHARLOTTE	NC	28262
2020-086	04707297	PULTE HOME CORP				11121 CARMEL COMMONS BLVD	STE 450	CHARLOTTE	NC	28226
2020-086	04708210	LAYMAN	JOSEPH SCOTT			7040 CHEYENNE DR		CHARLOTTE	NC	28262
2020-086	04708211	HUNTER	BETTY OVERCASH			7020 CHEYENNE DR		CHARLOTTE	NC	28213
2020-086	04708212	ABERNETHY	GLENDA			840 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2020-086	04708213	INTERNATIONAL BUSINESS MACHINE CORP CLT 703/002			ATTN: RONNIE THOMAS	10925 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2020-086	04708214	IBM CORPORATION			ATTN: RONNIE THOMAS	10925 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2020-086	04708229	JONES	JUDY			908 ELDORADO AVE		CHARLOTTE	NC	28262
2020-086	04708230	TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2020-086	04708231	NURSE	ALICIA J			7048 CHEYENNE DR		CHARLOTTE	NC	28262
2020-086	04708235	VELASCO	JOSE I	MARIA Y	VELASCO	7221 AMARILLO DR		CHARLOTTE	NC	28262
2020-086	04708236	WILLIAMS	VIRGIL ANTOINE			7223 AMARILLO DR		CHARLOTTE	NC	28262
2020-086	04708237	GILCHRIST	ANTHONY	VERGIE G	GILCHRIST	7225 AMARILLO DR		CHARLOTTE	NC	28262
2020-086	04708238	SFR JV-1 2019-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2020-086	04708239	MCCLAIN	CLIFTON F III	TINA MARIE	MCCLAIN	7224 AMARILLO DR		CHARLOTTE	NC	28262
2020-086	04708240	HARVEY	SHARON A			7222 AMARILLO DR		CHARLOTTE	NC	28262
2020-086	04708254	COX	FRAVONNE			7201 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708255	CONREX RESIDENTIAL PROPERTY GOUP 2013- 9 OPERATING COMPANY LLC				3 CORDES ST		CHARLESTON	SC	29401
2020-086	04708256	ROGERS	ERIKA M	BORIS M	ROGERS	7217 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708257	WALL	THEODORE R JR	JACKIE B	WALL	1525 N HOSKINS RD		CHARLOTTE	NC	28216
2020-086	04708258	HICKS	DOUGLAS A	JULIE D	HICKS	5134 TRACEWOOD CT		CHARLOTTE	NC	28215
2020-086	04708259	MCCARTER	CALVIN	VALERIE L	MCCARTER	7311 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708260	HART	HERMAN	LUCY	HART	7325 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708261	AMBROCIO	MANOLO ROSA	DOMINGA HERNANDEZ	ALONSO	1808 PROSPECT DR		CHARLOTTE	NC	28213
2020-086	04708262	ALEXANDER	MAYNARD ERIC	LINDA S	ALEXANDER	7333 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708263	BENTON	TIMOTHY DEON SR	DEMETRICE MOORE	BENTON	7336 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708264	WHITESIDE	BROADUS J			7334 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708265	GONZALEZ	OSCAR U			7337 CANYON DR		CHARLOTTE	NC	28269
2020-086	04708266	CERBERUS SFR HOLDINGS LP			C/O COLD RIVER LAND LLC	1850 PARKWAY PLACE	SUITE 900	MARIETTA	GA	30067
2020-086	04708267	CHAVIS	CHARLOTTE Z	JIMMIE W	CHAVIS	7323 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708268	ORR	DUANE B		DAWNE S POSEY-ORR	7318 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708269	KANEV	PETAR V			7314 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708270	DOUGLAS	BYRON EVAN	MARIKA ABBIGAIL M	DOUGLAS	7310 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708271	NEWMAN	JOAN L			7306 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708272	WASHINGTON	STEVEN KEVIN		EVA MARIA HIGHSMITH	7300 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708273	HOLT	HILLARY A	ANNA L	DOUGLAS	7224 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708274	CROWDER	WILLIAM S	SARAH C	CROWDER	7218 CANYON DR		CHARLOTTE	NC	28262
2020-086	04708275	MEEKS	SHIRLEY S			7212 CANYON DR		CHARLOTTE	NC	28215
2020-086	04708276	B STIKELEATHER LLC				4915 MONROE RD		CHARLOTTE	NC	28205
