

COMMUNITY MEETING REPORT
PETITIONER: RAYNA PROPERTIES, LLC
REZONING PETITION #2022-053

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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, time, and location (virtual) of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on August 30, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday September 14, 2022 at 7:00pm via Google Meet.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of virtual sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Michael Barnes, Ricardo Fisher, Josh Butler and Tony Miller.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Michael Barnes, welcomed the attendees and introduced the Petitioner's team. Barnes indicated that the Petitioner proposed to rezone an approximately 2.7 acre site (the "Site") located at 3231 Prosperity Church Road from R-3 to RMF-17(CD). Barnes generally explained the rezoning process and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

Barnes presented the site plan and indicated various commitments made by the Petitioner. Barnes showed proposed architectural elevations and discussed the design of the proposed housing. With the assistance of Butler and Miller, Barnes used the elevations and renderings to explain the housing design concepts and site lay out.

Respectfully submitted, the 15th day of September 2022.

cc: Charlotte Planning, Design and Development Department -rezoning staff

COMMUNITY MEETING ATTENDEES
PETITIONER: RAYNA PROPERTIES, LLC
REZONING PETITION #2022-053
EXHIBIT C

September 14, 2022 at 7:00pm via Google Meet.

Attendees:

Alan McDonald
Dee Garrett/David Webber
Dan Nebus
Joseph Sandridge
D. Vaughn
Rich Dreiman
Lezonia Jones
Ann Schado

Petitioner's representative:

Michael Barnes
Ricardo Fisher
Josh Butler
Tony Miller

COMMUNITY MEETING MINUTES
PETITIONER: RAYNA PROPERTIES, LLC
REZONING PETITION #2022-053

MEETING MINUTES

The meeting was called to order via Google Meet at 7:00pm by Michael Barnes. Barnes explained the purpose of the rezoning request indicating that the proposal included the development of up to 40 town homes, but would be limited to 24 town homes because of site constraints.

The following questions were asked by the residents in attendance.

- 1- Will there be any measures taken to address privacy concerns for neighbors to the rear? The answer was yes. In addition to existing trees, there will be additional trees and shrubs planted, which over time, should provide for greater privacy between the proposed project and neighboring homes.
- 2- How will storm water run-off be handled? The answer was that in addition to a storm water detention pond the developer will look at whether improvements can or should be made on neighboring property.
- 3- Would this development be a "for sale" development and could the units be rented? The answer was that it will be a "for sale" development, but the developer can't stop someone from buying a unit and renting it.
- 4- What would be the next steps after the community meeting? The answer was that there will be a public hearing before Council in October and neighbors are welcomed to participate. Additionally, the petitioner's representatives will be in touch with neighbors to address a few outstanding questions about the design of the town homes.
- 5- Would there be 40 town homes or 24 town homes as indicated on the site plan? The answer was that while 40 or more town homes would be permissible under the ordinance, the intent is to only build 24 maximum units.
- 6- How will noise and light pollution be handled? The answer was that while there would be noise during the construction phase, it will abate after construction is completed and owners begin occupying the town homes. Additionally, subcontractors will be informed of the legally permissible work hours. Further, other than landscape lighting, all outdoor lighting will comply with the city's ordinance.
- 7- Would there be garages for the town homes and how many parking spaces? The answer was that there will be 2 car garages with 2 parking spaces outside each garage door.
- 8- What would be the anticipated start date of the project? If approved, the intent is to start construction in the third quarter of 2023.
- 9- Why is there so much higher density development proposed in the area? The answer was that this petitioner and others are attempting to respond to the City Council's goals as laid out in the 2040 Plan and the UDO.

- 10- How can residents remain updated? The answer was that Michael Barnes would be in touch with them to answer a few outstanding questions and they could participate in the anticipated October 2022 City Council public hearing.

The meeting ended at approximately 7:58pm.

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -Rezoning Petition filed by Rayna Properties, LLC to rezone approximately 2.7 acres located at 3231 Prosperity Church Road to allow development of up to 40 town homes.

