

COMMUNITY MEETING REPORT

Petitioner: Mattamy Homes

Rezoning Petition No. 2017-132

This 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 Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 26, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, October 11, 2017 at 6:30 p.m. at the Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, North Carolina 28262.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Wiggins, as well as by Petitioner's agents, Brian Leary and Elizabeth McMillan with Crescent Communities, Matt Mandle and Matt Levesque with ESP Associates, and Collin Brown and Brittany Lins 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 tonight's community meeting presentation consists of two separate, but related, rezoning petitions requested by Mattamy Homes in the University Research Park area. This petition involves approximately 21 acres of land located on the south side of West Mallard Creek Church Road and east of David Taylor Drive. Mr. Brown explained that much of the presentation content for this rezoning was covered in the discussion of the related petition (Petition No. 2017-133).

The property is currently zoned RE-2 and RE-3, which would allow for a variety of research-related and other commercial developments. The Petitioner intends to develop a similar townhome project at this site as proposed at the site fronting Governor Hunt Road. The proposed density of this project is approximately 5.5 units per acre.

Mr. Brown recognized that the main area of contention for this project is likely to be the City's request for a connection through the existing paper right-of-way on Mallard Creek Church Road. The Petitioner's initial site plan submission did not include a connection to this right-of-way and instead proposed a new connection to Mallard Creek Church Road. The owner of the land adjacent to this right-of-way was

present at the meeting and explained that he has maintained the right-of-way himself for as long as he has owned the property. The attendee adamantly requested that the Petitioner avoid connecting the proposed development to the right-of-way. A majority of other attendees agreed. Mr. Brown reported that the Petitioner similarly would prefer not to connect to the right-of-way. The Petitioner's agents agreed to continue working with the City to attempt to resolve this issue.

Bob Wiggins explained that the Petitioner additionally did not want to construct two access points to David Taylor Drive but was required to show those connections on the rezoning plan due to the Subdivision Ordinance requirements. The Petitioner believes that these access points are a hindrance to the environmental conditions at the site since they increase the impervious surface over a stream crossing and do not improve the traffic situation. The Petitioner would prefer to only construct one access point to David Taylor Drive. The Petitioner is applying for an exception to the Subdivision Ordinance to eliminate the need for one of the access points to David Taylor Drive.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:45 p.m.

Respectfully submitted, this 16th day of October, 2017.

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME
2017-132		Timothy	Burgess
2017-132	Arbor Hills Homeowners Association	Sarah	Ziegler
2017-132	Ashley Creek Homeowners Association	John	Higdon
2017-132	Avensong Homeowners Association	Debbie	Durrell
2017-132	Chatham	Paul	Corkery
2017-132	Chestnut Commons Homeowners Association	Guy E.	Derby, Jr
2017-132	Churchill Downs	Kelly	Voler
2017-132	Claybrooke Neighborhood Association	Anthony	Wooding
2017-132	Colvard Park Homeowners Association	Kevin	Archer
2017-132	Fountaingrove Homeowners Association	Patrick & Helin	Beacham
2017-132	Freedom West Community Action Association	Richard L.	Eppley
2017-132	Greater Vision Development Corporation, Inc.	Billy	Hopkins
2017-132	Highland Trace Neighborhood	Howard	Carmichael
2017-132	Highland Trace Neighborhood	Willie	Caldwell
2017-132	Lexington	Darrin	Rankin
2017-132	Lexington	Robert	Davis
2017-132	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith
2017-132	Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly
2017-132	Mallard Trace Homeowner's Association	Robert H.	May
2017-132	Prosperity Point Homeowners Association	Alan	McDonald
2017-132	Quail Hollow II Homeowners Association	Tom H.	Roberts
2017-132	Ramblewood Neighborhood Association	Denise	Hallett
2017-132	Ramblewood Neighborhood Association	Woody	Schmidt
2017-132	Villa Heights Community Organization	Hatti	Watkins

STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2215 Maycroft Dr		Charlotte	NC	28262
10701 Claude Freeman Dr		Charlotte	NC	28262
3111 Parker Green Tl		Charlotte	NC	28269
10701 Claude Feeman Dr		Charlotte	NC	28209
3008 Parker Green Trail		Charlotte	NC	28269
3111 Parker Green Tl		Charlotte	NC	28269
10701 Claude Feeman Dr		Charlotte	NC	28209
10179 Claybrooke Dr		Charlotte	NC	28262
3008 Colvard Park Wy		Charlotte	NC	28269
11024 Fountaingrove Dr		Charlotte	NC	28262
2026 Chipstone Rd		Charlotte	NC	28262
9632 Mersham Court		Charlotte	NC	28269
10701 Claude Feeman Dr		Charlotte	NC	28209
3111 Parker Green Tl		Charlotte	NC	28269
11610 Tavernay Parkway		Charlotte	NC	28262
2345 Treymore Lane		Charlotte	NC	28262
3103 Summercroft Ln		Charlotte	NC	28269
9146 Exbury Ct		Charlotte	NC	28269
9607 Fairmead Drive		Charlotte	NC	28269
10010 Gardendale Ct		Charlotte	NC	28269
3511 Edgepine Dr		Charlotte	NC	28269
11020 David Taylor Dr		Charlotte	NC	28262
11020 David Taylor Dr		Charlotte	NC	28262
3820 Saxonbury Wy		Charlotte	NC	28269

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-132	02901107	HIGH FAMILY PARTNERSHIP I LP		ROBERTS
2017-132	02901108	DICKERSON REALTY CORP		
2017-132	02901109	DICKERSON REALTY CORP		
2017-132	02901158	CEENTA FAIRVIEW PROPERTIES LLC		
2017-132	02901159	HMS VENTURES LLC		
2017-132	02901160	CEENTA FAIRVIEW PROPERTIES LLC		
2017-132	02901162	CUPID BOYS LLC		
2017-132	02901171	CEENTA FAIRVIEW PROPERTIES LLC		
2017-132	02901172	ARBORS PROPERTIES LLC		
2017-132	02901176	SELDEN INVESTMENT PROPERTIES LLC		
2017-132	04715244	MERCK & CO INC	%TAX DEPT	
2017-132	04715502	AIVONE INVESTMENTS LLC		
2017-132	04715503	CAMBRIDGE CC HOLDING COMPANY LLC		CHARLOTTE LP
2017-132	04716202	CAMBRIDGE CC HOLDING COMPANY LLC		CHARLOTTE LP
2017-132	04716203	CITY OF CHARLOTTE		MANAGEMENT
2017-132	04716205	CRESCENT RESOURCES INC		
2017-132	04716207	KING	DALLAS MERLE	ELIZABETH L
2017-132	04716208	KING	DALLAS MERLE	ELIZABETH L
2017-132	04716209	KING	DALLAS MERLE	ELIZABETH L
2017-132	04716211	CRESCENT RESOURCES, INC		
2017-132	04716212	TDCA RESOURCE SQUARE LLC		
2017-132	04716213	CRESCENT RESOURCES INC		
2017-132	04716214	CITY OF CHARLOTTE		MANAGEMENT
2017-132	04716215	CAMBRIDGE CC HOLDING COMPANY LLC		CHARLOTTE LP
2017-132	04716216	CITY OF CHARLOTTE		
2017-132	04716217	CITY OF CHARLOTTE		MANAGEMENT
2017-132	04716801	TDCA RESOURCE SQUARE LLC		
2017-132	04716821	TDCA RESOURCE SQUARE LLC		
2017-132	04716822	WBCMT 2007-C33		LLC
2017-132	04716827	FOUR RESOURCE SQUARE LLC		CENTRE

cownerlast
C/O FELLERS, SCHEWE, SCOTT &

mailaddr1
PO BOX 450233
1501 CHARLOTTE AV
1501 CHARLOTTE AV
6035 FAIRVIEW RD
16015 WEDMORE LN
6035 FAIRVIEW RD
2325 WEST ARBORS DR #102
6035 FAIRVIEW RD
5905 NUTHATCH CT
16015 WEDMORE LN
ONE MERCK DRIVE
PO BOX 1840

C/O STREAM REALTY PARTNERS-
C/O STREAM REALTY PARTNERS-
C/O ENGINEERING & PROP
C/O PROPERTY TAX DEPT
KING
KING
KING
C/O PROPERTY TAX DEPT
C/O THE DILWEG COMPANIES LLC
C/O PROPERTY TAX DEPT
C/O ENGINEERING & PROP
C/O STREAM REALTY PARTNERS-

