

**COMMUNITY MEETING REPORT Petitioner:
Redwood USA**

Rezoning Petition No. 2017-135

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 (9/20/17). 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) at (6:00 pm) at Oehler's BBQ Barn, 4503 Ridge Road, Charlotte, NC., 28269.

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 Greg Thurman, VP of Development, Redwood Living; Todd Foley Principal, POD Design.

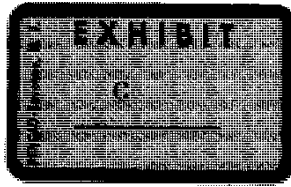
SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agents, Greg Thurman & Todd Foley, welcomed the attendees and introduced the Petitioner's team. Greg Thurman indicated that the Petitioner proposed to rezone an approximately 20 Acre site on Ridge Road from the R-3 to R-8 MF(CD). Greg Thurman introduced Redwood Living as a company to those in attendance and turned the presentation over to Todd Foley who began a powerpoint presentation. The basis of the presentation provided information on Redwood as a company, outlined details of the project site and highlighted the rezoning process in general.

Todd Foley provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Proposed architectural imagery was shown and discussed the design of the proposed facility.

Following the presentation by the applicant, a question/answer session was held allowing attendees to respond to the presentation. The following are a list of the questions asked along with responses in parenthesis.

1. How will garbage pickup be handled (Private hauler will handle pickup)
2. What work on Ridge Road will be required for this project? (A north bound left turn lane will be required)
3. How many entries to the site will be provided (One entry drive will be provided off of Ridge Road)
4. Will city maintain the streets on this project? (City will only maintain the public streets proposed. Remaining streets will be private and will be maintained by applicant)
5. How many units are within each building? (Unit count per building varies from a maximum of 8 to a minimum of 4)
6. What street widths are proposed? (Public street will be a 56' ROW w/ 28' pavement width; Private street will 26' width)
7. Parking on street allowed? (Private streets will not have on street parking allowed and signage will be posted. Guest parking spaces will be provided as well)

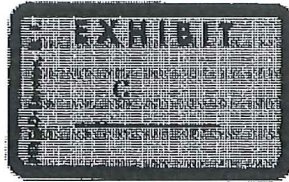


8. Does maintenance person live on site? (Yes typically they do, as does the leasing agent)
(Detailed minutes of the conversation about the rezoning should be provided including questions, responses and any commitments made by the petitioner.)
9. Spacing between buildings? (Average of 20' spacing is provided)
10. Street lighting provided? (Primary lighting will occur on building façade with coach lights on either side of garage doors which operate on photocell timer. Street lights on poles typically are not used unless required at a high visibility area or for safety around a public open space if necessary)
11. Are proposed plans online? (Yes the plans can be found at City of Charlotte website)

After the question/answer session occurred the meeting was concluded.

Respectfully submitted, this 10 day of October, 2017.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: REDWOOD USA
REZONING PETITION NO.: 2017-135
OCTOBER 11, 2017

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Gregory Thurman	APPLICANT		
Gene (thf)	4902 RIDGE RD	704-875-2498	
Grace & Jimmy Dehler	Hwy 9 Ridge Rd	704-458-3534	
Susie Dehler	4503 Ridge Rd. ^{CHAR} NC 28219	^{C 704-400-9084} 704-875-2677	dehlersbbq@yahoo.com
Grace & Lee Dehler	4523 Ridge Rd	704-875-2479	l3dehler@bellsouth.net
Jordan Bahn	3020 Ridge	704-948-8660	
DAVID NIEKAMP	556 HEMMINGS PLACE CONCORD, NC 28027	704-516-1001	DSNIEKAMP@GMAIL.COM
Greg Phipps	600 E. 4 th Street	704-336-3436	gaphipps@charlottenc.gov
Amy Dehler		704-201-3087	Amydehler@bellsouth.net
Scott Barreto	Ridge Rd		
DONNIE DEHLER	4503 Ridge Rd	704-875-2677	DEHLER'S BBQ@yahoo.com
WEST KANYER	118 Tim Kuntz Rd	704-201-9164	WPKHUNTERCONSTRUCTION.COM
TOO FORTH	APPLICANT		Group.com



Redwood

Redwood Apartment Neighborhoods

Ridge Road Community Meeting 10.11.2017

Who is Redwood?

- Single story low density apartment neighborhoods
- 98% leased portfolio
- 7,000 Units owned & Managed since 1991
- Private streets with attached garages
- Resident focused & community oriented
- 24/7 on-site professional management



Who lives **here**?