Date and Time of Meeting: September 14, 2022 from 7:00pm to 8:00pm

Place of Meeting: Google Meet join:
Video call link: <https://meet.google.com/vkt-ttep-ece>

Petitioner: Rayna Properties, LLC

Petition No.: RZP-2022-053

We are assisting Rayna Properties, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 2.7 acre (the "Site") located at 3231 Prosperity Church Road from the R-3 zoning district to R-17MF(CD) zoning district. The purpose of the rezoning is to permit the development of town homes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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, September 14, 2022 at 7:00pm via Google Meet. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to the Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Michael Barnes at 980-500-9435.

cc: Councilmember Renee Johnson

Date mailed: August 30, 2022

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

2022-053	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-053	02727186	MINGUS	JULIE WALKER	CHRISTOPHER L	MINGUS	10025 PINEWOOD LN		CHARLOTTE	NC	28269
2022-053	02727187	BRAND	EUGENE T	BRENDA H	BRAND	10115 PINEWOOD LN		CHARLOTTE	NC	28269
2022-053	02727188	RANSON	W T JR	ETHEL M	RANSON	3217 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2022-053	02727189	RANSON	WILLIAM THORN JR	ETHEL	RANSON	3217 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2022-053	02728101	RAYNA PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2022-053	02728109	BAF 3 LLC				5001 PLAZA ON THE LAKE		AUSTIN	TX	78746
2022-053	02728110	SFR JV-1 2019-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2022-053	02728111	SFR JAVELIN BORROWER L P				1717 MAIN STREET STE 2000		DALLAS	TX	75201
2022-053	02728112	FKH SFR PROPCO J LP			ATTN: FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
2022-053	02728113	VARN	DEBORAH S			10100 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728114	BURCH	CATHY Y			10040 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728115	LEWIS	JOSEPH JR	TERESA	LEWIS	10034 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728116	MAITHIA	PRATIBHA H			10028 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728117	HOLMES	MATTHEW			10024 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728118	NEBUS	DANIEL T			10018 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728119	REYNOLDS -COOPER	SONJAI AMAR	LLOYD H	COOPER	10014 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728124	OPENDOOR PROPERTY TRUST I				410 NORTH SCOTTSDALE RD STE 1600		TEMPE	AZ	85281
2022-053	02728125	STREIBLE	KENNETH ALLEN	CHRISTINE	STREIBLE	10023 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728126	HACKER	JANE MARIE			10029 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728127	WALKER	CHARLES W	ELAINE P	WALKER	10022 GARDENDALE CT		CHARLOTTE	NC	28269
2022-053	02728128	VARGAS	WALDO			10016 GARDENDALE CT		CHARLOTTE	NC	28269
2022-053	02728136	SINGLETON	SUSAN M			568 CHELSEA DR.		SANFORD	NC	27332
2022-053	02728137	LAMOTHE	JORDAN	MOLLY K	LAMOTHE	10027 GARDENDALE CT		CHARLOTTE	NC	28269
2022-053	02728138	TRAN	TRAN V			10105 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728139	WRIGHT	ADRIAN			10109 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728140	PRATCHER	ROGER	BIRGIT	PRATCHER	10113 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728141	ALAMREEN	MOHAMMAD AK	KARINA	GUADARRAMA	10117 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02728142	ROBERTS	ERIN M	PAUL	ROBERTS	10123 PROSPERITY POINT LN		CHARLOTTE	NC	28269
2022-053	02936102	TRADITION II LLC			ATTN: ELI UNGAR	545 CEDAR LN		TEANECK	NJ	07666
2022-053	02936128	TRADITION II LLC			ATTN: ELI UNGAR	545 CEDAR LN		TEANECK	NJ	07666
2022-053	02936130	NRM2 LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2022-053	02936131	T&G 9508 NORTHEAST LLC				4400 POTTERS RD		STALLINGS	NC	28104
2022-053	02936132	BIG FOOT PROPERTIES LLC				15529 JETTON RD		CORNELIUS	NC	28031
2022-053	02936133	CLEMENT	WESLEY D			4533 GLENLEA COMMONS DR		CHARLOTTE	NC	28216
2022-053	02936134	DEVIAM MANAGEMENT LLC				4709 CAMPOLINA CT		HARRISBURG	NC	28075
2022-053	02936135	YALAMANCHILI INVESTMENTS LLC				3210 STE 201 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2022-053	02936136	COYOTE PROPERTIES LLC				14620 HOLLY SPRINGS DR		HUNTERSVILLE	NC	28078
2022-053	02936137	GOODMAN	ALAN F			13000 MOORESVILLE RD		DAVIDSON	NC	28036
2022-053	02936138	LAW OFFICES OF RICHARD M KOCH PA				3220-210 PROSPERITY CHURCH RD		CHARLOTTE	NC	28269
2022-053	02936139	NRM2 LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2022-053	02936140	GOODMAN	ALAN F			13000 MOORESVILLE RD		DAVIDSON	NC	28036
2022-053	02936141	MME HOLDINGS LLC				3610 KELWAY AVE		CHARLOTTE	NC	28210
2022-053	02936142	PROSPERTY LANE HOLDINGS LLC				3230 PROSPERITY CHURCH RD STE 203		CHARLOTTE	NC	28269

