

COMMUNITY MEETING REPORT

Petitioner: DHIC, LLC

Rezoning Petition No. 2022-006

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 June 24, 2022. 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 Thursday, July 7, 2022 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 Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Elam Hall, Daniel Jellicorse and Charles Persons of the Petitioner, Nick Bushon and Jennifer Greeson 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. 2022-006.

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, August 15, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee, and individuals may attend the Public Hearing in person or by a virtual option. 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, August 30, 2022 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session 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. These meetings have been held virtually. 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, September 19, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 18.88 acres and is located between Northlake Centre Parkway and I-77 with I-485 to the north.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned BP (Business Park) and R-3 (Single Family).

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the BP and R-3 zoning districts to the UR-2 (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain a maximum of 312 multi-family dwelling units. John Carmichael stated that this is a conditional rezoning and there is a rezoning plan associated with the Rezoning Petition. If the Rezoning Petition is approved, the development and use of the site would be governed by the terms of the approved rezoning plan.

John Carmichael then reviewed the rezoning plan. He stated that new public streets would be constructed north and west of the site and these new public streets would provide access to this site. John Carmichael pointed out the three access points into the site. He then pointed out the buildings, the amenity area, the clubhouse, the swimming pool and the two storm water ponds proposed for the site. John Carmichael asked Nick Bushon if he had anything to add to the description of the proposed development, and Nick Bushon stated that he did not.

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 from an attendee regarding the height of the buildings, Charles Persons stated that they intend to construct 3 story apartment buildings on the site. John Carmichael stated that the apartment units would be market rate units. John Carmichael stated that architectural standards for the proposed buildings are a part of the rezoning plan.
- In response to a question regarding the new public streets to be located to the north and west of the site, John Carmichael stated that these streets would be built by the Petitioner. Charles Persons stated that these streets would be a separately permitted project because they would serve the overall area. Charles Persons clarified John Carmichael's statement by stating that whichever site gets developed first would build these two streets. The attendee asked if the property to the north of this site across the new public street would end up building the new public streets. Charles Persons stated potentially, but the new streets would be a separately permitted project that could move forward independently from the apartment community proposed for this site. The attendee stated that the Petitioner would need to have access to this site to build the apartments, so the new public streets would need to be completed for construction and for the new residents. Nick Bushon stated that the attendee is correct. He stated that the apartments could not be opened without the public street frontage along the north and west side of this site. Likewise, the proposed development to the north of this site could not open without the new public streets being constructed.
- In response to a question regarding the meaning of market rate, John Carmichael stated that market rate means that the rental rates would be consistent with the rental rates in this area, and these would not be considered to be affordable units. Charles Persons stated that the rental rates would be similar to the rental rates charged by nearby communities. John Carmichael stated that these units would be Class A apartment units.

- An attendee commented that they would be neighbors and that he is excited that something is going to happen in this area.
- In response to a question about the north/south road along the east side of the site, John Carmichael stated that he understands that there is a proposal to abandon the existing right of way and that this street would be built by future development.

An attendee thanked the Petitioner for inviting them to the meeting and asked if he could contact someone with additional questions. John Carmichael stated that the attendee could contact him with additional questions.

