

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-133

BRC Salome Church, LLC

Petitioner: BRC Salome Church, LLC
Rezoning Petition No.: 2015-133
Property: 20.60 acres located on Salome Church Road just north of the intersection of Salome Church Road and N. Tryon Street

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

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

The required Community Meeting was held on November 4, 2015, 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 October 26, 2015. 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 November 4, 2015 at 7:00 PM**, at Halton Park Apartments Club House located at 17701 Halton Park Drive, Charlotte, NC 28262.

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 Jim Grdich and Hunter Oglesby with Blue Ridge Companies. Also in attendance representing the Petitioner was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean with Moore & Van Allen introduced the development team to the attendees. He then explained the conditional rezoning process and provided the attendees with the date of the upcoming public hearing before the City Council, and the date of the Zoning Committee meeting as well as the anticipated date of the City Council decision on the Petition.

He also provided the attendees a general description of the location of the 20.6 acres that make up the rezoning petition. The 20.6 acres are located on Salome Church Road just north of S. Tryon Street. The property is currently vacant. The majority of the Site is zoned R-3 and a small portion is zoned R-22MF(CD). Mr. MacVean explained that the Site is adjacent to an existing apartment community located on Salome Church Road and just south of the Site. Along the northern property boundary the Site abuts and existing land clearing and inert debris landfill.

He also explained that proposed zoning for the Site is R-12MF(CD) and the proposed site plan for the Site would allow the Petitioner BRC Salome Church Road, LLC to develop up to 228 residential dwellings units on the Site.

Mr. Grdich then provided the attendees with a brief history of the Blue Ridge Companies. He explained that the Blue Ridge Companies was formed in 1997 in the heart of North Carolina

The founders, David Couch and Chris Dunbar, envisioned a company that could integrate all phases of real estate – Development, Construction and Management – in order to operate more efficiently on behalf of their clients.

Blue Ridge Companies' Mission: "Creating positive impact for all we touch so that we leave each community better than we found it."

Blue Ridge Companies' is a full service company invested in Commercial/Retail/Multifamily Property Management, Acquisitions & Renovations, Development, Construction & Home Building.

Blue Ridge Property Management currently oversees 46 apartment communities inclusive of 11,309 units and 346 units under construction. Blue Ridge manages communities in North Carolina, South Carolina, Virginia & Mississippi.

Mr. Gridch also provided the attendees with photos of existing apartment communities that the Blue Ridge Companies had developed in the area, including the Halton Apartments the location where the Community Meeting was being held.

The Petitioners representatives also provided additional information on the proposed development. They indicated that the request was consistent with the land use recommendations of the Northeast Area Plan which recommended residential development at 12 units to the acre on the Site, the proposed density is 11.06 units to the acre. They also mentioned that the site was in close proximity to neighborhood services and had convenient and good access to I-485, Ridge Road, and Morehead Road.

Mr. Gridch provided additional details on the proposed development, he indicated that as part of the development of the Site, Salome Church Road would be widened, and improved with curb and gutter and a six (6) foot sidewalk. In addition two left turn lanes will be constructed within Salome Church Road to serve the two main access points into the Site.

The site plan also calls for the construction of two new public streets to allow for future connections from the adjoining properties through the Site to Salome Church Road.

The proposed building on the Site have been oriented toward the proposed streets with parking to the rear of or the sides of the buildings. The development will include quality amenities and open space areas.

The proposed building will be constructed of quality building materials, which will include a combination of masonry, cementitious siding/paneling as the principle building materials. Vinyl may only be use on soffits, windows, and railings.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

The attendees asked if the proposed public streets would connect to the Mallard Lake neighborhood. The Petitioners representatives explained that the proposed public streets would not connect to the Mallard Lake neighborhood as there are two large parcels between the proposed development and the neighborhood, as well as the land clearing and inert debris landfill.

One of the attendees wanted to know what the target market was for the proposed units. It was explained it would be young professionals that work in the area, either in the research park or in the Concord area. The units are not targeted at students, but some students could be expected to live in the community.

One attendee mentioned that a recent study of MF housing in the Northeast had revealed that the northeast had fewer multi-family units than other areas of the county.

There were several questions about the improvements proposed along Salome Church and the future widening and re-alignment of Salome Church Road to create a four way intersect with W. Pavillion Boulevard at N. Tryon Street. The Petitioners representatives explained the improvements proposed to be implemented for this development along Salome Church Road, would include the widening of the road, curb and gutter, a sidewalk and left turn lanes. None of these improvements would interfere with the City's future re-alignment of Salome Church Road with W. Pavillion Boulevard.

