

COMMUNITY MEETING REPORT  
**Petitioner: NR Pinehurst Property Owner, LLC**  
Rezoning Petition No. 2015-052

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-1 attached hereto by depositing such notice in the U.S. mail on April 9, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, April 23, 2015 at 7:00 PM in the Center 6 Classroom in the Worship Center at Christ Lutheran Church located at 4519 Providence 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 B. The Petitioner's representatives at the Community Meeting were Michael Gribble of the Petitioner, Jacob Bachman and Joel Causey of ColeJenest & Stone, Omar Alberto of The Housing Studio and John Carmichael of Robinson Bradshaw & Hinson.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed everyone to the Community Meeting regarding Rezoning Petition No. 2015-052.

John Carmichael stated that this Rezoning Petition was filed by NR Pinehurst Property Owner, LLC, and it relates to an approximately 36 acre site located on the west side of Providence Road across from Strawberry Hill Drive. Pinehurst on Providence Apartments are located on the site. NR Pinehurst Property Owner, LLC is the owner of the site.

John Carmichael stated that NR Pinehurst Property Owner, LLC is affiliated with Northwood Ravin, which is a Charlotte-based company that develops, owns and operates multi-family residential communities. John Carmichael introduced himself, Michael Gribble, Jacob Bachman, Joel Causey and Omar Alberto.

John Carmichael also introduced Councilman Kenny Smith, who was in attendance at the meeting.

John Carmichael stated that the site is currently zoned R-17 MF (CD), which is a multi-family zoning district that allows up to 17 multi-family dwelling units per acre. The "CD" signifies that it is a conditional rezoning, which means that there is a conditional rezoning plan that governs the use and development of the site.

John Carmichael stated that the site was rezoned to the R-17 MF (CD) zoning district in 2013 to allow the re-development of the site with up to 580 multi-family dwelling units, which is a

density of approximately 16.1 dwelling units per acre. As you know, the site has not been redeveloped pursuant to that rezoning.

John Carmichael stated that the purpose of this rezoning request is to amend the 2013 approved conditional rezoning plan for the site to revise the layout and design of the proposed re-development, and the maximum density under this rezoning request is 580 multi-family dwelling units, which, once again, is approximately 16.1 dwelling units per acre.

John Carmichael then provided the schedule of the remaining events relating to this rezoning request. John Carmichael stated that the Public Hearing will be held on Monday, May 18, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center, located at 600 East Fourth Street. The Zoning Committee Work Session will be held on Wednesday, May 27, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, June 15, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center. John Carmichael stated that the Zoning Committee is a citizen board, and that the Zoning Committee makes recommendations to City Council as to whether or not a rezoning petition should be approved or denied.

John Carmichael then reviewed the Petitioner's conditional rezoning plan. John Carmichael stated that under this conditional rezoning plan, up to 580 apartment units could be located on the site. In addition to revising the layout and design of the re-development, another purpose of this rezoning request is to provide that the site would be developed in two phases. Phase 1 would be the proposed buildings located next to Providence Road, and Phase 2 would be the remainder of the site. Therefore, the existing apartment buildings located in the Phase 2 portion of the site would remain in place until such time that Phase 2 is developed.

The Phase 1 buildings would have a maximum height of five stories, and they would be served by structured parking. The Phase 1 buildings would be set back at least 30 feet from the transitional setback along Providence Road.

A four to five foot tall masonry wall would be installed along the Providence Road frontage. An eight foot planting strip and six foot sidewalk would be provided along the site's frontage on Providence Road.

John Carmichael stated that the exterior building materials on the Phase 1 and Phase 2 buildings would be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, and/or wood. At least 35% of the exterior of each building, excluding windows, doors and roofs, would be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material could only be used on windows and soffits.

John Carmichael stated that in Phase 1 of the re-development, the Petitioner would be required to install a six-foot tall masonry wall along a portion of the western boundary of the site and along a portion of the southern boundary of the site next to the single-family homes. This wall would be required to be installed prior to the issuance of a Certificate of Occupancy for the first new building constructed on the site.

John Carmichael stated that the exact location of the masonry wall would be determined in conjunction with Duke Energy. There is a Duke Energy easement that runs along that portion of the site.

The maximum height in stories of each Phase 2 building is designated on the conditional rezoning plan. The Phase 2 buildings would be either two stories or three stories in height. Additionally, there would be one-story garages at the rear of the site.

When the existing buildings located on the western and southern boundaries of the site next to the single-family homes on Columbine Circle are demolished in Phase 2, the Petitioner would be required to establish a 50-foot Class C buffer along such boundaries. The width of this buffer could not be reduced.

John Carmichael stated that 15% of the site would be devoted to tree-save areas, and the site would be required to comply with the Post-Construction Controls Ordinance. Additionally, the portion of the site located adjacent to McMullen Creek would be dedicated to Mecklenburg County for greenway purposes.

John Carmichael stated that access into the site would be from Providence Road and there would be a future connection to the adjoining property to the south.

John Carmichael then shared a rendered copy of the conditional rezoning plan, and he then shared elevations of the Phase 1 buildings.

The Community Meeting was then devoted to question, answer and comment session. Set out below is a summary of the responses to the questions and the comments and concerns that were expressed in the meeting.

