

**COMMUNITY MEETING REPORT FOR REZONING  
PETITION NO. 2013-037 WENWOOD PARCEL**

**Petitioner: Wendwood Parcel**

**Rezoning Petition No. 2013-037**

**Property: Approximately 3.70 acres located between Randolph Road and Wendwood Lane, just north of the intersection of Wendover Road and Randolph Road in Charlotte NC.**

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 DATES AND EXPLANATIONS 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 the Community meeting Notice in the U.S. mail on March 8th, 2013. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETINGS:**

The Community Meeting required by the Ordinance was held on March 21<sup>st</sup>, 2013 at 7:00 p.m. at Providence Baptist Church, 4921 Randolph Road, Charlotte, North Carolina 28211. The sign in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner also met with representatives of: (i) the Wendover Heights Community on February 5<sup>th</sup>; (ii) the townhomes directly across Wendwood Lane from the Site on February 25<sup>th</sup>; and (iii) the Sterling Magnolia Apartments on March 15<sup>th</sup>, to review the proposed plans for the Site.

**PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the Community Meeting were Russell Ranson and Neil Kapadia. Also in attendance representing the Petitioner was Sandy Turnbull with Merrick & Company as well as Keith MacVean.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

**Overview of Site and Project Plan**

Keith MacVean opened the meeting and introduced the members of the development team. Mr. MacVean explained that the rezoning petition involved a request to change the zoning on approximately a 3.7 acre Site from UR-2(CD) and R-3 to UR-2(CD) to allow the Site to be developed with up to 63 townhome style units. The units would be for sale as either townhomes or condominiums. The proposed Rezoning Petition would finish the development that had been previously begun as well as the redevelopment of the lone remaining single-family home in the neighborhood.

Mr. MacVean then provided a brief history of the two prior rezoning petitions approved for a portion of the Site. He mentioned that a portion of the Site was rezoned in 1999 to allow the development of 36 condominiums in two buildings. The two condominium buildings were designed as four story buildings; they included parking on the ground floor with three floors of units above. This approved plan was then amended in 2008 and a new conditional plan was approved that allowed the development of 36 townhome units in six, three story buildings. A description of the conditional notes regarding building materials on the currently approved conditional plan was

provided. It was pointed out that the notes on building materials provided the developer with many options on how the proposed buildings could be finished. The notes gave a range of masonry building materials that could be use (hardi-plank, stucco, brick, decorative block and stone) but did not commit to any minimum amounts of any of those materials. However, the site plan proposed by this rezoning petition includes a note indicating that masonry building materials (brick, stone, synthetic stone, precast stone, decorative block or stucco) will compromise a minimum of 65% of the exterior building materials of each building.

Additional details of the proposed plan were provided. The Site would be accessed from Wendwood Lane via a private drive. The units along Wendwood Lane will front the street. Buildings height would be limited to 40 feet and three stories. In addition to the minimum percentage of masonry materials to be used on each building; the ends of the buildings facing Wendover Heights and the Sterling Magnolia Apartments will be constructed utilizing masonry building materials only to the bottom of the eaves. Vinyl and aluminum as a building material will only be allowed on soffits and windows and roofs would be constructed utilizing architectural shingles.

An internal sidewalk system linking the proposed units to Wendwood Lane and possibly Randolph Road will be provided. Parking for the units will be provided in garages, along the private drive, in a parking area and in some of the driveways. Open space areas will be provided between the buildings and along Randolph Road. Storm water detention and water quality requirements will be met on Site and via an existing easement in existing storm water detention structures located on the adjoining Sterling Magnolia Apartments.

Keith MacVean the turned the presentation over to Russell Ranson who provided examples of existing developments throughout Charlotte that would be similar to what would be constructed on the Site.

### **Questions & Answers**

At the conclusion of the presentation the attendees were invited to ask questions.

Several questions regarding the proposed density and the effects of the additional units on the adjacent roadways were asked. It was pointed out that the increase in the number of units would only generate 11 more cars in the AM peak hour and six (6) more cars in the PM peak hour (one additional car every six minutes in the AM peak and one additional car every 10 minutes in the PM peak). Some of the residents pointed out that Wendwood and Churchill do experience some cut through traffic. It was also pointed out that when workman park on portions of Churchill and Wendwood the roads can become congested. The proposed development will provide overflow parking spaces for residents and guests. Some residents wanted to know about minimum unit size and price points. It is anticipated that units will average about 2,000 square feet and will start selling in the 280 to 300 thousand dollar range. Some residents felt that more open area should be provided and the number of units should be reduced. The proposed plan illustrates the maximum number of units that could be developed on the Site; as the development of the site proceeds it is very possible that some of the units will become larger which could reduce the total number of units that would be developed on the Site.

Council member Dulin attended the meeting. He mentioned he grew up in the area and was very familiar with the Site. He also echoed the concern of some the residents regarding the number of units proposed for the Site.

The rezoning schedule was described and the attendees were thanked for their participation and interest in the development. The meeting was then adjourned.

**CHANGES MADE TO PETITION AS A RESULT OF THE COMMUNITY MEETING:**

No changes to the Petition were made as a result of the Community Meeting.

WENDWOOD PARCEL

cc: Mayor Anthony Foxx, and Members of Charlotte City Council  
Russell Ranson  
Neil Kapadia  
Sandy Turnbull, Merrick & Company  
Tammie Keplinger, Planning Department  
Solomon Fortune, Planning Department  
Jeff Brown & Keith MacVean, Moore & Van Allen

Wendwood Parcel

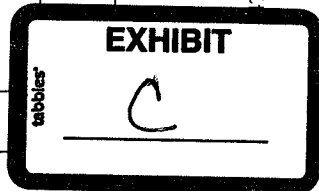
Rezoning Petition No. 2013-037

Community Meeting

Thursday, March 21, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Jim Smith	362 WENDOVER HILLS CIRCLE CLEVELAND OH	704 575-2001	JMSMITH@CLEVELAND.ORG
15				GMAIL.COM
16	John Garner	344 Wendover Hts	704-776-0798	GarnerMarketing@aol.com
17	Nancy Peterson	126 Wendover Hts CIV.	704-365-3265	
18	Nabil Elias	126 Wendover Hts Circle	704 996 7208	nabilias@gmail.com
19	ANDY DULIN			
20	Stan & Sandra Jroot	115 Wendover Hts Circle	704-367-1126	
21				
22				
23				
24				
25				



Wendwood Parcel

Rezoning Petition No. 2013-037

Community Meeting

Thursday, March 21, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
27	RENTE REESE	306 WENDWOOD CRT HATS.	704-743-1751	reneerese@gmail.com
28	R. TRUB	115 11	704-367-1166	
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				