525 N TRYON ST SUITE 1600
525 N TRYON ST SUITE 1600
600 EAST 4TH ST
227 W TRADE ST STE 1000
2509 W MALLARD CREEK CHURCH RD
2509 W MALLARD CREEK CHURCH RD
2509 W MALLARD CREEK CHURCH RD
227 W TRADE ST STE 1000
5310 SOUTH ALSTON AVE STE 210
227 W TRADE ST STE 1000
600 EAST 4TH ST
525 N TRYON ST SUITE 1600
600 E 4TH ST
600 EAST FOURTH ST
5310 SOUTH ALSTON AVE STE 210
5310 SOUTH ALSTON AVE STE 210
701 BRICKELL AVE STE 2200
100 N 18TH STREET,23RD FLOOR

C/O ENGINEERING & PROP
C/O THE DILWEG COMPANIES LLC
C/O THE DILWEG COMPANIES LLC
C/O TORCHLIGHT LOAN SERVICES
C/O RAIT FINANCIAL TRUST CIRA

mailaddr2	city	state	zipcode
	ATLANTA	GA	31145
	MONROE	NC	28110
	MONROE	NC	28110
	CHARLOTTE	NC	28210
	HUNTERSVILLE	NC	28078
	CHARLOTTE	NC	28210
	CHARLOTTE	NC	28262
	CHARLOTTE	NC	28210
	CHARLOTTE	NC	28277
	HUNTERSVILLE	NC	28078
M/S WS-2F-96	WHITEHOUSE STATION	NJ	08889
	ROSS	CA	94957
	CHARLOTTE	NC	28202
	CHARLOTTE	NC	28262
	CHARLOTTE	NC	28262
	CHARLOTTE	NC	28262
	CHARLOTTE	NC	28202
ATTENTION: JEFFREY A BENSON	DURHAM	NC	27713
	CHARLOTTE	NC	28202
	CHARLOTTE	NC	28204
ATTENTION: JEFFREY A BENSON	DURHAM	NC	27713
ATTENTION: JEFFREY A BENSON	DURHAM	NC	27713
	MIAMI	FL	33131
	PHILADELPHIA	PA	19104

EXHIBIT B

September 26, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Wednesday, October 11th at 6:30 p.m.
Location: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Petitioner: Mattamy Homes, LLC
Petition No.: 2017-132

Dear Charlotte Resident,

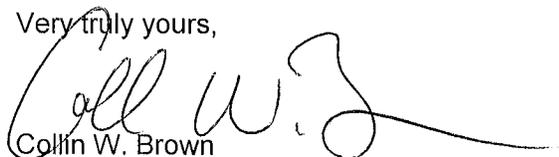
We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 21 acre property located on the south side of West Mallard Creek Church Road and east of David Taylor Drive (the "Property"). The Petitioner requests to rezone the Property from the RE-2 and RE-3 zoning districts to the UR-2(CD) zoning district in order to accommodate the development of a single-family (attached) residential community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, October 11th at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

EXHIBIT C

EXHIBIT D

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background. The background of the slide is a blue bokeh pattern of light spots.

K&L GATES

Community Meeting

**Rezoning Petition
No. 2017-132
Mattamy Homes**

October 11, 2017

@ Piedmont Unitarian Universalist Church



Site

Charlotte

RE-1

R-3

NS

R-3

R-6

RE-1

RE-2

R-3

INST(CD)

RE-3(CD)

