

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-113**

**Petitioner:** Kolter Homes, LLC

**Rezoning Petition No.:** 2017-113

**Property:** ± 8.3 acres located along Cresswind Boulevard (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 Wednesday, September 6<sup>th</sup>, 2017, 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 8/25/2017. 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 Wednesday, September 6<sup>th</sup>, 2017 at 6:00 PM, at Cresswind Neighborhood Sales Office, 8913 Silver Springs Ct, Charlotte, NC 28215.

### **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 was Ben Stevens. Also in attendance were Mark Kime with LandDesign 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.**

This Petition involves a request to rezone the ± 8.3 acre Site from MX-1(Innov.) (Mixed Use Innovative) to NS (Neighborhood Services). The rezoning petition will allow the Petitioner to build, as part of Cresswind neighborhood amenity area and a club house that includes an indoor pool. The current zoning for the Site, MX-1, allows the Petitioner to build a club house and amenity area for the Cresswind neighborhood, however, the current zoning will not allow the proposed club house building to include an indoor pool.

Rezoning the Site to the NS zoning district will allow the proposed club house to include an indoor pool. The proposed club house and amenity area will be for the exclusive use of the residents of Cresswind neighborhood.

#### **II. Summary of Questions/Comments and Responses:**

There were no attendees to the Community Meeting.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

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

Kolter Homes, LLC

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Ben Stevens, Kolter Homes, LLC  
Kyle Rush, Kolter Homes, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

PET_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-113	11120103	NOVANT HEALTH INC				PO BOX 33549		CHARLOTTE	NC	28233
2017-113	11120104	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120105	485 INVESTMENTS LLC				6700 FAIRVIEW RD		CHARLOTTE	NC	28210
2017-113	11120120	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120121	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120122	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120123	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120124	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120125	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120126	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120128	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120129	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120130	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120131	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120132	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120133	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120135	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120136	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120137	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120138	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120139	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120140	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120141	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120142	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120143	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120144	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120145	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120146	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120147	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120148	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120149	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120150	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120151	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120152	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120153	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120154	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2017-113	11120155	KH MINT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407

2017-113	11120161	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120162	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120163	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120164	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120165	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120166	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120167	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120168	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120169	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120198	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11120199	485 INVESTMENTS LLC	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
2017-113	11121112	LARKHAVEN INC	4801 CAMP STEWART RD	CHARLOTTE	NC	28215
2017-113	11122107	485 INVESTMENTS LLC	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
2017-113	11122110	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407
2017-113	11122111	KH MINT HILL LLP	701 S OLIVE AV STE 104	WEST PALM BEACH	FL	33407

PET_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-113	Avensong Community	Sherry	Washington	12135 Harpley Court		Charlotte	NC	28215
2017-113	Avensong Homeowners Association	Cassandra	Nathan	12102 Harpley Court		Charlotte	NC	28215
2017-113	Avensong Homeowners Association	Sherry	Washington	12135 Harpley Court		Charlotte	NC	28215
2017-113	Beachwood/Glennwodd Homeowners Association	Brenda Mae	Hudgins	9816 Avensong Crossing Dr		Charlotte	NC	28215
2017-113	Cedarbrook Acres Neighborhood Association	Sandra	Zane	7720 Cedarbrook Dr		Charlotte	NC	28215
2017-113	Laurel Woods Neighborhood Association	Tamera	Sanders	12333 Hamilton Jones Dr		Charlotte	NC	28215
2017-113	Turtle Rock Homeowners Association	Vernetta	Mitchell	5520 Suncrest Ct		Charlotte	NC	28215
2017-113	Winterwood	Gary	Smith	8029 Winterwood Place		Charlotte	NC	28215-9318

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-113 – Kolter Homes, LLC**

Subject: Rezoning Petition No. 2017-113

Petitioner/Developer: Kolter Homes, LLC

Current Land Use: Vacant

Existing Zoning: MX-1(Innov.)

Rezoning Requested: NS

**Date and Time of Meeting:** **Wednesday, September 6<sup>th</sup> at 6:00 p.m.**

Location of Meeting: Cresswind Neighborhood Sales Office  
8913 Silver Springs Ct.  
Charlotte, NC 28215

Date of Notice: August 25, 2017

We are assisting Kolter Homes, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the Site with a club house and amenity area for the Cresswind neighborhood that includes an indoor swimming pool on a 8.3 acre parcel located on Cresswind Boulevard (the “Site”). 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 ± 8.3 acre Site from MX-1(Innov.) (Mixed Use Innovative) to NS (Neighborhood Services). The rezoning petition will allow the Petitioner to build, as part of Cresswind neighborhood amenity area a club house that includes an indoor pool. The current zoning for the Site, MX-1, allows the Petitioner to build a club house and amenity area for the Cresswind neighborhood, however, the current zoning will not allow the proposed club house building to include an indoor pool.

Rezoning the Site to the NS zoning district will allow the proposed club house to include an indoor pool. The proposed club house and amenity area will be for the exclusive use of the residents of Cresswind neighborhood.

**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 Wednesday September 6<sup>th</sup>, at 6:00 p.m. at 8913 Silver Springs Ct., Charlotte NC 28215 (meeting to occur at the sales office for Cresswind).** 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 Department  
Ben Stevens, Kolter Homes, LLC  
Kyle Rush, Kolter Homes, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



Ben Stevens, Kolter Homes, LLC  
Cresswind Neighborhood Sales Office  
8913 Silver Springs Ct.  
Charlotte, NC 28215

Kyle Rush, Kolter Homes, LLC  
Cresswind Neighborhood Sales Office  
8913 Silver Springs Ct.  
Charlotte, NC 28215



Kolter Homes, LLC  
Rezoning Petition No. 2017-113  
Community Meeting – 09/06/2017 @ 6:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	<b>NO</b>	<b>ATTENDEES IN</b>		<b>ATTENDANCE</b>
2				
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