

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-129

Petitioner: Greenway Residential Development
Rezoning Petition No.: 2016-129
Property: ± 12.33 acres located at 3911 David Cox Road, Charlotte, NC 28269 (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 September 13, 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 September 2, 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 September 13, 2016 at 7:00 PM**, at University City United Methodist Church, 3835 West W.T. Harris Boulevard, Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Brad Parker and Mark Richardson with Greenway Residential. Also in attendance were John Wood with Cline Design and 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.

Mr. Keith MacVean opened the meeting and thanked the attendees for coming to the meeting. He then introduced the Petitioner's representatives to the attendees. Mr. MacVean provided an overview of the rezoning schedule and the date for the upcoming public hearing, zoning committee meeting and City Council decision on the Petition.

Mr. Richardson with Greenway Residential provided the attendees with information on Greenway Residential. He indicated that Greenway Residential is located in Charlotte and currently has built or has under construction 22 multifamily development across the Carolinas. Greenway develops, constructs and then owns and operates all of its properties. Mr. Richardson then provided

examples of other residential communities that Greenway Residential has constructed throughout the Carolinas.

The meeting was turned over to Mr. MacVean. He explained that the Site was previously rezoned in 2007 to allow the Site to be developed with up to 145 multi-family residential dwelling units in 26 buildings. The units were proposed to be a combination of for sale townhomes and garden style flats. The approved conditional site plan also proposed a 20 foot buffer along the northern property line adjacent to the single-family homes on David Cox Road, and a 50 landscape setback along W. Sugar Creek Road.

He then described the site plan that had been filed with the new rezoning petition for the Site.

The site plan associated with this new rezoning request proposes to develop the Site with 144 multi-family residential dwelling units in 13 buildings. Along the northern property line adjacent to the homes that front on David Cox Road a 40 foot rear yard with a 30 foot class C buffer will be provided, and along W. Sugar Creek Road a 50 setback and tree save area will be provided.

The Site's frontage on W. Sugar Creek Road will be improved with curb and gutter, and an eight (8) foot planting strip and a six (6) foot sidewalk. Access to the Site will be from W. Sugar Creek from two (2) new driveways. A pool with a club house/community center will be provided for the residents of the community.

The proposed buildings will use a variety of building materials including masonry and cementitious siding. Vinyl will only be used on windows and soffits. The elevations of the proposed buildings have been included with the rezoning petition.

Mr. John Wood with Cline Design then described for the attendees the proposed building elevations for the Site. He indicated the proposed buildings would be limited to three stories. The design of the buildings would allow each unit to have a separate access from the front of the building. This allowed the units to be designed without breezeways or central corridors. He also described that at the rear of the building the ground floor units would have patios while the town home style units above would have porches on the second floor.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

One of the attendees wanted to know how tall the buildings would be. It was explained that the buildings would be three story buildings with a maximum building height of -- feet.

Another attendee wanted to know if there would be sidewalks installed along W. Sugar Creek Road. The Petitioner indicated that W. Sugar Creek Road would be improved to include an additional southbound through lane, a bike lane, curb and gutter as well as a six (6) foot sidewalk.

A question about the buffer next to the existing single-family homes located along the northern property boundary was asked. The Petitioner indicated that the site plan was proposing to provide a minimum of a 40 foot class C buffer along the northern property boundary. This buffer would primarily be made up of existing trees. New trees and shrubs would be added where the existing vegetation was sparse or had to be removed. A question about would there be a fence in the buffer

was asked. A fence is not proposed within the buffer. It was noted that many of the existing homes already had fences in their rear yards.

One attendee wanted to know if the units would be for sale. It was explained that the units would not be for sale but instead would be marketed as rental units.

A question about when construction would start was asked. It is anticipated that construction would at the earliest in the fall of 2017 with construction lasting about a year.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The buffer adjacent to the existing single-family homes along the northern property line was increased from 30 feet to 40 feet.