- An individual asked when the greenway would be constructed. John Carmichael stated that Mecklenburg County would construct the greenway, and that the rezoning team does not know when that would occur.
- An adjacent property owner stated that the flood maps have been redrawn, and her property is no longer in the floodplain.
- In response to a question regarding storm water, Joel Causey stated that the re-developed site would be required to comply with the Post Construction Controls Ordinance.
- In response to a question regarding a traffic signal, Michael Gribble stated that it is possible that a traffic signal could be installed at the entrance into the site from Providence Road. However, it is also possible that the proposed development that would be located on the adjacent site may need a traffic signal at its entrance from Providence Road, and the residents on this site could use that traffic signal. Michael Gribble stated that he would be fine with a traffic signal at either location.
- An area resident stated that it would be preferable to put a traffic signal at the intersection of Providence Road and Meadowood Lane.
- An area resident stated that this proposed re-development is reducing the number of driveways to Providence Road to one, however, there could be up to 580 multi-family units on the site. This individual stated that it is a bad idea to reduce the number of driveways to one. Michael Gribble stated that they are working with the adjacent property owner to the south to have an access point to that site. If this occurs, then there would be more than one access point for the site.



- In response to a question, John Carmichael stated that this proposed re-development of the site and the proposed re-development of the adjacent parcel to the south are not related developments.
- An individual asked what types of amenities would be located in the re-developed apartment community, and where such amenities would be located. Michael Gribble stated that they have not programmed the amenities yet.
- An individual asked if there would be a swimming pool in the proposed re-development. Michael Gribble stated that there would be a swimming pool in Phase 1, and that the existing pool and tennis courts would stay until such time that Phase 2 is developed.
- An individual stated that the types and locations of the amenities are critical issues for adjacent property owners, particularly those neighbors that live on Meadowood Lane.
- Another area resident asked whether there would be a soccer field on the site.
- An area resident asked if the amenities could be shown on the conditional rezoning plan. John Carmichael stated that the location of the amenities could be provided on the conditional rezoning plan. John Carmichael stated that he would be happy to provide a copy of the revised conditional rezoning plan that shows the location of the amenities to the individuals who attended the Community Meeting.
- An individual asked about the timing of Phase 2 of the proposed re-development. Michael Gribble stated that it is difficult to answer that question. It will be driven by the market.
- An individual asked if it is possible that Phase 2 of the re-development would not occur. Michael Gribble stated that he certainly hopes that is not the case.
- In response to a question, Michael Gribble stated that the rental rate for the small apartments in Phase 1 could be approximately \$1,000.00 per month, and the rental rate for the larger apartments could be approximately \$2,000.00 per month. Michael Gribble stated that he thought that the average rental rate throughout the re-development would be approximately \$1,500-1,600.00 per month. Of course, the rental rate could change depending upon the market.
- The elevations were then shared at the meeting. An individual asked why the proposed Phase 1 buildings were not more residential in character. This individual stated that the Phase 1 buildings look like they belong in Southend.
- In response to a question, Omar Alberto stated that the ceiling height in the apartment units in Phase 1 would be ten feet.
- Several individuals expressed their opinion that the proposed Phase 1 buildings were too urban in appearance, and they would prefer a more residential look.
- An individual asked if City Council takes aesthetics into consideration when it is considering whether to approve a rezoning request. John Carmichael stated that in his experience, City

Council would take matters such as exterior building materials, building height and building location into consideration, but City Council generally does not get into the design of the building. Councilman Smith stated that City Council considers exterior building materials but not the specific design of the building. City Council would consider the quality of the construction. Councilman Smith said that the main consideration for City Council in determining whether or not to approve a rezoning petition is land use. City Council also considers the height of the building, setbacks and buffers.

- An area resident stated that Providence Road has a very unique architectural look and feel, and she asked if there was any architecture on Providence Road that looks like these proposed buildings. The Petitioner's representatives were not aware of any architecture that looks like the proposed Phase 1 buildings on Providence Road in the area of the site.
- In response to a question, John Carmichael stated that the Phase 1 buildings would be set back a minimum of 30 feet from the transitional setback along Providence Road.
- An individual stated that in her opinion, the design of the proposed Phase 1 buildings violates the architectural character of Providence Road and the architectural character of nearby properties. In response, Omar Alberto stated that there is not a single architectural style of buildings on Providence Road. Omar Alberto stated that there is rich mixture of architectural styles on Providence Road.
- An area resident stated that he disagrees with the comments regarding the architecture, and that he feels that the proposed buildings represent an improvement over the existing buildings on the site.
- An area resident stated that he prefers that the proposed Phase 1 buildings be relocated to the middle of the site, rather than having the Phase 1 buildings located adjacent to Providence Road.
- An area resident stated that the height of the Phase 1 buildings is not a concern, but that the building mass needs to be broken up. In response, Omar Alberto stated that there would be open courtyards located within the Phase 1 buildings.
- An area resident stated that the building materials need to reflect the neighborhood.
- An individual asked if Northwood Ravin has developed any other projects in Charlotte. Michael Gribble stated that Northwood Ravin is essentially a legacy of the Crosland Residential Group. Crosland developed Birkdale and Tranquil Court. John Carmichael recommended that the attendees visit Northwood Ravin's web site to find out more about its projects.
- Councilman Smith asked how closely the architecture of the Phase 1 buildings mirrors the architecture of Tranquil Court. Omar Alberto stated that they are different architecturally. Michael Gribble stated that the elevations are conceptual, and there is work to do on the elevations. Michael Gribble stated that Northwood Ravin has a strong track record of doing developments that fit within the surrounding area.

