

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-097

Petitioner: Simonini Saratoga Foxcroft, LLC
Rezoning Petition No.: 2016-097
Property: ± 6.32 acres located between 1901 and 1955 Sharon Lane (the "Site").

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 Tuesday, July 19, 2016, 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 July 5, 2016. 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 July 19, 2016 at 7:00 PM**, at St. Gabriel Catholic Church, 3016 Providence Road, Charlotte, NC 28211.

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 Alan Simonini with Simonini Homes and Ray Wetherington with Saratoga Asset Management. Also in attendance were Jeff Brown and Bridget Dixon with Moore & Van Allen, PLLC and Matt Langston with Landworks Design Group.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Brown welcomed attendees to the community meeting and provided a broad overview on the rezoning process. Mr. Simonini presented the vision for the overall project and desired character of the residences. Ms. Dixon and Mr. Langston presented the site plan and development in relation to the surrounding community. Ms. Dixon noted that this type of development serves as an appropriate transitional use between the activity center at the corner of Sharon Lane and Providence Road and the existing single family neighborhood along Sharon Lane. Mr. Langston presented plan features that include pedestrian and open space amenities and enhanced pedestrian connectivity along Sharon Lane. Attendees were invited to ask questions.

II. Summary of Questions/Comments and Responses:

Residents and stakeholders asked questions related to storm water and impacts to adjacent properties. The petitioner's representatives described options for how storm water may be treated on the site and that there may be future coordination related to these efforts. Residents also raised questions related to traffic impacts for the area and the intersection of Providence and Sharon Lane. The petitioner's representatives shared trip generation information and suggested further conversations with CDOT may be necessary to take a broader look at Sharon Lane. Residents requested information related to phasing and construction. It was suggested that there be future efforts to communicate with the surrounding property owners on construction timing. St. Gabriel representatives answered questions related to their future plans for the parcel they own adjacent to the site. Some attendees expressed interest in seeing architectural character that made each residence clearly distinguishable.

