

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-119

Petitioner: Profile Homes

Rezoning Petition No.: 2021-119

Property: ±31.06 acre site located along Freedom Drive (the “Site”)

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:

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 9/22/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to held virtually on Monday, October 4, 2021, at 6:00 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 Tom Small and Steve Motley from Profile Homes. Also, in attendance were Bridget Grant and Remington Jackson with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner’s Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting, welcomed everyone in attendance, and introduced the development team.

Ms. Grant reviewed the benefits of conditional zoning and the existing conditions. Ms. Grant then described the proposed development. Rezoning of the Site will allow the development with up to 165 single family attached dwelling units with parking. Profile Homes’ representatives describe the architecture of the proposed units and how the units will fit into the surrounding context.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees asked about the effect the Site would have on the local church and if there would be road improvement. Ms. Grant noted that while no improvements were required near the church access, improvements had been made at the Site's access. Ms. Grant also suggested that representatives of the church reach out to the department of transportation regarding their current access issues.

One resident expressed interest in understanding buffers and sidewalk access in relation to nearby single-family homes. Ms. Grant explained the depths of the buffers and the scope of the sidewalk improvements along the Site's frontage.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments and will provide updated plans with community meeting attendees.

cc: Victoria Watlington, Charlotte City Council District Representative
David Pettine, Charlotte Planning, Design and Development Department
Tom Small, Profile Homes
Steve Motley
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

Adjacent Owners:

