

## SECOND COMMUNITY MEETING REPORT

**Petitioner:** Cambridge Properties, Inc.

Rezoning Petition No. 2017-104

This second 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 August 21, 2017. A copy of the written notice is attached hereto as Exhibit A-1.

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

The Community Meeting was held on Tuesday, August 29, 2017 at 6:00PM at Pleasant Plains Baptist Church, at 3316 Pleasant Plains Road, Matthews, NC 28105.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner was represented at the Community Meeting by George L. Maloomian with Cambridge Properties, Inc. and John Lintner with Meritage Homes. Councilman Ed Driggs attended the meeting.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner, George L. Maloomian, welcomed the attendees and began by giving background information on proposed Rezoning 2017-104 along McKee Road in the City of Charlotte to develop the property for 80 single family homes. He explained that the property requires a rezoning to allow the number and size lots they are looking to develop. He stated that this is a follow up meeting with the community to provide updates on the numerous site plan changes done to address community and staff concerns. Mr. Maloomian further stated that this rezoning is scheduled for Charlotte City Council Public Hearing on September 18, and they would vote to make a decision the third Monday in October. Ed Driggs explained that at the Public Hearing, Planning Staff would present the Petition with their comments to City Council. The Petitioner would then speak on the behalf of the rezoning. He further explained concerned citizens could speak for or against the Petition.

Mr. Maloomian summarized the key site plan features including number of homes, buffers, setbacks, BMP's on the 25 acres located along McKee Road. He stated a large transmission line with 380 FT wide easement separates the proposed development. Mr. Maloomian said the property is currently zoned R-3, allowing up to 76 homes, and the proposed rezoning is R-5(CD) with a Cluster option. He said the reason for the rezoning was to allow smaller lots, but the overall density would not exceed 80 single family

detached homes. Mr. Maloomian showed a site layout of the proposed subdivision and pointed out that it had two access points on McKee Road, a new internal road running perpendicular under the transmission line and a road connecting to the adjacent subdivision to the West. Mr. Maloomian said they plan to keep the existing pond on the property making that an amenity connected by trails. Mr. Maloomian introduced Mr. Lintner, Director of Land Acquisition for Meritage Homes, and stated that Cambridge Properties, Inc. and Meritage Homes have signed a letter of intent to develop and sell lots. Mr. Lintner provided background on Meritage Homes, their 18 subdivisions in Charlotte, the type and size of homes, target market and price range. Mr. Lintner said they see the location as an amenity with great access to I-485, as well as close proximity to shopping, restaurants, and the YMCA. He said the smaller lots would appeal to Millennials as well as empty nesters, as many are looking for low-maintenance, but still would like a small yard. Mr. Lintner said they would look at doing “maintenance free”, meaning the HOA would maintain the yards. Mr. Maloomian then opened the floor for questions.

**Q. What improvements will you make to McKee Road?**

A. Mr. Maloomian said a left turn lane will be constructed at the east entrance into the property.

**Q. Will you provide a buffer or tree save along the lots that back up to Providence Hills?**

A. Mr. Maloomian responded that they will establish a 20 foot undisturbed rear yard buffer behind all lots that adjoin Providence Hills.

**Q. How many homes will be built under the proposed zoning?**

A. Mr. Maloomian responded that the R – 5 classification allows for up to 137 homes on the property. A conditional zoning caps the number of homes at 80. It has been agreed to establish a buffer at the rear of certain lots, construct a sidewalk along McKee Road, dedicate significant additional right of way along McKee Road.

**Q. Will you use vinyl on the new homes?**

A. Mr. Lintner responded that the homes will be constructed using hardy plank siding with masonry and stone accents on the front of the homes. These products are designed to minimize maintenance and maintain very good appearance.

**Q. What size and price of homes will you sell?**

A. Mr. Lintner responded that homes will be between 2,800 square feet and 3,000 square feet. Homes will sell in the low to high \$300s. 25% of the homes will have master bedroom downstairs and be targeted to empty nesters and early retirees.