- An area resident stated that she is concerned about the impact of the project on the surrounding area. This individual lives on Columbine Circle, and she stated that she can hardly get in and out of her neighborhood due to the traffic. She is concerned about the traffic that would be generated from this proposed re-development. This individual also stated that she is worried about the burden on the infrastructure that would result from this proposed re-development. This individual stated that she is referring to infrastructure such as water and sewer facilities. In response to her concern regarding infrastructure, Joel Causey stated that the developer will be required to submit calculations to CMUD, and CMUD will let the developer know if there is adequate water and sewer capacity for the proposed re-development. If there is not adequate capacity, the developer would have to pay the cost to improve the lines. In addition, the developer pays impact fees.
- In response to a question regarding timeline, Michael Gribble stated that if the rezoning is approved, it would take approximately 9 to 12 months to obtain the required permits, and then the developer would be required to obtain a construction loan. As a result, Michael Gribble stated that it could be mid-2016 at the earliest before construction of Phase 1 could start. With respect to Phase 2, if Phase 1 is successful and there is a market for Phase 2, then Phase 2 would be developed. The construction period for Phase 1 would be approximately two years.
- An individual asked if the site was rezoned two years ago to the R-17 MF (CD) zoning district to allow 580 multi-family units on the site. John Carmichael confirmed that it was.
- Jacob Bachman then addressed the meeting and discussed the separation of the proposed new apartment buildings in Phase 2 from the rear property line. He compared the current approved conditional rezoning plan with the Petitioner's proposed conditional rezoning plan, and he stated that the Petitioner's proposed conditional rezoning plan provides a greater separation of the apartment buildings from the single-family homes located on Columbine Circle than the current approved conditional rezoning plan.
- An area resident asked Mr. Bachman to discuss the Meadowood Lane side of the site. Mr. Bachman stated that there is a Duke right-of-way in that area. That area will remain relatively untouched.
- In response to a question as to whether Duke Energy will allow the construction of a greenway path through its right-of-way, Mr. Bachman stated that Duke Energy will allow the construction of a greenway path in its right-of-way. Mr. Bachman stated that the developer will dedicate the land for the greenway to Mecklenburg County.
- In response to a question, Mr. Gribble stated that there would be approximately 300 apartment units in Phase 1 of the re-development.

Mr. Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

Attached hereto as Exhibit C is the power point presentation utilized by the Petitioner's representatives at the Community Meeting.

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

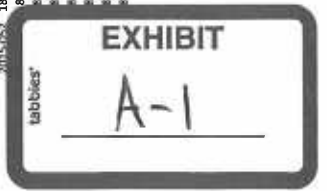
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting. However, the Petitioner will show on its revised conditional rezoning plan the location of the future amenities to be developed on the site under this rezoning request.

Respectfully submitted, this 8<sup>th</sup> day of May, 2015.

**NR Pinehurst Property Owner, LLC, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)  
Mr. David Gribble, NR Pinehurst Property Owner, LLC (via email)