MUDD-G

David Taylor Site - Aerial

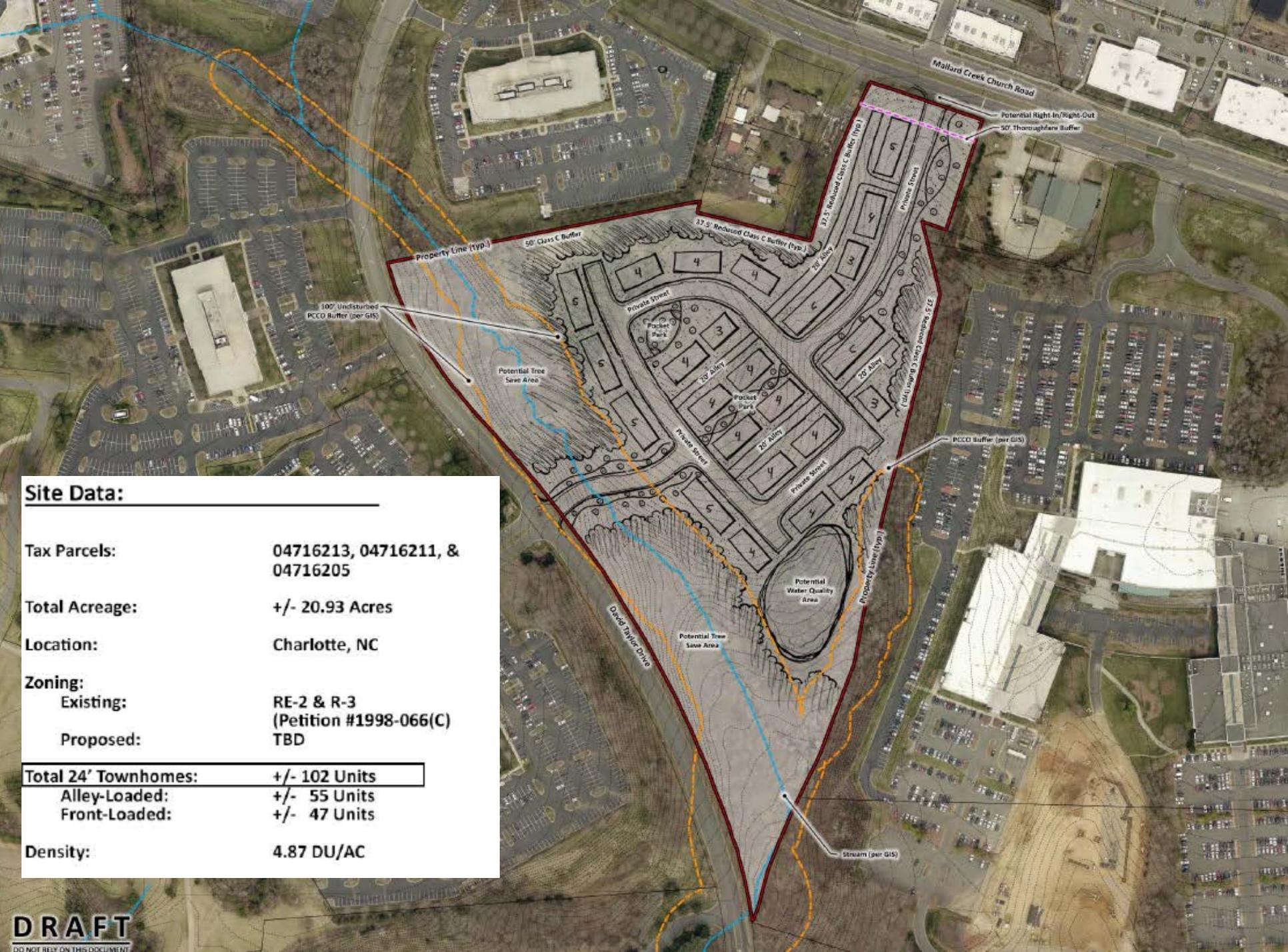




Google

David Taylor Site - Aerial





Site Data:

