

COMMUNITY MEETING REPORT  
**Petitioner: Meritage Homes of the Carolinas, Inc.**  
Rezoning Petition No. 2018-005

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 February 14, 2018. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Tuesday, March 6, 2018 at 6:00 p.m. at the Robinson Presbyterian Church, 9424 Harrisburg Road, Charlotte, NC 28215.

**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 Reid Owen, as well as by Petitioner's agents Collin Brown with K&L Gates, Amy Massey with Kimley-Horn, and Alex Bonda and Zac Wigington with ESP. The property owners were also in attendance.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown introduced the Petitioner's team and explained that the official community meeting is for a rezoning petition that involves approximately 140 acres of land located on the south side of Camp Stewart Road, east of I-485, at the current site of the Larkhaven Golf Course.

Mr. Brown explained that the property owners are ready to sell their land and the Petitioner would like to develop it. Mr. Brown stated that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, community concerns, city priorities, and market realities. Mr. Brown also mentioned that the property is in unincorporated Mecklenburg County (i.e., outside of the Charlotte city limits) but within the Charlotte zone of influence so that the City of Charlotte controls the rezoning process. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally.

Mr. Brown stated that the property is currently zoned R-3, which is a low intensity residential district that typically allows three units per acre. Considering this approximately 140-acre site, approximately 420 homes could be permitted under the current zoning ("by-right"). Mr. Brown further explained that certain ordinances such as the Charlotte Tree Ordinance and Incentive Based Inclusionary Housing Policy allow

for density bonuses to by-right developments if the developer reserves certain tree save areas or commits to workforce housing. These incentives could allow a developer to essentially double the permitted density without requiring a rezoning. The Albermarle / I-485 Interchange Study, adopted by the Charlotte City Council in 2003, recognizes that the future land use for the property would likely be supportive of four units per acre, to equal approximately 560 homes.

Mr. Brown stated that the Petitioner is seeking the R-5(CD) zoning district with a conditional site plan that would limit the development to a maximum of 350 homes (2.25 dwelling units per acre). Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments.

Mr. Brown explained that the Charlotte Subdivision Ordinance will require the extension of all existing street stubs into the proposed development site. This requirement will apply regardless of whether the property is developed through the rezoning process or as a by-right development. Based on this Ordinance requirement, the Petitioner will be required to connect the site to the existing street stubs at Hamilton Jones Drive and Red Leaf Drive in Larkhaven Village. The Petitioner will also be required to build a stub street to the adjacent Cresswind site to help create a more robust street network and alleviate traffic on the main thoroughfares. The Petitioner intends for the main entrance to be on Camp Stewart Road.

Mr. Brown then explained that the Petitioner's site plan proposes less density than what would be permitted by-right but that the Petitioner is seeking the R-5 zoning district in order to take advantage of more flexible design standards for clustered development and greater open space areas. Aspects of the proposed plan include approximately 40% open space, including a dedicated greenway area, amenity areas and buffer areas next to adjacent existing homes.

Mr. Brown introduced Meritage Homes (the Petitioner) which is a national developer with 16 developments in the Charlotte area with a variety of price points, including Churchill Farms off Harris Boulevard. Mr. Brown explained that Meritage is planning two different lot sizes for this property and likely aiming for home prices from the mid-\$200 to mid-\$300,000 range. Mr. Brown then opened the meeting for questions and discussion.

One attendee wanted to know how the community can be sure that the developer will follow through with the commitments and promises in the rezoning plan. The Petitioner's agents responded that the City will not allow development plats to be approved and recorded unless they are consistent with the commitments in the conditional rezoning plan.

In respond to an attendee's inquiry into the timing of the project, the Petitioner's agent responded that the rezoning petition could have a public hearing in April and City Council Decision by May as a best-case-scenario. The Petitioner would then aim for a possible ground breaking in mid-2019.

Several attendees voiced their concerns regarding traffic and the need for a traffic light or reduced speed limit on Camp Stewart Road. The Petitioner's agents discussed the Camp Stewart Road/Harrisburg Road

proposed traffic signal and indicated that this improvement is required as part of the unaffiliated Cresswind development.

One attendee asked whether more crimes were expected in R-5 (higher density) than R-3 zoning areas. The Petitioner's agents responded that the development team is not aware of any research being done on that question.

In response to other attendee questions, the Petitioner's agents responded that a pool would be provided as an amenity, all homes would be single-family homes, all homes would have a front-loaded two-car garage, and there would be an HOA for the development. Additionally the average lot size will be approximately 0.13 acres and the typical home size will be between approximately 1,700 and 2,700 square feet.

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 approximately 7:15 p.m.

Respectfully submitted, this 12th day of March 2018.

cc: Council Member Matt Newton  
Sonja S. Sanders, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

