

COMMUNITY MEETING REPORT
Petitioner: Fiorenza Properties, LLC
Rezoning Petition No. 2018-037

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 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 April 26th. 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, May 9th at 6:00pm at the Gordon Cronwell Theological Seminary at 14542, Choate Circle, Charlotte, NC 28273

PERSONS IN ATTENDANCE AT MEETING (see attached copy of 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 Jonathan Crowder and Adam Fiorenza.

SUMMARY OF PRESENTATION/DISCUSSION:

Adam Fiorenza welcomed the attendees to the meeting. There were only a few attendees, so we all sat around a large round table and discussed the proposal. The attendees included the current property owners, the land broker and 1 representative from a home owners association. Adam described the site, where it is located, and how the site would be developed. He described the architecture, provided examples of the elevations and described how those units would be arranged on the site.

Attendees asked a number of questions.

1. What road improvements are you going to provide?
2. Will you provide a pedestrian connection to the School?
3. Are there any other things you might do for the school?
4. Why the UR 2 zoning designation? Instead of R-8?
5. What is the impact to CMS?
6. What are you proposing in the open spaces?

Responses to questions:

1. We responded that we would do as required by CDOT on the frontage improvements. We showed them the site plan that illustrated the new edge of pavement along Steele Creek Road. We also described the required north bound turn lane into the site that CDOT had asked for.
2. We are providing a sidewalk connection from our site to the school. Our current site plan shows this pedestrian connection.

3. Nothing beyond the sidewalk discussed.
4. The City Planning staff recommended this zoning classification, as it appeared to be the best fit for this site.
5. We do not have that information at this time.
6. We are dedicating the PCSO/Swim buffer area to Mecklenburg County for use as a future greenway connection. We also are planning a number of community open spaces that will contain benches and points of interest for community gathering. We also discussed the potential for a community garden space. One attendee mentioned that the Steele Creek area is all about open space, and that how we utilize it and preserve it will be very important. The attendee stated that Steele Creek is all about the 'Nature'.

The other points of discussion involved the unit sizes, building materials and price point. Adam described the for sale price range of 250's to the lower 300's. for the units. Some of the units would be larger, which would provide opportunity for master downs, which is attractive to older adults.

We also discussed the name of the project, as the property owner was in attendance. She expressed to us that the name Cedar Ridge was the name of her Father's farm, which sat on this site years ago. Adam agreed to change the name to Cedar Ridge at Steel Creek as a gesture to the site's history and a way to preserve the families connection to the land.

The only commitment made by petitioner was to change the name of the project.

Respectfully submitted, this 14th day of May, 2018.

cc: Carla Cahill, Charlotte-Mecklenburg Planning Department

EXHIBIT A

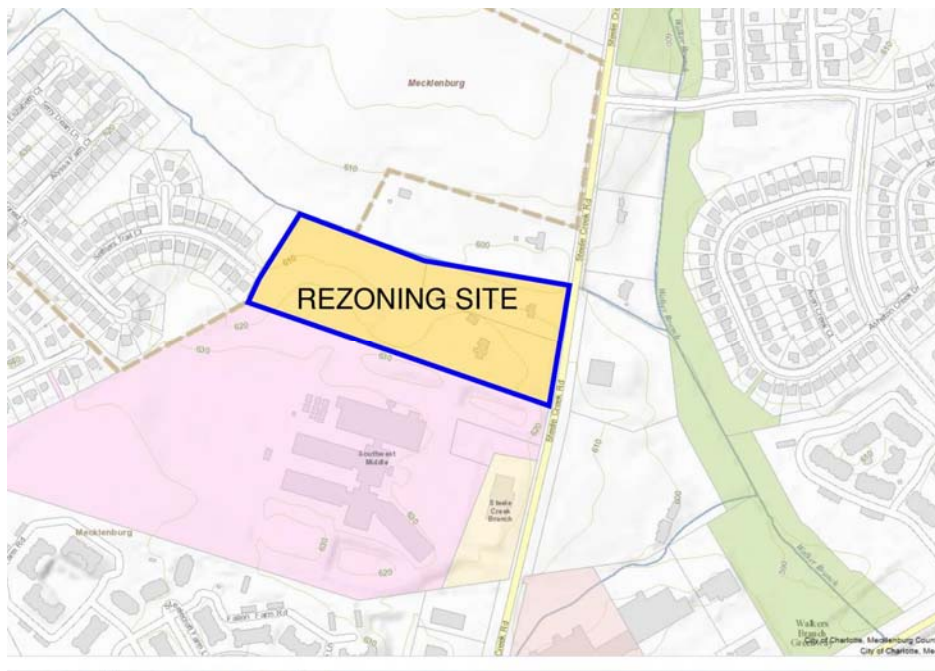
Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-037	19905162	VAUGHN	RICHAED E			12911 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2018-037	19905163	TURNER	ALYSSA J	DANIEL C	TURNER	12915 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2018-037	19905164	PERROTTA-DENTON	LORI M			7309 SWANS RUN RD UNIT C		CHARLOTTE	NC	28226
2018-037	19905165	PROGRESS RESIDENTIAL BORROWER 2 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-037	19905166	SWH 2017-1 BORROWER LP				8665 EAST HARTFORD DR, SUITE 200		SCOTTSDALE	AZ	85255
2018-037	19905183	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2018-037	19905601	LAZO	BEATRICE			8211 HOGANS WAY CT		CHARLOTTE	NC	28269
2018-037	19905602	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2018-037	19905603	COTTMAN	PAMELA			12926 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2018-037	19905604	JACKSON	DANIELLE S			6725 COURTNEY CREEK UNIT 3304		CHARLOTTE	NC	28217
2018-037	19905605	BROWN	KENNETH D	HEATHER	BROWN	12912 SETTLERS TRAIL CT		CHARLOTTE	NC	28278
2018-037	19905641	WATERLYN HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2018-037	19906107	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-037	19951101	PUBLIC LIBRARY OF CHARLOTTE &	MECKLENBURG COUNTY			310 NORTH TRYON ST		CHARLOTTE	NC	28202
2018-037	19951104	MCALISTER	RUBY H			13608 STEELE CREEK RD		CHARLOTTE	NC	28278
2018-037	19951105	WHITLEY	CLAIRE WOLFE	MELANIE C	WOLFE	4158 AMARILLO DR		CONCORD	NC	28027
2018-037	19951106	STEELE CREEK (1997) LLC				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-037	20123105	TOLLEY	VALERIE ANNE	JOHN DAVID	TOLLEY	13525 STEELE CREEK RD		CHARLOTTE	NC	28273
2018-037	20123106	STEELE CREEK LODGE NO 737	A F & A M			PO BOX 7171		CHARLOTTE	NC	28241
2018-037	20123107	SCBP DEVELOPER LLC				333 W TRADE ST STE 370		CHARLOTTE	NC	28202
2018-037	20123109	OSBORNE	WILLIAM RODNEY		LEE ANNE	13515 STEELE CREEK RD		CHARLOTTE	NC	28217