Greenway Residential Development

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Claire Lyte-Graham, Charlotte Mecklenburg Planning Department
Brad Parker, Greenway Residential
Mark Richardson, Greenway Residential
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Greenway Residential Development
 Rezoning Petition 2016-129
 Community Meeting – September 13, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Janet Dove	13200 Mt. Holly - ^{Huntersville,} Huntersville Rd	704-875-3539	rm dove@bellsouth.net
30	Debra + Mike Davis	13001 Keith Hill Rd Huntersville	704-875-8913	orangeskies@att.net
31	Yvonne Williams	4008 David Cox Road	704-509-0574	-
32	Brenda Augustin	4001 David Cox Road	704 596-0685	porpro@aol.com
33	Jenny Arney	3921 David Cox Rd,	704-361-6465	
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Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-129	02734178	AUGUSTIN	BRENDA C			4001 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309111	AUGUSTIN	BRENDA C			4001 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309112	AUGUSTIN	HORACE	YVONNE	WILLIAMS	4008 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	02734180	BAUCOM	ROBERT GENE		BRENDA RABORN	7861 DEER TRACK DR		DENVER	NC	28037
2016-129	04309114	BRK WATERFORD HILLS LP				15301 SPECTRUM DR SUITE 100		ADDISON	TX	75001
2016-129	04309116	BOARD OF EDUCATION	CHARLOTTE MECKLENBURG			701 E 2ND ST		CHARLOTTE	NC	28202
2016-129	04309122	HOLDINGS, LLC	CHESHIRE COMMONS SC PROPERTY		C/O BELLMORE GROUP	5200 PARK RD #120		CHARLOTTE	NC	28209
2016-129	04309126	HOLDINGS, LLC	CHESHIRE COMMONS SC PROPERTY			5200 PARK RD #120		CHARLOTTE	NC	28209
2016-129	04309104	DAVIS	MICHAEL		DAVIS	13001 KEITH HILL RD		HUNTERSVILLE	NC	28078
2016-129	04309104	DAVIS	JEAN		DAVIS	13001 KEITH HILL RD		HUNTERSVILLE	NC	28078
2016-129	04309104	DAVIS	JANET D		DOVE	13001 KEITH HILL RD		HUNTERSVILLE	NC	28078
2016-129	04309120	GOLDEN ARCH LTD PTNRSP			C/O GST ENTERPRISES INC	8511 DAVIS LAKE PKWY	STE C6-106	CHARLOTTE	NC	28269
2016-129	02734174	GRANT	PRENTISS L	LINDA L	GRANT	4032 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309107	GRAY	TERRY LEE			4912 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309106	HAUGH	MARTIN P			1301 EGRETS LANDING #102		NAPLES	FL	34108
2016-129	02734179	JOHNSON	JOHANNA W			175 HEATHERGATE LN		STANLEY	NC	28164
2016-129	02734173	LIGHTHOUSE BAPTIST CHURCH				4100 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	02734172	LIGHTHOUSE BAPTIST CHURCH TST				4100 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309110	MAYHEW	ROGER COURTNEY JR			4101 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309119	NATIONAL RETAIL PROPERTIES	LP			450 S. ORANGE AVE SUITE 900		ORLANDO	FL	32801
2016-129	02734176	PERERA	DON			9015 SANDPIPER DR		CHARLOTTE	NC	28277
2016-129	04309124	PRIME COMMERCIAL GROUP LLC				1040 FOUNDERS BLVD SUITE 100		ATHENS	GA	30606
2016-129	04309102	DIOCESE OF N C	PROTESTANT EPISCOPAL C	MICHAEL B	CURRY	220 WEST MORGAN ST	SUITE 300	RALEIGH	NC	27601
2016-129	04309123	DIOCESE OF N C	PROTESTANT EPISCOPAL C	MICHAEL B	CURRY	220 WEST MORGAN ST	SUITE 300	RALEIGH	NC	27601
2016-129	02734181	PURSER	RODNEY	CAROL F	PURSER	8215 HOOD RD		CHARLOTTE	NC	28215
2016-129	02734183	PURSER	RODNEY	CAROL F	PURSER	8215 HOOD RD		CHARLOTTE	NC	28215
2016-129	04309125	REGIONS BANK			C/O ASSET MANAGEMENT	1900 5TH AVE NORTH RC-9TH FL	MAIL CODE ALBH10902B	BIRMINGHAM	AL	35203
2016-129	04309113	RICHARDSON	MATTHEW RONALD			4009 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309109	RICKER	DONALD E	GLORIA S	RICKER	4109 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	04309108	ROSS	ANN A			205 SPRING RUN DR		MOORESVILLE	NC	28117
2016-129	04309121	SHIVKASHI LLC				2801 WHALEYS CT		CHARLOTTE	NC	28273
2016-129	02711418	UNIVERSAL VILLAGES OF PEACE LLC				4626 NARAYAN ST		CHARLOTTE	NC	28227
2016-129	02734175	WEGE	MARCUS	MIRANDA SNIDER	WEGE	4024 DAVID COX RD		CHARLOTTE	NC	28269
2016-129	02734177	WILLIAMS	YVONNE A REV TRUST			4008 DAVID COX RD		CHARLOTTE	NC	28269
2016-129		JEFF BROWN, KEITH MACVEAN, & BRIDGET DIXON			MOORE & VAN ALLEN, PLLC	100 N. TRYON ST., SUITE 4700		CHARLOTTE	NC	28202
2016-129		RICHARDSON	MARK		GREENWAY RESIDENTIAL DEVELOPMENT	14120 BALLANTYNE COPROPRATE PLACE, SUITE 575		CHARLOTTE	NC	28277

