

# COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2013-085

## Providence Road Farms, LLC/Waverly

**Petitioner: Providence Road Farms, LLC**

**Rezoning Petition No. 2013-085**

**Property: Approximately 89.5 acres located south of I-485 and east of Providence Road across from Ardrey Kell Road, in Mecklenburg County NC.**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

As set out below, the Petitioner has had several meetings with nearby residents and interested parties over the past number of months. As to the required Community Meeting held on November 12, 2013, 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** by depositing the Community Meeting Notice in the U.S. mail on October 29<sup>th</sup> 2013. A copy of the written notice is attached as **Exhibit B**. This meeting also included a review of the proposed Ardrey Kelly extension alignment as part of the Charlotte Regional Transportation Planning Organization (CRTPO) process and the notice included this aspect.

### **TIME AND LOCATION OF MEETINGS:**

The **Community Meeting required by the Ordinance was held on November 12<sup>th</sup>, 2013 at 7:00 PM**, Providence Country Club, 6001 Providence Country Club Drive, Charlotte, North Carolina 28277.

Furthermore, prior to the required Community Meeting, the Petitioner also met with representatives of Providence Country Club and Providence Country Club Home Owners Association on August 22<sup>nd</sup> and again on October 30<sup>th</sup> to review and discuss the proposed plans for the Site. The Petitioner also held meetings with the adjoining property owners and their representatives to review the proposed plans for the Site.

In addition to these meetings and the required Community Meeting referenced above, the Petitioner and its representatives have responded to other requests for information from interested individuals.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting included Peter B. Pappas, Chris Thomas, Barry James, and James Downs. Also in attendance assisting the Petitioner were Rhett Crocker and Shaun Tooley with LandDesign, Jonathan Guy and Brady Finklea with Kimley-Horn and Associates, Inc., Juliann McCullom and Vanessa Capece with Yellow Duck Marketing, and Jeff Brown and Keith MacVean with Moore & Van Allen.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

**Introduction.** Chris Thomas opened the meeting and introduced the Petitioner's principals and the Petitioner's representatives. He also introduced representatives of Terwilliger Pappas and David Weekley Homes, who have been chosen as the developers of the residential communities within

Waverly. Mr. Thomas also introduced members of the Planning Department, City Department of Transportation, and Charlotte Regional Transportation Planning Organization (CRTPO), who were at the meeting to hear the discussion and respond to questions regarding the proposed alignment of Ardrey Kell Road extension. Mr. Thomas also informed the audience that after the presentation on the rezoning plan there would be a presentation on the proposed change to the alignment of Ardrey Kell Road extension.

**History of Property.** Mr. Thomas then turned the presentation over to Mr. Frank Matthews, one of the current owners of the property. Mr. Matthews reviewed his family's long time ownership and history with the property, going back over 150 years. He emphasized that the family cares a great deal about the property and wants it to be developed into something they can be proud of. Over the years the family has received numerous offers and opportunities to develop the property from a number of development companies. He stated that the development team chosen was being led by two of the best development companies based in Charlotte, Crosland Southeast and Childress Klein Properties. He stated that the Matthews Family had the upmost confidence in Crosland Southeast and Childress Klein to develop the property into a special development where families will bring their children and have fun. He also mentioned that some of the Matthews family members had elected to be partners in the new development group, thereby continuing their interest in the property.

Mr. Matthews introduced the newly elected council member for the area, Ed Driggs, and then turned the meeting back over to Chris Thomas, who introduced Peter Pappas to the group.

**Overview of Development Plans.** Mr. Pappas described the vision the development team has for the property and provided an overview of each of the development components.

The vision for the Site is to create a walkable, pedestrian friendly, multi-use development where visitors and residents would park once and then walk to each of the different uses within the community. In addition, a number of individuals and families will choose to live within the master planned community. The development will be a place for all people, young and old, to enjoy; a place to go to on "date night" or "family night out."