2021-119	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2 CITY	STATE	ZIPCODE
2021-119	05706101	CITY OF CHARLOTTE				600 EAST FOURTH ST	CHARLOTTE NC	28202	
2021-119	05706102	ARMSTRONG	RICHARD LAURENCE			1142 ARDWYCK PL	ROCK HILL SC	29750	
2021-119	05706110	CHARLOTTE MECKLENBURG BOARD OF EDUCATION				701 E 2ND ST	CHARLOTTE NC	28202	
2021-119	05707111	BIGGERS	THOMAS A	CATHY M	BIGGERS	5200 FREEDOM DR	CHARLOTTE NC	28208	
2021-119	05707112	HARGETT	SYLVIA C			4924 FREEDOM DR	CHARLOTTE NC	28208	
2021-119	05707113	CHURCH OF PENTECOST USA INC-CHARLOTTE	ASSEMBLY THE			5000 BROOK VALLEY RUN	MONROE NC	28110	
2021-119	05707114	SCARLETT LCP LLC				218 BROAD ST	RED BANK NJ	07701	
2021-119	05905389	DIAMOND OAK DEV INC				1234 MANN DR STE 100	MATTHEWS NC	28105	
2021-119	05906109	CHOSEN 2 B MINISTRY				2338 TODDVILLE RD	CHARLOTTE NC	28214	
2021-119	05906110	GADD	EDWARD C			4839 FREEDOM DR	CHARLOTTE NC	28208	
2021-119	05906111	VONGKAY	PYXA	BOUNTHENE	VONGKAY	5134 PINEBROOK DR	CHARLOTTE NC	28208	
2021-119	05906112A	FOREST LAWN CO			C/O SCI MANAGEMENT	PO BOX 130548	HOUSTON TX	77219	
2021-119	05906112B	FOREST LAWN CEMETERY				4601 FREEDOM DR	CHARLOTTE NC	28208	
2021-119	05906114	NC METRO LMI LLC				6407 FAIRWAY ROW LN	CHARLOTTE NC	28277	
2021-119	05906117	ECG FREEDOM LP				118 16TH AVE STE 200	ASHEBORO NC	27203	
2021-119	05909101	TAYLOR	JOCELYN			5201 BURKE DR	CHARLOTTE NC	28208	
2021-119	05909102	TAYLOR	JOCELYN			5201 BURKE DR	CHARLOTTE NC	28208	
2021-119	05909103	CASTILLO	MARCO ANTONIO			5217 BURKE DR	CHARLOTTE NC	28208	
2021-119	05909126	CAMPBELL	DAMON N			2123 PINEBROOK CIR	CHARLOTTE NC	28208	
2021-119	05910105	CLARK	LEONIA R			5218 BURKE DR	CHARLOTTE NC	28208	
2021-119	05910106	SCHRAM	IAN M	RACHEL	FRASER	5210 BURKE DR	CHARLOTTE NC	28208	
2021-119	05910107	MLO	Y-YAP			5206 BURKE DR	CHARLOTTE NC	28208	
2021-119	05910108	EPIC REALTY SOLUTIONS LLC				5201 PINEBROOK DR	CHARLOTTE NC	28208	
2021-119	05910110	AUTISM SOCIETY MECK CO	COUNTY HOUSING CORP #2			2211A EXECUTIVE ST	CHARLOTTE NC	28208	
2021-119	05910204	MULCAHY JR	GILBERT PROLE	ULIANA Y	PARFENOVA	5230 PINEBROOK DR	CHARLOTTE NC	28208	
2021-119	05910205	THIELE	DAMON K			5147 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910206	ESPINOZA	WILMAR PATRICIO LLAPA	SANDRA TENECORA	LLAPA	5219 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910207	TAH 2017-2 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA CA	92705	
2021-119	05910208	BUMGARDNER	BRENDA H			5243 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910209	RAJKONGSY	BOUALOUNH	SHISHIENG	RAJKONGSY	5208 PINEBROOK DR	CHARLOTTE NC	28208	
2021-119	05910310	COTTON	ARTHUR L			5301 LEWHAVEN DR	CHARLOTTE NC	28214	
2021-119	05910311	MUNGUJA	ROBERTO	MARY	MUNGUJA	5315 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910312	MCGAHA	GEORGE D	DIANNE L	TAYLOR	1600 ANDOVER ST	CONCORD NC	28027	
2021-119	05910401	HELMS	WENDELL KEITH	MICHAEL SCOTT	HELMIS	2515 PINE TOPS DR	MONROE NC	28112	
2021-119	05910403	WALKER	CHRISTAIN	DAKOTA	MCMURRAY	4819 CHARLOTTE HEATH CARE PL	CHARLOTTE NC	28214	
2021-119	05910408	VELASCO	OSCAR MARTINEZ	LUCINA YAJAIRA DE LA PA	COBIAN	5330 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910410	COTTON	YUN H			5306 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910411	MCINTYRE	KYLE D	SCOTT J	CULP	5300 LEWHAVEN DR	CHARLOTTE NC	28209	
2021-119	05910412	MILLIAN	DAVID			5244 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910413	SIGLE	GERRY L			5228 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910414	THAMMASONE	PATHANA			5148 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910415	THAMMASONE	PATHANA			5148 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910416	MEDICAL FACILITIES OF	AMERICA LXVII LTD PRTRNSF AMERICA		C/O MEDICAL FACILITIES OF	PO BOX 29600	ROANOKE VA	24018	
2021-119	05910417	DOMICILIUM WAREHOUSING LLC				PO BOX 49422	CHARLOTTE NC	28277	
2021-119	05910418	DURHAM MEMORIAL BAPTIST	CHURCH			1601 TODDVILLE RD	CHARLOTTE NC	28214	
2021-119	05910419	DURHAM MEMORIAL BAPTIST	CHURCH			1601 TODDVILLE RD	CHARLOTTE NC	28214	
2021-119	05910420	1735 TODDVILLE ROAD LLC				2917 PENN FOREST BLVD STE 200	ROANOKE VA	24018	
2021-119	05910421	FIRST GROUP INVESTMENTS LLC				4006 LANDHERR DR	LOUISVILLE KY	40299	
2021-119	05910422	KNOX	WALTER M	STEPHANIE	KNOX	1815 TODDVILLE RD	CHARLOTTE NC	28214	
2021-119	05910423	BLAKENEY	DOROTHY J			5308 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05910425	THIELE	WINTER T			5236 LEWHAVEN DR	CHARLOTTE NC	28208	
2021-119	05926361	WASHINGTON	RAYFORD C			1811 SLOAN DR	CHARLOTTE NC	28208	
2021-119	05926362	LUCKY	JEROME N JR	PAMELA O	LUCKY	1807 SLOAN DR	CHARLOTTE NC	28208	
2021-119	05926363	GADDIPATI	NAVEEN K			1803 SLOAN DR	CHARLOTTE NC	28247	
2021-119	05926364	GILMORE	BETTY A			1801 SLOAN DR	CHARLOTTE NC	28208	
2021-119	05926365	RIBARSCH	THOMAS	XIAOLU	CHEN	1300 W MOREHEAD ST	CHARLOTTE NC	28208	
2021-119	05926366	GALLMAN	VERSIE MARIE			1808 SLOAN DR	CHARLOTTE NC	28208	
2021-119	05926367	COACK PROPERTIES	INC		C/O C O ACKERMAN JR	3300 SHOPTON RD	CHARLOTTE NC	28217	

