

Community Meeting 2/4/2015

Rezoning Petition #2014-101

Scheduled Start Time: 6:00 pm.

Start time 6:04

End time 7:06pm

Opening:

Mr. Judson Stringfellow introduced himself as a consultant for LGI Homes and Jim Magennis was a Consultant for Liberty Solutions the property owner.

Mr. Stringfellow described existing/current plan which was rezoned in 2008 being 95 multifamily-duplex lots with rear alleys and items on that plan.

He transitioned into the proposed rezoning explaining the existing approved 95 attached homes changing into 71 single family lots. He mentioned Tree Buffers, HOA establishment, no vinyl on front, elevation of homes which were in the handout packet.

Mr. Stringfellow explained pro's and con's of each plan, explained higher density to lower density of the two plans.

Home prices were mentioned to be expected to average about \$160,000 to \$170,000 but would be market driven with a possible start of building homes next year.

NCDOT Turn lane was mentioned on Reames Road, but would need to be approved by NCDOT.

Questions:

Question from Mr. Calvin McDougal - asked about lot size and about tree save area - Judson explained and showed on plan the minimum lot size of 4500sf and showed the location of the tree save.

Question from Lonnie Newsom - asked the difference in rezoning conditions - Judson explained the differences and said the notes on the current would be transferred to the proposed that apply.

Continued question about the landscaping on Reams Road and it was said the same berm landscaping detail from the current would be used and would be added to the proposed plan.

Housing architecture question about why no vinyl everywhere was not offered? It was mentioned that only the front of the homes would not have vinyl. A request side elevations was made. Mr. Stringfellow is to show side elevations but they would not be submitted as part of the rezoning condition. A separate request was made that the lots to be seen from Reams Road would have at least one window. It was said that this would be done. 4 lots in total.

Question from Ms. TJ Massey – asked the stub street to her property be removed. Mr. Stringfellow explained it is required as part the City Connectivity ordinance and land development standards. Later

in the discussions Council Member Alvin Austin expressed that he would talk to City Planning about leaving 20 foot tree buffer in that area. The road right of way would be shown to the property line with the trees in place and the paved road stopping short.

Question from Ms. Juanita Newsom - asked about traffic light for the project. Mr. Stringfellow explained NCDOT would need to approve all improvements on Reames Road and most likely would not be warranted.

Question from Ms. Betty Cooper - asked about a fence along the property separating the existing and planned development. Mr. Stringfellow mentioned the fence should not be on the property line since it is to remain undisturbed. After discussion it was requested a 6' wooden privacy fence be installed along the south side of the tree save area along the north end of the property.

Question from Mr. Calvin McDougal - asked about difference in the site plan from now to the one presented by Mr. Rosenberg. It was mentioned that the presenters did not have knowledge of the plan presented by Mr. Rosenberg.

With discussion from Council Member Austin and attendees, relevant notes from existing rezoning plan from 2008 be placed on the proposed rezoning, along with landscaping berm along Reames Road, Fence be added along south side of the tree save area.

Council Member Austin was to talk to planning about connection and details of the connection street stubbing to Ms. TJ Massey's property. This is a safety issue per Mr. Newsom and it was requested that more details be shown on the proposed plan. It was explained that many of the notes on the existing 2008 plan were notes that are part of current ordinances or development requirements, but would be described on the rezoning plan.

Question from Mr. Calvin McDougal - asked about the lot sizes being less than the R5 standard lot minimum size. It was mentioned that the R-5 Cluster allows for the proposed minimum lot sizing.

Question from Mr. Newsom - asked for planting on side of lots next to the stormwater management area and that two entrance monuments are shown.

The meeting ended about 7:06pm and was adjourned.

Notes by Jim Magennis, PE



January 19, 2015

Re: Community Meeting on Wednesday, February 4, 2015 at 6PM

**To be held at the Charlotte Mecklenburg Library – Beatties Ford Road Regional Library
2412 Beatties Ford Road, Charlotte, NC 28216**

**Rezoning Petition #2014-101 filed by LGI Homes NC, LLC to rezone approximately 14.3 acres located at
7600 Reames Road to allow the development of a single family home development.**

Dear Councilman:

LGI Homes NC, LLC (“the Petitioner”) has filed with the Charlotte-Mecklenburg Planning Commission and is seeking to rezone 7600 Reames Road from the UR-1CD multi-family plan to an R-5 single family home use. The purpose of the rezoning is to permit the development of a 71 single family home development.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, we (“the Petitioner”) will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, February 4th at 6PM (at the Charlotte Mecklenburg Library – Betties Ford Road Regional Library located at: 2412 Beatties Ford Road, Charlotte, NC 28216). The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please feel free to call me.