**Q. What is a BMP? And how will you handle water exiting the BMP?**

A. Mr. Maloomian responded that a BMP is designed to handle storm water quality and to detain water to avoid downstream flooding. The water will exit the BMP through a pipe. He explained that the property has four separate outfalls for existing water drainage and that Cambridge Properties, Inc. would construct four separate and smaller BMP's. He stated the smaller BMP's would have much less discharge than if all Stormwater went to one BMP. Mr. Maloomian shared language of a new condition that requires us to use diligent efforts to mitigate storm water discharge to adjoining properties.

**Q. Can you save many of the trees on the property?**

A. Mr. Maloomian responded that diligent efforts will be used to save trees where possible. The property has very gently rolling topography which will minimize tree removal.

**Q. Why are you doing the R-5 cluster?**

A. Mr. Maloomian responded that they are rezoning the property to allow for 4 more homes than is allowed under the R-3 zoning and to reduce the width and size of the lots from that required under R-3 zoning.

Mr. Maloomian concluded the meeting and welcomed anyone to come up and ask any additional questions and offered they email him as well with any questions.

Respectfully submitted, this 5th day of September, 2017.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

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cc: LaQuett White, Charlotte-Mecklenburg Planning Department

## Exhibit A

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-104	Nottingham Estates Homeowners Association	Ken Scott	Anthonis	2415 Farnsfield Ct		Charlotte	NC	28270
2017-104	Nottingham Estates Homeowners Association	Peter-John	Anderson	4001 Riseley Ln		Charlotte	NC	28270
2017-104	Providence Hills Community Association	James R.	Orklakis	4205 Donnelaith Ln		Charlotte	NC	28105
2017-104	Providence Hills Community Association	Rick	Gemereth	3311 Danhill Pl		Charlotte	NC	28105