Attendees were invited to follow-up with either representatives from Simonini Homes, Saratoga Asset Management or Moore & Van Allen if they had additional questions.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There have been numerous changes and enhancements to the rezoning plan as a result of Planning Department comments and input received from residents and stakeholders. These have included: increased buffers or side yards, a more detailed streetscape plan; enhancements to the open space; reduction in the number of units and density; sensitivity to the surrounding properties; expanded discussions regarding roadway planning aspects; among other adjustments/enhancements.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
John Kinley, Charlotte Mecklenburg Planning Department
Alan Simonini, Simonini Saratoga Foxcroft City Homes
Ray Wetherington, Simonini Saratoga Foxcroft City Homes
Matt Langston, Landworks Design Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-097	18303232	ASPACIA LLC				2035 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115105	BRUNNEMER	HEBER KEITH III	CHRISTINA KOURI	BRUNNEMER	1947 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18115111	BRYANT	SHIRLEY ANN			1995 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18303215	CHEN	CHUNG SHENG	LIFANG	SHI	3000 BROOKRIDGE LN		CHARLOTTE	NC	28211
2016-097	18303241	CHIZZINI	GREGG S	TERRI L	CHIZZINI	2914 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18115118	COOPER	JOHN D	EMILY P	COOPER	2034 SHARON RD		CHARLOTTE	NC	28211
2016-097	18303237	DALTON	DAVID G	JILL H	DALTON	2933 HEATHMOR LN		CHARLOTTE	NC	28211
2016-097	18115125	DIXON	CHALMER DOR		KATHERINE MICHELLE	1924 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303235	EDDINS	W HAROLD	ANNE T	EDDINS	2915 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303216	GONZALEZ	HUMBERTO R	SARA	GONZALEZ	2950 BROOKRIDGE LN		CHARLOTTE	NC	28211
2016-097	18303239	HAMPDEN	BRIDGET-ANNE			2930 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303298	HEATHMOOR HOMEOWNERS	ASSOCIATION INC		C/O KATHY SWEET	2923 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303299	HEATHMOOR HOMEOWNERS	ASSOCIATION INC	KATHY	C/O SWEET	2923 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18115121	HOTHAM	CAROLYN			2010 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115119	HOTHAM	CAROLYN P	RICHARD S	HOTHAM	2026 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115124	HUIE	SCOTT	ANNE KELLY	HUIE	1932 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303212	HUNNIFORD	SCOTT	KIMBERLY R	HUNNIFORD	3030 BROOKRIDGE LN		CHARLOTTE	NC	28211
2016-097	18115130	JOHNSON	FRANCES M	TOMMY KEITH	JOHNSON	1834 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115127	JONES	TOM S		REBECCA WILSON	1908 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303227	LECLAIR	MARC	DIANE ARVANITES	LECLAIR	1919 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115112	LEE	ANDREW P	RACHEL L	LEE	2001 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18115126	LINEBERGER	KENT A	CHRISTA S	LINEBERGER	1916 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303226	MCALISTER	JOHN W III	PATRICIA H	MCALISTER	1911 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115104	MCELROY	RISDEN L	KIRBY W	MCELROY	1939 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18115123	MILLS	STEVEN R	KRISTEN SALLA	MILLS	1940 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115113	MITCHENER	ROLAND E			2011 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18115109	MORTON	CHRISTIANNA L			1979 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18303233	NEDZBALA	MICHAEL		SHARON G L	2907 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303234	NEDZBALA	MICHAEL		SHARON G L	2907 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303231	NICHOLSON	MARSHALL A	MEREDITH	NICHOLSON	2027 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303240	OFENLOCH	BRUCE A	LAURIE A	OFENLOCH	2922 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303238	OGLESBEE	DIEDRICH D JR	REAGAN P	OGLESBEE	2938 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303245	PARKS ONE PROPERTIES LLC				124 MOLLIE IRENE DR		MATTHEWS	NC	28104-9406
2016-097	18303225	PARROTT	MICHAEL C	HOPE E	PARROTT	1901 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115128	PHARR	ROBERT L	LISA R	PHARR	1900 SHARON LANE		CHARLOTTE	NC	28211
2016-097	18115131	PROVIDENCE UNITED	METHODIST CHURCH			2810 PROVIDENCE RD		CHARLOTTE	NC	28211
2016-097	18115129	RANKIN	MARTHA ANN			153 CELESTE CIR		CHAPEL HILL	NC	27517
2016-097	18115108	RATCLIFFE	JOSEPH S	NANCY D	RATCLIFFE	1971 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18115110	READING	ROBERT TRACY		PAULINE HELEN	1987 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18303217	ROMAN CATHOLIC DIOCESE OF	CHLT THE			PO BOX 36776		CHARLOTTE	NC	28236
2016-097	18303222	ROMAN CATHOLIC DIOCESE OF	CHLT THE		C/O JOHN J MCSWEENEY	PO BOX 36776		CHARLOTTE	NC	28236
2016-097	18115107	SANDERS	HELEN WILLISTON			1963 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18303214	SCHLIE	WALTER R			3010 BROOKRIDGE LN		CHARLOTTE	NC	28211
2016-097	18303242	SIMMONS	GREGORY L	CAROL C	SIMMONS	2906 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-097	18303213	ST JOHN	ERIC HOVEY	MARIA	ST JOHN	3020 BROOKRIDGE LN		CHARLOTTE	NC	28211
2016-097	18303228	STEIGER	H PAUL			1927 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303229	STEIGER	H PAUL JR			1927 SHARON LN		CHARLOTTE	NC	28211
2016-097	18115106	THOMAS	EDWARD STUART		MARY ANN CATALIOTTI	1955 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-097	18115122	WELCH	HOLLY K	MATTHEW C	STUBBING	2000 SHARON LN		CHARLOTTE	NC	28211
2016-097	18303224	WEST	MAURICIO W	ROMAN CATHOLIC D/CHLT	DIOCESAN ADMINISTRATOR OF THE	PO BOX 36776		CHARLOTTE	NC	28236