Pat_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-005	11109698	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-005	11109699	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2018-005	11120104	KSI MMT HILL LLP				701 S OLIVE AV STE 104		WEST PALM BEACH	FL	33407
2018-005	11120105	485 INVESTMENTS LLC				6700 FAIRVIEW RD		CHARLOTTE	NC	28210
2018-005	11120108	485 INVESTMENTS LLC				6700 FAIRVIEW RD		CHARLOTTE	NC	28210
2018-005	11121107	BOGGS	HARLEN HOWARD &W		BETTY A	3913 CAMP STEWART RD		CHARLOTTE	NC	28215
2018-005	11121108	BECK	JOHN L	ANGELA C	BECK	3833 CAMP STEWART RD		CHARLOTTE	NC	28215
2018-005	11121111	PEDMONT NATURAL GAS				PO BOX 33068		CHARLOTTE	NC	28233
2018-005	11121112	LARKHAVEN INC				4801 CAMP STEWART RD		CHARLOTTE	NC	28215
2018-005	11121204	INGRAM	KENYA L			12832 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121205	WYER	CHARLES C	JENNIFER	WYER	12828 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121206	VILLAGES OF LARKHAVEN	HOMEOWNERS ASSOC INC		C/O CENTEX HOMES	4235 SOUTH STREAM BLVD #400		CHARLOTTE	NC	28217
2018-005	11121207	MYERS	BRUCEIR H	PRISCILA T	MYERS	12805 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121208	KRENTSIL	ESSIE	BETTY	OTCHERE	12813 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121209	PEARSON	DEREK L			12819 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121210	CHRISTIAN	NAKISHA M			12825 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121211	BAKER	TAMEKA H	JEFFREY C	BAKER	12831 OLD IRON LN		CHARLOTTE	NC	28215
2018-005	11121212	GOINES	SUSANNETT	JOSEPH P	GOINES	3521 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121213	SPAUCONE	MARIA ADELE			3527 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121214	MCCLURE	SANDRA			7617 GRANDVIEW RIDGE DR		CHARLOTTE	NC	28215
2018-005	11121215	MARROW	NORMA J			12040 RED LEAF DR		CHARLOTTE	NC	28215
2018-005	11121216	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121217	CHAPMAN	BOBBY L	TELESYA	CHAPMAN	12028 RED LEAF DR		CHARLOTTE	NC	28215
2018-005	11121218	CHAM	TERRY			12022 RED LEAF DR		CHARLOTTE	NC	28215
2018-005	11121219	ROBERTSON	ARTHUR	NANCY	ROBERTSON	12015 RED LEAF DR		CHARLOTTE	NC	28215
2018-005	11121220	SIRHA	VISHAL			32131 CONDOR DR		UNION CITY	CA	94587
2018-005	11121221	CHRISTENSEN	KATHRYN Y			4728 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121222	TAM MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2018-005	11121223	PRIDE	TONI			4716 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121224	PROPERTY OWNER 4 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121225	LANG	NATHAN			4707 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121226	SYED	ANWAR A			4652 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121227	WIGNS	JUACORR K			4626 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121228	WALKER	TRUDIE MAE			4620 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121229	BEULLA	RICARDO MANUEL	FREYDALIA MILAGROS	BELILLA	4614 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121230	INNIS	ROBERT MATHEW	MEGAN E	INNIS	4608 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121231	COLLINS	THOMAS J	TIFFANY R	COLLINS	4602 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121232	RIVERA	JEAN			4528 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121233	FOX	FAITH B			4522 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121234	BUCKLEY	CLAUDIA			4516 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121235	HAMMOUDA	OMAR KHATTAB KHALIL	RHADIHAI GHALEB	AL HAUDEIB	4510 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121236	INGRAM	MICHAEL E	LATASIA M	INGRAM	4504 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121237	RICKENS-JONES	SHARRON	GERALD M	JONES	4430 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121238	DAVIS	CHARON E			4424 LARKHAVEN VILLAGE DRIVE		CHARLOTTE	NC	28215
2018-005	11121239	TRINH	TUYET MAI THI			4418 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121240	MORAN	JUAN PABLO	ROSA ELENA MORAN	BANOS	4410 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121241	ALFORD	MONICA P.			4336 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121242	PROPERTY OWNER 4 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121243	POLK	BERNARD SR	EVELINA C	POLK	4324 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121244	THE BOWDEN FAMILY TRUST				4318 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121245	TEAL	JOHNNIE M	IRENA B	TEAL	4312 LARKHAVEN VILLAGE DRIVE		CHARLOTTE	NC	28215
2018-005	11121246	ALTAMIRANO	FRANCIS Y	JOSSER	ALTAMIRANO	4306 LARKHAVEN VILLAGE DRIVE		CHARLOTTE	NC	28215
2018-005	11121247	VILLAGES AT LARKHAVEN	HOMEOWNERS ASSOC INC			PO BOX 13906		CHARLOTTE	NC	28220
2018-005	11121248	HOME SFR BORROWER LLC				1110 STRAND ST STE 2A		CHRISTIANSTED	VI	00820
2018-005	11121249	SAUNDERS	MARLYNNE ANDERSON			12211 HAMILTON JONES DR		CHARLOTTE	NC	28215
2018-005	11121250	ROBIE	MICHAEL L			4222 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121251	HERNANDEZ	JOSE M	ANGELA E DE HERNADEZ	HERNANDEZ	4218 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121252	LE	DUNG DINH	THUY T	NGUYEN	4214 LARKHAVEN VILLAGE DRIVE		CHARLOTTE	NC	28215
2018-005	11121253	DEBR	MICHAEL JAMES	DIEU XUAN	DEBR	4210 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121254	STEFAN	JOHN I	NANCY L	STEFAN	4206 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121255	AMADOR	JOSE J.	NANCY	AMADOR	4202 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121256	JACKSON	TERRELL L			4124 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121262	VILLAGES AT LARKHAVEN	HOMEOWNERS ASSOC INC			PO BOX 13906		CHARLOTTE	NC	28220
2018-005	11121263	PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121264	HOLLAND	GLENNA S			12225 HAMILTON JONES DR		CHARLOTTE	NC	28215
2018-005	11121269	ENINDU	BENSEN	UWADIOGBU	ENINDU	6049 HEMBY RD		WEDDINGTON	NC	28104
2018-005	11121270	STREET	MELATTA	HENRY S JR	DUBAR	4219 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121275	SCANTLEBURY	ALECK IR	SILVIA I	COBHAM	4311 LARKHAVEN VILLAGE DRIVE		CHARLOTTE	NC	28215
2018-005	11121276	EDE	RICHARD E			4317 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121277	JEFFRIES	SHAWN			12505 LEANING PINE LN		CHARLOTTE	NC	28215
2018-005	11121342	JACKSON	JENELL F	ERNEST H	JACKSON	3603 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121343	PROPERTY OWNER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121344	YAU	WAI MAN			3613 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121345	PROGRESS RESIDENTIAL 2015-3 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121346	JONES	REBECCA			3625 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121347	DOUGLAS	TYRONE			3613 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121350	DESIR	ANDRE			8204 WOODYARD RD		CHARLOTTE	NC	28215
2018-005	11121351	SNELL	CARLYLE			4906 RIVERVIEW DR		HARRISBURG	NC	28075
2018-005	11121352	JOHNSON	SEAN TRUMEL			4631 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121353	VILLAGES OF LARKHAVEN	HOMEOWNERS ASSOC INC			PO BOX 13906		CHARLOTTE	NC	28220
2018-005	11121354	GONZALEZ	LAURY YOHANNA			5362 HARRIS COVE DR		CHARLOTTE	NC	28269
2018-005	11121355	PERRY	SHANTI	PHILIP	PERRY	12313 GREEN FAIRWAY DR		CHARLOTTE	NC	28215
2018-005	11121379	GLEATON	KEVIN L JR	JASMINE YVONNE	GLEATON	4411 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121380	CORRAL	NELSON	SANDRA L	CORRAL	4417 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121381	DEW	ALANA	SHAMEER M	DEW	10306 GLENBURN LN		CHARLOTTE	NC	28278
2018-005	11121384	POSADA	IVEL	AIXA	MARTINEZ	4517 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121385	PROPERTY OWNERS 4 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-005	11121386	TORRES	ROBERTO L	PATRICIA	TORRES	4529 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11121387	GARCIA CASTELLANOS	FREDDY A	LAURA VIRIDIANA	GARCIA	4535 LARKHAVEN VILLAGE DR		CHARLOTTE	NC	28215
2018-005	11122107	485 INVESTMENTS LLC				6700 FAIRVIEW RD		CHARLOTTE	NC	28210
2018-005	11143149	LITTLEJOHN	CAROLYN K			4626 CAMP STEWART RD		CHARLOTTE	NC	28215
2018-005	11143150	BRADFELD FARMS WATER CO				2355 SANDERS RD		NORTHBROOK	IL	60062
2018-005	11143150	BRADFELD FARMS HOMEOWNERS	ASSOCIATION INC			7214 HATHLAND AVE		CHARLOTTE	NC	28215
2018-005	11143151	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28601

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-005	Avensong Community	Sherry	Washington	12135 Harpley Court		Charlotte	NC	28215
2018-005	Avensong Homeowners Association	Cassandra	Nathan	12102 Harpley Court		Charlotte	NC	28215
2018-005	Avensong Homeowners Association	Sherry	Washington	12135 Harpley Court		Charlotte	NC	28215
2018-005	Beachwood/Glennwood Homeowners Association	Brenda Mae	Hudgins	9816 Avensong Crossing Dr		Charlotte	NC	28215
2018-005	Becton Park at Lynton Place Homeowners Association	Daphne	Pinchback	8127 Winterwood Place		Charlotte	NC	28215
2018-005	Bradfield Farms Homeowners Association	Bill	Colyer	7214 Maitland Lane		Charlotte	NC	28215
2018-005	Laurel Woods Neighborhood Association	Tamera	Sanders	12333 Hamilton Jones Dr		Charlotte	NC	28215
2018-005	Turtle Rock Homeowners Association	Vernetta	Mitchell	5520 Suncrest Ct		Charlotte	NC	28215
2018-005	Winterwood	Gary	Smith	8029 Winterwood Place		Charlotte	NC	28215-9318

# **Exhibit B**



February 14, 2018

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:** Tuesday, March 6th at 6:00 p.m.  
**Location:** Robinson Presbyterian Church  
9424 Harrisburg Road  
Charlotte, NC 28215  
**Petitioner:** Meritage Homes of the Carolinas, Inc.  
**Petition No.:** 2018-005

Dear Charlotte Resident,

We represent Meritage Homes of the Carolinas, Inc. (the "Petitioner") in its plans to redevelop an approximately 140-acre property located on the south side of Camp Stewart Road, east of I-485, at the current site of the Larkhaven Golf Course (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district to the R-5(CD) zoning district in order to accommodate the development of a single-family residential community. Please note that the Petitioner's conditional rezoning plan proposes a lower density level than is currently allowed by the Property's existing R-3 zoning. The purpose of this rezoning is to accommodate smaller lot sizes and more flexible design standards which would allow the Petitioner to set aside 40% of the property as permanent open space.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, March 6th at 6:00 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: Sonja S. Sanders, Charlotte-Mecklenburg Planning Staff

