

October 30, 2012

**Neighborhood Meeting Memorandum – Cooks Memorial Presbyterian Church**

**RE: Catawba River Plantation Phase 3 Rezoning**  
Garron Point Drive  
Charlotte Rezoning Petition Number 2012-95

**Attendees:**

Anthony Packer – C River, LLC (CR)  
Chester Brown – Brown Investment Properties, Inc. (BIP)  
James Mitchell – Charlotte City Council  
Clay McCullough – Hopper Communities, Inc.  
Residents: See the attached signed-in sheet.

As part of the rezoning process for the City of Charlotte, a neighborhood meeting was held to discuss the proposal for Catawba River Plantation Phase 3 at the Cooks Memorial Presbyterian Church on October 16, 2012.

Written invitations were mailed to all parties shown on the attached list. A copy of the invitation is attached to this memorandum.

- Anthony Packer introduced himself and the others involved in the project and gave a brief history of the Catawba River Plantation. He discussed previous meetings about the rezoning including the October 8<sup>th</sup> planning committee meeting and a meeting with the homeowners' association management company. He received feedback from these meetings that would be discussed. He gave a brief overview of the site plan, indicating that it would consist of ten (10) buildings and two hundred forty (240) units.
- Chester Brown introduced himself and gave a description of the apartments proposed. He mentioned the plan to be submitted included the 10 buildings and 240 units and there would also be a clubhouse/office building with a pool and workout facility. The buildings would be three stories, with one, two and three bedroom units. He indicated that the rents would range from \$800 to \$1,100 depending on the size.
- Brown provided additional detail on the exterior appearance of the buildings, that the first floor of the buildings would be brick, and the second and third floor would be hardi-board siding. There would be two breezeways in each building, and each unit would be energy star certified and would be sprinkled.
- Brown mentioned the site plan included a 75' buffer of which 50' is undisturbed between the units and the existing properties that adjoin Phase 3. The building heights would be 48' tall and he said the project would be the same construction style as the project he recently completed in Mebane, NC with updates. He also said there would be two entrances off of Garron Point Drive.
- Packer further discussed the rent factor, mentioning that the \$800 starting rent would be for a one bedroom unit and it would increase by size. He also further mentioned that the undisturbed portion of the buffer would be a tree save area and that all the existing trees would remain. Packer said that he would be willing to clean out the area around the existing club house/pool area and landscape the open space area on Pointer Ridge Drive for the homeowners association.

- Packer said he would like to start construction during the spring of 2013.
- Brown said once construction started it would take seven months to deliver the clubhouse building, and the first apartment building would be a month or two later. Once the first building is complete, they would complete a new building every 30 days. He mentioned that the office would be staffed with three employees including a full-time leasing agent and maintenance staff. He said there will be seven different price points in total.
- Packer said that this will not be a Section 8 project, and that there will be no subsidized units. He said the site lines to the existing homes will be 250' to 300' from any of the proposed apartment buildings to the back of an existing house. He mentioned that the parcel was not designed to be vacant land and it is a part of the overall Catawba River Plantation site plan that included the commercial and townhome property. He said that the current zoning allows for a plan for Phase 3 that includes 110 single family homes and 90 townhomes, which is 200 total units.
- Packer indicated the impact from a traffic standpoint would be a minimal change from the current zoning. He said that he has no problem with speed bumps along Garron Point Drive if the homeowners association were to pursue that option.
- Packer said that the apartments will not be a gated community, and that all the access and connectivity issues follow the codes and the City of Charlotte guidelines. He understands that the residents may not want the sidewalks that connect from the proposed apartments to Garron Point and he is willing to discuss that with the City further.
- Packer mentioned the apartment clubhouse and pool will be available for use for the existing 50 townhome residences. He said there will be some internal walking trails within the apartment project that will not connect to the existing neighborhood.
- Packer presented some information in regards to house values and indicated that an apartment project would not cause a decrease to the existing neighborhood house value. He indicated that the current zoning would allow for single family homes that would sell for around \$115,000. He said the supply and demand indicates the apartments will retain or gain value for the single family homes. He also mentioned that having the apartments occupied would help fill the vacancies at the Food Lion center located in the neighborhood.

The meeting was open up to questions from the neighbors. Below are the summary of questions and answers:

- How does this affect current traffic? Is the infrastructure in place to accommodate this project?  
Packer mentioned that the overall master plan was designed to accommodate the traffic associated with the rezoning.
- What about crime and trash? There is a problem with litter along Garron Point Drive.  
Packer said that the apartment property will only have a positive impact on the community. Brown further indicated that there are criteria in place for the renters. Their company checks the potential renter financial records, they pull their rental history, they check their job status and they run a criminal background check.
- How does this affect their house values? The concern was that the existing residents have experienced a decrease in their house prices over 19% since 2008.  
Packer explained that the reason for their house price values decreasing was primarily due to the economic downturn. He further indicated that the rent prices and the quality of the apartment project will not cause a decrease in neighborhood home prices.
- Why aren't some of the existing neighborhood streets finished? Why no garbage collection?

Packer said that that is a City issue. He does not have any ownership in the phase of the development where this is occurring.

- How many units would be low income units?  
Packer reiterated that the units are not low income, and that there would be no Section 8 housing associated with the project.
- What is your investment in this development?  
Brown said the investment is between \$20,000,000 and \$30,000,000.

The neighbors directed some questions to James Mitchell:

- Do you have a history of the impact of apartments on property values in the Charlotte area?  
Mitchell said that he did not. Mitchell said that the City could not dictate price and the owner could sell houses by right for any price they wanted.
- The neighbors asked about their options.  
Mitchell said they would need to get organized to communicate thoughts to council. The protest petition was discussed and Mitchell said it would mean instead of 7 out of 12 votes, the petitioner would need 9 out of the 12. He said the protest petition would have to be filed by November 6<sup>th</sup> for a November 12<sup>th</sup> hearing.

