

COMMUNITY MEETING REPORT

Petitioner: Carolina Development Services

Rezoning Petition No. 2014-019

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 August 14, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, September 10, 2015 at 6:00 p.m. at Mallard Creek Baptist Church located at 14901 Mallard Creek Road/3001 Morehead Road, Charlotte, North Carolina.

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 Johnathan McCall and Tonya Jones of Carolina Development Services (CDS), Wes Hinson of Hinson Faulk P.A., and the petitioner's agent, Peter Tatge, Michael Kahre, Gwen Wolfgang, Alex Bonda and Samantha Nemanich with ESP Associates P.A. (ESP).

SUMMARY OF PRESENTATION/DISCUSSION:

Attendees were welcomed by members of the team at the door as they arrived and signed in. Various display boards for the project were located on easels in the meeting room (as set out in Exhibit D), allowing attendees to view as other participants continued to arrive. Also available was a copy of the most recent submittal to the City of Charlotte and a preliminary project calendar (Exhibit E).

Peter Tatge welcomed attendees as the Petitioner's team was more formally introduced to the entire group. A brief overview of CDS and the project was presented to participants prior to opening up the forum for comments and discussions. The following is a summary of the discussion points that were brought up during the open forum or individually during discussions at the individual stations located around the room.

Safety

The impact of development on safety for the community was a chief concern for neighboring residents. According to Mallard Lake HOA members, their streets are “private” and unpoliced by the City of Charlotte. These residents had several concerns related to community safety:

- Children walking to school and playing around a construction site with dangerous construction equipment
- Break-ins, which neighbors said increases during construction
- Speed on Porter Creek Road – residents say this is already an issue and worry that a connection could bring more traffic and aggravate the problem.
- Street parking – residents said that the number of cars parallel parked on their streets is currently an issue and worry that a new development could worsen the problem. Because their streets are “private”, they’ve been told that the area is not in the city’s jurisdiction to police.

The petitioner described the speed-mitigating design of the proposed road network (introduction of an intersection, rather than a curved road forces a dramatic decrease in speed). Residents also asked about the possibility of speed bumps being installed.

The petitioner explained that security would be in place during construction and that necessary measures would be taken during construction to ensure that the site is not a threat to the community (safety fencing, Porter Creek Road Construction Barrier etc.).

The code connectivity requirement to connect to the Porter Creek Road stub street was discussed with residents:

- The code requires connections to existing stub streets.
- These connections are necessary for community services, including school bus routes and access for emergency vehicles.

Traffic and parking along Porter Creek Road

Neighbors raised concerns about the overall traffic numbers on neighborhood roads. Many believe that the current amount of traffic exceeds what the area can accommodate (especially with morning/afternoon school traffic from Stoney Creek Elementary School) and that any further development will exacerbate the problem.

Access to the proposed development

Mallard Creek residents asked whether or not the proposed development would be gated. They believe that a gate would reduce the amount of cut-through traffic on their streets and deter crime.

The petitioner is not currently planning to install a gate for the community and explained that the proposed roads are public, excluding the possibility of installing a gate. It was pointed out to residents that gates can be obstacles for school buses, emergency vehicles, and other services.

Buffers along boundaries with adjoining residences

Neighbors were concerned about the proximity of apartment buildings to their homes. The petitioner and his representative explained that buffers has been increased from 50' to 75'. Along with these buffers and parking areas, there would likely be an increased distance between the actual apartment buildings parallel the property boundary and neighboring homes.

Proposed cost of rent

Local residents expressed concern that without an increase in prospective rents (the petitioner estimated renting units between \$800 and \$1300 per month), the development could become popular with local college students. They believe this could result in increased parking and speeding concerns for the Mallard Lake neighborhood. Residents believe that an increase in rent costs could deter some of these issues. Additionally, they believe higher rents would increase value for both the apartments and surrounding community.

The petitioner explained that the target market would be young professionals and empty-nesters, which would tie in well with single-family development in the area. Neighbors were shown that the apartment buildings were designed to be accessed internally and do not feature patios or balconies, meaning the apartment community would function more like a traditional neighborhood and would not encourage noise and assembling in the streets.

EXHIBIT A - Mailing List

PIN 02910179

MURRAY A JR WEBSTER
13402 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910176

DIPESH N PATEL & PANKTI A PATEL
13414 MALLARD LAKE RD
SUITE 100
CHARLOTTE, NC 28269

PIN 02910404

TRACY OLIVER & TARVIN OLIVER
13415 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910401

JANENE DUVERGER
13403 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910418

DANIELLE M DOUGLAS
10522 GREENHEAD VIEW RD
CHARLOTTE, NC 28262

PIN 02910421

PAUL A SNYDER & DAWN M SNYDER
13440 PORTER CREEK RD
CHARLOTTE, NC 28262

PIN 02910426

TONY GUNTHER
10525 GREENHEAD VIEW RD
CHARLOTTE, NC 28262

PIN 02910475

YOUNG FAMILY REVOCABLE LIVING
KEITH L YOUNG & JENNIFER M YOUNG
13507 PORTER CREEK RD
CHARLOTTE, NC 28262

PIN 02910178

ROBERT THOMAS SR SCOTT
13406 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910175