2016-097 18303236 WILSON

JASON T

TAMMY H

WILSON

2923 HEATHMOOR LN

CHARLOTTE NC 28211

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-097	Jan	Abrams	Cotswold Homes Condominiums HOA	110 Wonderwood Drive	Charlotte	NC 28211
2016-097	Sandy	Rook	Olde Foxcroft HOA	2727 Rothwood Drive	Charlotte	NC 28211
2016-097	Maureen	Cherry	Randolph Park Civic Assoc.	4733 Gaynor Road	Charlotte	NC 28211
2016-097	Richard	Alexander	Sedgewood Circle/Meadowbrook	3853 Sedgewood Circle	Charlotte	NC 28211
2016-097	Alan	Wells	Hunter Wood	236 Hunter Lane	Charlotte	NC 28211
2016-097	Albert	Busedu	Gaynor Arms HOA	4527 Gaynor Road, Unit 301	Charlotte	NC 28211
2016-097	Michael	Long Nguyen	Vietnamese Assoc. of Charlotte	338 S Sharon Amity Road, Unit 305	Charlotte	NC 28211
2016-097	Catherine	Armstrong	Forest Drive NA	2505 Forest Drive	Charlotte	NC 28211
2016-097	Beth	Carpenter	Deering Oaks NA	2400 Richardson Drive	Charlotte	NC 28211
2016-097	Allen	Nedrich	Foxcroft HOA	2101 Sedley Road	Charlotte	NC 28211
2016-097	Scott	Wallace	Greentree NA	951 Greentree Drive	Charlotte	NC 28211
2016-097	Mary Caroline	Lee	Olde Cotswold NO	2627 Danbury Street	Charlotte	NC 28211
2016-097	William	Mileham	Sedgewood Place HOA	1111 Sedgewood Place Court	Charlotte	NC 28211
2016-097	Eric	Banks	Providence Park Neighborhood Watch	4619 Montclair Avenue	Charlotte	NC 28211
2016-097	Ross	Payne	Providence Park Neighborhood	242 Beckham Court	Charlotte	NC 28211
2016-097	Heather	Renner	Cotswold/Sheraton Park NO	2611 Danbury Street	Charlotte	NC 28211
2016-097	Dan	Owens	Olde Foxcroft HOA	2701 Rothwood Drive	Charlotte	NC 28211
2016-097	John	Carmichael		4910 Hardwick Road	Charlotte	NC 28211
2016-097	John	Carmichael	Randolph Park HOA	4910 Hardwick Road	Charlotte	NC 28211
2016-097	Diedrich	Oglesbee	Heathmoor HOA	2938 Heathmoor Lane	Charlotte	NC 28211
2016-097	Kathryn	Horne	Providence Park	1341 Kingscross Drive	Charlotte	NC 28211
2016-097	James	Kimbler	The Cotswolds Condominium Homeowners Association	313 Sloane Square Way	Charlotte	NC 28211
2016-097	Bill	Williams	The Cotswolds Condominium Homeowners Association	209 Sloane Square Way	Charlotte	NC 28211

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-097 – Simonini Saratoga Foxcroft, LLC

Subject: Rezoning Petition No. 2016-097
Petitioner/Developer: Simonini Saratoga Foxcroft, LLC
Current Land Use: Single Family Homes
Existing Zoning: R-3
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Tuesday, July 19, 2016 at 7:00 p.m.**
Location of Meeting: St. Gabriel Catholic Church
3016 Providence Road
Charlotte, NC 28211
Date of Notice: **July 5, 2016**