# **Exhibit C**

# Community Meeting Sign-In Sheet

**Petitioner: Meritage Homes**

**Petition: 2018-005**

Robinson Presbyterian Church  
9424 Harrisburg Rd. Charlotte, NC 28215

**March 6, 2018**

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

Name	Address	Phone No.	Email
Debbie Lehman	11018 Scrippshaw La	704-817-9732	lavenderlady@yahoo.com
ZAC WILKINSON			ZWILKINSON@ESPASSOCIATES.com
ALEX BOWDA			abowda@espassociates.com
Sherry Washington	Harpley Ct.	704-307-0277	washoe@bellsouth.net
GARY & MINDA BROWN	13225 Peacock Lane	704-650-3275	mhibe@bellsouth.net
NIKKI HOWELL			NHOWELL5@CAROLINA.PRC.COM
B Colyer			swcolyer@bellsouth.net
KEVIN HALL	7311 Reynard Ln.	704-507-9459	KEVINHALL70@CAROLINA.PRC.COM
Kim Manchette	12819 Matisse Ln	704-957-3930	emailkim@yahoo.com
Peggy Qwan	10645 Jardine Way	704-545-2607	peggy10645@gmail.com
Deborah Atkinson	11008 Scrippshaw Ln	704-496-9143	dj163@aol.com
Cassandra Nathan	12102 Harpley Ct	704.307.8794	nata1ike@yahoo.com
Bill Kline	4808 Oak Bend Ct		
Brenda Cheshire	13002 Peacock Ln.	864-569-5848	mrscheshire@ymail.com
Manga J Bick	10901 Robinson ut. Rd	704-535-2451	
Bill Albertson	4809 Kangin Ivy Dr	704.573.2351	william-bill-albertson@yahoo.com
JANE CARROLL	7025 REEDY CREEK	704-840-307	ja91764@aol.com
Carole Louis	7028 Reedy Creek	709-773-7291	clouis@earthlink.net
Lloyd & Diana Haase	12511 Bald Eagle Dr		haase@dogwoodinc.net
Chris Walker	12406 Cedar Post Ln	267 307 4982	walker.christopher@gmail.com
Glori Potts	4400 Laurel Fwy G	(704) 507-9985	glogie55@hotmail.com
Charon Davis	4424 Larkhaven Village Dr	609-247-0503	davisced23@gmail.com
KEN BENTON	7210 DUCHAMP DR.	704-299-6595	Kenben7210@ymail.com



# **Exhibit D**

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background.

K&L GATES

Community Meeting

**Larkhaven Golf Course  
Meritage Homes  
Rezoning Petition 2018-005**

March 6, 2018

@ Robinson Presbyterian Church

# AGENDA

- Introductions
- Property Location
- Property Owners/History
- Development Considerations
- Current Zoning
- Land Use Plans/GDP Recommendations
- Options without a Rezoning
- Conditional Rezoning
- Connectivity
- Environmental
- Adjacent Homes
- Transportation
- Proposed Rezoning Plan
- About Meritage
- Discussion

# Larkhaven Owners



Reid Owen



Peter Tatge & Alex Bonda



Expect More. Experience Better.