2020-086	04708277	CPI/AMHERST SFR PROGRAM OWNER LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-086	04708278	CPI/AMHERST SFR PROGRAM OWNER LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-086	04708279	THOMAS	KYLE L	KIM A	THOMAS	907 DOBY SPRINGS DR		CHARLOTTE	NC	28262
2020-086	04708280	BRYANT	JANEEN L			913 DOBY SPRINGS DR		CHARLOTTE	NC	28262
2020-086	04708281	KIZER	NATHANIEL ERIC JR	TERESA S	KIZER	919 DOBY SPRINGS DR		CHARLOTTE	NC	28262
2020-086	04708282	ABDUL RAHIM	MAHDI	OLIVA	ABDUL RAHIM	925 DOBY SPRINGS DR		CHARLOTTE	NC	28262
2020-086	04708294	ROLAND	BRENT K	JEANETTE A	ROLAND	7016 CHEYENNE DR		CHARLOTTE	NC	28213
2020-086	04708407	ABERNETHY	TONY WAYNE	GAIL	ABERNETHY	900 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2020-086	04708408	ABERNETHY	HALL THOMAS	JUNE O	ABERNETHY	7025 CHEYENNE DR		CHARLOTTE	NC	28213
2020-086	04708409	COOPER	ANWAR R			7039 CHEYENNE DR		CHARLOTTE	NC	28213
2020-086	04708410	HOLBROOK	RUTH B			7047 CHEYENNE DR		CHARLOTTE	NC	28262
2020-086	04708513	PAL MANAGEMENT LLC				1212 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708514	CRAVEN	RAQUEL			1206 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708515	STOUT	JEANETTE			3601 STARMOUNT AVE		CHARLOTTE	NC	28269
2020-086	04708516	BLANCO	DAINEL GONZALEZ			1148 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708517	BOAP	HDRIN			1142 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708518	JOHNSON	ERIC L			1136 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708519	Y-WOC	HWING	NGOUM H	NIE	1130 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708520	DAUGHERTY	DONALD A	ANGELA M	DAUGHERTY	11235 SAM FURR RD UNIT 101		HUNTERSVILLE	NC	28078
2020-086	04708521	LOWE	ELMER L JR	TERESA	LOWE	1118 WELL SPRING DR		CHARLOTTE	NC	28216
2020-086	04708522	MERA	YBELISE			1112 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708523	BORDUS	XAVIER	VICKIE	BORDUS	1106 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708524	MCLENDON JR	TERRY			1100 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708525	BRITTAIN	NADIA			450 GARDEN ST		CARLSTADT	NJ	07072
2020-086	04708526	TAH 2017-2 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2020-086	04708527	HARRELL	MARK D	KAREN LEE	HARRELL	1117 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708528	JOHNSON	LENA			1123 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708529	J S & ASSOCIATES INC				338 S SHARON AMITY RD PMB 263		CHARLOTTE	NC	28211
2020-086	04708530	SADLER	TOMMY LEE			1135 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708531	NIELSEN	JAMES W		MICHELLE NIELSEN	1141 WELL SPRING DR		CHARLOTTE	NC	28262
2020-086	04708532	LU	STEVEN			3009 E HILLCREST AVE		ORANGE	CA	92867
2020-086	04708533	EMERALD RENTAL HOMES LLC				500 WESTOVER DR UNIT 12521		SANFORD	NC	27330
2020-086	04730163	SOUTHCRAFT DEVELOPMENT LLC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2020-086	04730164	NANKATI	GARY S	CHANSOM	NANKATI	6315 N I-85		CHARLOTTE	NC	28216
2020-086	04739101	INTERNATIONAL BUSINESS MACHINES CORP CLT 703/002			ATTN: RONNIE THOMAS	10925 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2020-086	04739102	BALL	KRISHAN GRUPTA			10613 TAVERNAY PY		CHARLOTTE	NC	28262
2020-086	04739103	MOREIRA	JOSE		ELLENNI SANTOS	7318 NEAL RD		CHARLOTTE	NC	28262
2020-086	04739104	CARTER	BENJAMIN YANCEY			7316 NEAL RD		CHARLOTTE	NC	28262
2020-086	04739106	BUI	TAC THI			7308 NEAL RD		CHARLOTTE	NC	28262
2020-086	04739110	MACHINES CORP CLT 703/002 INTERNATIONAL BUSINESS			ATTN: RONNIE THOMAS	10925 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2020-086	04739137	MARTIN	SARAH H		C/O JAMES A MARTIN JR	7316 NEAL RD		CHARLOTTE	NC	28262