Case No	PID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-052	18311410	ANDREOZZI	ERIC P	LAURIE A	ANDREOZZI	4101 COLUMBINE CIR		CHARLOTTE	NC	28211-4423
2015-052	18310132	ANDREW	SUZANNE MILLER	LAURIE A	ANDREOZZI	2003 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18311005	BENZENHOEFER	ALBERT	JANICE H	BENZENHOEFER	4300 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18311212	BOXER	LARRY N	PHYLIS A	BOXER	2109 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18310135	BUCHAN	JONATHAN EDWARD JR	EDITH H	CARTER	1902 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310144	CLAYTON	J L JR	MELISSA S	CLAYTON	1801 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310107	CARTER	ARCHIE B	INC	C/O RALEY-MILLER PROPERTIES	10815 SIKES PL SUITE 300		CHARLOTTE	NC	28277
2015-052	18312107	COLUMBINE PROPERTIES LLC	ROBERT J JR	JAMIE A	CONSOL	4234 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18311066	CROWDER	SIDNEY			4315 COLUMBINE CIRCLE		CHARLOTTE	NC	28211-4427
2015-052	18312106	CROWELL	ELISABETH H			1808 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310119	DEAL	SVEND HEWITT			1839 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18312105	DIXON	WILLIAM N	SUSAN M	DIXON	4301 COLUMBINE CR		CHARLOTTE	NC	28211
2015-052	18310132	DUPRESNE	DAVID A	CHRISTINA B	DUPRESNE	1817 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310102	DUKE POWER CO	ATTN: TAX DEPT - P8058			422 S CHURCH ST		CHARLOTTE	NC	28211-4425
2015-052	18312102	DULLER	MELISSA ROBYN	JAMES CRAIG	DULLER	1620 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18508219	EVERETT	BRANDON C	BRANDON C	EVERETT	1851 MEADOWOOD LN		CHARLOTTE	NC	28211-4083
2015-052	18310123	GESSNER	BARBARA C			1829 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310115	GLOVER	DIANE M			1853 MEADOWOOD LN		CHARLOTTE	NC	28211-4083
2015-052	18310124	GOLDBERG	ALAN S	RUTH A	GOLDBERG	8514 MCALPINE PARK DR STE 190	ATTN: MR DANIEL LEVINE	CHARLOTTE	NC	28211
2015-052	18312114	GOLDEN TRIANGLE #3 LLC	JOHN C	JUANITA D	C/O LEVINE PROPERTIES INC	2027 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310138	GRIFFIN	MARSHALLE	CLAUDIA H	GRIFFIN	4023 COLUMBINE CIR		CHARLOTTE	NC	28211-4421
2015-052	18311408	GROSS	CATHERINE ROOT		GROSS	1501 MEADOWOOD LN		CHARLOTTE	NC	28211-4027
2015-052	18511126	HANSEN	THOMAS E	LAUREN R	HEALD	1837 MEADOWOOD LN		CHARLOTTE	NC	28211-4425
2015-052	18310118	HATFIELD	MATTHEW B		(BRIAN P & MARTHA HILL TR/TST)	4201 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18312101	HEAD	GREGORY J			1900 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310145	HILL	FAMILY TRUST THE			1813 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310110	HOWREN	H NEAL JR	MARIA M	SARA T HUNTER (H/W)	1827 MEADOWOOD LN		CHARLOTTE	NC	28211-4421
2015-052	18310114	HUNTER	JOHN J		HUSON	4013 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18311407	HUSON	ANNE LAMBORN			2025 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310137	IRWIN	ALICIA RALL			1815 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310111	JESSO	JOHN HARMON VICKERS TU/W	CONSTANCE S	VICKERS	3544 MILL POND RD		CHARLOTTE	NC	28211
2015-052	18311209	JOHN HARMON VICKERS TU/W	JOE EDWARD JR	ELIZABETH DIXON	JOE	311 PALM WARBLE RD		JOHN ISLAND	SC	29455
2015-052	18508279	JOYE	ANNE	DAVID	KEESLER	1803 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310108	KEESLER	CHARLES M	MARSHA D	KELLY	2035 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310141	KELLY	LINDA D			1849 MEADOWOOD LN		CHARLOTTE	NC	28211-4083
2015-052	18310122	KELLY	ANN	DAPHNE F	LEDFORD	1805 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310109	LATHROP	L WESLEY	ANAT A	LEV	2037 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310120	LEDFORD	MICHAEL	PARTNER	C/O GREYSTAR REAL ESTATE	PO BOX 56607		CHARLOTTE	NC	28211
2015-052	18310120	LEV				PO BOX 35329		ATLANTA	GA	30343
2015-052	18312110	MALLARD CREEK ASSOCIATES #1 LLC	ELIZABETH S	CHRISTINE R	MCREADY	1847 MEADOWOOD LN		CHARLOTTE	NC	28235
2015-052	18512117	MARSH REALTY COMPANY	KENT J	LAUREN D	MCOWELL	4106 COLUMBINE CR		CHARLOTTE	NC	28211
2015-052	18310121	MCCANN	JOHN WALTER IV	SHIGEO	MELCHIOR	4223 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18311211	MCCREARY	GEORGES J P	PATRICIA MCINTYRE	NEBIT	2033 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18312103	MCDOWELL	W MICHAEL			1833 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310140	MELCHIOR				1057 EAST MOREHEAD ST SUITE 300		CHARLOTTE	NC	28211
2015-052	18310117	NEBIT	MARTHA JANE F/T			2029 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310139	POISSON	EUGENIA W		TRUSTEE (U/A 6-1093)	2001 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310131	POLLOCK	JOSEPH P & W	IRIS MARY		4111 COLUMBINE CIR		CHARLOTTE	NC	28211
2015-052	18312112	PRITCHARD	TOWNHOUSE ASSOC INC	(ELIZABETH & BILLY ROSEMAN TST)		401 HAWTHORNE LN		CHARLOTTE	NC	28211
2015-052	18310199	PROVIDENCE PLACE	ELIZABETH B U/T	ROSEN		4133 COLUMBINE CIR		CHARLOTTE	NC	28211-4421
2015-052	18311409	ROSEMAN	MURRAY	ESTELLE A		7935 COUNCIL PL SUITE 200		MATTHEWS	NC	28105
2015-052	18312113	ROSEN	KEITH W	KATRINA N	SCHELLHORN	4233 COLUMBINE CIR		CHARLOTTE	NC	28211-4425
2015-052	18512118	SAM'S REAL ESTATE HOLDINGS- GEO LLC	CHARLES TERRY		MITZI ANITA PRESNELL	2500 CLOISTER DR		CHARLOTTE	NC	28211
2015-052	18310149	SHOOK	FAITH G	ROBERT L	SUTHER	2005 MEADOWOOD LN	BB&T /PROPERTY TAX DEPT	CHARLOTTE	NC	28211
2015-052	18310133	SHKOE	CYNTHIA P			PO BOX 157		WINSTON-SALEM	NC	27102-0167
2015-052	18701601	SMITH	ASSOCIATES LP			2448 PARK RD		CHARLOTTE	NC	28203
2015-052	18511132	STRAWBERRY HILL	ASSOCIATES LP			2448 PARK RD		CHARLOTTE	NC	28203
2015-052	18512129	STRAWBERRY HILL	ASSOCIATES LP			2448 PARK RD		CHARLOTTE	NC	28203
2015-052	18512130	STRAWBERRY HILL	ASSOCIATES LP			2448 PARK RD		CHARLOTTE	NC	28203
2015-052	18512131	STRAWBERRY HILL	ASSOCIATES LP			2448 PARK RD		CHARLOTTE	NC	28203
2015-052	18511127	STRAWBERRY HILL ASPCOATES LP	LAUREL G			4105 COLUMBINE CIR		CHARLOTTE	NC	28211-4423
2015-052	18311411	TCHERKEZIAN	BARBARA	PATRICIA COX		1804 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310146	TEW	CHARLES M	WILLIAMS		4224 COLUMBINE CIR		CHARLOTTE	NC	28211-4426
2015-052	18311107	VISER	WAYLAND H	WINSTEAD	WILLIAMS	1831 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310116	WILLIAMS	WILHELM C	SARA B	WINSTEAD	1806 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18310113	YDEL	MICHAEL H	JEAN S	YDEL	1819 MEADOWOOD LN		CHARLOTTE	NC	28211
2015-052	18311104	YOUNT	JOHN	ROBINSON	YOUNT	4312 COLUMBINE CIR		CHARLOTTE	NC	28211-4428
2015-052	18311104	YOUNT	JOHN	ROBINSON BRADSHAW & HINSON, PA	101 N. TRYON ST., SUITE 1500			CHARLOTTE	NC	28266
2015-052	18311104	YOUNT	JOHN	NR PINEHURST PROPERTY OWNER LLC	1057 E. MOREHEAD ST, SUITE 300			CHARLOTTE	NC	28204





