



February 24, 2015

Office of the City Clerk
600 East Fourth Street, Seventh Floor
Charlotte, North Carolina 28202

Re: **Community Meeting Report**
Petitioner: Meritage Homes of the Carolinas, Inc.
Rezoning Petition # 2015-038 (Candlewyck)

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:

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 Thursday, January 29, 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, February 19th at 6:30 PM at Candlewyck Baptist Church located at 7200 Providence Road, Charlotte, NC 28226.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individual identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Matt Kearns (Meritage), Tom Kutz (Meritage), and Kristen Mansfield (McAdams).

SUMMARY OF PRESENTATION/DISCUSSION:

Matt Kearns with Meritage Homes welcomed the attendees and introduced the Petitioner's team. Mr. Kearns provided an overview of Meritage Homes, existing locations of Meritage communities, and accolades for the energy efficiency methods utilized in their home building.

Mr. Kearns provided a site overview, indicating that the Petitioner proposes to rezone an approximately 9.5 acre parcel at the corner of Providence Road and Candlewyck Lane from R15-PUD to two separately zoned parcels; one parcel at approximately 3.8 acres to become INST(CD) and the other at approximately 5.7 acres to become R-4(CD).

**The John R. McAdams
Company, Inc.**

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Mr. Kearns explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request, the conditional site plan, and respond to questions and concerns from nearby residents and property owners.

Mr. Kearns then provided a site overview, presenting the site plan and pointing out various elements of the site and landscape plan. Proposed home plans/elevations and example photographs were presented and the expected construction timeline was reviewed.

The floor was then opened to comments and/or questions from the audience. A summary of those comments and questions are listed below. The majority of the comments and discussion stemmed from traffic concerns and access to/from NC16 (Providence Road).

- 1) One resident had a concern regarding the community entrance being off of NC16 with a right-in/right-out turn only, thus requiring a U turn to go north on NC16. This condition exacerbates the congestion at the intersection of NC16 and Candlewyck Lane/Beverly Cross Blvd.
- 2) One resident stated that they would rather see the community entrance off of Lawton Bluff Road, thus eliminating the connection to Providence Road. It was relayed by the team that this option was studied early on and even with a connection to Lawton Bluff Road, a second access point off of Providence Rd. would be required due to the length of the proposed cul-de-sac.
- 3) Two residents indicated they do not want an entrance through the Candlewyck church parking lot and would prefer only the entrance off of NC16 in order to help minimize additional traffic through the existing Candlewyck neighborhood.
- 4) One neighbor indicated they want an entrance off of NC16 and one at Lawton Bluff Road.
- 5) Several residents stated that a previous developer (Saussy Burbank) paid for a stoplight to be installed at the intersection of NC16 and Candlewyck Lane/Beverly Cross Blvd. They expressed their desire for the stoplight to be installed with the proposed residential development. The team was informed prior to the Community Meeting that CDOT performed a traffic study in November 2013, and the stoplight was deemed not warranted. This information was relayed to the audience during discussion. The Petitioner indicated that CDOT would again be contacted regarding the stoplight. After the Community Meeting was held, the Petitioner received notice from CDOT that the previous Developer did place money



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in escrow for a future traffic signal at this location. However, that money was released back to the Developer about 10-12 years ago when the intersection volumes did not meet the MUTCD requirements warranting the installation of the traffic signal.