EXHIBIT

A-1

2020-086	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-086		Barry	Gemberling	217 Brookside Lane		Charlotte	NC	28221
2020-086		Robert	Mcelhaney	6107 Lewis St	7109	Charlotte	NC	28262
2020-086	Hemby Woods Neighborhood Assoication	Jacqueline A.	Ross	6821 Rain Creek Wy	<Null>	Charlotte	NC	28262
2020-086	Hidden Valley Community Development Corporation	Odell	Witherspoon	6601 Heatherbrooke Av	<Null>	Charlotte	NC	28213
2020-086	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct	<Null>	Charlotte	NC	28213
2020-086	Hidden Valley Community Homeowners Association	Saundra	Jackson	6409 Hidden Forest Dr	<Null>	Charlotte	NC	28213
2020-086	Hidden Valley Political Action Committee	Samuel	Love	6417 Heatherbrooke Av	<Null>	Charlotte	NC	28213
2020-086	Hidden Valley Zoining Committee	Priscilla	Duncan	6423 Heatherbrooke Av	<Null>	Charlotte	NC	28213
2020-086	Huntingtowne Farms Neighborhood Association	Ashlynn	Kelker	6342 Elgywood Ln	<Null>	Charlotte	NC	28213
2020-086	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 Black Walnut Lane	<Null>	Charlotte	NC	28269
2020-086	Orchard Trace Condominiums	Mollie	Masten	325 Orchard Trace Lane	<Null>	Charlotte	NC	28213
2020-086	Orchard Trace Condominiums	Regina	Flores	325 Orchard Trace Lane	<Null>	Charlotte	NC	28213
2020-086	Rocky River Village	Michelle	Pighet	518 Elsberry Lane	<Null>	Charlotte	NC	28214
2020-086	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.	<Null>	Charlotte	NC	28262
2020-086	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.	<Null>	Charlotte	NC	28262
2020-086	Spring Woods Home Owners Association	Jacquie	Nettles	1930 Aberglen Dr	<Null>	Charlotte	NC	28262
2020-086	Sugar Springs	Evan	Washington	7300 Canyon Drive		Charlotte	NC	28262
2020-086	Sugar Springs HOA	Sandra C.	Haynes	925 Doby Springs Dr	<Null>	Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - **Rezoning Petition No. 2020-086** filed by Greystar GP II, LLC to request the rezoning of an approximately 71.94 acre site located on the southwest corner of the University City Boulevard – Interstate 85 interchange

Date and Time of Meeting: Tuesday, September 29, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Greystar GP II, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 71.94 acre site located on the southwest corner of the University City Boulevard – Interstate 85 interchange from the RE-2 and RE-2 (CD) zoning districts to the R-12 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain a maximum of 863 multi-family dwelling units.

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. 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 invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, September 29, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-086), and the link to this webpage is: https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-086.aspx. You can also continue to contact us with questions after the Community Meeting.