Tax Parcels: 04716213, 04716211, & 04716205

Total Acreage: +/- 20.93 Acres

Location: Charlotte, NC

Zoning:
Existing: RE-2 & R-3
(Petition #1998-066(C))
Proposed: TBD

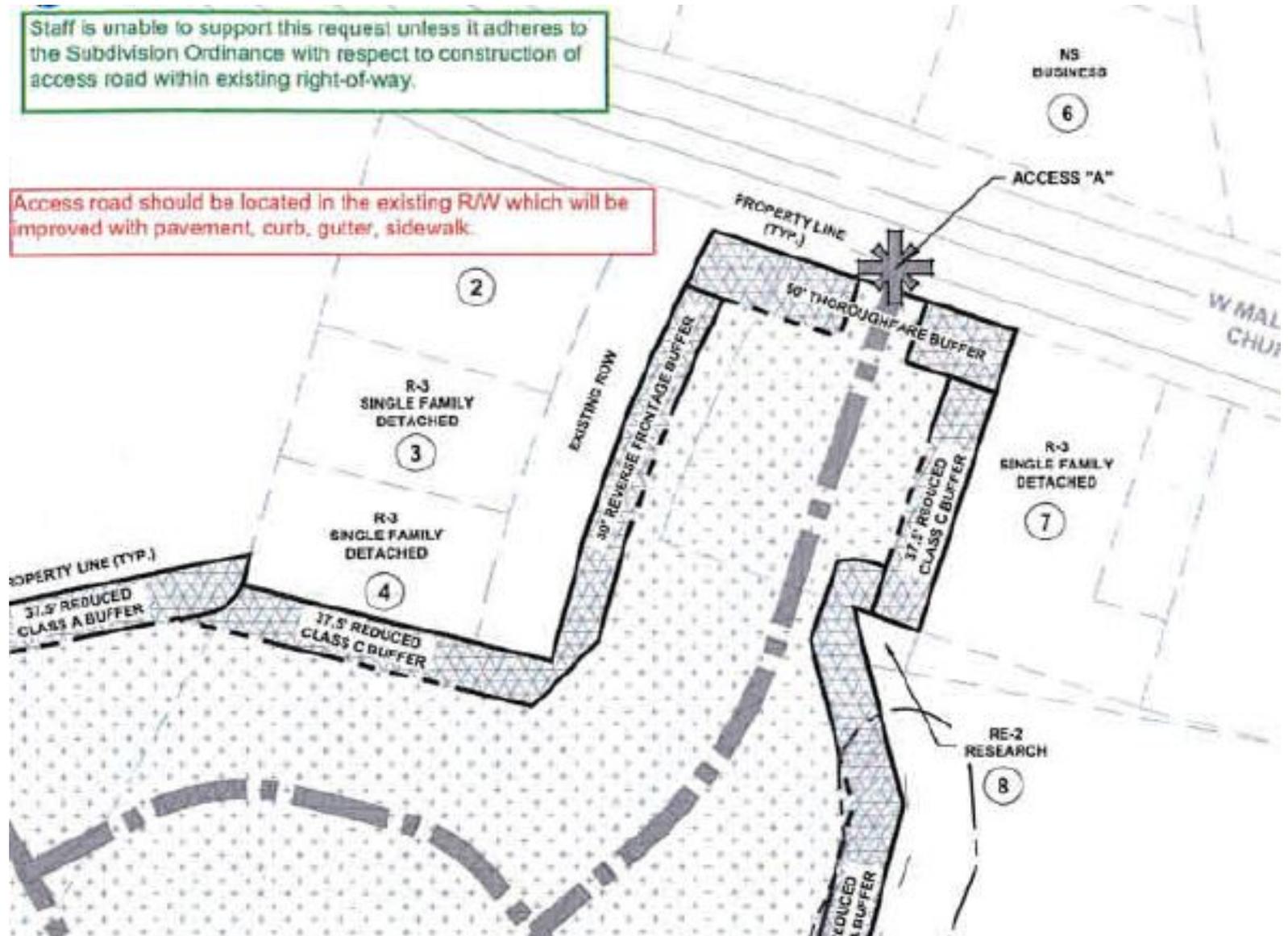
Total 24' Townhomes: +/- 102 Units
Alley-Loaded: +/- 55 Units
Front-Loaded: +/- 47 Units