- 6) One neighbor expressed their concern regarding construction traffic using only one entrance off of NC16.
- 7) One resident asked if mass clearing and grading would occur for the development, which raised the concern that 3 existing lots on the western boundary of the proposed development (owners Hemingway, Short, and Spirou) would not have tree save area at the rear of their lots. The resident asked the Petitioner to save significant trees where feasible and/or plant back a buffer along those proposed lots that do not back up to tree save areas. As a result of this concern the Petitioner has elected to add a 10' landscape easement along the rear property lines of lots 7-13. Within the landscape easement, existing vegetation shall remain where feasible and if cleared, additional landscaping will be installed to provide a buffer.
- 8) One neighbor adjacent to the property had concerns that the dry utilities would be accessed behind the rear of her property, but it was indicated that new dry utilities would be installed in the new public street as part of the development.
- 9) One neighbor inquired if speculative homes would be built and it was indicated that typically a few are provided.
- 10) One neighbor questioned the dead end street and it was explained that the street met the short distance allowed by the international fire code.
- 11) One resident asked for clarification on the new development's intent to utilize the Candlewyck Neighborhood amenities. It was indicated that the agreement between Meritage Homes and the Candlewyck HOA is still under review/discussion.
- 12) One resident expressed their disappointment that Mr. Ed Driggs, (City Councilman, District 7) was not in attendance.

Respectfully submitted, this 24th day of February, 2015.