Mr. Pappas indicated that a number of developers had looked at the Site with different ideas on the size of the development and type of tenants, many seeking a predominantly retail based project as opposed to the more multi-use plan now envisioned. The mix and size of tenants as well as the mix of non-residential and residential developers proposed for the Site is designed to serve the residents in the area primarily living south of I-485.

Mr. Pappas mentioned that many of the open space areas will be designed for outdoor dining and other activities that could change with the time of day and the season. He explained that by including a variety of office uses on the Site the day time population would be bolstered which in turn would create a better balance of activities and uses on the Site.

He also stated that the Site is expected to include a variety of residential uses, including single-family homes, townhomes and multi-family apartments. The single-family homes and some of the proposed townhomes are expected to be constructed by David Weekley Homes. The proposed multi-family units are expected to be constructed by Terwilliger Pappas. The multi-family units will be marketed primarily to "renter's by choice" who have the flexibility to rent in many different locations but will choose to live at this location to take advantage of the mix of uses and the pedestrian friendly design of the Site.

**Rezoning Process & Construction Timeline.** A description of the rezoning process and schedule were provided to the attendees. If the rezoning for the Site is successful, it is anticipated that

development on the Site would start in the spring of 2015 with business starting to open the following year.

The attendees were then invited to ask questions summarized as follows.

## **II. Summary of Questions and Responses**

**Traffic Aspects.** Questions regarding the impact of the developed Site's traffic on the area roads were asked. Jonathan Guy with Kimley-Horn, the traffic engineers for the development, responded to the questions. Mr. Guy explained that a traffic impact analysis (TIS) has been completed and was currently under review by CDOT and NCDOT. He indicated that the TIS evaluated the possible impact of the development on the area roadways and proposes improvements that would off-set the impact. He indicated that one of the keys to mitigating the traffic impact of the development was the creation of the Site's road network and the multiple access points to Providence Road. He mentioned that the Site's road network would help disperse the Site's traffic and help avoid congestion that might result from overloading one intersection. He also indicated that the addition of Golf Links Drive to the roadway network as a full movement intersection would help traffic flow at the other intersections along Providence Road.

One attendee wanted to know if Ardrey Kell Road was originally designated as the east/west circumferential road. Mr. Guy indicated that the portion of Ardrey Kell Road that ran through the Site was a minor thoroughfare and might have been designated as the east west circumferential road, but he would have to check on that point (after further investigation after the meeting it was determined that Ardrey Kell Road has not been designated the east/west circumferential road). One attendee wanted to know how many lanes Ardrey Kell Road would have. Mr. Guy responded that the current design for Ardrey Kell Road as a minor thoroughfare would include one through lane in each direction plus lanes at key intersections as well as bike lanes and sidewalks. It was also pointed out that left turn lanes would be provided along Providence Road at each full movement intersection.

One attendee wanted to know how many trips the development would add to the intersection of Providence Road and Ardrey Kell Road. Brady Finklea with Kimley-Horn indicated that the TIA has estimated that about 70 additional eastbound cars would be added to the intersection of Providence Road and Ardrey Kell Road during in the AM and PM peaks. He also mentioned that due to the Site's road network and the multiple access points to Providence Road, the Site's trips would be distributed along Providence Road and therefore would not be concentrated at the Ardrey Kell Road intersection.

Someone asked if there would be a pedestrian bridge over Providence Road. The development team responded that such a bridge was not contemplated but that pedestrian cross-walks will be provided at each of the signalized intersections to facilitate pedestrian movements across Providence Road. A new six foot sidewalk will be provided along the Site's frontage on Providence Road that will be connected to the internal sidewalk system.

**Storm Water Aspects.** A question about the design of the Site's storm water management system was asked. The Petitioner responded that the engineers for the development were working on the design of the system but as currently planned and subject to approval by City the Site's storm water system was been designed to drain into ponds located on the Site and released.