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2022-053	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-053	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2022-053	Aria at the Park	Edna	Chirico	1626 Unison Drive		Charlotte	NC	28262
2022-053	Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
2022-053	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2022-053	Browne's Ferry Homeowners Association	Elizabeth	Alexander	4649 Appley Mead Ln		Charlotte	NC	28269
2022-053	Chatham Homeowners Association	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2022-053	Chatham Homeowners Association	William	Shepherd	3040 Parker Green Trail		Charlotte	NC	28269
2022-053	Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
2022-053	Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2022-053	Colvard Park	Tanner	Suttles	3225 Colvard Park Way		Charlotte	NC	28269
2022-053	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2022-053	Dilworth West	Linda	Ditroia	4222 Wynborough Lane		Charlotte	NC	28269
2022-053	Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
2022-053	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2022-053	Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
2022-053	Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2022-053	Lexington	Robert	Davis	2345 Trey more Lane		Charlotte	NC	28262
2022-053	Mallard Ridge Homeowners Association	Ronnie	Matthews	3521 Mallard Cove Ct		Charlotte	NC	28269
2022-053	Mallard Trace	Rao	Kommareddi	3212 Devon Croft Lane		Charlotte	NC	28269
2022-053	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2022-053	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2022-053	Marlwood Acres	Connie	Kovach	3513 Mallard Cove Ct		Charlotte	NC	28269
2022-053	Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2022-053	Prosperity Point Homeowners Association	Cosby	Quinlan	3030 Driwood Court		Charlotte	NC	28269
2022-053	Quail Hollow II Homeowners Association	Tom H.	Roberts	3511 Edgepine Dr		Charlotte	NC	28269
2022-053	Radbourne Homeowners Association	Todd	Arnold	3337 Whistley Green Dr		Charlotte	NC	28269
2022-053	Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2022-053	Remount/Parker Heights Area	Valeria	Avery	10109 Fairlea Dr		Charlotte	NC	28269
2022-053	University Park North Community Association	Betty C.	Walker	4528 Highcroft Ln		Charlotte	NC	28269
2022-053	Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269
2022-053	Villages of Leacroft			4400 Highcroft Lane		Charlotte	NC	28269
2022-053	Villages of Leacroft	Jose	Suquinahua	4636 Highcroft lane		Charlotte	NC	28269
2022-053	Welcome Home CLT	Amarra	Ghani	11135 Cypress View Dr.		Charlotte	North Carolina	28262
2022-053	Wellington Homeowners Association	Donnell	Dixon	4521 Appley Mead Lane		Charlotte	NC	28269