MICHAEL ALAN BALLARD
BRENDA JEAN BALLARD
13418 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910403

WILLIE ROY JR RAMSEY
MANDY GLY RAMSEY
13411 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910416

DAMOND E BRANCH
SHANEICE BRANCH
10150 MALLARD CREEK RD #105
CHARLOTTE, NC 28262

PIN 02910419

RUEL SMITH & SHELLEY SMITH
10518 GREENHEAD VIEW RD
CHARLOTTE, NC 28262

PIN 02910422

SECRETARY OF VETERANS AFFAIRS
P.O. BOX 100026
DECATUR, GA 30031

PIN 02910425

AARON G GREEN
10515 GREENHEAD VIEW RD
CHARLOTTE, NC 28262

PIN 02910474

WALTER SWANSON & SALLY SWANSON
13443 PORTER CREEK RD
CHARLOTTE, NC 28262

PIN 02910177

MAHEK PATEL
JAYENDRA KUMAR PATEL
13410 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910405

GARRY D SR FRAZIER
BRENDA J FRAZIER
13419 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910402

PRESTON RAINER & DARLENE RAINER
13407 MALLARD LAKE RD
CHARLOTTE, NC 28262

PIN 02910417

TAMARA MASON & EDDIE L HILLS
10526 GREENHEAD VIEW RD
CHARLOTTE, NC 28262

PIN 02910420

ANGEL R OLIPHANT
KEVIN E OLIPHANT
10514 GREENHEAD VIEW RD
CHARLOTTE, NC 28262

PIN 02910424

ANGELICA W CHRISTIE
ANDRE CHRISTIE
10503 GREENHEAD VIEW ROAD
CHARLOTTE, NC 28262

PIN 02910476

STEVEN W. NEWMAN
SARAH L. NEWMAN
13511 PORTER CREEK RD
CHARLOTTE, NC 28262

PIN 02910473

THERESA S SCHEEDEL
DANIEL R SEYMOUR
13439 PORTER CREEK ROAD
CHARLOTTE, NC 28262

EXHIBIT A - Mailing List

PIN 02910472
TONYA C CHRICHLOW
13433 PORTER CREEK RD
CHARLOTTE, NC 28262

PIN 02909125
WC&C INC
3850 SHARON VIEW RD
CHARLOTTE, NC 28226

PIN 02958115
SPEEDWAY MOTORSPORTS INC
PO BOX 18747
CHARLOTTE, NC 28218

PIN 02961102
BAIN WILSON
3375 CAL BOST RD
MIDLAND, NC 28107

PIN 02910101 & 02910102
EDUCATION THE CHARLOTTE –
MECKLENBURG BOAR
600 E FOURTH ST, 5TH FLOOR
CHARLOTTE, NC 28202

PIN 02909102
CHURCH SILOAM PRESBYTERIAN
124 HILLCREST DR #4
MARION, NC 28752

PIN 02958121
SONIC FINANCIAL CORP
C/O WILLIAM R BROOKS
PO BOX 18747
CHARLOTTE, NC 28218

PIN 0291112
HOLLAND LIVING TRUST THE
HOYLE N HOLLAND & NANCY H
1435 RIDGE RD
CHARLOTTE, NC 28262

PIN 02955101
MALLARD CREEK POLYMERS INC
8901 RESEARCH DR
CHARLOTTE, NC 28262

PIN 02909101
WC & C INC
7620 BALTUSROL LN
CHARLOTTE, NC 28210

PIN 02961101
DEPARTMENT OF TRANSPORTATION
1505 MSC
RALEIGH, NC 27699

PIN 02910103
MALLARD LAKE HOMEOWNERS ASSOC
C/O PROPERTY MANAGER
PO BOX 11906
CHARLOTTE, 28220

EXHIBIT A - Mailing List

Solomon Fortune
Charlotte-Mecklenburg Planning Dept.
600 East Fourth Street, 8th Floor
Charlotte NC 28202-2853

Hon. Michael Barnes, Mayor Pro Tem
Charlotte City Council Office
600 East 4th Street
Charlotte, NC 28202

Hon. Greg Phipps, District 4
Charlotte City Council Office
600 East 4th Street
Charlotte, NC 28202

Andre Christie, Mallard Lake HOA
10503 Greenhead View
Charlotte NC 28262

Camisha Farris, Withrow Downs HOA
417 Withershinn Drive
Charlotte NC 28262

Alton Caldwell, Sir Anthony
Neighborhood Association
1701 Sir Anthony Drive
Charlotte NC 28262

Carolyn Sands,
Mallard Glen Village HOA
10339 Garrett Grigg Rd
Charlotte NC 28262

Clair Lane, Fountain Grove HOA
2026 Chipstone Rd
Charlotte NC 28262

Myron Brown, Homewood Acres
Community Association
12420 Fellowship Drive
Charlotte NC 28262

Alysia Davis Osborne, AICP
Planning Coordinator

Wes Hinson
Hinson Faulk P.A.
309 Post Office Drive
Indian Trail, NC 28079

Ed McKinney
CMPC – Acting Planning Director