cc: Charlotte-Mecklenburg Planning Department

Exhibit A

Case No	PID	OwnerLastN	OwnerFirst	CownerFirs	CownerLast	MaiAddr1	City	State	ZipCode
2015-038	21343109	ALLEN	ROBERT W	GIA J	ALLEN	7603 COMPTON CT	CHARLOTTE	NC	28270
2015-038	21343140	ANDRONICA	KRISTINA A	MICHAEL L	SWEENEY	7607 TREYFORD LN	CHARLOTTE	NC	28270
2015-038	21343123	ASHCROFT	RICHARD JAMES	ALICE ANNE ELIZABETH	DEBATS	7600 SHARPTHORNE PL	CHARLOTTE	NC	28270
2015-038	21131236	ASHE	JESSE B JR	LILLIAN D	ASHE	2424 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131329	BENMAKHLLOUF	BIORG	MOHAMMED	BENMAKHLLOUF	2413 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131809	BISHOP	FRANK E	MILDRED H	BISHOP	2130 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343121	BOYLE	MARTIN F	KELLY R	BOYLE	7606 SHARPTHORNE PL	CHARLOTTE	NC	28270
2015-038	21343135	BRASWELL	JOSEPH W	CECILIA A	BRASWELL	7610 TREYFORD LN	CHARLOTTE	NC	28270-1306
2015-038	21343126	BRIGGS	USA MICHELLE			7609 SHARPTHORNE PL	CHARLOTTE	NC	28270
2015-038	21343126	BUCKLEY	THOMAS FRANCIS	CAROLE ANN	BUCKLEY	7348 WINNINGTON CR	CHARLOTTE	NC	28226
2015-038	21131624	CAMPBELL	JUDITH G	MICHAEL E	CAMPBELL	7601 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21131249	CANDLEWYCK BAPTIST CHURCH	OF CHAR TRS			7200 PROVIDENCE RD	CHARLOTTE	NC	28226
2015-038	21131975	CANDLEWYCK HOLDINGS, LLC				5960 FAIRVIEW RD SUITE 200	CHARLOTTE	NC	28210
2015-038	21131340	CANDLEWYCK HOMES ASSOC				PO BOX 13215	CHARLOTTE	NC	28270
2015-038	21131811	CANDLEWYCK HOMES ASSOC				PO BOX 13215	CHARLOTTE	NC	28270
2015-038	21131602	CANDLEWYCK PATIO HOMES ASSOC				PO BOX 222071	CHARLOTTE	NC	28222-2071
2015-038	21131974	CANDLEWYCK PATIO HOMES ASSOC				P O BOX 470593	CHARLOTTE	NC	28247
2015-038	21131328	CANO	ROY	LORETTA	CANO	2425 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343137	CHASE	LAURA A	DEVIN M	CHASE	7602 TREYFORD LN	CHARLOTTE	NC	28270-1306
2015-038	21131247	DAVILA	JUAN CARLOS	MARIA DEL ROSARIO	DAVILA	6108 GREENGATE LN	WAXHAW	NC	28173
2015-038	21343154	DORST	KEVIN	MEAGAN	DORST	7608 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21343260	ESCHERT	ERIC RAYMOND	AVA MARIE	ESCHERT	7607 RATHLIN CT	CHARLOTTE	NC	28270
2015-038	21131246	FELIX	MARLIN			2240 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131961	FERGUSON	CYNTHIA E	SAMUEL R	ERGLE	4618 MEADOWBROOK DR	CHARLOTTE	NC	28226
2015-038	21131330	GILLEN	KEVIN K	LORETTA G	GILLEN	2401 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21128234	GRACE EVANGELICAL LUTHERAN CHURCH				7000 PROVIDENCE RD	CHARLOTTE	NC	28226
2015-038	21131331	GRACE EVANGELICAL LUTHERAN CHURCH				7000 PROVIDENCE RD	CHARLOTTE	NC	28226-2955
2015-038	21343105	HARDING	JEFFREY M	PATRICIA O	MELISSA N HARDING (H/W)	7608 COMPTON CT	CHARLOTTE	NC	28270
2015-038	21343155	HEINEMAN	DOUGLAS W	HEINEMAN	HEINEMAN	7604 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21131241	HEMINGWAY	ERIC J	MELANIE L	HEMINGWAY	2314 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131962	HILTON	PAULINE R			2605 HILLMONT DR	CHARLOTTE	NC	28226
2015-038	21131810	HOFFMAN	JEREMY T	KORI A	HOFFMAN	2136 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131333	HOFMANN	ROBERT	KATHY	HOFMANN	2301 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131625	HOLMES	MARY LYNNE			7342 WINNINGTON CIR	CHARLOTTE	NC	28226
2015-038	21343141	HUTCHINSON	DWAYNE C			7611 TREYFORD LN	CHARLOTTE	NC	28270-1306
2015-038	21131237	JACKSON	GLENN E			2418 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343107	JOHNSTON	JOHN	NARUSE	JOHNSTON	7600 COMPTON CT	CHARLOTTE	NC	28270-0344
2015-038	21131807	JONES	JAMES D			2118 LAWTON BLUF RD	CHARLOTTE	NC	28226
2015-038	21343161	KIRKLAND	THOMAS J IV	CATHERINE CREWS	KIRKLAND	7004 WHITWORTH WAY	CHARLOTTE	NC	28270
2015-038	21343138	KOESEL	BRADLEY	NICOLE	KOESEL	7600 TREYFORD LN	CHARLOTTE	NC	28270
2015-038	21343261	LINZ	ARRON M	BARBARA A	LINZ	2010 ECHO FORREST DR #106	CHARLOTTE	NC	28270
2015-038	21131242	LOOKABILL	GENE L JR			2308 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131618	LOVEN	DEAN PAUL	BRIDGET ANN KELLY	LOVEN	2113 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131332	MAJERCSIK	WILLIAM M	KAREN RACHEL	MAJERCSIK	2307 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131617	MARTIN	JARED T			2101 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131238	MAYBURY	JOHN P	VANESSA	MAYBURY	2412 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343108	MCCRANEY	STACEY W			7601 COMPTON CT	CHARLOTTE	NC	28270-2941
2015-038	21131235	MCWILLIAM	MARIA I			2430 LAWTON BLUFF RD	CHARLOTTE	NC	28270
2015-038	21343259	MITCHELL	KASEY ALEN	TOD LAMBERT	THOMAS	7603 RATHLIN CT	CHARLOTTE	NC	28226
2015-038	21343158	MORTIMER	DARIN B	MARGARET F	MORTIMER	7605 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21343122	MULL	GREYLAND B	JENNIFER G	MULL	7602 SHARPTHORNE PL	CHARLOTTE	NC	28270
2015-038	21131243	NOLASCO	JAVIER			2713 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131808	OSWARD	CHARLES K	SUZANNE B	OSWARD	2124 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343125	POWERS	STEPHEN M	TIFFANY C	POWERS	7605 SHARPTHORNE PL	CHARLOTTE	NC	28270-0340