Case No	FirstName	MiddleName	LastName	SuffixName	ContactTyp	NeighAffil
2015-052	Todd		Stewart		Neighborhood Representative	Carmel
2015-052	Jeffrey	A	Pease		Resident	Greylyn
2015-052	Alan		Wells		Resident	Hunter Acres
2015-052	Carole & Fisk		Outwater		Neighborhood Representative	Greylyn
2015-052	H.C. Woody		Woodward		Neighborhood Representative	Robinson Woods
2015-052	Jeff		Pease		Resident	Southpark
2015-052	Marnie		Rodgers		Neighborhood Representative	Columbine Court
2015-052	Marlyn		Morton		Neighborhood Representative	Old Salem/Meredith
2015-052	Allen		Nedrich		Neighborhood Representative	Foxcroft
2015-052	Scott		Wallace		Neighborhood Representative	Greenbrier
2015-052	Eric		Banks		Resident	Providence Park
2015-052	Ronald		Wimberly		Neighborhood Representative	Governor's Square
2015-052	Ross		Payne		Neighborhood Representative	Providence Park
2015-052	Olivia		Crowley		Neighborhood Representative	Providence Pines
2015-052	J F		Rice		Neighborhood Representative	Jefferson Park
2015-052	Kristen		Brockmeier		Neighborhood Representative	Jefferson Park
2015-052	Stuart		Owen		Neighborhood Representative	Greylyn Dr/Cedar Ln

CntctSubTy	OtherSubTy	OrgName
Neighborhood Organization		CARMEL PARK NEIGHBORHOOD ASSOCIATION
Resident		GREYLYN DRIVE/CEDAR LANE NEIGHBORHOOD
Resident		HUNTER WOOD
Neighborhood Organization		GREYLYN HEIGHTS NEIGHBORHOOD ASSOCIATION
Neighborhood Organization		ROBINSON WOODS STEERING COMMITTEE
Other		SOUTHPARK COALITION
Neighborhood Organization		COLUMBINE COURT NEIGHBORHOOD ASSOCIATION
Neighborhood Organization		OLD SALEM/MEREDITH NEIGHBORHOOD ASSOCIATION
Homeowners Association		FOXCROFT HOMEOWNERS ASSOCIATION
Neighborhood Organization		GREENTREE NEIGHBORHOOD ASSOCIATION
Crime Watch		PROVIDENCE PARK NEIGHBORHOOD WATCH
Homeowners Association		GOVENOR'S SQUARE HOMEOWNERS ASSOCIATION
Neighborhood Organization		PROVIDENCE PARK NEIGHBORHOOD
Neighborhood Organization		PROVIDENCE PINES NEIGHBORHOOD ASSOCIATION
Neighborhood Organization		JEFFERSON PARK NEIGHBORHOOD ASSOCIATION
Neighborhood Organization		JEFFERSON PARK NEIGHBORHOOD ASSOCIATION
Neighborhood Organization		GREYLYN DRIVE/CEDAR LANE

OrgLabel	NeighRep	OrgPositio	OtherOffic	MailAddress	MailCity
Carmel Park NA	Carmel Park			4533 Oglukian Road	Charlotte
Greylyn Drive/Cedar Lane Neighborhood	Greylyn Drive/Cedar Lane			1335 Greylyn Drive	Charlotte
Hunter Wood	Hunter Wood			236 Hunter Lane	Charlotte
Greylyn Heights NA	Greylyn Drive			1319 Greylyn Drive	Charlotte
Robinson Woods Steering Committee	Robinson Woods			346 Whitestone Road	Charlotte
Southpark Coalition	Southpark			1335 Greylyn Drive	Charlotte
Columbine Court NA	Columbine Court			4505 Columbine Court	Charlotte
Old Salem/Meredith NA	Old Salem/Meredith			1338 East Barden Road	Charlotte
Foxcroft HOA	Foxcroft	President		2101 Sedley Road	Charlotte
Greentree NA	Greentree			951 Greentree Drive	Charlotte
Providence Park Neighborhood Watch	Providence Park	Chair		4619 Montclair Avenue	Charlotte
Governor's Square HOA	Governor's Square			3400 Chevington Road	Charlotte
Providence Park Neighborhood	Providence Park			242 Beckham Court	Charlotte
Providence Pines NA	Providence Pines	President		1420 Pine Tree Drive	Charlotte
Jefferson Park NA	Jefferson Park			1014 Jefferson Drive	Charlotte
Jefferson Park NA	Jefferson Park			928 Jefferson Drive	Charlotte
Greylyn Drive/Cedar Lane NA	Greylyn Dr/Cedar Ln	President		1327 Greylyn Drive	Charlotte