Amy Massey

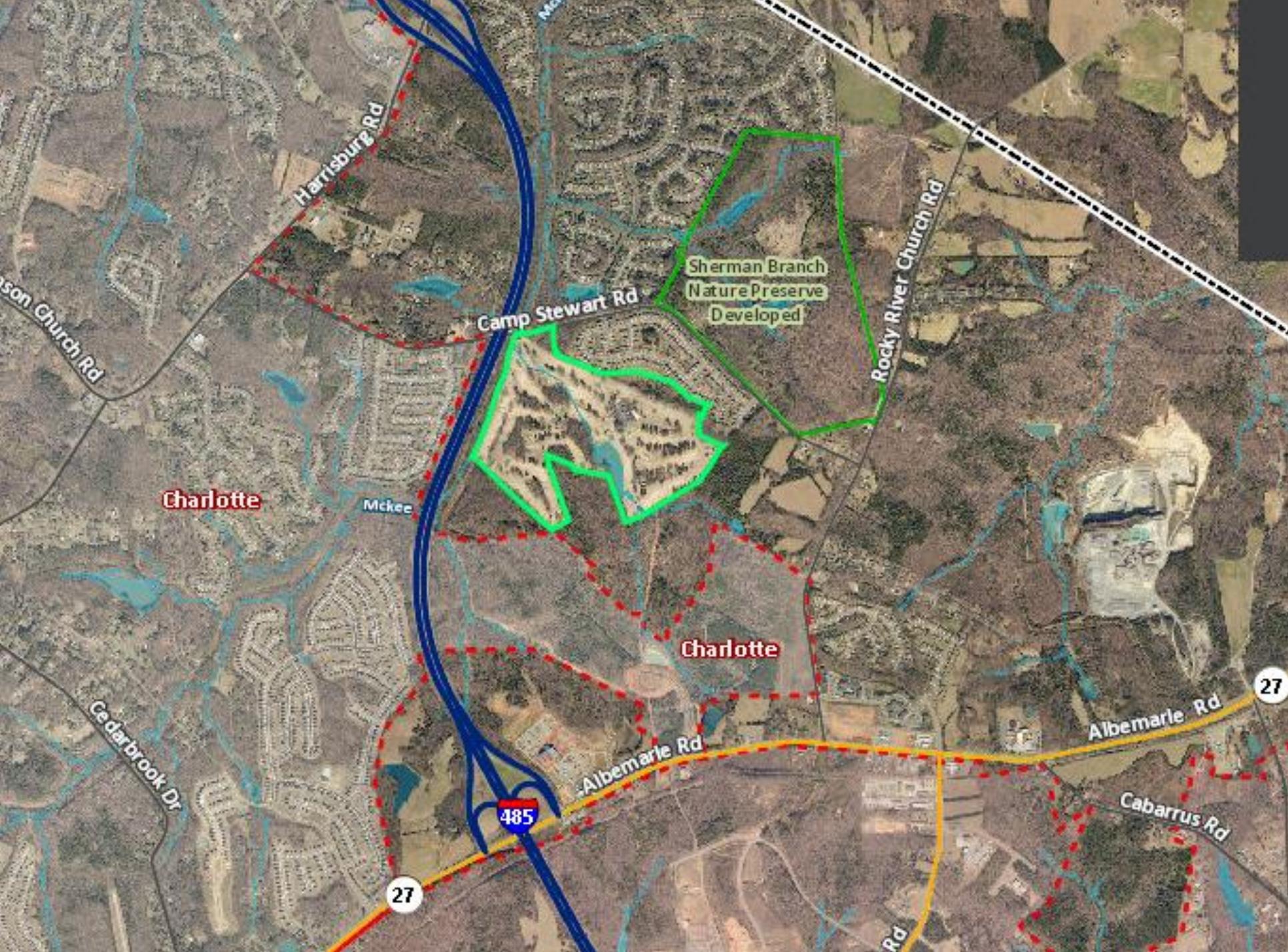


Collin Brown & Brittany Lins



# Property Location





Harrisburg Rd

Camp Stewart Rd

Rocky River Church Rd

Sherman Branch  
Nature Preserve  
Developed

Charlotte

Mckee

Charlotte

Albemarle Rd

Albemarle Rd

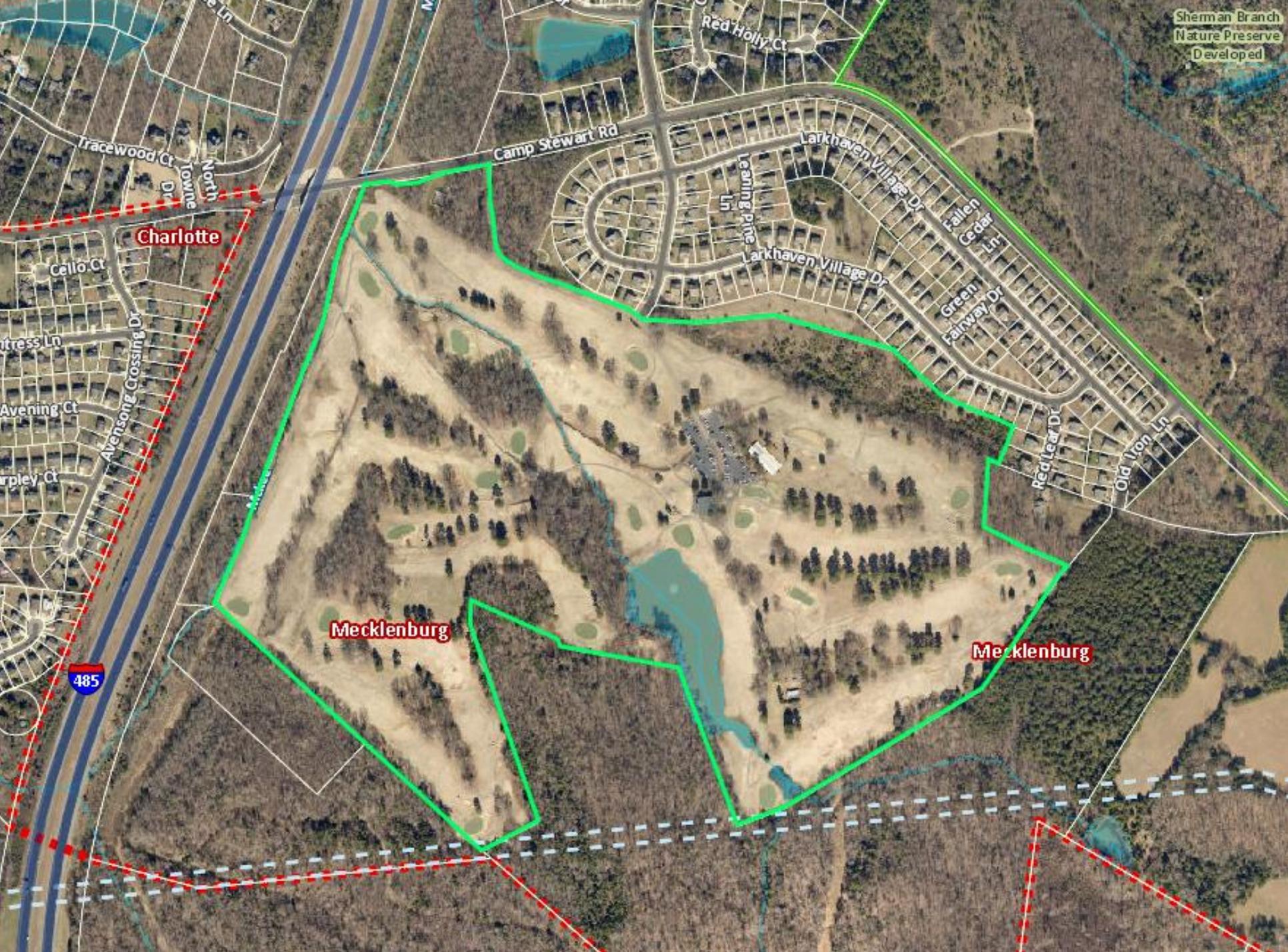
Cabarrus Rd

485

27

27

Sherman Branch  
Nature Preserve  
Developed



Charlotte

Mecklenburg

Mecklenburg

485



The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal bar is positioned in the center, containing the text "Prooperty Owners/History" in white. The text has a noticeable typo: "Prooperty" instead of "Property".

# Prooperty Owners/History



# Larkhaven Golf Club

(704) 545-4653

info@larkhavengolf.com



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*Built in 1958, Larkhaven Golf Club is recognized as the oldest 18 hole public golf course in Charlotte. The course layout has stood the test of time, as it was voted one of Charlotte's Best Golf Courses & Value in 2004 combining great value, challenging course and atmosphere. The course features rolling terrain with challenging, sloped greens and narrow, tree-lined fairways. Natural water hazards come into play on nine holes.*

*Now with New MiniVerde Greens!*

**Easement**

**Construction Rates**

**Weekday \$20**

**Weekend \$30**

## Book Tee Times Online

*Sign up for our newsletter and be the first to know about our special deals!*

First Name

Last Name

Email

Zip Code

**Sign up**

# Charlotte's oldest public golf course is set to be replaced by a housing development



BY ELY PORTILLO  
elyportillo@charlotteobserver.com



January 25, 2018 09:00 AM  
Updated January 25, 2018 05:49 PM



A public golf course in east Charlotte that's been operating for 60 years could soon be redeveloped into a residential subdivision, plans filed recently with the city of Charlotte show.

Larkhaven Golf Course, on Camp Stewart Road near Interstate 485 and Albemarle Road, was opened in 1958 by Barron Connell and his son, Butch, on land that was once a dairy farm. Daily fees range from \$20 to \$30, including a cart.

"In a city that loves its own sparkle, Larkhaven is a grassroots reminder of how Charlotte used to be and how golf, for most of us, will always be," former Observer columnist Ron Green, Jr., wrote in a 2008 story on the course's 50th anniversary. "It is not a country club and has never tried to be one."

Never miss a local story.

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A golfer celebrating the 50th anniversary of Larkhaven, the oldest 18-hole daily fee course in Charlotte, in 2008. PHOTO BY GAINES - THE OREGON GAINES-OGAINES CHARLOTTE



The Owners are Ready to Sell Their Land

Sherman Branch  
Nature Preserve  
Developed



Charlotte

Mecklenburg

Mecklenburg



485

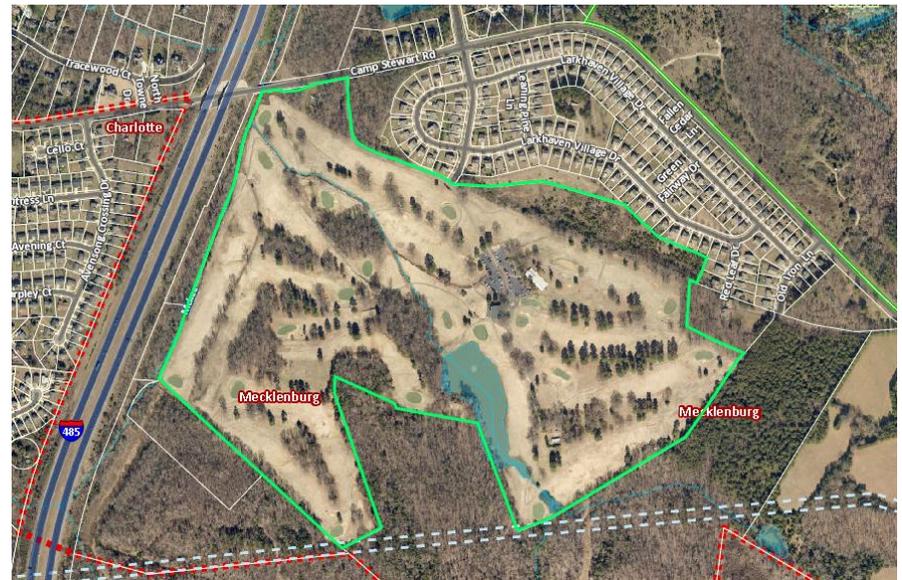


# Considerations



# DEVELOPMENT CONSIDERATIONS

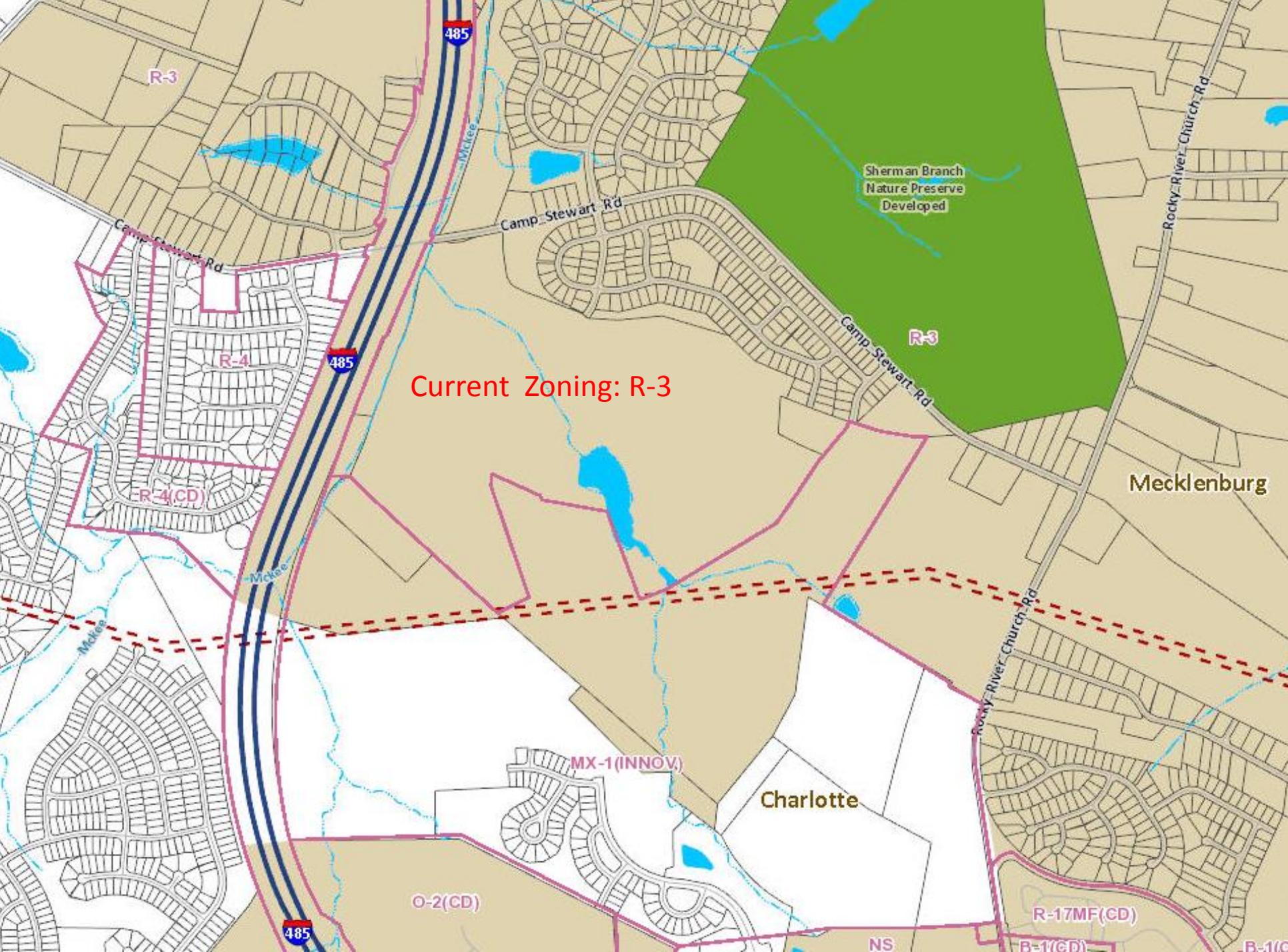
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities





# Current Zoning





Current Zoning: R-3



# Options without a Rezoning



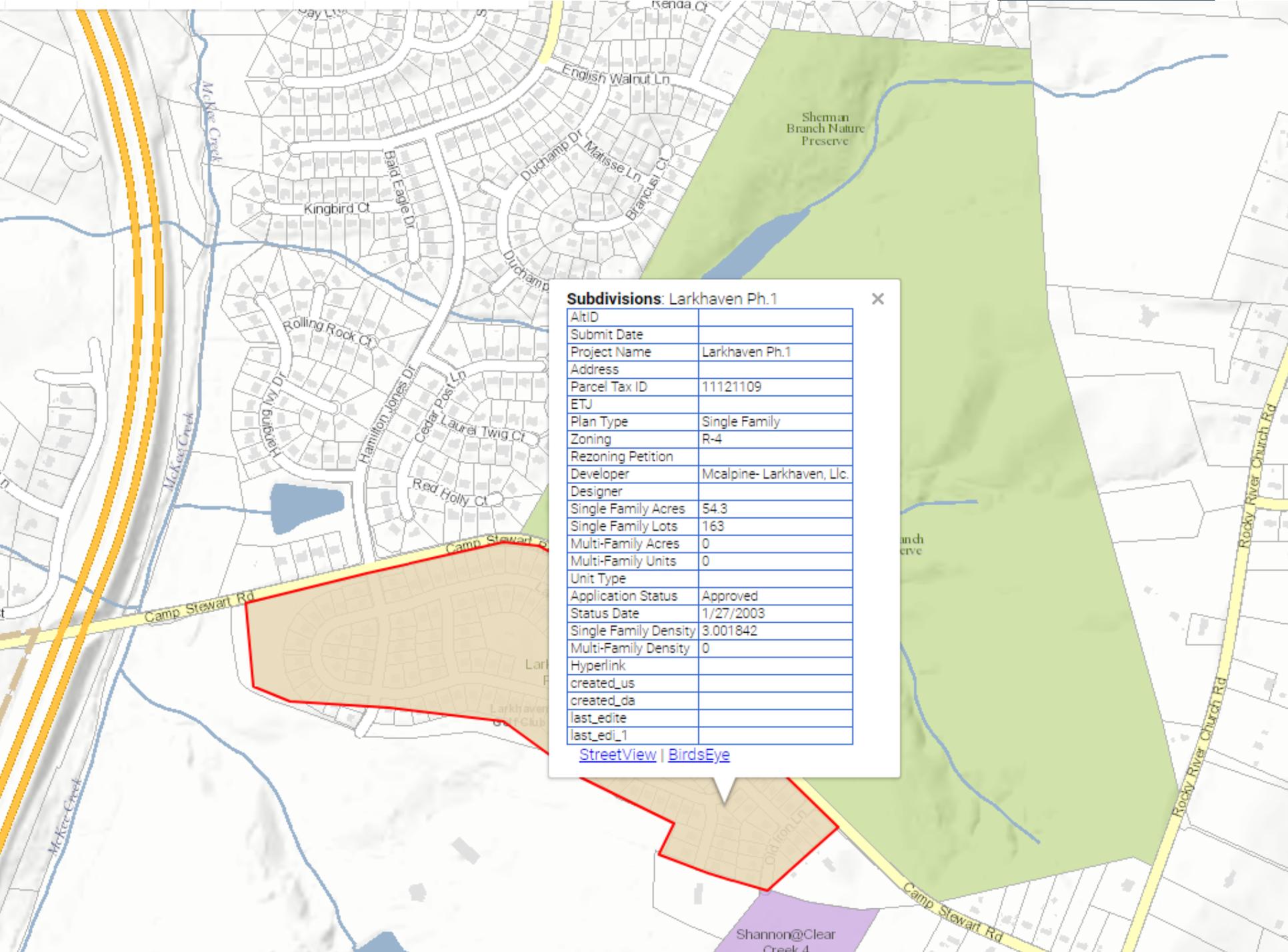
**Density = Dwelling Units Per Acre**

**Subject Property is Approximately 140 acres**

**3 DUA = 420 Homes**

**4 DUA = 560 Homes**





**Subdivisions:** Larkhaven Ph.1

AltID	
Submit Date	
Project Name	Larkhaven Ph.1
Address	
Parcel Tax ID	11121109
ETJ	
Plan Type	Single Family
Zoning	R-4
Rezoning Petition	
Developer	Mcalpine-Larkhaven, Lc.
Designer	
Single Family Acres	54.3
Single Family Lots	163
Multi-Family Acres	0
Multi-Family Units	0
Unit Type	
Application Status	Approved
Status Date	1/27/2003
Single Family Density	3.001842
Multi-Family Density	0
Hyperlink	
created_us	
created_da	
last_edite	
last_ed_L1	

[StreetView](#) | [BirdsEye](#)

Shannon@Clear  
Creek 4



**CHARLOTTE**

**ENGINEERING & PROPERTY  
MANAGEMENT**

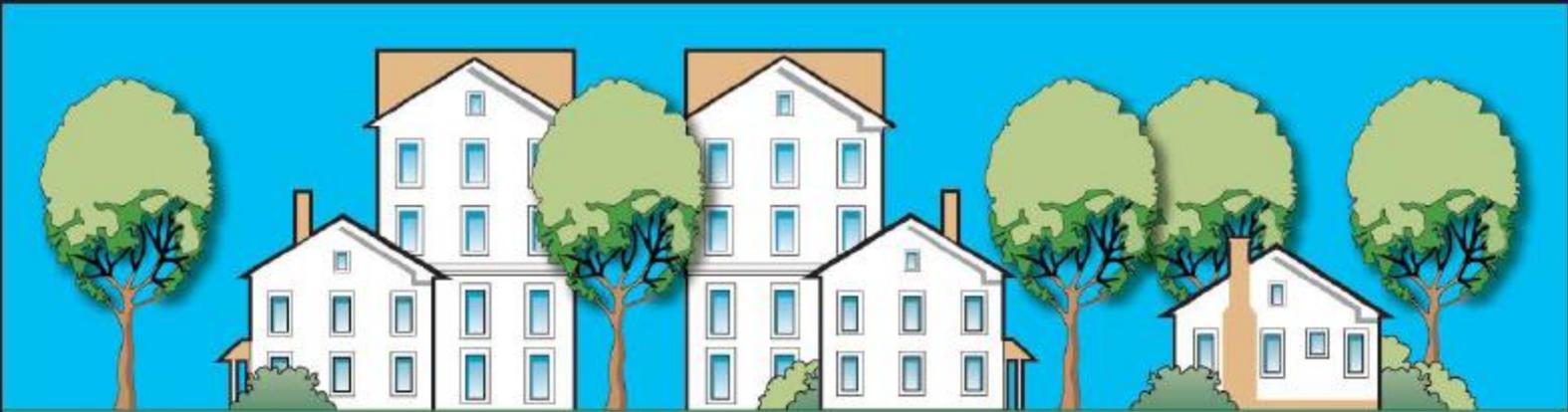
# City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016

## Incentives to Increase Tree Save

- In 2002, incentives were incorporated into tree save requirements for single family development to encourage developers to preserve more than the minimum 10% tree save:
- Density Bonus
  - Allows for additional houses
- Reduced lot size

An illustration of a row of five houses of varying heights and styles, interspersed with several green trees. The houses are white with brown roofs and windows. The background is a solid blue sky. The entire illustration is set within a dark blue rectangular border.