Exhibit A

Case No	PID	OwnerLastN	OwnerFirst	OwnerFirs	COwnerLast	MailAddr1	City	State	ZipCode
2015-038	21343199	PRESCOTT PLACE PROPERTY OWNERS ASSOCIATION INC	OwnerFirst			1928 RANDOLPH RD STE 318	CHARLOTTE	NC	28207-1105
2015-038	21343193	PRESCOTT PLACE PROPERTY OWNERS ASSOCIATION INC	GARY L	PAMELA C	PUFFPAFF	1928 RANDOLPH RD STE 318	CHARLOTTE	NC	28207-1105
2015-038	21131620	PUFFPAFF	STEPHEN W	CAROL H	RAINWATER	2137 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343258	RAINWATER	ALAN S	LEIGH ANN S	RAMSEY	7600 RATHLIN CT	CHARLOTTE	NC	28270-0335
2015-038	21343104	RAMSEY	LISA PEELER			7612 COMPTON CT	CHARLOTTE	NC	28270
2015-038	21343153	RATLEDGE	CHRISTOPHER E	CHARLOTTE F	RENNER	7612 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21343136	RENNER	JASON H			7606 TREYFORD LN	CHARLOTTE	NC	28270
2015-038	21131348	ROACH				7456 CROWFLOCK CT	CHARLOTTE	NC	28226
2015-038	21343264	SAINTFIELD PROPERTY OWNERS ASSOCIATION INC	ANNA C	MATTHEW	NEAL	7729 RATHLIN CT	CHARLOTTE	NC	28270-0336
2015-038	21343156	SEAL	KIREN B	NIRAV K	SHAH	7600 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21343124	SHAH	PELHAM L	SARA J	TOWNE	11538 DARTINGTON RIDGE LN	CHARLOTTE	NC	28262
2015-038	21343139	SHELOR	WILLIAM L			7603 TREYFORD LN	CHARLOTTE	NC	28270
2015-038	21131240	SHORT	LINDA S		AVEN D SHORT (H/W)	900 WOODLAND FOREST RD	WAXHAW	NC	28173-8545
2015-038	21343110	SHROPSHIRE	KONSTANTINOS A	MARIA P	SPIROU	7607 COMPTON CT	CHARLOTTE	NC	28270
2015-038	21131239	SPIROU	KENDRA Q			2406 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343106	TARDIF	SANDRA K			7604 COMPTON CT	CHARLOTTE	NC	28270-0344
2015-038	21131244	TUTTLE	ROBIN R			2256 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21343159	VANDETTE	EDWARD A	BARBARA J	WATKINS	7609 BOSHAM LN	CHARLOTTE	NC	28270
2015-038	21128228	WATKINS	KEITH EDWARD	JENNIFER W	WATKINS	6935 OAKVIEW LN	CHARLOTTE	NC	28226
2015-038	21128236	WATKINS	KEITH EDWARD	JENNIFER W	WATKINS	7009 OAKVIEW LN	CHARLOTTE	NC	28226
2015-038	21128237	WATKINS	WILLIAM H			7009 OAKVIEW LN	CHARLOTTE	NC	28226
2015-038	21131619	WELSH	ROBERT A	SUSAN S	MARILYN M CROTEAU	2125 LAWTON BLUFF RD	CHARLOTTE	NC	28226
2015-038	21131245	WILLIAMS			WILLIAMS	2248 LAWTON BLUFF RD	CHARLOTTE	NC	28226