**Height of Office Buildings.** One attendee wanted to know how many stories the office buildings would have. It is anticipated that the general office buildings would be have five stories, but six stories were possible. The general office buildings are envisioned to be iconic buildings located approximately 1,000 feet from Providence Road and from the adjoining properties. The medical office buildings are planned to be two or three story buildings.

**Landscape Treatment.** A question about the proposed landscape treatment along Providence Road was asked. The Petitioner responded that a 29 foot landscape area would be established along Providence Road. The area would contain a new six foot sidewalk separated by a planting strip as well as trees and shrubs and low masonry walls in certain areas designed to create an attractive landscape edge along Providence Road.

**Quality of Homes.** Several questions about the quality of the single-family homes and townhomes were asked. A representative from David Weekley homes responded that it is currently contemplated that the single-family homes would be priced generally around \$400,000 and on up and the townhomes from \$300,000 and on up. The homes would be targeted to the move up market and would use local architectural styles. The homes would include a mix of housing designs, some with ample rear yards and some designed for “front porch living.”

The apartments are expected to include a mix of one, two and three bedroom units with some attached garages.

**Work with Planning Staff.** One attendee wanted to know about efforts to work with the Planning Staff and aspects related to the Developer’s Response process the City had sponsored for the area several years ago. The Petitioner responded that the development team has worked extensively (and continues to do so) with the City on the design of the Site’s road network, the location and arrangement of uses and numerous other aspects.

The attendees were thanked for attending the meeting and their interest in the development.

The attendees were also informed that a presentation on the proposed change to the alignment of Ardrey Kell Road would begin shortly and they were encouraged to stay to listen to that presentation.

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

No specific changes to the Petition were made as a result of the Community Meeting, but before and after the Community Meeting, the Petitioner has continued to work with City Staff to refine and improve the proposed site plan for the Site. The revised site plan with these refinements will be presented at the public hearing for the Petition.

PROVIDENCE ROAD FARMS, LLC

cc: Mayor Patrick Cannon, and Members of Charlotte City Council  
Members of Zoning Committee  
Debra Campbell, Planning Department  
Laura Harmon, Planning Department  
Tammie Keplinger, Planning Department  
Shad Spence, Planning Department  
Mike Davis, CDOT  
Dennis Rorie, CDOT  
Peter Pappas, Crosland Southeast  
Chris Thomas, Childress Klein Properties  
Barry James, Crosland Southeast  
Rhett Crocker, LandDesign  
Shaun Tooley, LandDesign  
Steve Blakley, Kimley-Horn Associates  
Brady Finklea, Kimley-Horn Associates  
Jeff Brown & Keith MacVean, Moore & Van Allen