13359437

EXHIBIT
A-2

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: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: September 18, 2020

Individuals Requesting a Link to the Community Meeting
Rezoning Petition No. 2020-086
September 29, 2020

Attendee	Email
1. Jimmie Chavis II	chavisiij@mail.com
2. Daniel Rodriguez	danielbaseball0@gmail.com
3. Clifton McClain	Mcclain.clifton9@gmail.com
4. Tina McClain	1sttoyo@gmail.com
5. Zach Spencer	zach.spencer@greystar.com
6. Herm Hart	hhart0642@gmail.com
7. Bennie Whiteside	Bennie_whiteside@people.com
8. Phyllis Tyson	phyllistysn@aol.com
9. Anna Holt	hillaryandanna@gmail.com
10. Ben Carter	benycarter@gmail.com

EXHIBIT
B

Rezoning Petition No. 2020-086

Greystar GP II, LLC, Petitioner

Community Meeting

September 29, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

tabbies
EXHIBIT
F

Agenda

I. Introduction of Rezoning Team Members

II. Current Rezoning Schedule

III. Site/Current Zoning/Rezoning Request

IV. Information on Greystar

V. Review of Rezoning Plan

VI. Questions

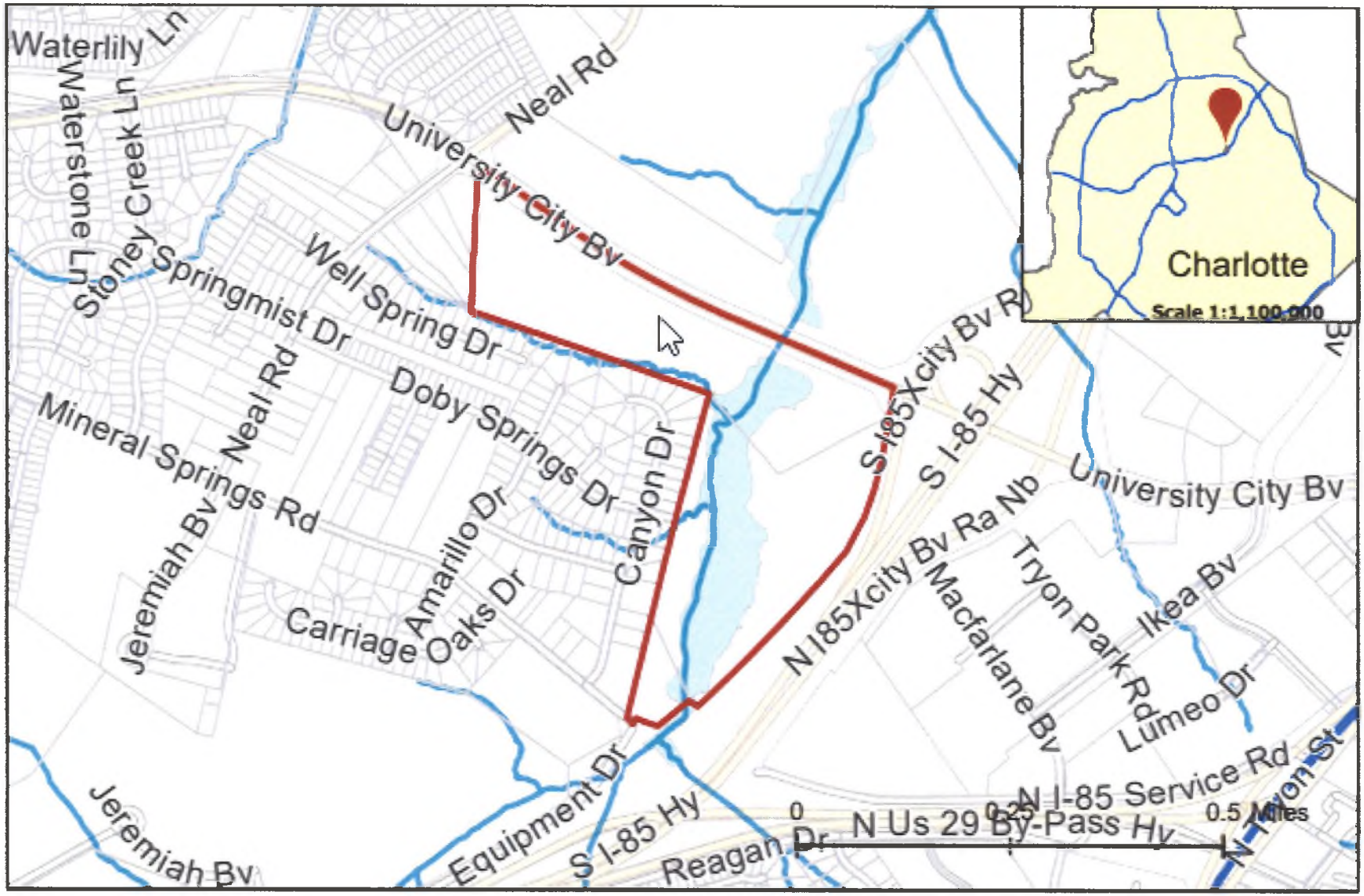
Rezoning Team

- Zach Spencer, Greystar
- Josh Glover, Greystar
- Kory Jeter, Greystar
- Mark Kime, LandDesign
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 71.94 Acres