Exhibit A

Case No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip	PrimEmail	AltEmail	PrimPhone	AltPhone
2015-038	Kacie	Arandas	Crofton HOA	6725 Brookfield Place	Charlotte	NC	28270			(704) 362-4216	
2015-038	Alice	Council	Crown Colony Estates	7211 Crown Colony Drive	Charlotte	NC	28270			(704) 365-4737	
2015-038	Patricia	Davis	Providence-Old Providence	6955 Old Providence Road	Charlotte	NC	28226				
2015-038	Ann	Dornblazer	Cedarhill HOA	6536 Cedar Croft Drive	Charlotte	NC	28270			(704) 365-0199	
2015-038	Judy	Fredricks	Hampton Leas HOA	2248 Lynbridge Drive	Charlotte	NC	28270			(704) 366-5667	
2015-038	Doyle	George	Providence Springs	3214 Springs Farm Lane	Charlotte	NC	28226	dGeorge@bellsouth.net		(704) 540-8863	(704) 366-6222
2015-038	Ken	Kerr	Hembstead	2221 Hogan Court	Charlotte	NC	28270			(704) 331-1145	
2015-038	Valerie	Martin	Providence-Old Providence	6955 Old Providence Road	Charlotte	NC	28226			(704) 365-8839	
2015-038	Melinda	Rose	Crown Colony NA	6500 Shaftesbury Road	Charlotte	NC	28270	mrose7217@yahoo.com		(704) 572-2935	
2015-038	Ken	Whitley	Ridgeloach HOA	7744 Ridgeloach Place	Charlotte	NC	28226	wk7654@aol.com		(704) 544-0054	
2015-038	Marie	Wilkinson	Bishop's Ridge HOA	6021 Prince Williams Lane	Charlotte	NC	28270			(704) 362-1853	
2015-038	Marie	Wilkinson	Villages of Bishops Ridge	6021 Prince Williams Lane	Charlotte	NC	28270	toddywilkinson@aol.com		(704) 362-1853	



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition No. 2015-038 filed by Meritage Homes to rezone approximately 9.48 acres located at 7200 Providence Road, Charlotte, NC 28226 (Tax Parcel ID # 21131249) to allow for the development of twenty (20) single-family detached homes.

Date and Time: Thursday, February 19, 2015 at 6:30 P.M.

Location: Candlewyck Baptist Church – 7200 Providence Road, Charlotte, NC 28226

Petitioner: Meritage Homes

Petition No.: 2015-038

Meritage Homes ("Meritage") has filed with the Charlotte-Mecklenburg Planning Commission to rezone an approximately 9.48 acre site (the "Site") located at 7200 Providence Road, Charlotte, NC 28226, from the R15-PUD zoning district to INST(CD) and R-4(CD) zoning districts. The purpose of the rezoning is to permit the development of twenty (20) single-family, detached homes on 5.7 vacant acres of the Site.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, Meritage 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 Meritage will hold a Community Meeting regarding this Rezoning Petition on Thursday, February 19th at 6:30 P.M at Candlewyck Baptist Church. We 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 email Matt Kearns at matt.kearns@meritagehomes.com.

cc: City Councilman Ed Driggs (District 7)

Date Mailed: Thursday, January 29, 2015



Community Meeting – Petition No. 2015-038

SIGN-IN SHEET

NAME	ADDRESS	PHONE NUMBER
CARL LINDQUIST	GRACE LUTHERAN	
B & D S, MODCIE	7404 CROWFLOCK	
Tom Buckley (AKA Frank)	7348 Winnington Cir.	
Steve & Mary Smith	5104 Tedorill Ln	
Mike Gehl	2315 Lawton Bluff Rd.	
Melanie Hemingway	2314 Lawton Bluff	843-628-8901
Jeff Nock	4955 Whitmore Pond Ln	704-708-5953
Lynne Holmes	7342 Winnington Cir	704-377-3853
Jim + Dawn Murchison	7205 Prescott Pk Dr.	704-543-1150
Doyle George	3214 Springs Farm Ln	704-367-4335
Ken + Jan Dicus	4909 Tuscott Rd	704 491-0686
Mary Kraft	4915 Country Ridge Ln	919/402-7103
Jerome Hoffman	2136 Lawton Bluff Rd	704 364 0273
Betty Peck	3009 Willowbrae Rd.	704-366-6655
Jennifer Martin	2919 Willowbrae Rd	704-281-1115

SIGN-IN SHEET



MeritageHomes®