Providence Road Farms, LLC

Rezoning Petition 2013-085  
Waverly Community Meeting  
Tuesday, November 12, 2013  
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Erin Hais			erin@haighomes.com
2	Dallas Craven	11207 Colonial Country Ln	704-846-4714	dallascrab@gmail.com
3	Kevin Devanney	5411 Sunningdale DR	704 968-8736	KevinD@incentivetravel.solutions.com
4	Todd Pace	11745 Providence Rd	704-609-8113	pacefamily@carolina.rr.com
5	Jason West	5829 Legacy Cir		jennwest@yahoo.com
6	Martha Rea Calkins	7129 Elkston Dr.	704-534-4038	MRCalkins@afragcompany.com
7	JAMES + KAREN KOLLER	13222 WILSON CREEK DR	704 841-2520	jimbelle63@msn.com
8	Mike-Tony Menley	16721 Pine Valley Club	704 246-4665	Mike.Menley@Carolina.NC.com
9	Steve + Kathy Collins	5329 Lower Shoal Creek Ct	704-708-6011	steve@slcollins.com
10	Holly Banks Shaw	6130 Royal Palm Ct	704 488-6687	hfbanks@shaw@aol.com
11	Kyle Deutschke	12512 Portmarnock Ct	704.302.6184	Kyle.j.deutschke@banksforre.com
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Rezoning Petition 2013-085  
 Waverly Community Meeting  
 Tuesday, November 12, 2013  
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Rita Fleming-Johnson	6325 County Road 44	704 846-9818	rflamingjohnson@gmail.com
15	Ker Chapman	5723 Legacy Circle	704-671-8612	Kchapman@MPURE.com
16	Sandi Chapman	"	"	"
17	Howard Stephens	5400 Sunningdale Dr	704-846-6228	hstephens164@AOL.com
18	Debby Windell	11720 Oakland Hills	704 846 8810	Debw303@aol.com
19	Larry Rabey	12122 Shovel Creek Ct	704 206-7794	
20	JEFF FOSTER	11917 PINE VAULTY CLUB	756-9191	JFOSTER@CCJM.NET
21	Kyle R. Egan	5240 Sunningdale Dr	846-5254	
22	Gerrie Martin	6511 Lunderbrook Ln	321-5977	gerrieomartin@gmail.com
23	Walter R. Zah	11520 Pine Valley Club Dr	708-6726	wrz@ccsolutions.com
24	Kathryn Jackson	12110 Olympic Club	846-4395	
25	Kyle Egan	600 E. 4th St. 28002	704-336-8043	rwcook@charlotte-nc.gov
26	Jim McE	11333 Carolina Country Ln	704-849-2003	



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Waverly Community Meeting

Tuesday, November 12, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
27	Deborahie Hood	11721 Glenn Abbey	704-846-8223	mhood1@carolina.rr.com behead@carolina.rr.com
28	Adam Parsons	11616 ALTON ABBEY	704 577 7540	ADP@VISTGP@GMAIL.COM
29	Aline & John Doshorn	6503 Lundin Links Ln	704-841-7731	Alinedashner@yahoo.com
30	Adam Zembruski	10216 Waterbrook Lane	704-578-1914	az@pharoshospitality.com
31	Thomas F. Walker	11917 Chevys Ct.	704-896-6286	tewalker367@yahoo.com
32	Frank Matthews	1336 Sovereign Dr Greensboro, NC	704- <del>896</del>	
33	Lorraine Fischer	11500 Glen Abbey Way	704-708-9208	LEFHome@Windstream.net
34	Siz R. m...			
35	TIM MARTIN	6511 LUNDIN LINKS	704 321-5977	timartin8905@gmail
36	Margaret Barber	12323 Pine Valley	704-246-6939	msan-sister@carolina.rr.com
37	Stuart Barber	600 E STONED Pt Charlotte	704-336-4695	
38	SEAN / KATEL	11820 PINE VALLEY CLUB DR CLARK NC 28709	704-996-2543	Sean@charlotteinsurance.com
39	Darin Bailey	12134 Pine Valley Club Dr Charlotte 28217	704-517-9834	darinbailey@yahoo.com

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Waverly Community Meeting

Tuesday, November 12, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
40	ROBERT MORRIS	12000 DELMA HOLLOW RD 28227	704-814-7061	DEEMORRIS@AOL.COM
41	DAN O'BRIEN	11208 Colonial Cnty Lane	704 246-8946	dobrien@tcco.com
42	Robert GERBER	5840 LEEFAY CIRCLE	912.321-2248	
43	Eric Fleischer	5210 PCCD	704 770 1529	efleischer@gmail.com
44	Judy Fall	5721 PCCD		
45	DAN KONT	6574 FAIRWAY REAL LN.	980 339-5017	KONT@AOL.COM
46	WARNE DOHERTY	<del>5721</del> PROV. S.C. DR. CT.	(704) 846-5085	WDOHERTY@CAROLINA.RL.COM
47	Chuck Powers	5721 Providence CD	704 846 8337	chuckkpowers@gmail.com
48	John Cunnane	9204 FAIRCHILD LN		jpcunnane@gmail.com
49	Jason Herman	11841 James Richard Dr.	704-814-7864	jason.herman@carolinarr.com
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