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 11th day of July, 2022

DHIC, LLC, Petitioner

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

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

2022-006	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-006	02507201	METROLINA PROPERTIES LIMITED PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02507203	METROLINA PROPERTIES LP				1341 E MOREHEAD ST		CHARLOTTE	NC	28209
2022-006	02507204	METROLINA PROPERTIES LIMITED PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02508101	METROLINA PROPERTIES LIMITED PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02508102	METROLINA PROPERTIES LIMITED PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02508103	METROLINA PROPERTIES LP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02508112A	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E. MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2022-006	02508112B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 EAST MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2022-006	02508123	STERLING CHARLOTTE APARTMENTS IV LLC			C/O THE STERLING GROUP	3900 EDISON LAKES PKWY STE 201		MISHAWAKA	IN	46545
2022-006	02508124	METROLINA PROPERTIES LIMITED PARTNERSHIP				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02508125A	METROLINA PROPERTIES LP		LLC	C/O WOODFIELD INVESTMENT CO	1341 E MOREHEAD ST SUITE 201		CHARLOTTE	NC	28209
2022-006	02508125B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02508126	DD NORTHLAKE 14.55 LLC				403 CORPORATE CENTER DR STE 201		STOCKBRIDGE	GA	30281
2022-006	02508127	STERLING CHARLOTTE APARTMENTS IV LLC			C/O THE STERLING GROUP	3900 EDISON LAKES PKWY STE 201		MISHAWAKA	IN	46545
2022-006	02509106	D & K GARMON FAMILY LLC				2962 CORRIHER FARM RD		LINCOLNTON	NC	28092
2022-006	02509108	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2022-006	02509125	TM NORTHLAKE MALL LP			C/O STARWOOD CAPITAL GROUP LP	PO BOX 130940		CARLSBAD	CA	92013
2022-006	02509141	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2022-006	02509144	TM NORTHLAKE LAND PARCEL 2 LLC			C/O STARWOOD CAPITAL GROUP	PO BOX 130940		CARLSBAD	CA	92013
2022-006	02510304	NORTHLAKE CENTER APARTMENTS LIMITED PARTNERSHIP				500 S FRONT ST 10TH FL		COLUMBUS	OH	43215
2022-006	02510306	FCD-REAMES ROAD LP				121 W TRADE ST STE 2700		CHARLOTTE	NC	28202
2022-006	02510310	MASON ANDREW NC PARTNERS LLC			C/O CORTLAND PARTNERS LLC	3424 PEACHTREE RD STE 300		ATLANTA	GA	30326

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES

2022-006	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-006	<Null>	Hatisha	Guzman	8628 swank place	201	Charlotte	NC	28216
2022-006	<Null>	Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
2022-006	Hunter Acres Park Association, Inc	Patricia	Brown	10191 Reindeer Way Ln		Charlotte	NC	28216
2022-006	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2022-006	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2022-006	Walden Ridge	Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2022-006	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
2022-006	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Virtual Community Meeting - **Rezoning Petition No. 2022-006** filed by DHIC, LLC to request the rezoning of an approximately 18.88 acre site located between Northlake Centre Parkway and I-77

Date and Time of Meeting: Thursday, July 7, 2022 at 6:30 p.m.

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

We are assisting DHIC, 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 18.88 acre site located between Northlake Centre Parkway and I-77 from the BP and R-3 zoning districts to the UR-2 (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 312 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 Thursday, July 7, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual 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 virtual 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 virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2022-006), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2022-Petitions/2022-06/Pages/default.aspx>.

You can also continue to contact us with questions after the virtual Community Meeting.

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: June 24, 2022

EXHIBIT B

Attendee Report

Report Generated:

7/8/2022 8:18

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concu	Enable Registration
Community Meeting for Rezoning Petition No. 2022-006	946 7159 1756	7/7/2022 18:04	42	3	9	0	No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minu	Is Guest	Country/Region Name
Yes	Nina Speed	nspeed@robinsonbradshaw.com	7/7/2022 18:19	7/7/2022 18:46	27	No	United States
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minu	Is Guest	Country/Region Name
Yes	Jennifer Greeson	jennifer@drgrp.com	7/7/2022 18:11	7/7/2022 18:46	36	Yes	United States
Yes	Nick Bushon	nick@drgrp.com	7/7/2022 18:29	7/7/2022 18:46	18	Yes	United States
Yes	Elam Hall	rehall@drhorton.com	7/7/2022 18:30	7/7/2022 18:46	17	Yes	United States
Yes	John Carmichael	jcarmichael@robinsonbradshaw.com	7/7/2022 18:04	7/7/2022 18:46	42	No	United States
Yes	Charles Persons	cfpersons@drhorton.com	7/7/2022 18:29	7/7/2022 18:46	18	Yes	United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minu	Is Guest	Country/Region Name
Yes	19196053400		7/7/2022 18:32	7/7/2022 18:46	15	Yes	United States
Yes	19168998240		7/7/2022 18:31	7/7/2022 18:46	15	Yes	United States
Yes	Kathy and David Garmon		7/7/2022 18:32	7/7/2022 18:46	15	Yes	United States