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-037	Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranters Creek Ln		Charlotte	NC	28273
2018-037	Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2018-037	Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
2018-037	Planters Walk	Orlanzo	Ross	11835 Planters Estates Drive		Charlotte	NC	28278
2018-037	Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2018-037	Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2018-037	South Charlotte-The Crossings	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2018-037	Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2018-037	Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2018-037	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2018-037	Steelecroft Place Homeowners Association	Debbie	Jamro	15514 DeHavilland Dr		Charlotte	NC	28278
2018-037	Winget Pond Homeowners Association	David	White	13118 Jansen Ridge Way		Charlotte	NC	28278

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject:	Community Meeting – Rezoning Petition filed by Fiorenza Properties, LLC to rezone +/- 12.5 acres along Steele Creek Road from R-3 to UR-2CD
Date & Time of Meeting:	May 9, 2018 6:00 to 7:30 PM
Place of Meeting:	Gordon Cronwell Theological Seminary at 14542 Choate Cir, Charlotte, NC 28273
Petitioner:	Fiorenza Properties, LLC
Petition No.:	2018-037

Fiorenza Properties (the “Petitioner”), in connection with a Rezoning Petition filed with the City of Charlotte Planning Department is seeking to rezone approximately 12.5 acres, located along Steele Creek Road for the purposes creating a new residential neighborhood. See the map below for the site that is included in the rezoning.



Site is shaded in orange for reference

In accordance with the requirement of the City of Charlotte, the Petitioner will hold a Community Meeting, prior to the Public Hearing on this Rezoning Petition, for the purpose of discussing this rezoning proposal with nearby property owners and community organizations. The City of Charlotte 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.

We hereby notify you, on behalf of the Petitioner, that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition from 6:000 PM to 7:30 PM, at the Gordon Cronwell Theological Seminary on May 9th, 2018. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions that you may have with respect to the Petition.

In the meantime, if you have any questions about this meeting, please contact Adam Fiorenza at : adam@fiorenzaproPERTIES.com.

Date Mailed: April 26th, 2018

Community Meeting Sign in Sheet

For the Ridge at Steele Creek Rezoning (Petition # 2018-037)

Today's Date: Wednesday, May 09, 2018

Meeting Location: Gordon Cromwell Theological Seminary
14542 Choate Circle, Charlotte, NC

Meeting Time: 6:00 – 7:30 PM

Meeting Attendees

Name	Address	Phone or email
1 Claire and Malcolm Whitley	4158 Amarello Dr.	
2	Concord, NC 28027	
3 Nanci De Felippe	12311 Cherrybank Ln,	Charlotte, NC 28278
4 Justin McDonald	2100 O'Hara Drive,	ncjustin@gmail.com
5 CASEY SHERMAN	212 CHAZNDON VILLAGE CT. 28211	Casey@YanceyRealty.com
6 Todd Malister	13608 Steele Creek	
7 Jonathan Crowder		
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