- Empty nesters
- Young professionals
- \$1,300 – 1,600 monthly rent
- Those desiring a maintenance free lifestyle
- Thorough application process including background checks and financial income assessments



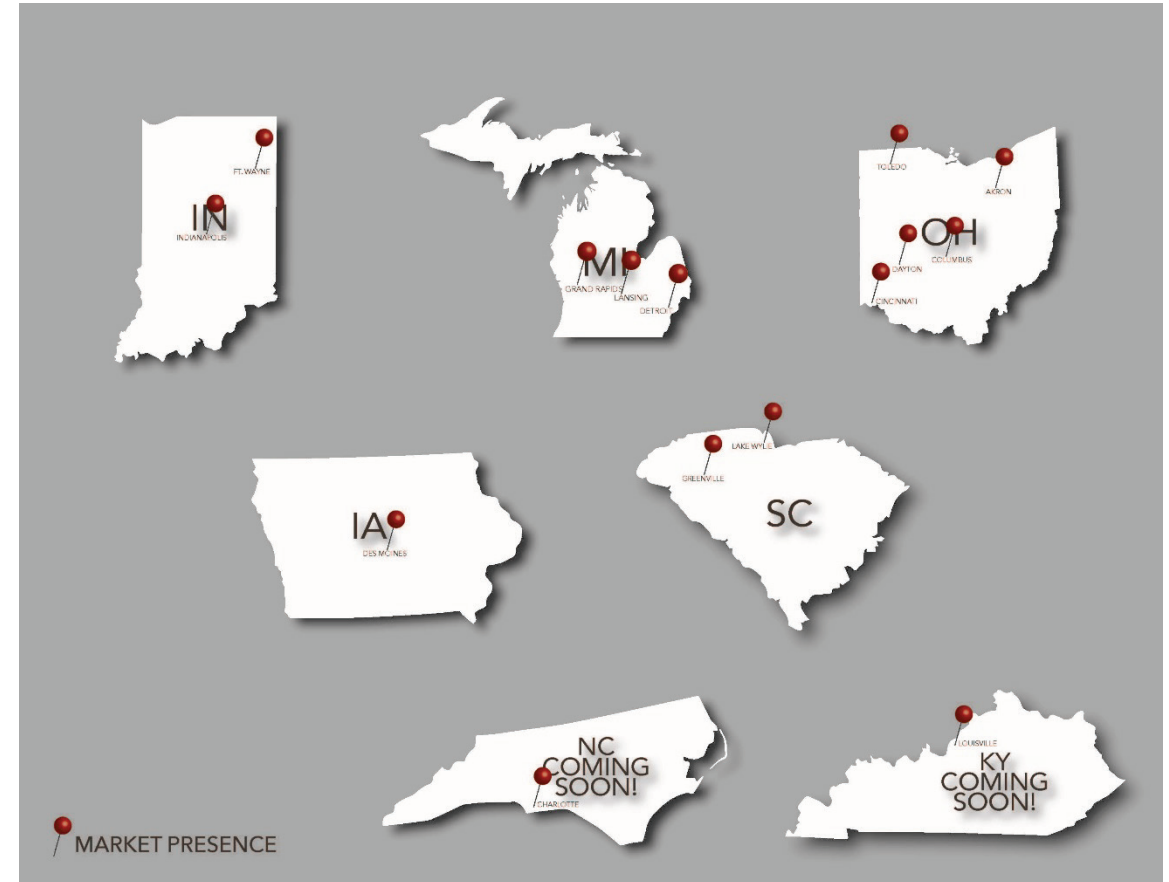
What do we **build**?

- Distinctive floor plans - 2 bedroom / 2 full bath units w/ attached 2 car garage
- Single story – no one lives above you or below you
- Private attached garage with direct entry
- Personal outdoor patios
- Zero clearance thresholds
- Stone & Shake siding accents
- Vaulted ceilings
- Open Floor plans
- Large eat-in Kitchens with walk in pantry
- Full size washer and dryer connections



Where do we **build**?

- Greer, South Carolina
 - The Ledges at Abner Creek
 - Prestwick Ridge
- Lake Wylie, South Carolina
 - Lakepointe Ridge
- Simpsonville, South Carolina
 - Peachtree Place
- Concord, North Carolina
 - Birchwood Commons



The Site

- +/- 20.54 acre site
- Presently unmaintained vacant land, agricultural
- Western portion of site contains existing creek and woodlot
- Currently zoned R-3, residential use



Proposed Site Plan



- Proposed zoning = R-8 MF (CD)
- 105 units
- +/- 5.28 du/ac (8 du/ac permitted)
- +/- 7.4 ac open space (+/-37%)
- Public road extensions provided for future growth and connection to adjacent parcels
- Dog park, resident gardens, walking path

Architecture - Exterior



- Stone accent on front façade and garage returns at building ends
- Stone water table on sides and rear of buildings
- Shake accent panels and varied colored siding
- Upgraded garage doors with windowed panels

Architecture - Interior



- Two bedrooms / two full bathrooms with a den space
- Quality finishes, Vaulted ceilings, open floor plans
- Walk-in closets, walk-in kitchen pantry, eat in kitchen
- Full size washer and dryer connections
- Certified energy efficiency throughout unit
- Smoke-free apartments

The Process

- Prepare plans and submit to City of Charlotte for initial review
- Petitioner meets with City of Charlotte staff departments to review plans and comments
- Petitioner holds community meeting
- Revise plans resubmitted to City of Charlotte for subsequent reviews
- Public Hearing
- Zoning Committee Hearing
- City Council Renders Decision on project

Plan Benefits

- Low density community appealing to older residents & empty nesters
- Single story buildings compatible with surrounding residential
- Mix of unit configurations providing variety of architectural interest and options for renters
- Preservation of existing tree stand and creek along western boundary
- Positive tax revenues to city with minimal impact to community services



Redwood



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