



## **NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

November 18, 2017

**Subject:** Community Meeting-Rezoning Petition 2017-160 filed by Madison-Simmons Homes and Communities to rezone 2.08 acres located at 4548 Providence Road to allow the development and construction of 14 high end townhomes.

**Date and Time of Meeting:** December 5<sup>th</sup>, 2017 at 6:00 PM

**Location of Meeting:** Trinity Presbyterian Church located at 3115 Providence Road, Charlotte, NC 28211  
The meeting will be held in the parlor.

**Petitioner:** Madison-Simmons Homes and Communities

**Petition No:** 2017-160

I am representing Madison-Simmons Homes and Communities LLC (the petitioner) in connection with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximate 2.08 acre site located at 4548 Providence Road, Charlotte NC 28226 from R3 zoning district to UR-2 zoning district. The purpose of the rezoning is to permit the development and construction of 14 upper end townhomes.

In accordance with 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 petition with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission records indicate that you are either a representative of a registered neighborhood organization and/or, owner of property that adjoins, is across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (December 5<sup>th</sup>, 2017, 6:00PM, 3115 Providence Road, Charlotte 28211). The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please do not hesitate to contact me.

Sincerely

Sonny Crater, Operations Manager/Partner  
Madison-Simmons Homes and Communities  
16930 West Catawba Avenue, Suite 205  
Cornelius, NC 28031  
980-233-1239  
[sonny@madisonsimmonshomes.com](mailto:sonny@madisonsimmonshomes.com)

cc: Tariq Bokhari, City Council District 6 Elected City Council Member

REZONING PETITION 2017-160  
COMMUNITY MEETING

SIGN IN SHEET				
DECEMBER 5, 2017				
	NAME	ADDRESS	PHONE	EMAIL
1	Liz Peralta	4304 Avignon Lane, Charlotte	704-651-5151	Lizperalta924@gmail.com
2	Lyn Simons	4508 Avignon Ln.		
3	Ron Jackson	1209 CEDAR LANE	704 7376867	ronald-jackson@hotmail.com
4	Bill Simons	8824 Provence Village Lane	263-927-4344	
5	John Detmiler	8820 Provence Village Ln	704 507 9613	
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## **COMMUNITY MEETING REPORT**

**Petitioner:** Madison Simmons Homes & Communities, LLC

**Petition #:** 2016-160

**Meeting Date:** December 5, 2017

**Project:** 4548 Providence Road

**Mtg. Location:** Trinity Presbyterian Church, 3115 Providence Rd., Charlotte, NC 28211

**Meeting Time:** 6:00 PM

**Attendees:** Sonny Crater – Madison Simmons Homes & Communities  
David Dupree – Madison Simmons Homes & Communities  
Greg Perry – Greg Perry Design  
Chip Cannon – Urban Design Partners  
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents and the Petitioner's representatives.

**Purpose:** Presenting Rezoning Petition #2017-160 to any neighboring residents or Home Owners Association members who were in the rezoning mailer radius or spoke to the Petitioner and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**Minutes:** The following items were discussed

Sonny Crater introduced himself and his consultants. He continued by introducing Madison Simmons Homes & Communities, their process and goals as a company.

Mr. Crater described the project context and general location. He then proceeded to show the project site in a greater context transect map that color coded proposed land uses and illustrated the development feathering effect. He showed how the proposed project falls successfully into this land use pattern. The surrounding properties and architectural styles were noted in relation to the proposed project. Mr. Crater described the transportation impacts and requirement by North Carolina Department of Transportation to install a left turn on Providence Rd. coming from the south. He then narrowed in on the description of the proposed site plan and unit count. He pointed out garage locations, tree save area locations and a buffer that shall be installed along a portion of the southern property line. He also described some unique features such as specialty paving and the notion of a motorcourt to further support the architectural style and quality of the project.