MailState	MailZip	PrimEmail	AltEmail	PrimPhone	AltPhone	Website	PhysHouseN	PhysPrefix
NC	28226	todd.stewart@showprostaff.com		(704) 904-2647	(704) 525-3784		4533	
NC	28226	purchsvcs@aol.com		(704) 364-4116			1335	
NC	28211			(704) 365-4568			236	
NC	28226	fiskouth2o@aol.com		(704) 365-2745	(704) 756-5121		1319	
NC	28270			(704) 365-1014	(704) 353-1250		346	
NC	28226			(704) 364-4116			1335	
NC	28226						4505	
NC	28226	marlyn.morton@transamerica.com		(704) 366-6608	(704) 344-6449		1338	E
NC	28211	al@nedrich.com		(704) 333-0001	(704) 333-0600		2101	
NC	28211	jvswallace@pol.net		(704) 362-1061	(704) 362-2663		951	
NC	28211	bankser@gmail.com		(704) 367-2299	(704) 578-0742		4619	
NC	28226						3400	
NC	28211			(704) 362-3005			242	
NC	28270	ocrowley23@yahoo.com		(704) 365-5487			1420	
NC	28270	fred.rice@alumni.ufl.edu		(704) 366-5003			1014	
NC	28211			(704) 442-4090			928	
NC	28226	stowen@att.net		(704) 362-1906	(704) 362-7906		1327	

PhysStName	PhysStType	PhysSuffix	PhysUnit	PhysCity	PhysState	PhysZip	PhysAddr	RegistDate	Updated
OGLUKIAN	RD			CHARLOTTE	NC	28226	4533 Oglukian Rd	1/23/2007	
GREYLYN	DR			CHARLOTTE	NC	28226	1335 Greylyn Dr		
HUNTER	LN			CHARLOTTE	NC	28211	236 Hunter Ln	9/6/2001	
GREYLYN	DR			CHARLOTTE	NC	28226	1319 Greylyn Dr		11/20/2008
WHITESTONE	RD			CHARLOTTE	NC	28270	346 Whitestone Rd		
GREYLYN	DR			CHARLOTTE	NC	28226	1335 Greylyn Dr		
COLUMBINE	CT			CHARLOTTE	NC	28226	4505 Columbine Ct		
BARDEN	RD			CHARLOTTE	NC	28226	1338 E Barden Rd	3/25/2003	
SEDLEY	RD			CHARLOTTE	NC	28211	2101 Sedley Rd		11/20/2008
GREENTREE	DR			CHARLOTTE	NC	28211	951 Greentree Dr	3/29/2004	
MONTCLAIR	AV			CHARLOTTE	NC	28211	4619 Montclair Av	5/16/2008	11/21/2008
CHEVINGTON	RD			CHARLOTTE	NC	28226	3400 Chevington Rd	9/27/2005	
BECKHAM	CT			CHARLOTTE	NC	28211	242 Beckham Ct		
PINE TREE	DR			CHARLOTTE	NC	28270	1420 Pine Tree Dr	8/7/2008	11/21/2008
JEFFERSON	DR			CHARLOTTE	NC	28270	1014 Jefferson Dr	11/18/2008	11/18/2008
JEFFERSON	DR			CHARLOTTE	NC	28211	928 Jefferson Dr	8/31/2009	9/16/2009
GREYLYN	DR			Charlotte	NC	28226	1327 Greylyn Dr	3/5/2015	3/5/2015



**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2015-052** filed by NR Pinehurst Property Owner, LLC to request the rezoning of an approximately 36.10 acre site located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive from the R-17 MF(CD) zoning district to the R-17 MF(CD) S.P.A. zoning district

**Date and Time  
of Meeting:** Thursday, April 23, 2015 at 7:00 p.m.

**Place of Meeting:** Center 6 Classroom in the Worship Center at Christ Lutheran Church (1<sup>st</sup> Floor)  
4519 Providence Road  
Charlotte, NC 28226

We are assisting NR Pinehurst Property Owner, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 36.10 acre site located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive from the R-17 MF(CD) zoning district to the R-17 MF(CD) S.P.A. zoning district. The site was rezoned to the R-17 MF(CD) zoning district in 2013 to allow the redevelopment of the site with up to 580 multi-family residential units. The site has not been redeveloped pursuant to that rezoning. The purpose of this rezoning request is to amend the approved conditional rezoning plan for the site to revise the layout and design of the proposed redevelopment, and the maximum density under this request is 580 multi-family residential units.