EXHIBIT C

Rezoning Petition No. 2022-006

DHIC, LLC Petitioner

Community Meeting

July 7, 2022

ROBINSON
BRADSHAW

Charlotte : Raleigh : Research Triangle : Rock Hill
robinsonbradshaw.com

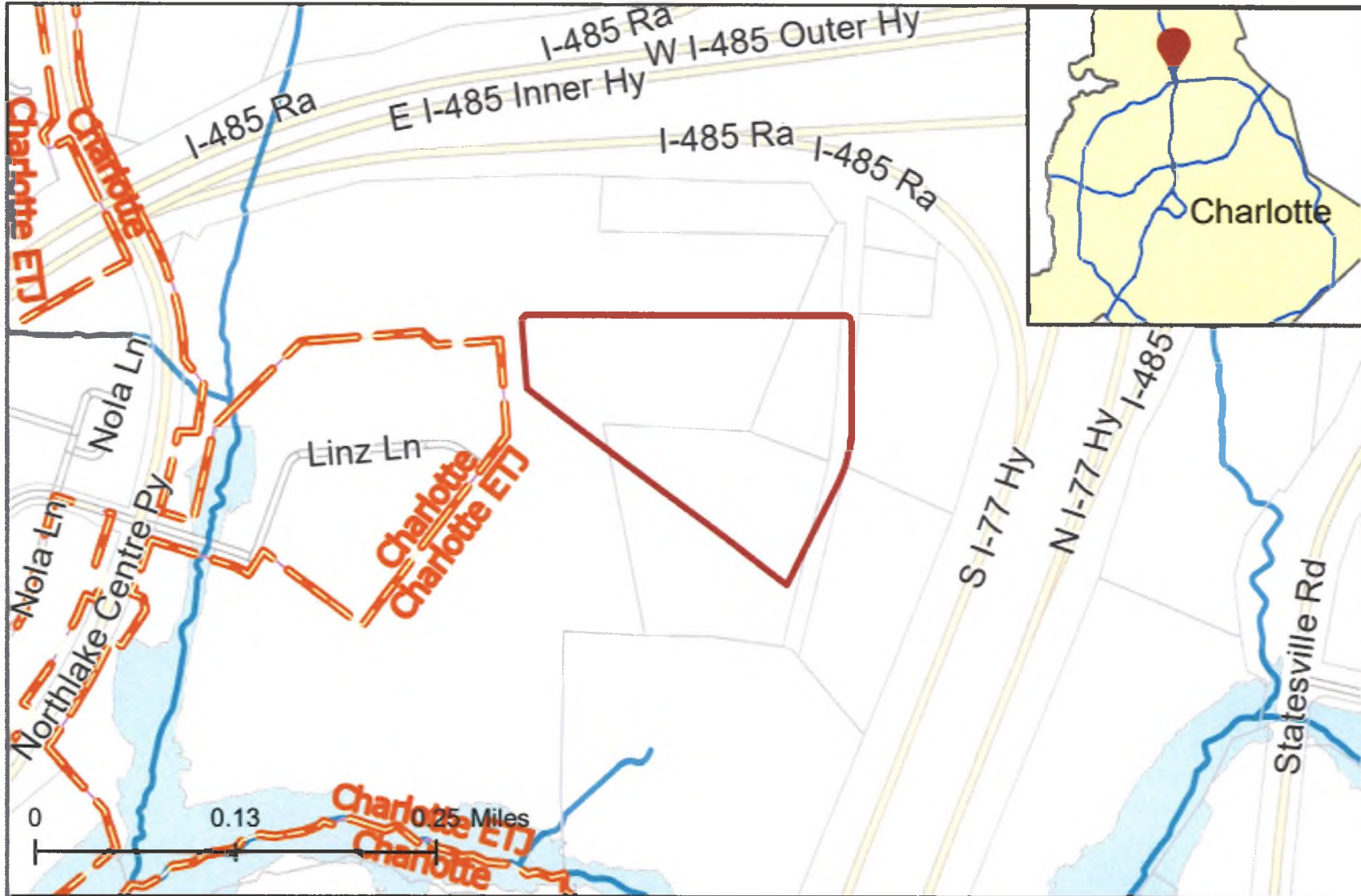
Rezoning Team

- Elam Hall, DHIC, LLC
- Daniel Jellicorse, DHIC, LLC
- Charles Persons, DHIC, LLC
- Nick Bushon, Design Resource Group
- Jennifer Greeson, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, August 15, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 30, 2022 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 19, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 18.88 Acres