**Incentive Based**  
INCLUSIONARY HOUSING

## Development Comparison



### **R-3 Subdivision**

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



### **R-3 Density Bonus**

Total Units – 50 (*56 allowed*)

Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

**Affordable Units Required – 11**

## Single Family - Program Criteria

**Participation** – Voluntary, not required

**Applicability** – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

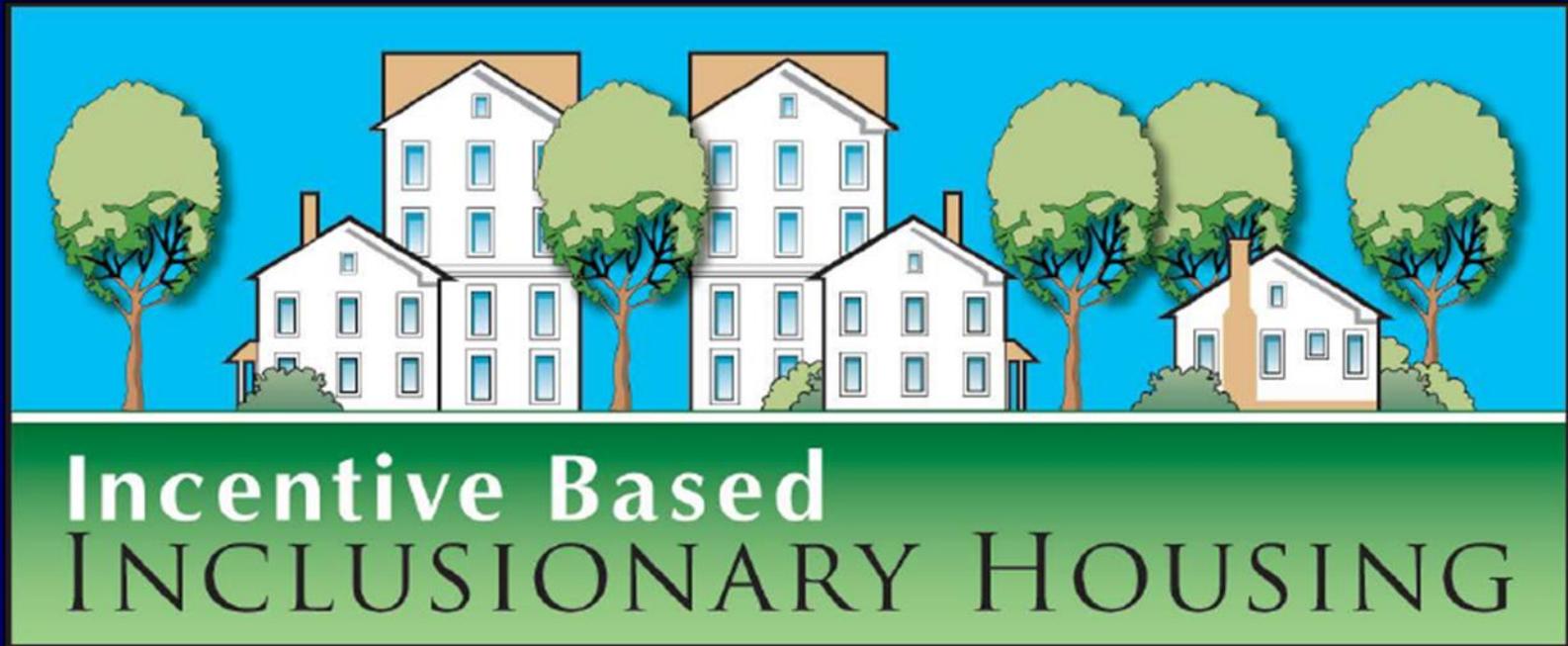
**Density Bonus** – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

**Set-Aside** – 50% of additional units affordable, not to exceed 25% of development

**Income Target** – at or below 80% AMI, currently \$54,800

**Other Incentives** – reduced lot sizes and mix of housing types up to a quadraplex

**Period of Affordability** – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved



**140 acres X 3 DUA = 420**

**140 acres X 6 DUA = 840**



# Adopted Land Use Plans



# ALBEMARLE ROAD/I-485 INTERCHANGE STUDY



## VOLUME I: CONCEPT PLAN

ADOPTED BY CHARLOTTE CITY COUNCIL

FEBRUARY 10, 2003

VOLUME 2: IMPLEMENTATION PLAN AS OF FEBRUARY 2003



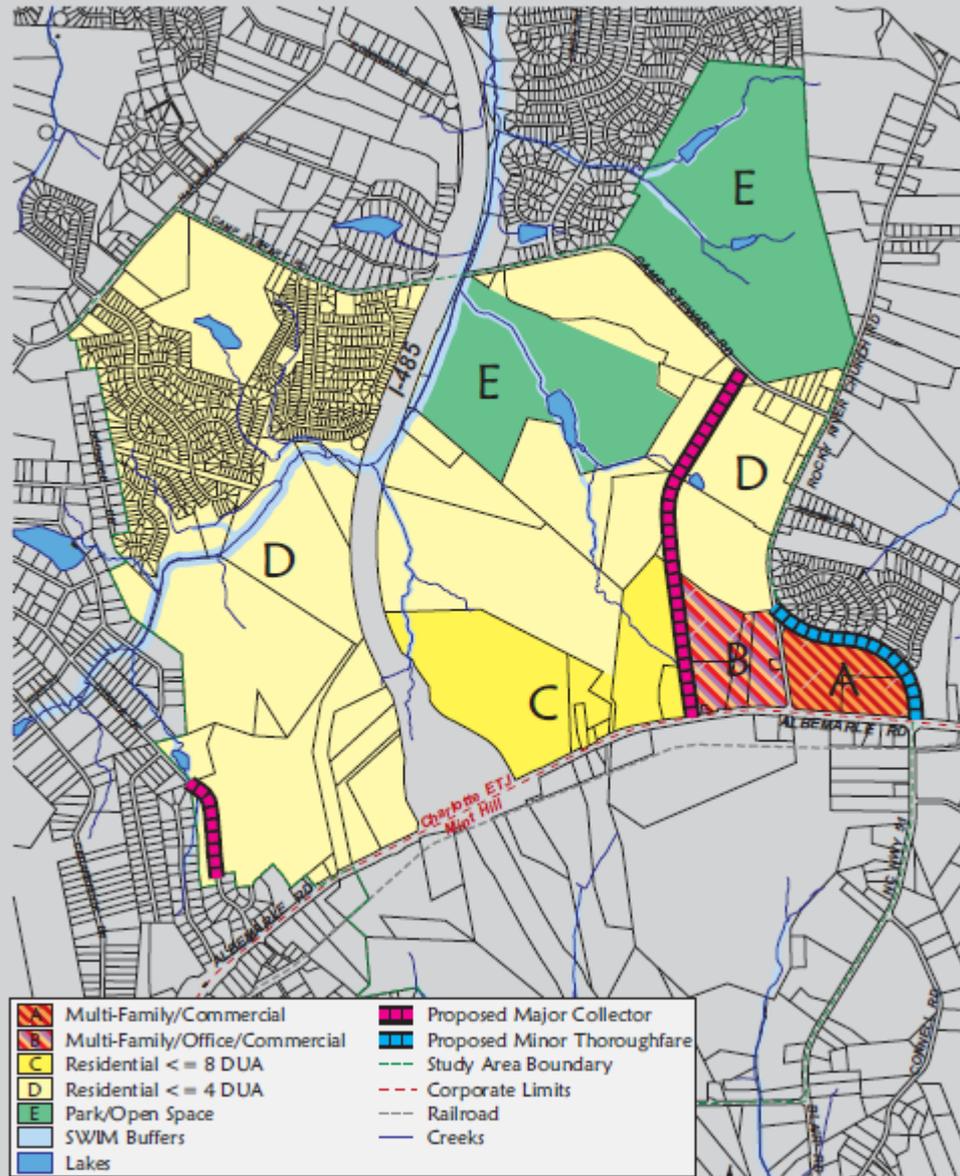
CHARLOTTE

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION

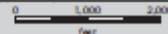
[WWW.CHARLOTTEPLANNING.ORG](http://WWW.CHARLOTTEPLANNING.ORG)