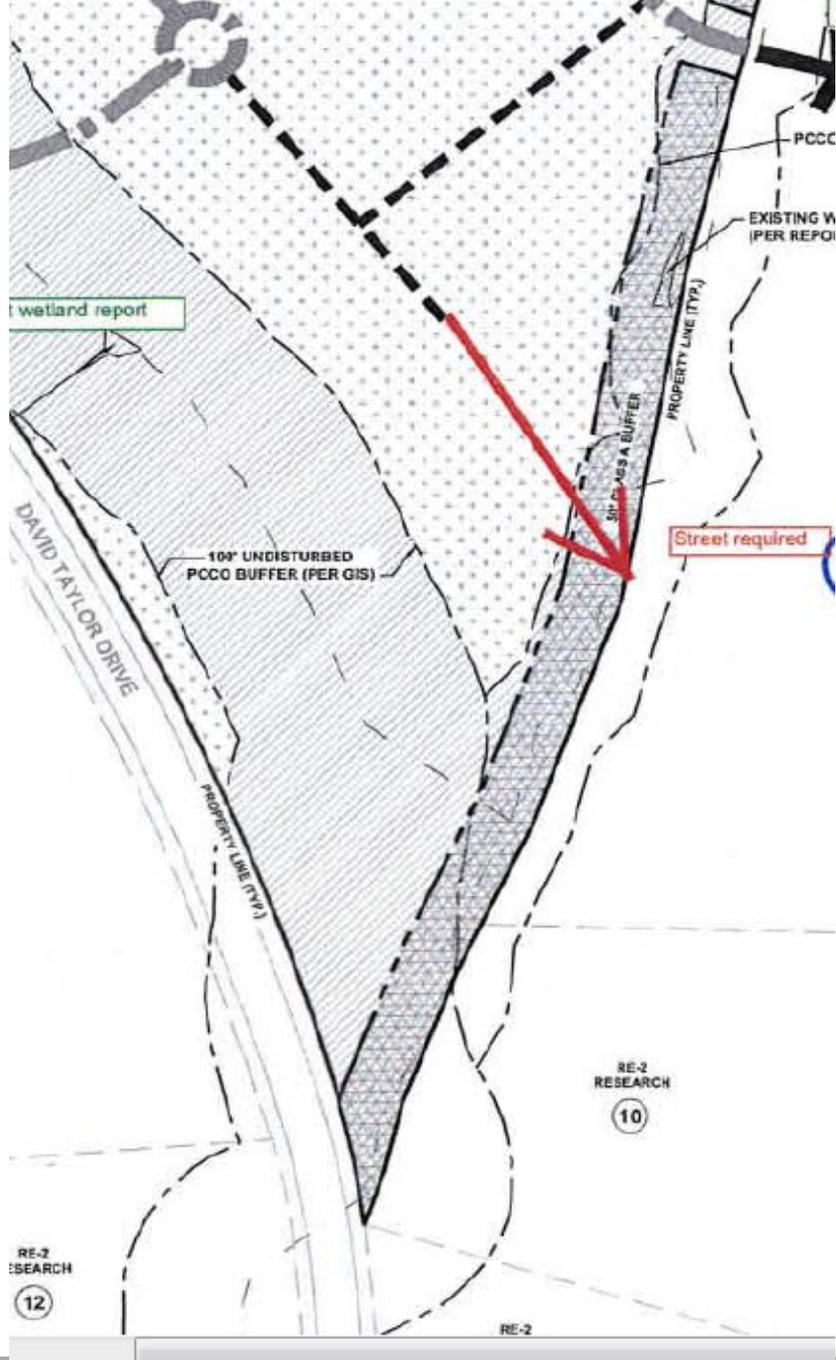
Density: 4.87 DU/AC

David Taylor Site

Staff is unable to support this request unless it adheres to the Subdivision Ordinance with respect to construction of access road within existing right-of-way.

Access road should be located in the existing R/W which will be improved with pavement, curb, gutter, sidewalk.







**CONTEMPORARY FRONT BLOCK ELEVATION
2 STOREY REAR LANE TOWNS**



**QUADRA
DESIGN
STUDIOS**
UNIVERSITY EMPLOYMENT LANDS
CHARLOTTE, NORTH CAROLINA

MATTAMY HOMES

ELEVATION BLOCK

Proj. No. 17036
Scale 1/16" = 1'-0"

2017/08/30
Rev. 1

A2



**CONTEMPORARY FRONT BLOCK ELEVATION
3 STOREY FRONT LOAD TOWNS**



**QUADRA
DESIGN
STUDIOS**
UNIVERSITY EMPLOYMENT LANDS
CHARLOTTE, NORTH CAROLINA

MATTAMY HOMES

ELEVATION BLOCK

Proj. No. 17036
Scale 1/16" = 1'-0"