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

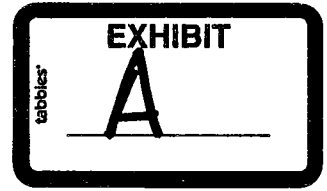
CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

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

BRC SALOME CHURCH, LLC

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Jim Grdich, Blue Ridge Companies
Chris Dunbar, Blue Ridge Companies
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-133	02905107	ALEXANDER	LEON		C/O CHARLES R. ALEXANDER	1923 13TH AVE		ALTOONA	PA	16607
2015-133	02905209	ALEXANDER	LEON		HELEN ALEXANDER (H/W)	1923 13TH AVE		ALTOONA	PA	16601
2015-133	02905120	AMANA REALTY ENTERPRISES				1815 BLACK CREEK DR#200		CHARLOTTE	NC	28213
2015-133	02905307	BARNETTE	DERRICK L			6807 LOUISE LN		CLINTON	MD	20735-3328
2015-133	02905208	BARNETTE	DERRICK L			6807 LOUISE LN		CLINTON	MD	20735-3328
2015-133	02905102	BLAIR	PEARL McLAUGHLIN		(ET-AL)	1827 SIR ANTHONY DR		CHARLOTTE	NC	28215
2015-133	02905118	BOUWFOONDS PAVILION CROSSINGS	PEARL McLAUGHLIN		ATTN: DENNIS MOORE	5510 MOREHOUSE DR #200		SAN DIEGO	CA	92121
2015-133	02905125	BOUWFOONDS PAVILION CROSSINGS	ILLIC		ATTN: DENNIS MOORE	5510 MOREHOUSE DR #200		SAN DIEGO	CA	92121
2015-133	02905202	BRAND	MARY ELIZABETH DALTON			112 S TRYON ST # 805		CHARLOTTE	NC	28284
2015-133	02905108	BRC SALOME CHURCH LLC				5826 SAMET DR		CHARLOTTE	NC	28284
2015-133	02905110	BRC SALOME CHURCH LLC				5826 SAMET DR SUITE 105		HIGH POINT	NC	27265
2015-133	02905111	BRC SALOME CHURCH LLC				5826 SAMET DR SUITE 105		HIGH POINT	NC	27265
2015-133	02905115	BRC SALOME CHURCH LLC				5826 SAMET DR SUITE 105		HIGH POINT	NC	27265
2015-133	02905124	CHAPMAN	KALEN			2866 DEEP COVE DR		CONCORD	NC	28025
2015-133	02905124	CHAPMAN	KALEN			2866 DEEP COVE DR		CONCORD	NC	28025
2015-133	02905110	COOPER	DAVID			317 SYLVANIA AV		CHARLOTTE	NC	28206
2015-133	02905203	CUDIA	BENIGNO	AURORA	CUDIA	519 BEND CIRCLE RD		GLEN BURNIE	MD	21061
2015-133	02905126	DRP-STONEY CREEK LLC				5826 SAMET DR SUITE 105		HIGH POINT	NC	27265
2015-133	02905111	FLANDERS	JAMES			3032 LASALLE ST		CHARLOTTE	NC	28216
2015-133	02905204	FORD	REGINALD T			1227 SKYVIEW RD		CHARLOTTE	NC	28216
2015-133	02905215	GATEWAY HOMES LLC				11121 CARMEL COMMONS EV #260		CHARLOTTE	NC	28226
2015-133	02905119	GEE	ROBERT E JR		C/O RACING/B/B/G	2024 SALOME CHURCH RD		CHARLOTTE	NC	28262
2015-133	02905205	GEE	ROBERT EDWARD JR		VIRGINIOUS O'DELL GEE	4275 LAURELWOOD CT		CONCORD	NC	28025-7247
2015-133	02905213	HERLOCKER LESTER & ASSOC INC	ASSOCIATES INC			1718 E 8TH ST		CHARLOTTE	NC	28204-2322
2015-133	02905214	HERLOCKER LESTER & ASSOC INC				1718 E 8TH ST		CHARLOTTE	NC	28204
2015-133	02905219	HERLOCKER LESTER & ASSOC INC				1718 E 8TH ST		CHARLOTTE	NC	28204-2322
2015-133	02905112	HILL	CHERYL			2201 SALOME CHURCH RD		CHARLOTTE	NC	28262
2015-133	02905106	JONES	MAJCY	WILLIE LEWIS		2654 BARINGER DR		CHARLOTTE	NC	28208
2015-133	02905228	OUTING	BARBARAS		OUTING	1405 ROSETTA ST		CHARLOTTE	NC	28216
2015-133	02905122	PUGH	CARRIE LEE ALEXANDER		C/O RUBY A MILLER	1890 CANTERWOOD DR		CHARLOTTE	NC	28216
2015-133	02905101	REEVES	KENNETH C	JOYCE	REEVES	3502 EDGEPIKE DR		CHARLOTTE	NC	28269
2015-133	02905123	REEVES	KENNETH C	JOYCE	REEVES	3502 EDGEPIKE DR		CHARLOTTE	NC	28269
2015-133	02905220	SELLERS	ASBURY R	LEOLA	SELLERS	2119 KISER RD		CONCORD	NC	28025
2015-133	02905233	SHERRILL	JENNIFER L	ARTHUR L JR	SHERRILL	1326 PLUMSTEAD RD		CHARLOTTE	NC	28216
2015-133	02905230	TALLEY	JOEL			1810 SALOME CHURCH RD		CHARLOTTE	NC	28262