Greg Perry introduced himself and exemplified his company's projects and their successes. Mr. Perry noted that the first goal within the architecture was to provide interest. He described that the townhome development and units were designed in a way that they will appear as single family homes. Mr. Perry spoke about the desire to be sensitive to adjacent communities while producing a product that has value in its design and aesthetic.

### Questions/Comments by Neighbors:

1. Can you explain the northern buffer/rear yard in more detail?

A: The minimum width of the rear yard is 10'. In the narrowest areas we are showing 10'-12', but the width increases more in some areas. We will restrict residents from modifying any installed screening in this location.

2. How tall will the Wax Myrtles be?

A: When used for screening purposes, we generally install wax myrtles at 6' height. They grow quickly and will ultimately reach a size of 12-15' (possibly 18') height with similar spread. But, they will be able to be maintained at whatever size you'd like by pruning.

3. Will you need the City to approve removing large trees on-site? Will you try to save what trees you can?

A: We are required to save trees, and possibly replant trees, within our tree save areas. We will do our best to save trees that are not within tree save areas and don't fall under driveways or building footprints.

4. What are the 2<sup>nd</sup> story window heights of the units along the northern property line?

A: There will be minimal windows along the rear and 2<sup>nd</sup> level of those units. Most windows will occur along the lower level.

5. Is there any patio space on the back side of the northern units?

A: Yes. Units 1, 3 and 5 will have rear courtyards along to the northern property boundary. These courtyards are planned to be uncovered.

6. Will the courtyards have walls?

A: Yes. The courtyards will have walls.

7. Are the units in the rear larger than those along Providence?

A: There will be a range of square footages from approximately 2,400 square feet to 3,200 square feet.

8. Is there flat roofs over the garages?

A: The garage roofs have a slight pitch, but very low to create separation and allow for more light.

9. Will there be a wall around the entire site?

A: The existing wall along the northern boundary will remain, and we will add a wall along the southern boundary.

10. Will it be primarily brick?

A: Yes, it will be.

11. How would you match the wall near Creolla?

A: We will do a masonry wall and will use any adjacent influences to make sure it is appropriate for the area.

12. Will the front area be leveled out and the sidewalk extended?

A: Yes. We will have a requirement to connect the sidewalk and will also work with the City's existing sidewalk connection project.

13. Where will your guests park?

A: Driveways for the front 6 units will allow for extra parking and in the rear the motorcourt will allow for additional parking for guests.

14. Have you started thinking about stormwater?

A: Yes. We will be doing underground detention that will collect in a pipe with an outfall in the tree save area to the rear of the lot. From there it will disperse as it naturally does now.

15. What is the price point?

A: Right now we are thinking from the upper 600s, but that possibly could reach into the 900s.

16. At this price point, and with this product who do you expect to be direct competition?

A: There is a Cotswold location that is in the 600s. Possibly Easton Park and Avignon, but we believe we have a little bit of our own spot in the market.

17. Once you get past rezoning, how long will the permitting process take?

A: It will likely take 4-6 months for the permitting process. We could possibly be under construction by late 2018.

18. What are the next steps in the rezoning process?

A: The Public Hearing will be on 12/16. Zoning Committee will be held on 1/30. City Council will be on 2/19. You are welcome to attend all and can speak at the Public Hearing if you'd like.

19. At what point does screening along the existing wall become a commitment?

A: It will be a written part of the development standards on our rezoning documents.

20. How many construction workers do you expect on site at any time?

A: That's a little ahead of our progress, but possibly 20-25 at any one time.

21. Would you presale? And will you build all at once?

A: They will be presale. The front units will likely be built first and there could be approximately 2 years of construction for the entire site's completion.

22. What can be done to help the construction noise and mess?

A: I think we can be a polite neighbor and will be as respectful as possible.

23. What will happen along the entrance on Providence Rd.?

A: May do a welcoming entry wall and it will be something very nice. This will also be some of our tree save area with existing and some planted trees.

24. Will you be able to clean up the tree save area?

A: Yes. The City will allow some clean up and usually requires mulching. We can also probably add some shrubbery to dress it up a little more.