2017/08/30
Rev. 1

A3



**CONTEMPORARY FRONT BLOCK ELEVATION
3 STOREY REAR LANE TOWNS**



**QUADRA
DESIGN
STUDIOS**

UNIVERSITY EMPLOYMENT LANDS

CHARLOTTE, NORTH CAROLINA

MATTAMY HOMES

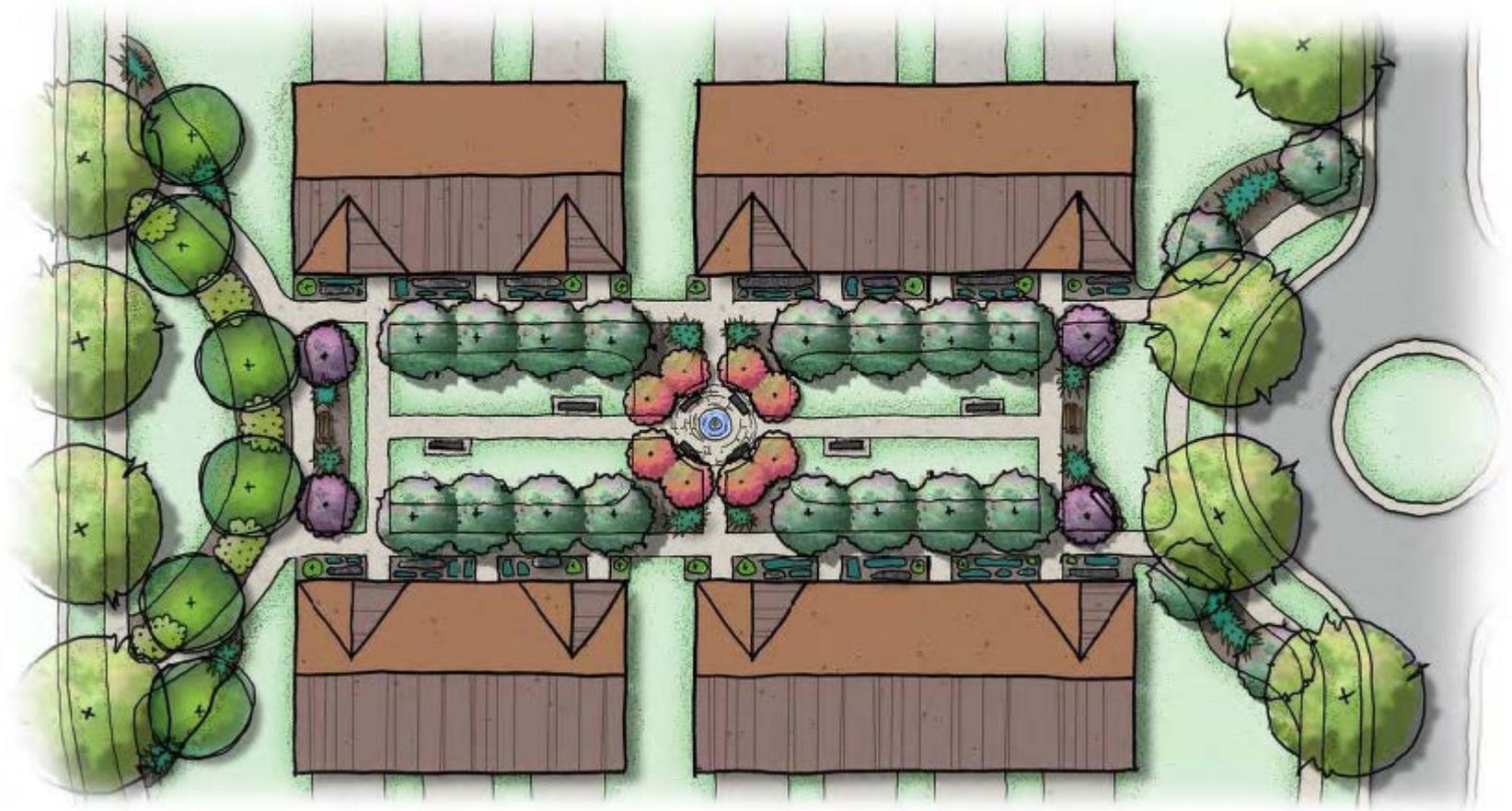
ELEVATION BLOCK

Proj. No. 17036
Scale 1/16" = 1'-0"