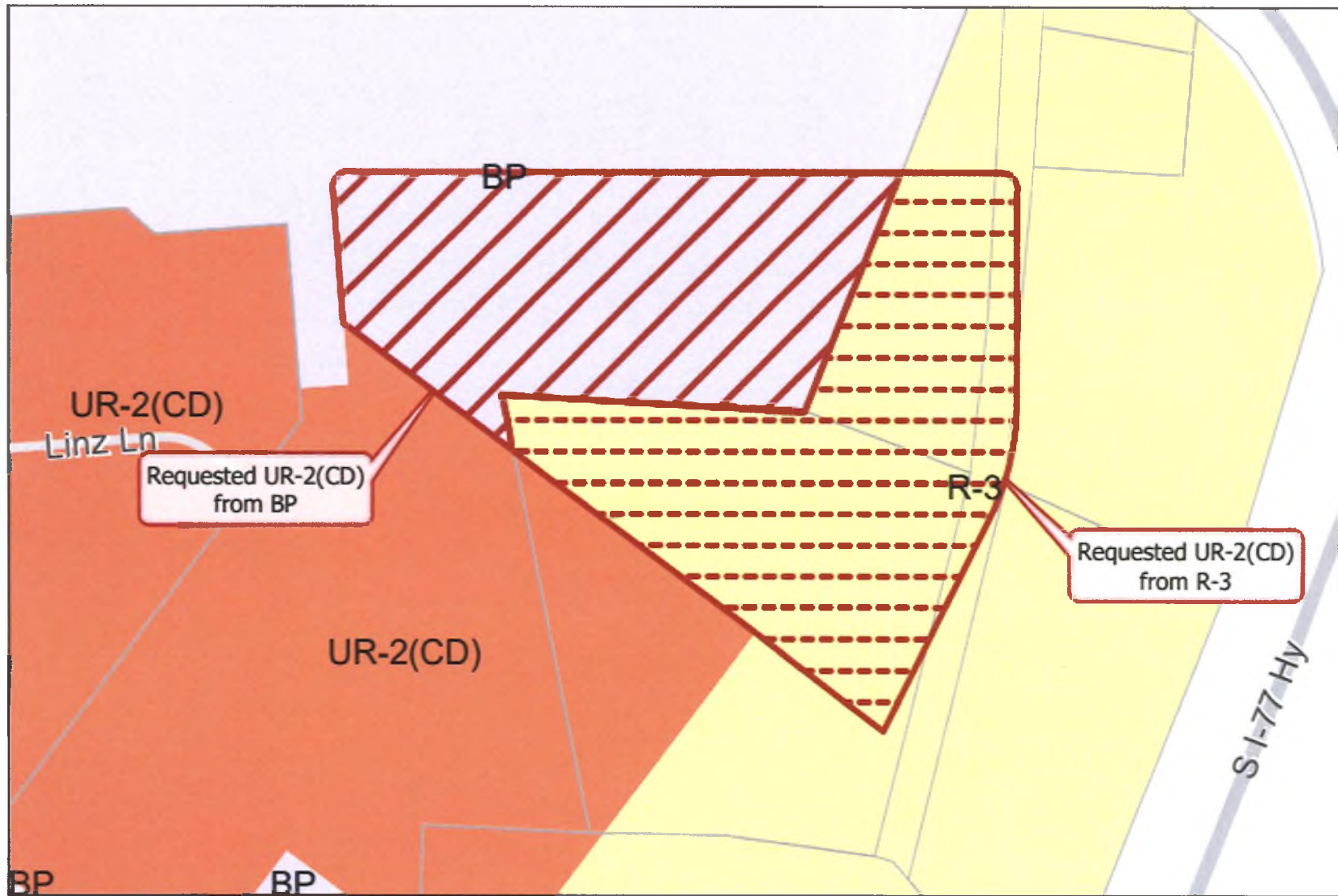
Site



Site



Current Zoning of the Site and Surrounding Parcels



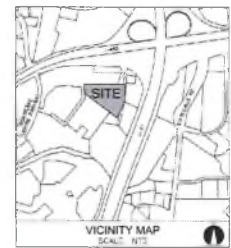
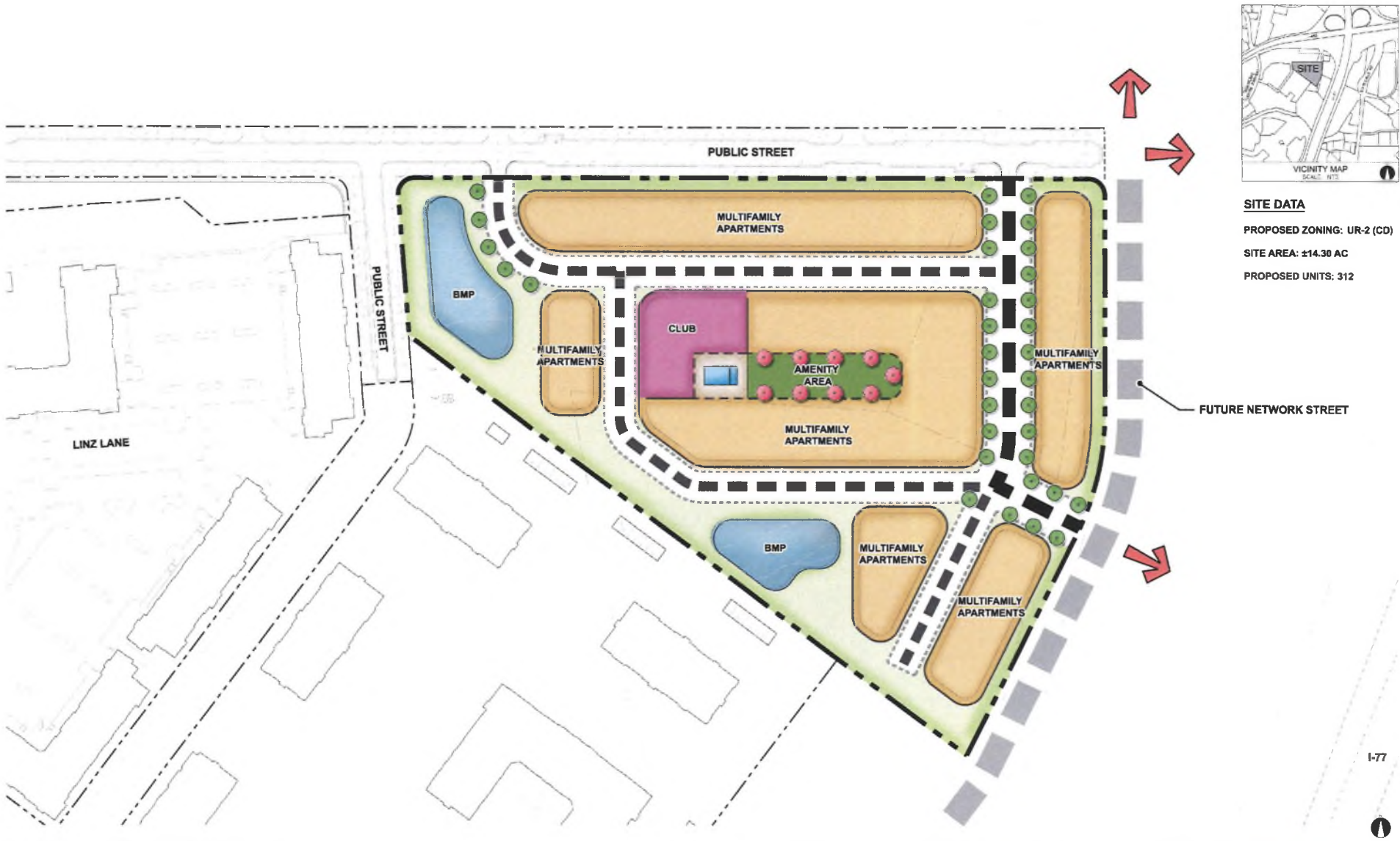


Rezoning Request

Requesting that the site be rezoned from the BP (Business Park) and R-3 (Single Family) zoning districts to the UR-2 (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain a maximum of 312 multi-family dwelling units



Rezoning Plan



SITE DATA
 PROPOSED ZONING: UR-2 (CD)
 SITE AREA: ±14.30 AC
 PROPOSED UNITS: 312

FUTURE NETWORK STREET



Questions