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mz MailZip
2016-129	Dan	Grieneisen	Brookstone HOA	3509 Amaranthus Court	Charlotte	NC 28269
2016-129	Teresa	Temple	David Cox Road	4956 David Cox Road	Charlotte	NC 28269
2016-129	Christine	Sylvester	Mallard Grove HOA	5603 Mallard Grove Road	Charlotte	NC 28269
2016-129	Todd	Arnold	Radbourne HOA	3337 Whistley Green Drive	Charlotte	NC 28269
2016-129	DLCA	Clubhouse	Davis Lake HOA	9000 Davis Lake Parkway	Charlotte	NC 28269
2016-129	Pearl	Stitt	Ravenswood II HOA	Post Office Box 480622	Charlotte	NC 28269
2016-129	Ronnie	Matthews	Mallard Ridge HOA	3521 Mallard Cove Court	Charlotte	NC 28269
2016-129	Claire	Green Fallon	Legacy at Davis Lake	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-129	Jose	Chirino	Mallard Ridge HOA	3513 Mallard Cove Court	Charlotte	NC 28269
2016-129	MaryLou	Robertson	Brookstone HOA	5815 Painted Fern Court	Charlotte	NC 28269
2016-129	Jeannie	Lytton	Davis Lake HOA	5232 Downing Creek Drive	Charlotte	NC 28269
2016-129	Randal	Jones	Harris Pointe HOA	3538 Briarthorne Drive	Charlotte	NC 28269
2016-129	Claire	Fallon	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-129	Brent	Charles	Radbourne HOA	3511 Edgepine Drive	Charlotte	NC 28269
2016-129	Jessica	Norman	Browne's Ferry Homeowner's Association	7210 Glen Brook Lane	Charlotte	NC 28269
2016-129	Claire	Fallon	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-129	Mary	Hopper	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-129 – Greenway Residential Development

Subject: Rezoning Petition No. 2016-129
Petitioner/Developer: Greenway Residential Development
Current Land Use: vacant
Existing Zoning: UR-2(CD) and R-3
Rezoning Requested: UR-2(CD) and UR-2(CD) SPA

Date and Time of Meeting: **Tuesday, September 13, 2016 at 7:00 p.m.**

Location of Meeting: University City United Methodist Church
3835 West W.T. Harris Boulevard
Charlotte, NC 28269

Date of Notice: September 2, 2016

We are assisting Greenway Residential Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a high quality multi-family residential community (the “Site”) located on W. Sugar Creek Road. 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 ±12.33acre Site from UR-2(CD) and R-3 to UR-2(CD) and UR-2(CD) SPA. The site plan associated with the rezoning petition would allow the site to be developed with up to 144 high quality multi-family residential dwelling units.

The Site was previously rezoned in 2007 to allow the Site to be developed with up to 145 multi-family residential dwelling units in 26 buildings. The units were proposed to be a combination of for sale townhomes and garden style flats. The approved conditional site plan also proposed a 20 foot buffer along the northern property line adjacent to the single-family homes on David Cox Road, and a 50 landscape setback along W. Sugar Creek Road.

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The proposed buildings will use a variety of building materials including masonry and cementitious siding. Vinyl will only be used on windows and soffits. The elevations of the proposed buildings have been included with the rezoning petition.

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, September 13, 2016, at 7:00 p.m. at University City United Methodist Church, 3835 West W.T. Harris Boulevard, Charlotte, NC 28269.** 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 and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Claire Lyte-Graham, Charlotte Mecklenburg Planning Commission
Mark Richardson, Greenway Residential Development
Brad Parker, Greenway Residential Development
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