We are assisting Simonini Saratoga Foxcroft, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a 38 high-quality attached single family cottages (the “Site”) located on Sharon Lane. 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 the ±6.32 acre Site from R-3 to UR-2(CD). The rezoning plan proposes to allow the development of the Site with 38-high-quality single family cottages. The Site will be developed to maintain a 100’ setback along Sharon Lane and preserves the current character along the street edge. The building height will be limited to two stories. A 25’ landscape buffer will be maintained along the Site adjacent to the homes on Heathmoor Lane. Access to the Site will be from Sharon Lane via a new private drive. See Site Location on reverse side.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’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 Tuesday, July 19, at 7:00 p.m. at St. Gabriel Catholic Church – 3016 Providence Road, Charlotte, North Carolina 28211.** 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 Bridget Dixon (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Alan Simonini, Simonini Homes
Ray Wetherington, Saratoga Asset Management
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Simonini Saratoga Foxcroft, LLC
 Rezoning Petition 2016-097
 Community Meeting – July 19, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Hope Parrott	1901 Sharon Ln	704 366-6003	heparrott@live.com
2	Jim Brennan	1616 CAVENDISH CT	704-364-5131	Jimbrennan1616@gmail.com
3	Bruce & Laurie Gfentach	2922 Heathmoor Lane	704-364-0611	bruceofentach@gmail.com lofentach
4	Dia Steger	1927 Sharon Lane		dia.steger@cardiaciv.com
5	GARY CHOKA	1960 FENCLIFF Rd	704 3651012	gchoka@yahoo.com
6	FRANK FORWICK	3016 Providence Rd	336 430 7758	forowick@stgabrielchurch.org
7	BOB HULL	3109 CHAUCER S.	704-338-5325	bhull@newsobserver.com
8	Claude Goppold	5508 DUNEDUNA DR	704 572 7770	Cjonespufname@gmail.com
9	Frank Goppold			fgoppold@goppoldarch.com
10	PETER LEVINSON	2827 Rothwood Dr.	704.365.2047	rothwood@zol.com
11	CINDY LEVINSON	"	"	eslcycle@zol.com
12	Patricia McElister	1911 Sharon Ln	704-3642626	
13	Robert L. Pharr	1900 Sharon Lane	704 365-4692	rpharr@hotmail.com
14	Scott Huie	1932 Sharon Lane	704-277-6536	scott_huie@yahoo.com

Simonini Saratoga Foxcroft, LLC
 Rezoning Petition 2016-097
 Community Meeting – July 19, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Chuck Dixon	1924 Sharon Lane	704-650-7250	ChuckDDixon@gmail.com
16	Henry Breaux	St. Euse Bldg Committee	704-9551324	hbreaux@providencegroup.com
17	Joe McCullough	4210 Chevington Rd	704 365-3266	jmcullough@nexsenpruet.com
18	Jason Wilson	2923 Heathmoor lane	704 589-2228	Jason.Wilson@AMPF.COM
19	Jane Dreyer	8913 Tree Haven Dr. Chlt.	704. 497-4174	dreyerjane@belloouth.net.
20	Christina Brunner	1947 Ferncliff Road	704-650-3786	cbrunner@me.com
21	Rick Oglesby	2938 Heathmoor Ln	704-901-0302	Rick-Oglesbyjr@m.com
22	ROBERT G. MILLER	5007 SHARONVIEW RD	704-806-8197	robm@wayneamas.com
23	Gregg Cuzzina	2911 MEADOW LANE	704 236 2711	Gregg.Cuzzina@USBANK.com
24	Kate Hill	2411 Knollwood Rd	704 325.3811	hill2411@bellsouth.net
25	Bridget Anne Hampden	2930 Heathmoor Ln	704-516-3953	bhampden@carolina.rr.com
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Simonini Saratoga Foxcroft, LLC
 Rezoning Petition 2016-097
 Community Meeting – July 19, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Steve Mills	1940 Sharon Lane	980-321-1991	Steven.Mills@LPL.com
30	Ann + Jim Young	3835 Abingdon Rd	704 905 416x	jyoung140@Carolina.RR.com
31	Graham Warren	2334 Hummer Mill Rd		
32	Jeff Murdock	205 Sloane Se Way	205-276-4488	jeffmurdock@bellsouth.net
33	Paul Steigen	1927 Sharon Lane	704-366-2870	paulsteigen@carolina.rr.com
34	Matt Stubbins	2000 Sharon Ln	704 516 6247	matt.stubbins@gmail.com
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