Case No.	First Name	Last Name	OrgLabel	MailAddress	MailCity	MailZip
2015-133	Alton	Caldwell	Sir Anthony/29 North MA	1701 Sir Anthony Drive	Charlotte	NC 28262
2015-133	Sue	Kemper	Withrow Downs HOA	12114 Lavershire Court	Charlotte	NC 28262
2015-133	Camisha	Farris	Withrow Downs HOA	417 Withershinn Drive	Charlotte	NC 28262
2015-133	Carolyn	Sands	Mallard Glen Village HOA	10339 Garrett Grigg Road	Charlotte	NC 28262
2015-133	Andre	Christie	Mallard Lake HOA	10503 Greenhead View	Charlotte	NC 28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-133 – BRC Salome Church, LLC

Subject: Rezoning Petition No. 2015-133

Petitioner/Developer: BRC Salome Church, LLC

Property: 20.60 acres located on Salome Church Road just north of the intersection of Salome Church Road and N. Tryon Street.

Existing Zoning: R-3 & R-22MF(CD)

Rezoning Requested: R-12MF(CD)

Date and Time of Meeting: **Wednesday, November 4th, 2015 at 7:00 p.m.**

Location of Meeting: Halton Park Apartments Club House
17701 Halton Park Drive
Charlotte, NC 28262

Date of Notice: Mailed on October 26, 2015

We are assisting BRC Salome Church, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 20.6 acres (the “Site”) located on Salome Church Road just north of the intersection of Salome Church Road and N. Tryon Street. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a 20.6 acre Site from R-3 (Single-Family Residential) and R-22MF(CD) (Multi-Family, Residential, Conditional) to R-12MF(CD) (Multi-Family, Residential, Conditional). The site plan associated with this rezoning request, proposes to develop the Site with a high quality multi-family residential community.

The proposed development is adjacent to the existing apartment located at the intersection of Salome Church Road and N. Tryon Street. Access to the Site will be from Salome Church Road via two new public streets and one driveway. The Site’s frontage on Salome Church Road will be improved turn lanes, curb and gutter, a six (6) foot sidewalk, eight (8) foot planting strip and bike lane.

The proposed building will front on the new public streets or on Salome Church Road with parking located to the side and rear of the buildings.

Open Space areas and tree save areas will be provided on the Site as well as a club house with pool and other amenity areas for the residents of the community.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, November 4th at 7:00 p.m. the Halton Park Apartments Clubhouse located at – 17701 Halton Park Drive, Charlotte, North Carolina 28262.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.



In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Jim Grdich, Blue Ridge Companies
Chris Dunbar, Blue Ridge Companies
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

BRC Salome Church, LLC - Rezoning Petition 2015-133
 Community Meeting
 November 4, 2015 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Ken Reeves	Hannapolis, N.C. 28083 501 Peacehaven Rd.	704-578-8877	—
2	Robert Deegan	4275 Laurelwood Ct Concord, Nc 28025	704-553-1120	—
3	Virginia J. Fer	111 N. Vilkins Dr Troutman, N.C. 28166	704-508-1109	—
4	Andre Christie	10503 Greenhead View Rd Charlotte, NC	704.258.7963	achristie1280@cox.net
5	X FRED VOSS	3824 DEWBARK DR CONCORD, NC 28027	704-587-3667	FREDERICK VOSS@AOL.COM
6	Jennifer Milton	10814 Hunters Trace Ct Charlotte, NC 28262		
7	X Chris Adams	12601 Woodloch Fern Pl Charlotte, NC 28262		cedams12600@gmail.com The Settlements.
8	DOUG CLARK	Charlotte, 28262		Doug@EXTRAVAGANZAEVENTS.com
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