

SECOND COMMUNITY MEETING REPORT  
**Petitioner: Sweetgrass Residential Partners, LLC**  
Rezoning Petition No. 2017-112

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:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Second Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on May 16, 2018. A copy of the written notice is attached hereto as Exhibit B.

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

The Second Community Meeting was held on Wednesday, May 30, 2018 at 6:00 p.m. at the Pleasant Hill Presbyterian Church, 15000 South Tryon Street, Charlotte, North Carolina 28278.

**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 C. The Petitioner was represented at the Second Community Meeting by Dan Gualtieri, as well as by Petitioner's civil engineer Brent Stough with Design Resource Group, and Petitioner's agent Collin Brown with K&L Gates.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 30 acres of land located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane.

From the outset, Mr. Brown acknowledged that this site is likely to be developed due to the property's location and the owners' eagerness to sell. Property owners who were present at the meeting also introduced themselves.

Mr. Brown explained that there are many competing priorities to consider when developing a piece of property, including property owner requirements, existing zoning, natural and environmental constraints, access and transportation requirements, adjacent property owner concerns, Ordinance and policy requirements, City Staff priorities, City Council priorities, broader community concerns, and market realities. The property's existing zoning is R-3, which typically allows for single-family residential developments with a density up to three units per acre. The Steele Creek Area Plan, which was adopted by the Charlotte City Council in 2012, acknowledges this property as a future neighborhood center with support for higher density and commercial development. The Area Plan specifically proposes a mix of

single-family residential, multi-family residential, office and retail uses at this property. The Plan further states that development should be limited to a convenience size center (70,000 square feet maximum) and residential densities should not exceed eight dwelling units per acre and should serve as a transition to the adjacent single-family residential development.

Mr. Brown explained the City's connectivity policy is aimed at creating a robust network of streets and is contained in the Subdivision Ordinance, which means that interconnected streets will be required for all new development regardless of whether the development goes through the rezoning process. Mr. Brown also explained that a traffic impact study was completed for this proposed development and traffic mitigation measures were suggested.

Mr. Brown then walked through the conditional rezoning plan and showed the proposed access points, buffers, and development areas. Mr. Brown explained that the development must conform to the site-specific development plan. First, Mr. Brown showed the initial site plan concept that was presented at the first Official Community Meeting last winter; this plan included a commercial component on the corner of the intersection of South Tryon Street and Youngblood Road, including office and retail with a drive-through use at the corner. Additionally, an apartment complex and for-rent townhomes were proposed for a total of 280 residential units and 30,000 square feet of commercial development at the site and an approximate density of 10 dwelling units per acre.

Mr. Brown stated that community feedback included concerns over density, traffic, connectivity, buffers, and for-rent residential product. In response to traffic concerns, the Petitioner conducted a traffic study which demonstrated that one of the main traffic issues in the area is the stacking along Youngblood Road turning left toward South Carolina. The traffic study recommended the expansion of Youngblood Road to create an additional turn lane to mitigate the traffic issue. The Petitioner intends to make this commitment. Additionally, the Petitioner initially proposed a left-over through the median on South Tryon to accommodate the proposed commercial component on the site. However, the plans have now evolved based on community involvement and the left-over on South Tryon is no longer essential for this development.

Mr. Brown walked through a few changes to the site plan since the initial community meeting. First, the Petitioner decreased the residential density from 280 units to 254 units while also adding two additional acres into the development area. The density was then calculated at approximately 8 dwelling units per acre. The Petitioner also increased the buffers and created a smoother transition of townhomes next to the existing single-family homes. Since then, the Petitioner has heard additional feedback and has revised the site plan yet again. Mr. Brown showed the current site plan, which now requests a rezoning to the R12-MF and MUDD (mixed use development) districts rather than the NS (neighborhood services) district. Mr. Brown explained, as a reference, that the recently approved rezoning by the Woda Group on the other side of Birnamwood Drive was a request for R12-MF zoning and contains an affordable housing component.

Mr. Brown explained that the new site plan is reflective of feedback from surrounding neighbors, including: increase buffers along Birnamwood Lane; decrease the amount of rental units along Youngblood Road; preserve trees where possible; minimize traffic impact; and limit grading near rear

property line. The new plan completely takes the area adjacent to Birnamwood Lane out of the development proposal and instead proposes a commitment to preserve this 2-acre zone as a permanent tree save area. Mr. Brown stated that this commitment was well received by Birnamwood Lane neighbors. Mr. Brown further explained that in brainstorming ways to address the traffic impacts, the Petitioner came up with a plan to incorporate a self-storage component into the development. Self-storage uses have very low daily trip counts and no school impact while still creating an economically viable development.

As a comparison, the earlier plan (with 254 dwelling units and 30,000 square feet of commercial space) generated approximately 4,700 trips per day, whereas the new plan (with the self-storage component and approximately 240 dwelling units) would generate less than 1,750 trips, resulting in a 200% reduction in the number of daily trips.

Mr. Brown showed the site plan for the two self-storage buildings, which would be fully enclosed and climate-controlled, with commitments to architectural standards. Mr. Brown explained that the self-storage use is particularly desirable in this location in part due to its proximity to Lake Wylie where there is demand for storage options to accommodate equipment for outdoor activities and water sports.

Importantly, Mr. Brown explained the Petitioner's willingness to delay the connection from the site to Birnamwood Lane. Many neighbors expressed aversion to the connection of the Petitioner's development to the small unpaved road. Whereas a by-right development would be required to make this connection under the Subdivision Ordinance, the Petitioner may have the ability to request flexible timing for building the connection. The Petitioner could propose to dedicate funds to the City of Charlotte for the future construction of the road, which would not be constructed until such time as the single-family residences on the other side of Birnamwood Lane get redeveloped, thus making the connection more practicable. However, any type of phased connection would be at the City's discretion.

A resident on Birnamwood Lane stated that her biggest concern is traffic. She also stated that she strongly prefers that a connection not be made to Birnamwood Lane at this time.

One attendee voiced her opinion that more apartments are not needed along Tryon Street. Another attendee, also opposed to apartments, stated that school overcrowding is a major concern in the Steele Creek area. Mr. Brown explained that fewer students are typically projected in apartments than in townhome or single-family developments. Mr. Brown further stated that the busy corner of Tryon Street and Youngblood Road is not likely to be a desirable location for single-family residents.

An attendee stated that the Steele Creek area needs more restaurants, movie theaters and amenities rather than additional apartments. On the other hand, another attendee stated that she would be strongly opposed to a movie theater in her front yard.

The formal meeting concluded at approximately 7:30 p.m. and the Petitioner's agents continued to answer individual questions until approximately 8:00 p.m.

Respectfully submitted, this 11th day of June, 2018.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department  
Tammie Keplinger, Charlotte-Mecklenburg Planning Department