Regards,

David Hensley
Vice President of Land – Charlotte
LGI Homes NC, LLC
2630 S Tryon Street, Suite D
Charlotte, NC 28203

704.222.4542 mobile

dhensley@lgihomes.com

COMMUNITY MEETIN

Pet. No. First Nar Last Nan Company Name

2014-101	Al	Austin	
2014-101	Derrick & J	Blankeney & Neal	
2014-101	Betty	Cooper	
2014-101	Molses	Guardado-Avila	
2014-101	Lucinda	Blackmon	
2014-101	Elvia	Crenshaw	
2014-101	John	Fesperman	
2014-101	Willie	Garris	
2014-101	Debra	Griffin	
2014-101	Venita	Hood	
2014-101	Thomasina	Massey	
2014-101	John	Moore	
2014-101	Mae	Scott	
2014-101	Eric	Miller	Beaties Ford Comm. Assoc.
2014-101	Clarence	Wilson	Hyde Park Estates CA
2014-101	Roosevelt	Noise	Bahama Park Assoc.
2014-101	Caroline	Ellis	Bahama-Havana Park HOA, The
2014-101	Tamera	Sanders	Laurel Woods NA
2014-101	Calvin	McDougal	Bahama-Havana Park HOA
2014-101	Lonnie	Newsom	Bahama/Havana Park HOA
2014-101	B.Winona	Chestnut	Hyde Park NA
2014-101	Jackie	Walton	Hyde Park Estates NA
2014-101	54 INVESTMENT LLC		
	LETIQUA	BELLARD	
2014-101	LINDA	MYERS	
	MARION L	CLARK	
2014-101	BRENDA J	MORROW	
	REBECCA	DORAN	
2014-101	TIMOTHY	DORAN	
2014-101	JAMES W.	DUNCAN	
	EST		
	PROPERTI		
2014-101	ES LLC		
	ANTHONY	FIGUEROA	
2014-101	JOSE	ROSARIO	
	FRANCO	FRISAN	
2014-101	KATHY	FRISAN	

2014-101	KATRINA I	GRAHAM
2014-101	RODNEY S	RODNEY S
	JAKE	HANTON,
2014-101	ROBERT	JR.
	NEELY	JOHNSO
2014-101	RENEE`	N
	KNICKERB	
	OCKER	
	PROPERTI	
2014-101	ES INC	
	WANDA S	
	RICHARD	LEDFORD
2014-101	A	OSBORNE
	LIBERTY	
2014-101	OAK INC	
2014-101	JIMMY A	NEAL
2014-101	MARLON	NESBETH
		PARRA
		MARIA
	SALVADO	HERNAND
2014-101	R LEAL	EZ
	WARREN	
	ELLIS	
	JACQUELI	REID
2014-101	NE	JACKSON
	CHARLES	
2014-101	H	RUSSELL
	CHRISTIN	
2014-101	A	SIMMONS

EXHIBIT "A"

G - REZONING MAILING LIST

Mailing Address	City	State	Zip
600 East Fourth Street	Charlotte	NC	28202
360 Hamilton Avenue 5th	White Plains,	NY	10601
7801 Shalom Road	Charlotte	NC	28216
7800 Buddy Holly Road	Charlotte	NC	28216
7800 Reames Road	Charlotte	NC	28216
7308C 270 E. Independence Blvd.	Charlotte	NC	28227
7417 Reames Road	Charlotte	NC	28216
7507 Reames Road	Charlotte	NC	28216
7704 Reames Road	Charlotte	NC	28216
P.O. Box 16852	Charlotte	NC	28297
2001 Oaklawn Avenue	Charlotte	NC	28216
3127 Passour Ridge Lane	Charlotte	NC	28296
69 Hillside Avenue	Haverstraw	NY	10927
9901 Clairemore Place	Charlotte	NC	28216
4244 Hyde Park Drive	Charlotte	NC	28216
8201 Bella Vista Court	Charlotte	NC	28216
8217 Bella Vista Court	Charlotte	NC	28216
6929 Silver Garden Lane	Charlotte	NC	28216
5121 Hawaii Drive	Charlotte	NC	28216
5024 Casino Drive	Charlotte	NC	28216
4247 Hyde Park Drive	Charlotte	NC	28216
5917 Edinborough Drive	Charlotte	NC	28216
PO BOX 36509	CHARLOTTE	NC	28236
7809 BELLA VISTA CT	CHARLOTTE	NC	28216
7716 FREE BIRD AVE	CHARLOTTE	NC	28216-2075
7720 FREE BIRD AV	CHARLOTTE	NC	28216
7806 BUDDY HOLLY RD	CHARLOTTE	NC	28216
17537 JETTON RD	CORNELIUS	NC	28031
7605 BELLE VISTA CT	CHARLOTTE	NC	28216
2721 E MELISSA STREET	WEST COVINA	CA	91792

7807 BUDDY HOLLY RD	CHARLOTTE	NC	28215
7724 FREE BIRD AVE	CHARLOTTE	NC	28216-2075
7816 BELLA VISTA CT	CHARLOTTE	NC	28216
7809 SHALOM DRBROOK DR	CHARLOTTE	NC	28215
500 N DEARBORN ST, STE400	CHICAGO	IL	60654-3386
171 WHITE DOGWOOD LN	BOONE	NC	28607
6130 HARRIS TECHNOLOGY BLVD	CHARLOTTE	NC	28269
2417 JEFFERSON DAVIS ST	CHARLOTTE	NC	28206
7712 FREE BIRD AV	CHARLOTTE	NC	28216
7808 FREE BIRD AV	CHARLOTTE	NC	28216
7728 FREE BIRD AVE	CHARLOTTE	NC	28216-2075
7901 REAMES RD	CHARLOTTE	NC	28216
7800 BUDDY HOLLY RD	CHARLOTTE	NC	28216