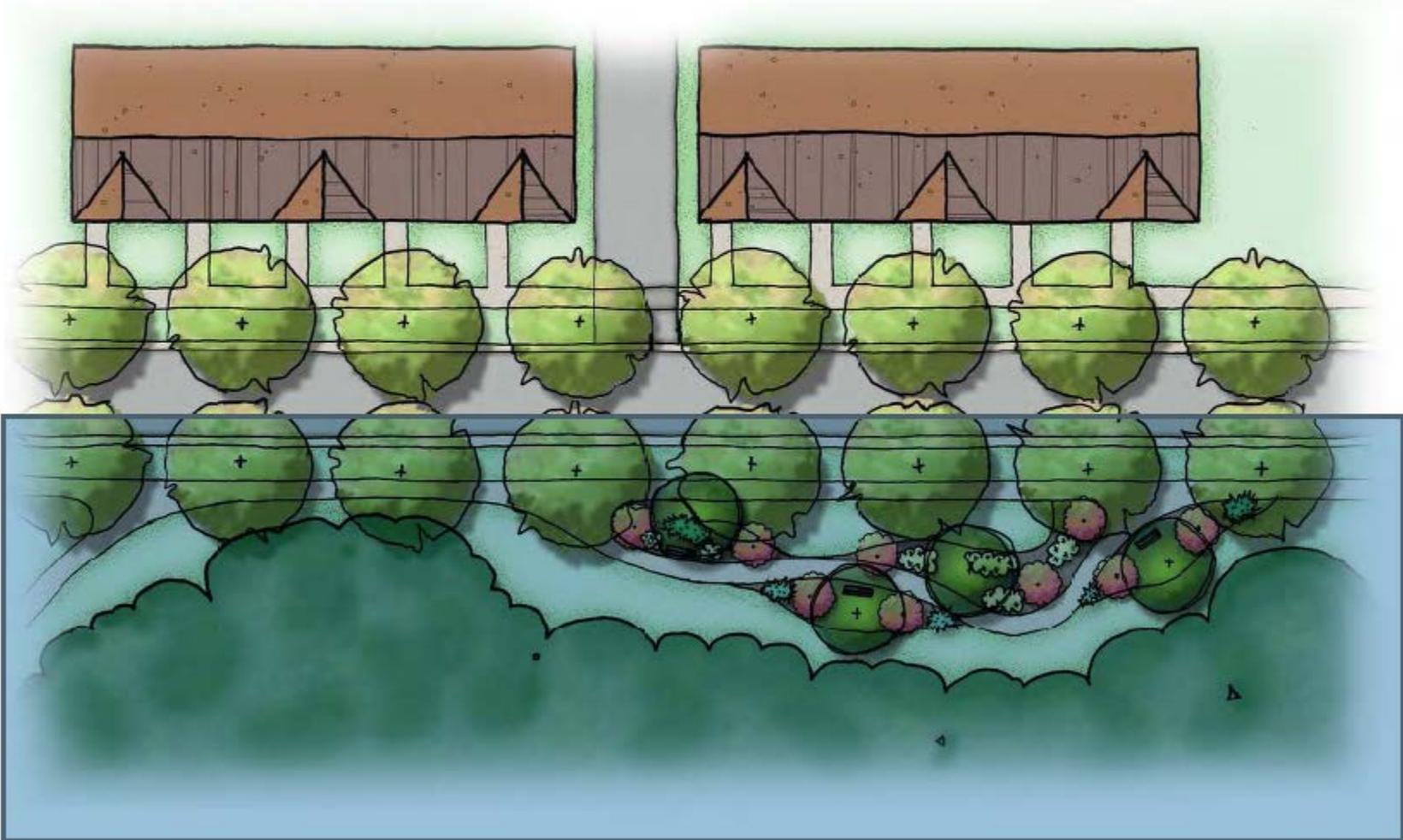
2017/08/30
Rev. 1

A1

David Taylor Site – Linear Park Concept



David Taylor Site – Pocket Park Concept



K&L GATES