

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-001(c)

Southern Apartment Group, Ballantyne LLC

Petitioner: Southern Apartment Group, Ballantyne LLC.

Rezoning Petition No. 2014-001(c)

Property: Approximately 3.78 acres located on the west side of Lancaster Hwy. between Southcrest Lane and Winghurst Drive in Mecklenburg County NC.

This Community Meeting Report is being filed with the Office of the County Clerk and the Charlotte-Mecklenburg Planning Commission.

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

The required Community Meeting was held on August 28th, 2014, 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 August 15th 2014. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on August 28th 2014 at 7:00 PM, at Harrison United Methodist Church, 15008 Lancaster Hwy. Pineville, North Carolina 28216.

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 were Lindsey McAlpine, Shane Seagle, Andy Sharp and Suki Chima. Also in attendance representing the Petitioner was; David Booth with LandDesign and Keith MacVean with Moore & Van Allen. The Petitioner also met with representatives of the Winghurst neighborhood on June 30th to review the rezoning request for the Site.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. Mr. Keith MacVean opened the meeting and introduced the Petitioner's representatives to the attendees. Mr. MacVean explained the conditional rezoning process and provided the dates for the upcoming public hearing before the County Commissioners, the Zoning Committee meeting and the date the County Commissioners are scheduled to make a decision on the Petition.

Mr. MacVean then described the previously approved conditional plan for the Site. He indicated that the Site is currently zoned R-8MF(CD) and can be developed with 22 townhomes for sale. A Class C Buffer of 26 and 19.5 feet is indicated where the Site abuts the existing single-family homes. The proposed townhome units would front on an interior private street with parallel parking, access to the proposed garages is from the rear of the units via a private driveway.

The presentation was then turned over to Lindsey McAlpine who provided a description of the proposed plans for the Site. He indicate that the proposed plans for the Site would allow the Site to be developed with up to 10,000 square feet of general and medical office uses and up to 24 residential dwelling units. The proposed general and medical office use would be located in two one-story office buildings located along Lancaster Hwy. the proposed residential dwelling unit would be located at the rear of the Site in a three story building. Parking for the proposed office and

residential dwelling units would be located between the proposed uses and can be shared by the uses. A six foot solid fence and a 10 foot Class C buffer are proposed where the Site abuts the existing single-family homes. The proposed residential building will be located a minimum of 85 feet from the rear property line and 50 feet from the side property line. Access to the proposed uses will be from Lancaster Hwy. via one driveway. A left and right turn lane will be provided along Lancaster Highway. The Site's frontage on Lancaster Hwy. will be improved with curb and gutter and a six (6) foot sidewalk and an eight (8) foot planting strip.

II. Summary of Questions and Responses

The attendees were invited to ask questions. A number of questions were asked about the proposed office uses. One resident wanted to know what was meant by self-imposed restrictions. Mr. McAlpine explained that because the rezoning petition was a conditional plan only the uses specified on the proposed plan would be allowed, versus all the uses allowed in the proposed zoning district. The conditional plan for this site for example does not allow retail and restaurant uses. Another resident wanted to know if changing the zoning on this parcel would make it easier to rezone the adjoining property. Someone else wanted to know if the amount of parking for the office and residential uses was sufficient. Mr. McAlpine responded that changing the zoning on the next parcel would be evaluated on a case by cases basis by the Planning Department. He also explained that the amount of parking provided would be sufficient for the proposed uses. A minimum of one parking space per 300 square feet of office uses is required and a minimum of one and half spaces for each dwelling is also been provided. In addition because the office space is typically open when most residents of the apartments are at work and the office uses are typically closed when the residents are at home opportunities for shared and overflow parking existed on the Site.

The attendees also asked a number of questions about the proposed residential building. One resident noted that most apartments had a number of amenities to help secure higher rents. Mr. McAlpine responded that this proposed Site would have several open space areas and gardens for the residents. He also indicated these apartments were not targeted at the younger demographic that was looking for a number of amenities but was targeted at an older demographic that was looking for a quality unit in a quieter setting.

Another resident wanted to know about the height of the landscaping that would be installed in the buffer. Mr. McAlpine responded that minimum size of the evergreen trees planted in the Class C Buffer would be eight (8) feet.

A number of questions were also asked about traffic. Mr. McAlpine indicated that one of the goals of the plan was to provide a mixture of uses that could be utilized by the residents in the area that could help reduce the length of trips. He also indicated that the Petitioner was providing additional turn lanes along Lancaster Hwy. that would help traffic flow from the Site and along Lancaster Highway. He also mentioned that at some point in time Lancaster Highway would be widened to a four lane facility.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

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

SOUTHERN APARTMENT GROUP, BALLANTYNE LLC

cc: Chairman Trevor M. Fuller, and Members of the Board of County Commissioners
Tammie Keplinger, Planning Department
Sonja Sanders, Planning Department
Dennis Rorie, CDOT

Shane Seagle, Southern Apartment Group
Lindsey McAlpine, Southern Apartment Group
Jeff Brown & Keith MacVean, Moore & Van Allen

Southern Apartment Group, Ballantyne, LLC

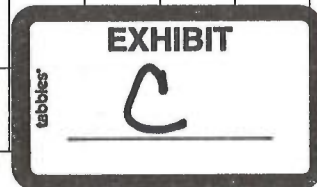
Rezoning Petition 2014-001(C)

Community Meeting

Thursday, August 28, 2014

7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1*	Tim Coody	14747 Pomerol Ln Pineville NC	704 654 8394	Coctred34@gohm.com
2*	Bob + Pat Jankowski	14522 LIMESTONE LN, PINEVILLE	704-544-0316	bjankowsk01@att.net
3	Amanda Kushmider	12008 Dolomite Dr Pineville	704-930-9095	Amanda.Kushmider208@hotmail.com
4	Marion Wilton	14318 shale Ct, Pineville	704-543-4109	mew1225@earthlink.net
5	Jim & Sharon Long	14518 SLATE CT Pinevil	704 543 0669	jmandshalong@bellsouth.net
6	GREGG NAUCY STROTHER	12603 DIAMOND DR,	704-542-2333	strotherg@bellsouth.net
7	Jerry Mullins + Pam Myers	14721 Pomerol Lane	704-542-3924	psmyers1@gmail.com
8	Peter Rivara	14739 Pomerol Ln	704-507-1400	Privara@gmail.com
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