At this point the neighborhood meeting concluded. Around ten residents came up to further discuss the site plan with Packer and Brown after the meeting. They had some specific questions and had a positive view towards the plan. They further discussed the quality of construction, review process with renters, how it affects the existing town house project, timing of the buildings, overall site layout and they also expressed a desire to see the overall Catawba River Plantation project finished.



Clay McCullough  
Hopper Communities, Inc.

Enc: Neighborhood Meeting Sign in Sheets (Persons in Attendance)  
Original Meeting Notice  
List of Adjacent Property Owners within 300 feet of site  
List of Neighborhood Associations within one mile of site

cc: Anthony Packer - CR  
Chester Brown - BIP

# CATAWBA RIVER PLANTATION & THE HUNTHOWES SIGN-IN

Letter #

	NAME	ADDRESS
1	Scott Barnette	1900 adburn Ln Chm 28216
2	Gabriela Spagnuolo	10534 RiverHollow Ct. 28214.
3	Louis Spagnuolo	10534 River Hollow CT. 28214
4	Sonya Craft	10546 River Hollow CT 28214
5	Michael D. Craft	10546 River Hollow CT 28214
6	Phisamon & Inthuscrotz	9620 Eagle Feather Dr
7	Analorenn Walden	9613 EagleFeathers Dr. NC 28214
8	James A. Walden	9613 Eagle Feathers Dr. NC 28214.
9	Cathy Byrnes	9632 Eagle Feather Dr.
10	Alberto Perez	10115 Turkey Point Dr. Charlotte NC.
11	Claude Perez	10115 Turkey Point Dr. Charlotte NC.
12	Neshanda Bird	10805 Pointer Ridge Dr. Char. NC
13 + 14	Mr. & Mrs. Carlos Fullard	10820 Pointer Ridge Dr. Charlotte NC
15	Carol Mangin	9507 Brackenview Ct. Charlotte 28214
16	Estrellita Vega-Goss	9609 Eagle Feathers Dr. Charlotte 28214
17 + 18	Mr. & Mrs. Joel & Deborah Ford	748 Pawley Drive, Charlotte 28214
19 + 20	Mr. & Mrs. Johnathan & Dasha Jones	11423 Tribal Dr Charlotte 28214
20 + 21	ELSIE & JOSE PEREZ	10610 POINTER RIDGE DR. 28214
22	Inis Starback	9519 Eagle Feathers Drive <sup>CHIT, NC</sup> 28214
23	Donna Coit	9519 Eagle Feathers Drive 28214
24	Ricky Jeffries	632 Pawley Drive 28214
25	Estela Gant	11518 Tribal Drive 28214
26	Donye / Sullivan	11518 TRIBAL DR 28214
27 + 28	Mr. & Mrs. Richmond	11562 Tribal Drive 28214
29	Gina Halverson	9533 Brackenview Ct. CHAR 28214
30	CHERYL GARY	1120 CHALK HILL LANE, CHAR. 28214
31	Erin Gary	1120 CHALK HILL LANE, 28214
32	Deona Powell	9600 Eagle Feathers Dr 28214

Lvl	Name	Address
1	✓ Janeen Moore	9621 Eagle Feathers Dr.
2	✓ Bobby Bolden	9621 EAGLE FEATHER DR
3	✓ Barney Arias	10631 pointer Ridge Dr.
4	✓ Juan Santamaria	10 <del>7</del> 03 pointer Ridge Dr.
5	* KENNETH A. BAILEY	11041 POINTER RIDGE DRIVE
6	✓ Ingrid Farguharson	809 Woodington Lane, Charlotte, NC 28214

Letter #

NAME

ADDRESS

- | Letter # | NAME            | ADDRESS                               |
|----------|-----------------|---------------------------------------|
| 1 *      | Verlette Toms   | 508 Old Vine Ct                       |
| 2        | Carmen Monoz    | 614 River Hills Ct                    |
| 3        | David Burroughs | 9632 Apple Feathers Dr.               |
| 4        | Wis f. Cáceres  | 10735 pointer Ridge Dr                |
| 5        | Marcy A. Quinto | 10735 pointer Ridge Dr.               |
| 6        | Kesha Kirk      | 10521 River Hollow Ct 28214           |
| 7 *      | Pamela Durr     | 11019 Pointer Ridge Char 28214<br>JNC |

	<u>Name</u>	<u>Address</u>
1 ✓	Coday Hill	10637 Painter Ridge Dr
2 ✓	Enka Hill	10637 Painter Ridge Dr
3 ✓	Richard Goodwin	10520 River hollow Ct.
4 ✓	Chastity Goodwin	↓ same above
5 ✓	Haywood Litson	11040 Painter Ridge
6 ✓	Beverly & Martin Newman	11048 Painter Ridge Dr.
8 ✓	WILLIAM PETERSON	535 PAWLEY DRIVE

NAME

ADDRESS

1 ✓ Lorenzo J. Jordan

11510 TRIBAL DR, CHARLOTTE, NC 28214

2 ✓ Melanick Jordan

11510 TRIBAL DR. CLT, NC 28214



NAME

ADDRESS

- |   |   |                 |                        |
|---|---|-----------------|------------------------|
| 1 | ✓ | Dathan Brewton  | 10622 Pointer Ridge DR |
| 2 | ✓ | Fausto Lopez    | 10644 Pointer Ridge DR |
| 3 | ✓ | LaShaun Johnson | 10545 RiverHollow Ct.  |

Le...\*

\* Nakia + Resonda Isler 914 Sparrow Valley Way

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