Site – 71.94 Acres

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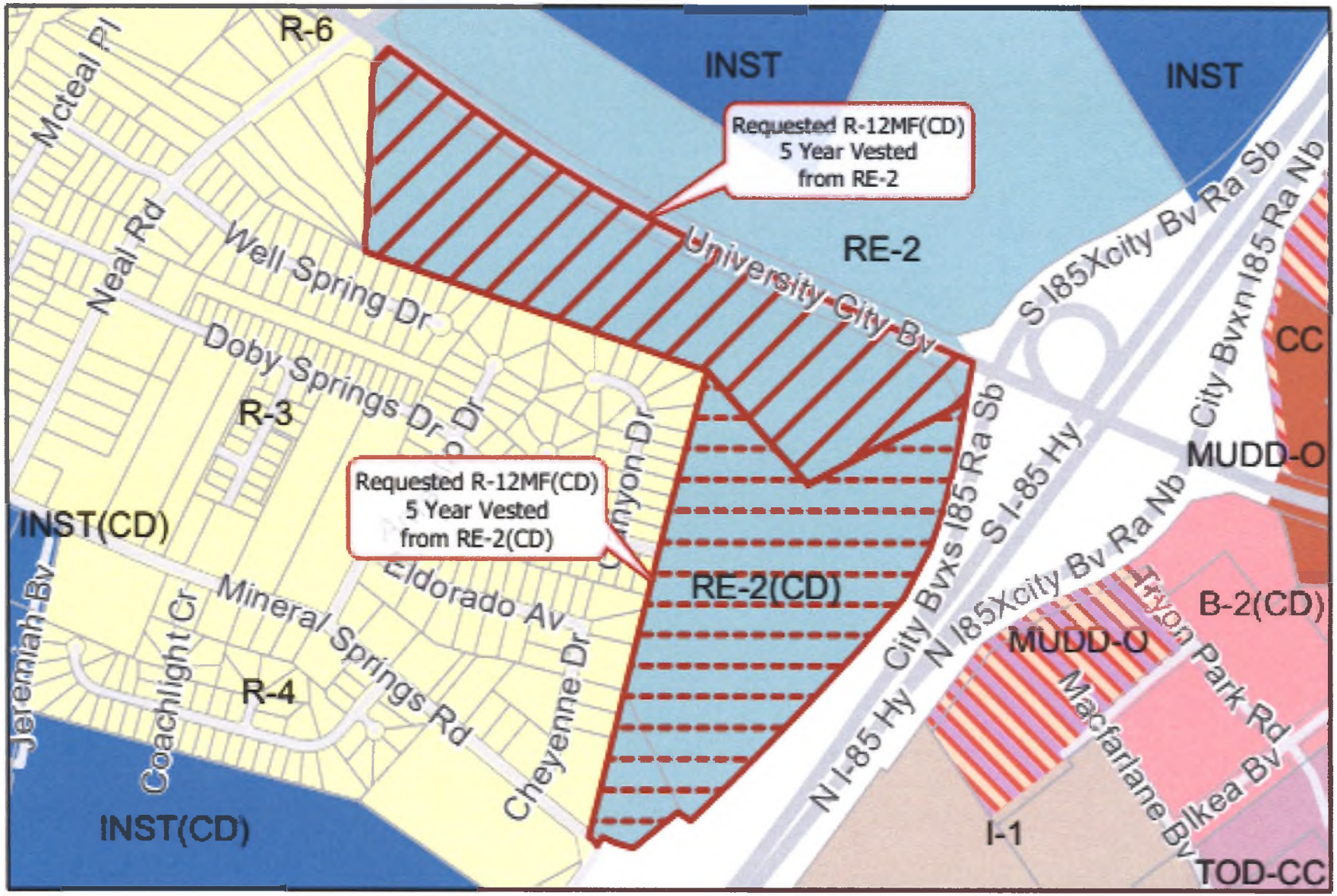
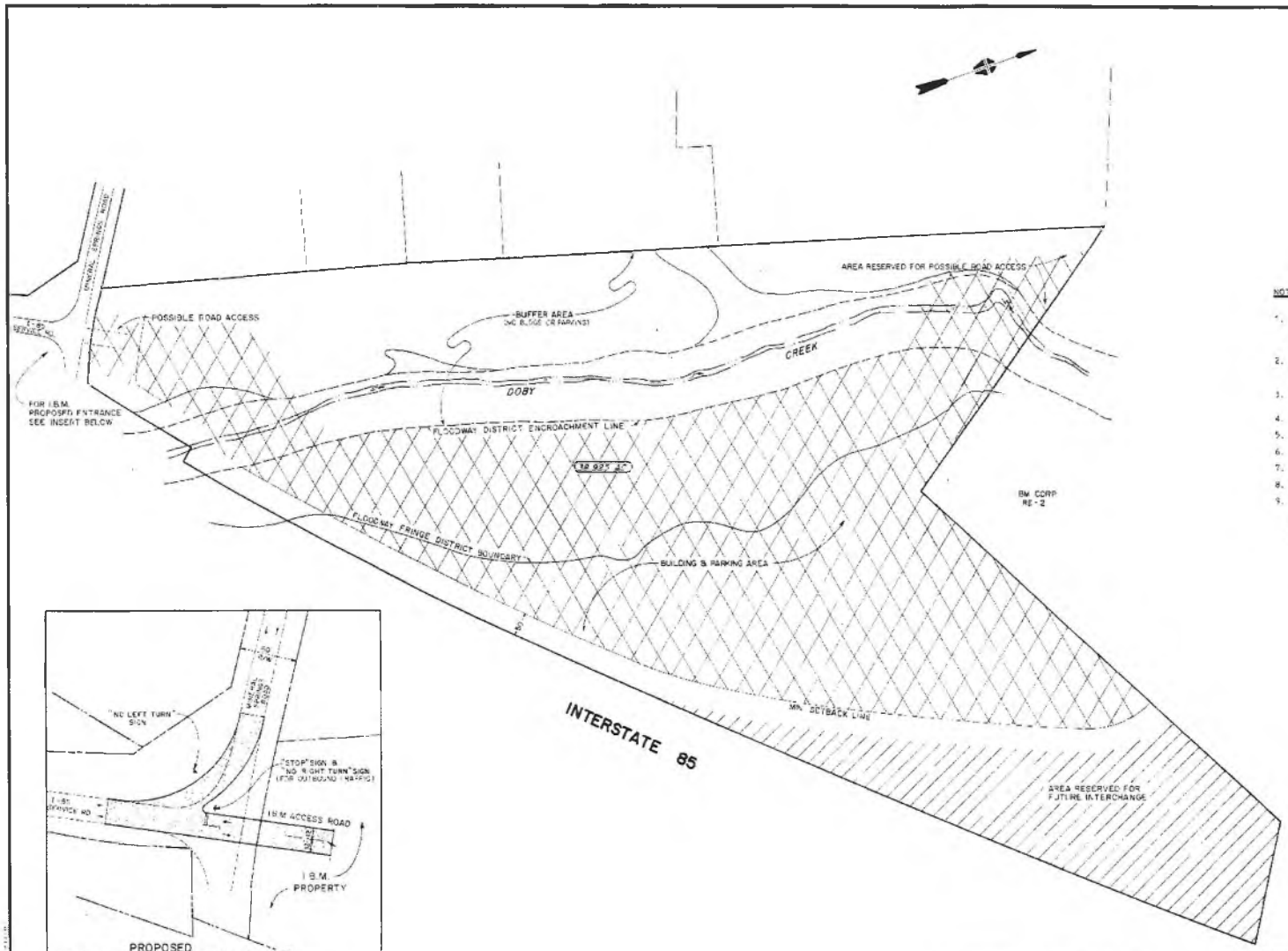
Current Zoning of the Site and Nearby Parcels



Currently Approved Rezoning Plan for the Southern Portion of the Site



PROPOSED INTERSECTION IMPROVEMENTS FOR ENTRANCE TO I.B.M.