Neighborhood Organizations:

2021-119	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-119	CMPD Freedom Division Advisory Council	Evelyn	Minter	2108 Varden Court		Charlotte	NC	28208
2021-119	Eagles Nest	Charlene	Forney	5406 Realtree Lane		Charlotte	NC	28214
2021-119	Freedom Division Advisory Council	Cheryl	Dover	2921 Macvean Lane		Charlotte	North Carolina	28208
2021-119	Heather Glen Neighborhood Association	Evelyn	Minter	2108 Varden Court		Charlotte	NC	28208
2021-119	Heather Glen Neighborhood Association	James	McCoy	5534 Whistlewood Ln		Charlotte	NC	28208
2021-119	Mcdowell Farms Neighborhood Association	Randell	Cheyne	5701 Rocbridge Ln		Charlotte	NC	28208
2021-119	McGregor Downs Neighborhood Association	Kimily	McGuine	5923 Thorn Hill Lane		Charlotte	NC	28208
2021-119	Megregor Downs HOA	Mr & Mrs Lee	Jenkins	2430 Sloan Dr		Charlotte	NC	28202
2021-119	Mulberry Pond HOA	Stephanie	Logan	2223 Gooseberry Road		Charlotte	NC	28208
2021-119	Northampton Homeowners Association	Kay	Weaver	1839 J Julian Ln	Unit C	Charlotte	NC	28208
2021-119	Northampton Condos	Elson	Baldwin	1855 J Julian Lane, Condo G		Charlotte	NC	28208
2021-119	Paw Creek at Toddville Road	Robin	Emmons	2200 Toddville Rd		Charlotte	NC	28214
2021-119	Summit Hills	Charlene	Forney	5406 Realtree Lane		Charlotte	NC	28214
2021-119	The Crossings Community Association	Warren	Turner	4716 Willard St		Charlotte	NC	28208
2021-119	Thomasboro Hoskins NA	Linda	Brooks	4716 Willard St		Charlotte	NC	28208
2021-119	Westchester	Natasha	Young-Davis	1335 Marble Street		Charlotte	NC	28208
2021-119	Westchester	Rosita	Bruce	4833 Westridge Dr		Charlotte	NC	28208
2021-119	Westchester	Tasha	West	4652 Brooktree Drive		Charlotte	NC	28208
2021-119	Windsong Trails Neighborhood Association	Annie	Briggs	2421 Mary Ann Dr		Charlotte	NC	28214

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-119 – Profile Homes**

Subject: Rezoning Petition No. 2021-119
Petitioner/Developer: Profile Homes
Current Land Use: Vacant
Existing Zoning: R-3, INST, & MX-2(INNOV)
Rezoning Requested: MX-2(INNOV)
Date and Time of Meeting: *October 4, 2021 at 6:00 p.m.*
Virtual Meeting Registration: *Please send an email to Bridget Grant at bridgetgrant@mvalaw.com to receive a secure meeting link.*
Date of Notice: 9/22/2021

We are assisting Profile Homes (the “Petitioner”) on a recently filed request to rezone an approximately ±31.06 acre site located along Freedom Drive (the “Site”) from R-3, INST and MX-2 (INNOV) to MX-2(INNOV). The request is to allow the redevelopment of the Site with a quality single-family attached residential community. Access to the Site will be from Freedom Drive, Pinebrook Drive, Pinebrook Circle and Burke Drive.

In accordance with local and state orders in place to prevent the further spread of COVID-19, 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 October 4, 2021, at 6:00 p.m.

Please send an email to Bridget Grant at bridgetgrant@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2021-119.

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 704-331-2379 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: Victoria Watlington, Charlotte City Council District Representative
David Pettine, Charlotte Planning, Design and Development Department
Tom Small, Profile Homes
Steve Motley
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Location of Requested Rezoning



EXHIBIT C

Name & Email
Stephanie Logan <stephlynnlo@aol.com>
Scott Culp <kdmsjc@aol.com>
Kyle McIntyre <mcintyrekyle@aol.com>
Sam Sackey <ssackey@gmail.com>
Pastor Richard Nsiah <richardnsiahchurch@gmail.com>
John Arthur <newhoperd@yahoo.com>
Harrison Agbozo <harriskofi@yahoo.com>