# Exhibit A

Pet_No.	taxpid	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-104	22760105	WINDSOR RUN LLC	WILLIAM DAVIS		JUNE BOHELER	701 MAIDEN CHOICE LN		BALTIMORE	MD	21128
2017-104	22760107	CAUTHEN	JAMES CLARKE		MARTHA ROGERS	3120 YATES RD		SHELBY	NC	28150
2017-104	22760108	CAUTHEN				PO BOX 2254		MATTHEWS	NC	28106
2017-104	22760112	WINDSOR RUN LLC				701 MAIDEN CHOICE LN		BALTIMORE	MD	21128
2017-104	23121148	SOMERS	JEFFREY F	LISA A	SOMERS	2929 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121149	ALTER	RICHARD P	PAMELA L	ALTER	3001 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121150	SCHNEIDER	RICHARD L	ANGELA J	SCHNEIDER	3007 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121151	BUTLER	CLARENCE TIMOTHY		DEBORAH KIRBY	3017 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121152	BEIGHTOL	MARK A	LORELEI D	BEIGHTOL	3025 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121153	PETREA	MARIA B			3031 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121154	JOHNSON	LESLIE H	MARIANNE	JOHNSON	3111 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121155	STEWART	THOMAS O	DOROTHY	STEWART	3121 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121156	DABROWIAK	ROBERT P	CAROLYN M	DABROWIAK	3201 PROVIDENCE HILLS DRIVE		MATTHEWS	NC	28105
2017-104	23121157	BOONE	DAVID L	LAURA KELLY NEWTON	BOONE	3211 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121158	LEBLANC	BRIAN J	ESTHER LYNNE D	LEBLANC	3221 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121159	GETTYS	ROBERT W	JULIE A	GETTYS	3231 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121160	SEALS	STEPHEN JOHN	DEBORAH ANN	SEALS	3301 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121161	KENNEDY	JOHN ALEXANDER	CHRISTINE ALEXANDER	KENNEDY	3311 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121162	JOHNSON	RICHARD S JR	SALLY M	JOHNSON	3329 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121166	CAUTHEN	JAMES CLARKE		MARTHA ROGERS	PO BOX 2254		MATTHEWS	NC	28106
2017-104	23121168	PIRANO BROTHERS LLC				5137 S PARVIEW DR		CHARLOTTE	NC	28226
2017-104	23121206	BUDD	LAURA HUNTINGDON	CHARLES	BUDD	2817 HAMPTON GLEN CT		MATTHEWS	NC	28105
2017-104	23121207	DUNDORF	THOMAS E	NANCY M	DUNDORF	2825 HAMPTON GLEN CT		MATTHEWS	NC	28105
2017-104	23121208	YOUNGBLOOD	ERIC A.	JENNIFER P.	YOUNGBLOOD	2833 HAMPTON GLEN CT		MATTHEWS	NC	28105
2017-104	23121209	CUSICK	THOMAS E	TARA C	CUSICK	2838 HAMPTON GLEN CT		MATTHEWS	NC	28105
2017-104	23121210	LYNN	RODNEY		BETH LYNN	2834 HAMPTON GLEN CT		MATTHEWS	NC	28105
2017-104	23121211	MCGNEILLY	DAVID SCOTT		MELANIE SHEA	2826 HAMPTON GLEN CT		MATTHEWS	NC	28105
2017-104	23121228	THOMSON	STEVEN J	KAREN K	THOMSON	3032 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121229	FULGINITI	MICHAEL	SANDRA	FULGINITI	3022 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121230	BRIANTE	ROBERT T	AMILE B	BRIANTE	3010 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121301	DONIHIEE	MICHAEL	LAURA D	DONIHIEE	3432 CATSKILL DR		MATTHEWS	NC	28105
2017-104	23121302	RIECK	VINCENT E	DEBBIE C	RIECK	3326 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121303	HAYNES	MARY			3318 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121304	MEDDER	KATHLEEN A			3310 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121305	SUDIMACK	TARA M	KEVIN M	SUDIMACK	3300 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121306	BUTTS	JAMES MICHAEL	MOLLY S	HEDRICK	3230 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121307	RUSSELL	KEVIN T	SONIA D	FRANCISCO	3220 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121308	GARDELLA	DANIEL A	NATALIA	GARDELLA	3210 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121309	BOWMAN	KEITH E	KARYN G	BOWMAN	3200 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121310	MARANO	JOSEPH A	SANDRA L	MARANO	3120 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121311	BEARD	DAVID H			3110 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121312	CICCONI	SERGIO	PATRICIA JO	GOLDEN	3100 PROVIDENCE HILLS DR		MATTHEWS	NC	28105
2017-104	23121313	SMITH	WILLIAM J JR	ETHEL W	SMITH	1334 OVERSTREAM LN		MATTHEWS	NC	28105
2017-104	23121611	PATRICK	JON R	DONNA E	CAMPBELL	1712 CANDLEWOOD RIDGE LN		MATTHEWS	NC	28105
2017-104	23121612	AMH 2014-2 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2017-104	23121613	RODRIGUEZ				2303 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121614	CARROLL	PATRICK MARTIN	KACI M	CARROLL	2315 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121615	MERID	KIFLE			2325 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121616	CHARTIER	THERESA B	FRANCIS J JR	CHARTIER	2239 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121617	ANDERSON	JAMES ROYCE	PAULINE L	ANDERSON	2333 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121618	QUESENBERRY	GREGORY SCOTTF	RHONDA SUE	QUESENBERRY	2339 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121619	WALSH	PATRICIA A			2401 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121621	SANCHEZ	JUAN E			2416 NETTLETON CT		MATTHEWS	NC	28105
2017-104	23121622	WILLIAMS	ROBERT L	MONICA C	WILLIAMS	2412 NETTLETON CT		MATTHEWS	NC	28105