SCALE: 1" = 50'±

NOTES

1. ACCESS TO I-85 SERVICE ROAD MAY BE NECESSARY. IBM WILL WORK WITH LOCAL TRANSPORTATION STAFF TO ARRIVE AT A DESIGN TO DISCOURAGE AND/OR PROHIBIT USE OF MINERAL SPRINGS ROAD.
2. PARKING AND SIGNING WILL CONFORM TO RE-2 ZONING. IBM WILL RESERVE AREA FOR FUTURE INTERCHANGE AND ROAD IF IT BECOMES PART OF LOCAL THOROUGHFARE PLAN.
3. ALL DEVELOPMENT OTHER THAN ACCESS ROAD TO BE LOCATED EAST OF DOBY CREEK.
4. TOTAL AREA TO BE REZONED: 38.925 AC
5. MAXIMUM BUILDING AREA: 400,000 SF ± 10%
6. PRESENT ZONING: R-12
7. PROPOSED ZONING: RE-2 (CD)
8. PROPOSED USAGE: ALL USES ALLOWED IN RE-2
9. IN THE EVENT THAT THE AREA SHOWN FOR FUTURE INTERCHANGE PURPOSES IS NOT IMPLEMENTED, THEN THIS AREA MAY BE USED FOR ALL USES ALLOWED IN THE RE-2 DISTRICT. A MAXIMUM TOTAL OF 100,000 SF OF ADDITIONAL BUILDING AREA SHALL BE PERMITTED. A 50' SETBACK ALONG I-85 WILL BE OBSERVED.

1986-52C

NOTE: THIS MAP WAS DRAWN FROM EXISTING MAPS AND RECORDS

PRINTED
OCT 24 1986
RALPH WHITEHEAD & ASSOCIATES
CONSULTING ENGINEERS

FOR INFORMATION ONLY
APPROVED BY COUNTY COMMISSION
DATE 11-17-86

NO.	REVISION DESCRIPTION	APPROVAL

PROPOSED REZONING MAP OF I.B.M. CORPORATION PROPERTY ALONG INTERSTATE 85
MALLARD CREEK TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

IBM

RALPH WHITEHEAD & ASSOCIATES
CHARLOTTE, NORTH CAROLINA

Drawn	Checked	Date	Scale and Sheet No.
GLB	AFF	10-20-86	
Scale 1" = 100'	Approved	Project No. 1827 (562)	DWG. NO. D1461.03

Rezoning Request

Requesting that the site be rezoned from the RE-2 and RE-2 (CD) zoning districts to the R-12 MF (CD) zoning district to accommodate a multi-family residential community on the site that could contain a maximum of 863 multi-family dwelling units

Maximum Density: 12 dwelling units per acre

Some of the dwelling units would be townhome style dwelling units

Architectural standards are included on the Rezoning Plan

Site would be developed in phases

Greystar

Greystar Real Estate Partners

Greystar is a vertically integrated real estate company that develops, owns and operates multifamily properties. Currently, Greystar has over 400 employees and manages over 15,000 apartment homes across the Charlotte region.

Greystar partners with the following community organizations in Charlotte:

SCCS Est. 1999

URBAN MINISTRY CENTER

humane society of charlotte

UrbanPromise CHARLOTTE

UNCF A mind is a terrible thing to waste®

St. Jude Children's Research Hospital Finding cures. Saving children.

FREEDOM COMMUNITIES

Ascent Uptown

Overture Cotswold

Overture Providence

Elan Indian Trail

Rezoning Plan

ELAN UNIVERSITY CITY • CHARLOTTE, NC • MASTER PLAN

PN 1019525 | 09.29.2020 | GREYSTAR GP II, LLC

LandDesign.

Questions