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 Department'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, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, April 23, 2015 at 7:00 p.m. in the Center 6 Classroom located on the first floor of the Worship Center at Christ Lutheran Church located at 4519 Providence Road. The entrance into the Worship Center is shown on the attached map.**

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Kenny Smith, Charlotte City Council District 6 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. David Ravin, NR Pinehurst Property Owner, LLC (via email)  
Mr. Michael Gribble, NR Pinehurst Property Owner, LLC (via email)

Date Mailed: April 9, 2015



# Polaris 3G Map – Mecklenburg County, North Carolina

## Worship Center Entrance

Date Printed: 4/7/2015 1:37:50 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



NR Pinehurst Property Owner, LLC, Petitioner  
Rezoning Petition No. 2015-052

Community Meeting Sign-in Sheet

Center 6 Classroom in the Worship Center at Christ Lutheran Church  
4519 Providence Road  
Charlotte, NC

Thursday, April 23, 2015

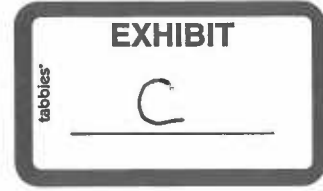
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Greg Pollock	2001 Meadowood Lane	704-365-4853	wright.m55@gmail.com
2.	Miriam Wright	"	"	"
3.				
4.	Stefanie Station	2011 Meadowood Lane	704-364-9340	Station2011@gmail.com
5.	DAVID Dufresne	1817 "	11 333 7912	davidadufresne4@gmail.com
6.	Carolyn Carlburg	4409 Columbine Court	626.718.5182	c.carlburg@gmail.com
7.	Jackie Pitts	4405 Columbine Ct	704-574-5315	jackiebpitts@gmail.com
8.	A. Lynn Elson	4413 Columbine Ct	704-364-4695	lelson1@charlottenews.com
9.	J. F. Hochlich	4407 Columbine Ct.	704-364-7260	
10.	C. H. Williams	1831 Meadowood Ln CT 28211	704-442-1788	cmwill75@gmail.com
11.	WC YDEL	1819 Meadowood Ln 28211	704-364-7739	WCYDEL@gmail.com
12.	Lynn Kavan	1905 MEADOWOOD LN	704-364-6003	jkeenan@charlottenews.com
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

# COMMUNITY MEETING

## REZONING PETITION NO. 2015-052

NR Pinehurst Property Owner, LLC, Petitioner



# SCHEDULE OF EVENTS

Rezoning Petition Filed:	February 23, 2015
Community Meeting:	Thursday, April 23, 2015 at 7 PM
Public Hearing:	Monday, May 18, 2015 at 6 PM at the Charlotte-Mecklenburg Government Center
Zoning Committee Work Session:	Wednesday, May 27, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center
City Council Decision:	Monday, June 15, 2015 at 6 PM at the Charlotte-Mecklenburg Government Center







PINEHURST MULTI-FAMILY

CONCEPTUAL SITE PLAN



**Cole Jensen  
& Stone**  
ARCHITECTS



**Robinson  
Bradshaw**  
ATTORNEYS AT LAW



**DCE**  
DESIGN CONSULTING ENGINEERS

Project No. 403 Issued: 04.23.15







# PINEHURST MULTI-FAMILY

## PROVIDENCE ROAD ARCHITECTURAL ELEVATIONS



SECTION F-F'



PROVIDENCE ROAD ARCHITECTURAL ELEVATIONS

Project No. 4433 Issued 04/23/15 N.T.S.

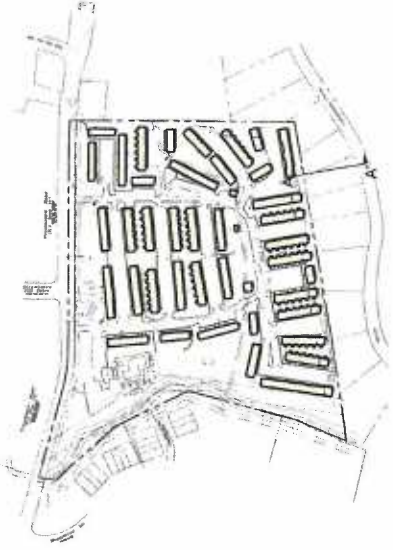
PINEHURST MULTI-FAMILY



PROPOSED SITE PLAN, N.T.S.



EXISTING CONDITIONS, N.T.S.



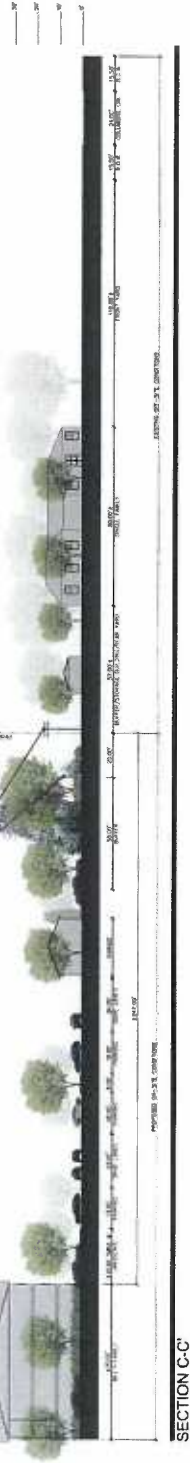
EXISTING OVERHEAD UTILITY  
EXISTING FENCE