# Exhibit A

2017-104	23121623	DRAKE	RORY WILLIAM	KIMBERLY FRIEL	DRAKE	2408 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121624	BROWN	RICHARD WAYNE			2404 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121625	MSM PROPERTIES, LLC				4645 MATTHEWS MINT HILL RD	MATTHEWS	NC	28105
2017-104	23121626	BERNAL	AMILCAR	LESLIE	BERNAL	2330 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121627	PAYAN	HOMAYOUN	MARIAN	RAKSHANI	2326 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121628	COLLINS	EARL BRANNON			2322 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121629	ELARIEH	OSAMA H.	SUZAN M.	SALEH	2318 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121630	SHAH	SHIRISHKUMAR	KALPANA	SHAH	2314 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121631	SCHMIDT	JAMIE	JENNIFER	SCHMIDT	2310 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121632	PASJALI	VARVARA	GEORGE	VATSI	2306 NETTLETON CT	MATTHEWS	NC	28105
2017-104	23121633	GASHAW	RAHEL T	GETACHEW	KASSA	1646 CANDLEWOOD RIDGE LANE	MATTHEWS	NC	28105
2017-104	23121634	HAMAR	TODD	STEPHANIE	HAMAR	8691 HILLCREST RD	BUENA PARK	CA	90621
2017-104	23121635	TZANNIS	MEGAN MCCRIMMON			1638 CANDLEWOOD RIDGE LN	CHARLOTTE	NC	28270
2017-104	23121636	SMITH	STEVONNE L	ANGELA P	SMITH	8504 LONGVIEW CLUB DR	WAXHAW	NC	28173
2017-104	23121637	ELLIS	JAMESON	ADRIENNE	FESNAK	1630 CANDLEWOOD RIDGE LN	MATTHEWS	NC	28105
2017-104	23121638	CHINTAKUNTALA	SUDHAKAR R	RAJANI R	THELLAPALLI	3704 ELK WAY	INDIAN TRAIL	NC	28079
2017-104	23121678	MATTHEWS GROVE HOMEOWNERS	ASSOCIATION INC			PO BOX 11231	CHARLOTTE	NC	28220
2017-104	23121679	MATTHEWS GROVE HOMEOWNERS	ASSOCIATION INC			PO BOX 11231	CHARLOTTE	NC	28220

## Exhibit A-1

### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Regarding:** Rezoning of Property Parcel 23121168  
**Site:** 1501 McKee Road (+/- 27.42 acres)  
**Meeting Date:** Tuesday, August 29, 2017, 6:00 PM  
**Petition #:** 2017-104  
**Petitioner:** Cambridge Properties, Inc.  
**Meeting Place:** Pleasant Plains Baptist Church  
3316 Pleasant Plains Rd, Matthews, NC 28104  
**Contact:** George Maloomian (704) 333-2393, ext. 104

Cambridge Properties will be holding a community meeting to present Petitioner's request to rezone the property from R-3 to R-5 zoning classification.

In accordance with the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition. Charlotte-Mecklenburg Planning Commission's records indicate that you're either (1) a representative of a registered neighborhood organization or (2) an owner of property that adjoins, is located across the street from or is near the Site.

*cc City Council Representative: Councilman Ed Driggs*



# Exhibit B

**COMMUNITY MEETING SIGN-IN SHEET**  
**PETITIONER: CAMBRIDGE PROPERTIES, INC.**  
**REZONING PETITION NO.: 2017-104**  
**Date: August 29, 2017**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.  
PRINT CLEARLY.

Name	Address	Phone No.	Email
1. Pauline Anderson	2333 Nuttston Ct	704-846-6150	paulandes@carolina.rr.com
2. Pat Charter	2329 Nuttston Ct	704-321-3419	epaatica@carolina.rr.com
3. David Kuntz	3338 Savannah Hills	704-926-7690	dave@matthewsinc.org
4. Debbie Tim Butler	3017 Providence Hills	704-801-6841	shoein@bellSouth.net
5. Rick Andrews	2710 Hampton Blvd	704-844-1257	rickandrews52@gmail.com
6. Maria B. Pether	3031 Beau Hills		mpether2@carolina.rr.com
7. Pam Alter	3001 Prov. Hills		Pam.alter53@gmail.com
8. Mike Sandy Fulginiti	3022 PFD		mfulginiti@gmail.com
9. Mary Hayes	3318 Fox Hills		maryhayes55@gmail.com
10. Angie Schudel	3007 PFD		
11. Marianne Johnson	3111 PH Drive	1704) 841-4902	mjohnson28@yahoo.com
12. Les Johnson	3111 PH Drive	(704) 841-4902	Ljohnson28@yahoo.com
13.			
14.			