# Albemarle Road / I-485 Interchange Study

## Map Seven: Adopted Future Land Use



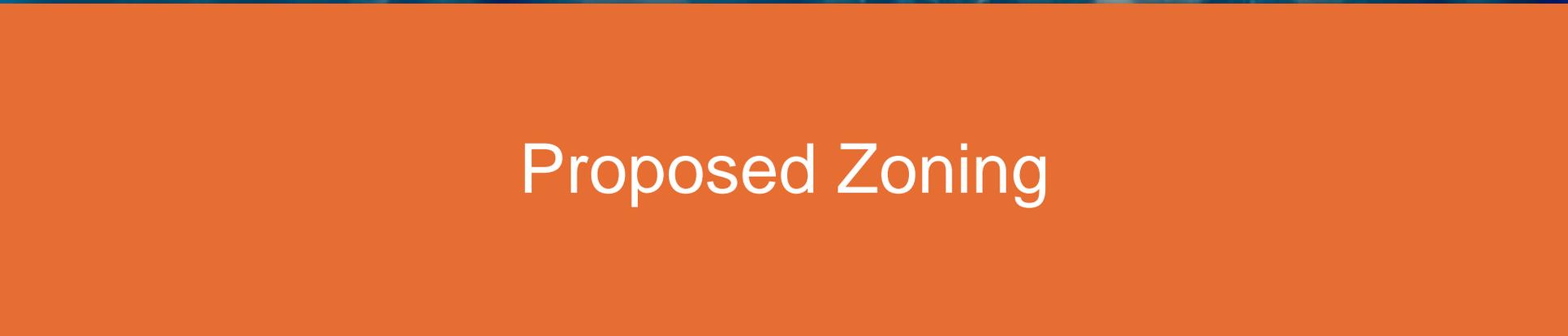
Produced by the Charlotte-Mecklenburg Planning Commission.



Date: March 07, 2003



# Proposed Zoning



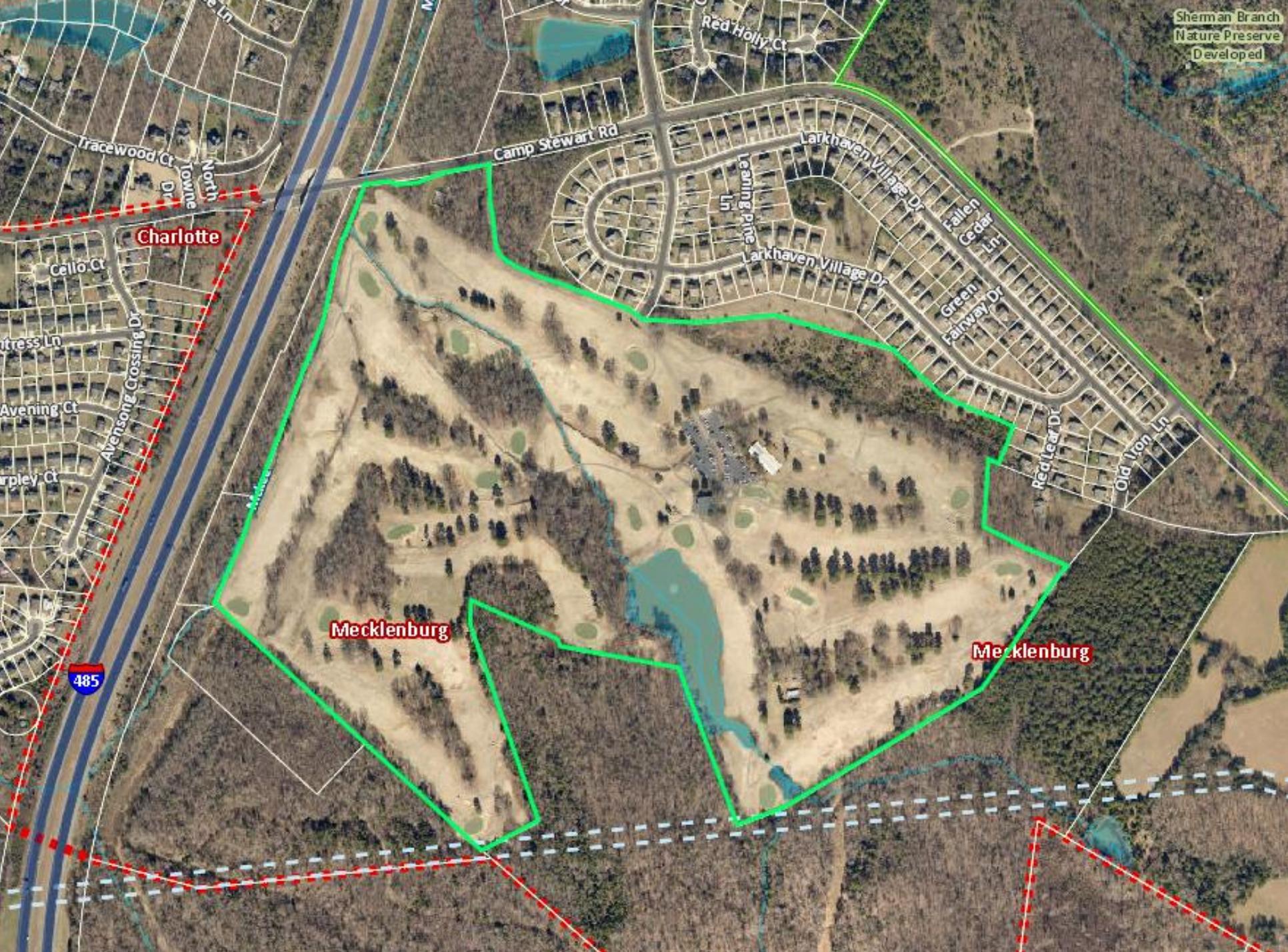
## How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

\* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

\*\* Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

Sherman Branch  
Nature Preserve  
Developed



Charlotte

Mecklenburg

Mecklenburg

485

Tracewood Ct  
North Towne Dr

Camp Stewart Rd

Red Holly Ct

Larkhaven Village Dr

Leaning Pine Ln

Larkhaven Village Dr

Fallen Cedar Ln

Greenway Dr

Red Leaf Dr

Old Iron Ln

Merpley Ct

Avening Ct

Avensong Crossing Dr

Merpley Ct



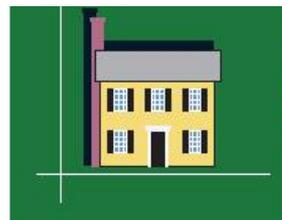
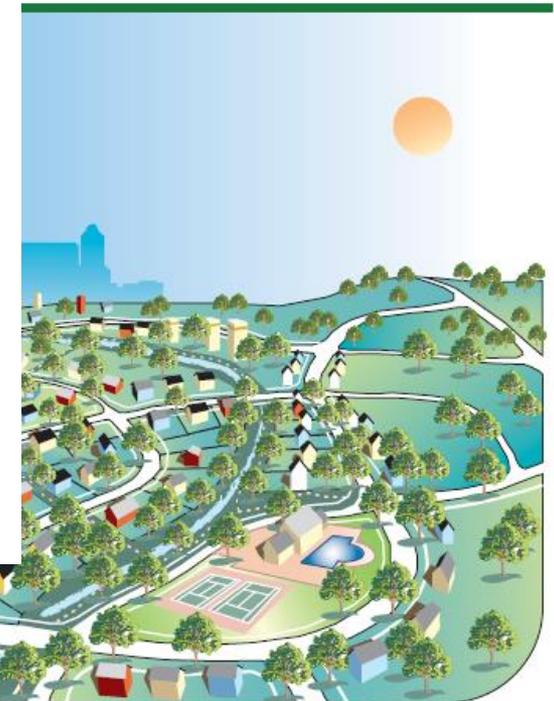
# City Connectivity Policies



# Subdivision Ordinance

## Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) **Street Network.** A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:
- (1) Schools
  - (2) Parks
  - (3) Places of Worship
  - (4) Cemeteries
- (b) **External Connectivity**
- (1) **Existing Street Stubs**
    - a. Extend any existing adjacent street stubs into the development on its proper projection
    - b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
    - c. Complete any existing adjacent half street located along any property line.