EXISTING OVERHEAD UTILITY  
PROPOSED MASONRY WALL



EXISTING OVERHEAD UTILITY  
PROPOSED MASONRY WALL







Approved Rezoning



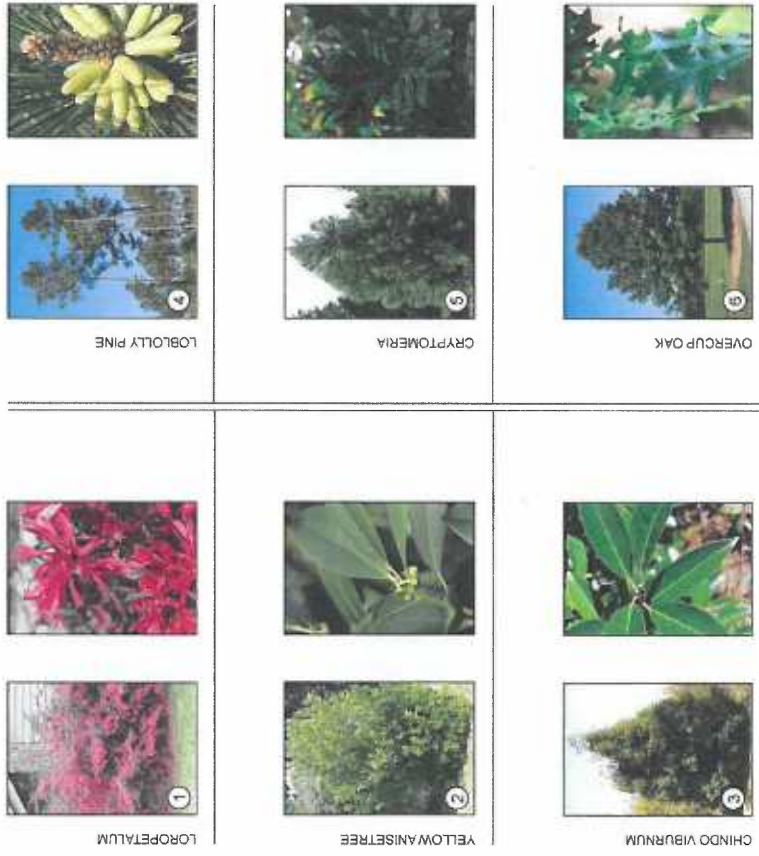
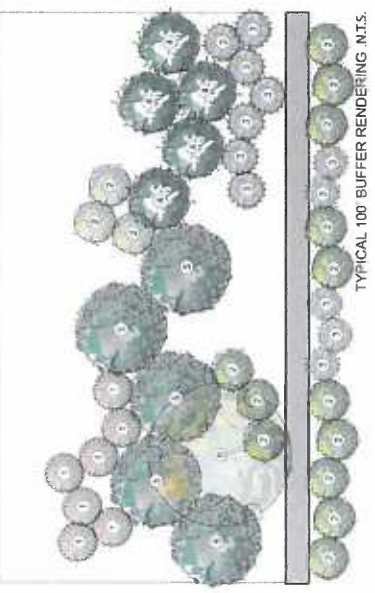
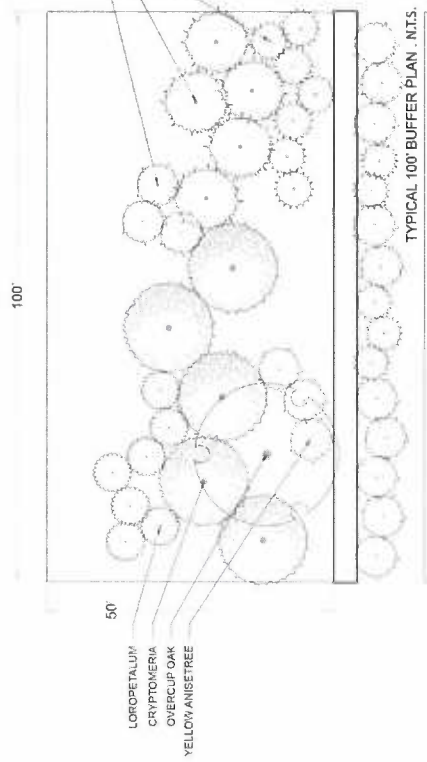
Proposed Redevelopment

PINEHURST MULTI-FAMILY

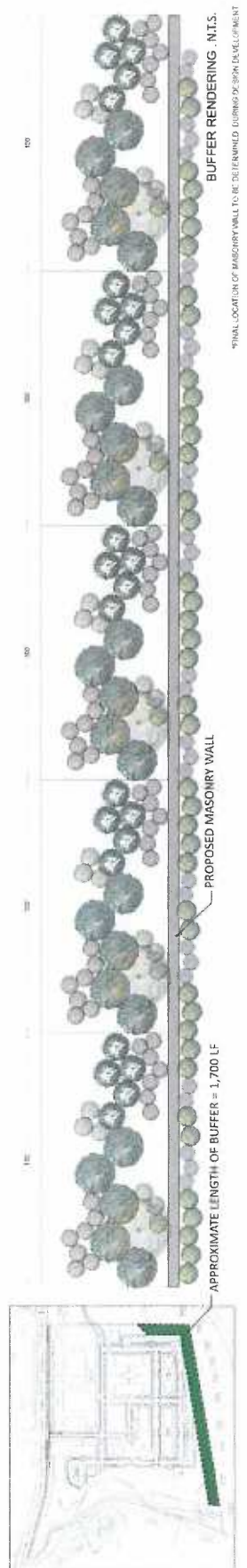


BUILDING HEIGHTS

Project No. 4403 Issued 04.23.15 N.L.S.



PLANT PALLETTE  
\*ALL PLANTS MEET CHASELOTTE CODE AND DUNE POWER DISTRIBUTION REQUIREMENTS



PINEHURST MULTI-FAMILY



TYPICAL CLASS "C" BUFFER PLANTING

Project No. 4403 Issued: 04/23/15 N.T.S.





Existing Development



Approved Rezoning



Proposed Redevelopment