## Sec. 20-23. – Design Standards for Street Network and Blocks

(a) Street Network. A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:

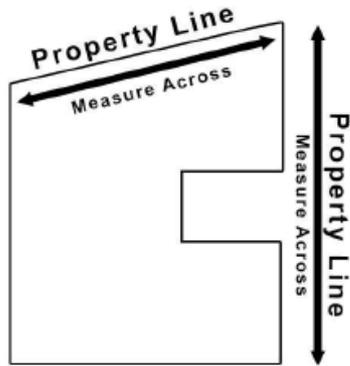
- (1) Schools
- (2) Parks
- (3) Places of Worship
- (4) Cemeteries

(b) External Connectivity

(1) Existing Street Stubs

- a. Extend any existing adjacent street stubs into the development on its proper projection
- b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
- c. Complete any existing adjacent half street located along any property line.

Figure 1.



$$\frac{\text{Property Line Length}}{\text{Preferred Block Length}} = \# \text{ of Blocks}$$

**Table 1**  
**Preferred Street Spacing**

Location <sup>1</sup> / Land Use	Block Length along Property Boundary
<b>Activity Centers</b>	
Industrial Centers	600
Mixed Use Centers	500
<b>Growth Corridors</b>	
Transit Station Areas <sup>1</sup>	400
Other Corridor Subareas	600
<b>Wedges (apply uses below)</b>	
Nonresidential Uses	500
Residential ≥ 5 du/acre	600
Residential < 5 du/acre	600

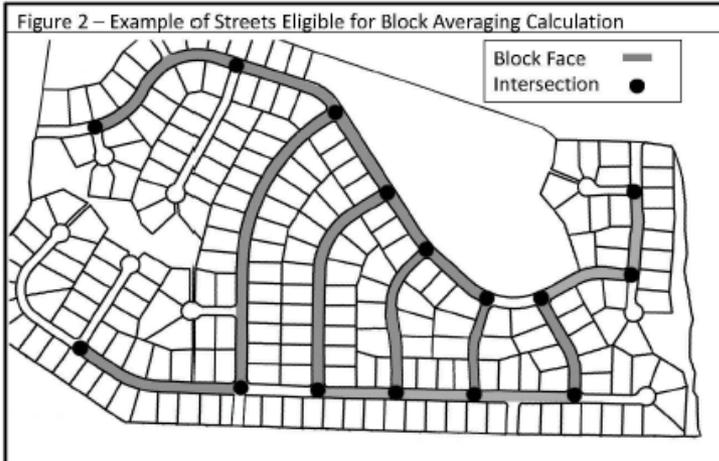
<sup>1</sup>Boundaries for Activity Centers, Growth Corridors, Transit Station Areas and Wedges defined by the official map maintained by the Charlotte-Mecklenburg Planning Department.

EXAMPLE: Where the width of the site at the property boundary is 1,400 feet, and the site is located in a Transit Station Area, then three blocks are required ( $1,400 / 400 = 3.5$ , rounded to the nearest whole number = 3 new blocks must be created).

- b. Construct new local streets where additional streets are required to create the blocks calculated above, including any required stub streets or half streets. When the property abuts a local street, begin by aligning, where possible, with streets or driveways across the local street to create four-way intersections.

The average street spacing, measured from centerline to centerline, for an entire site shall not exceed the maximum spacing shown in Table 2 "Maximum Street Spacing". No individual block face shall exceed 1000 feet. Exceptions as noted in 20-23(d) are allowed, and will be included in the block averaging calculation based on its length, or 1000 feet, whichever is smaller. The following streets shall not be included in the calculation for average block length (see Figure 2):

1. Cul-de-sac streets
2. Stub streets
3. Streets whose length is determined by the depth of back-to-back residential lots





Mecklenburg

Nature Preserve  
Developed

12400-12421

400-12421

4230-4599

1232-6-12339

4018-4039

3804-4014

Leaning Pine Ln  
18521-10521

4306-4337

4401-4609  
R-3

Larkhaven Village Dr  
12400-12407  
Cullen  
Cedar Ln  
3708-3731

Mecklenburg

Larkhaven Village Dr  
12206-12223  
Green Railway Dr

12206-12223  
Green Railway Dr

13600-3703

4020-4225

Camp Stewart Rd

4614-4729

Mecklenburg

1234-4743

Larkhaven Village Dr  
5504-5535

12838-12845

12402-12409

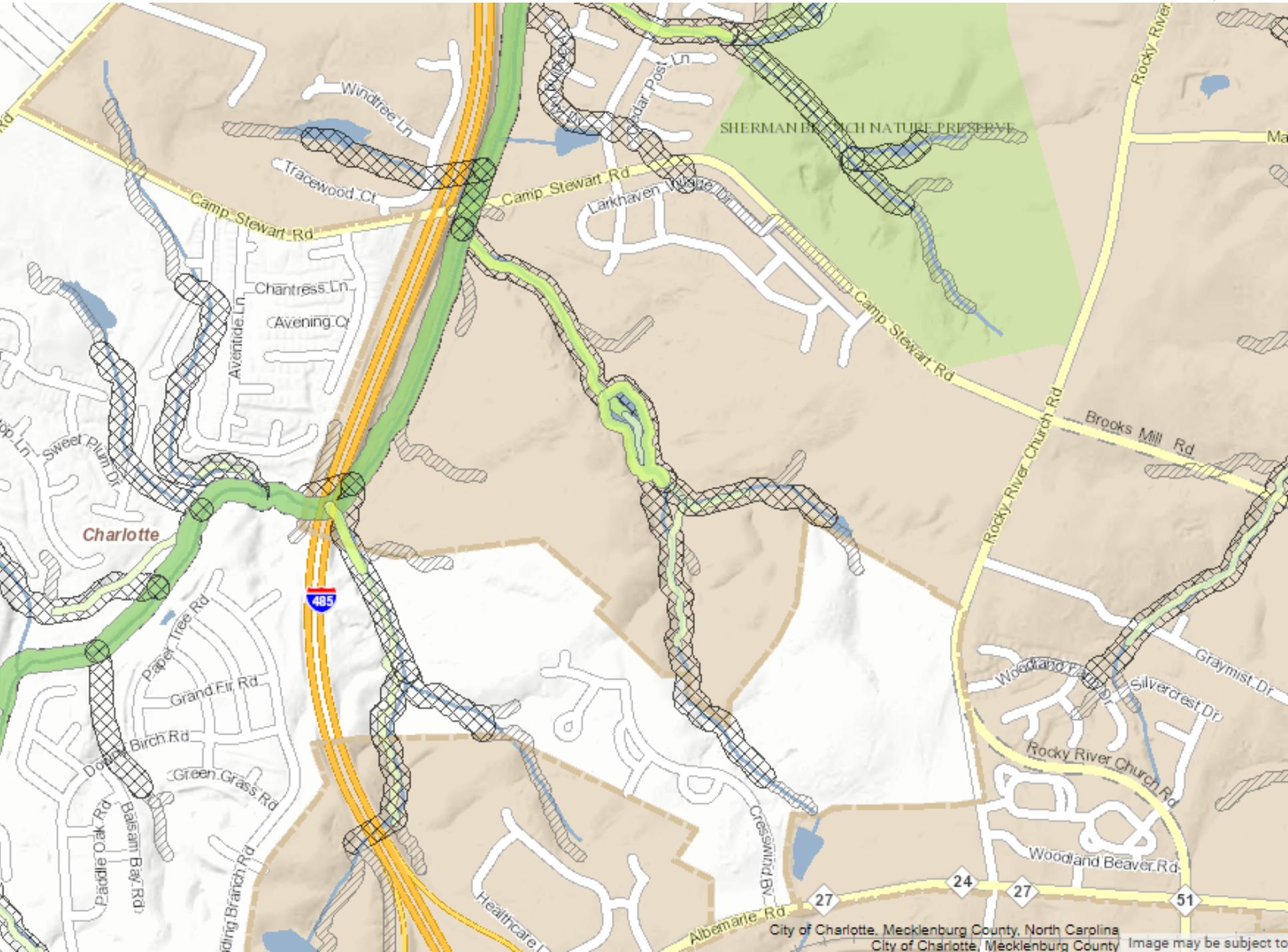
Old Iron Ln  
12804-12831

MX-1(INNOV)





# Environmental Features



SHERMAN BRANCH NATURE PRESERVE

Charlotte

485

27

24

27

51

City of Charlotte, Mecklenburg County, North Carolina

City of Charlotte / Mecklenburg County Image may be subject to



MECKLENBURG COUNTY  
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

**TO:** Michael Russell, Associate Planner  
Charlotte Mecklenburg Planning Department

**FROM:** Kevin Brickman, Planner  
Capital Planning Services

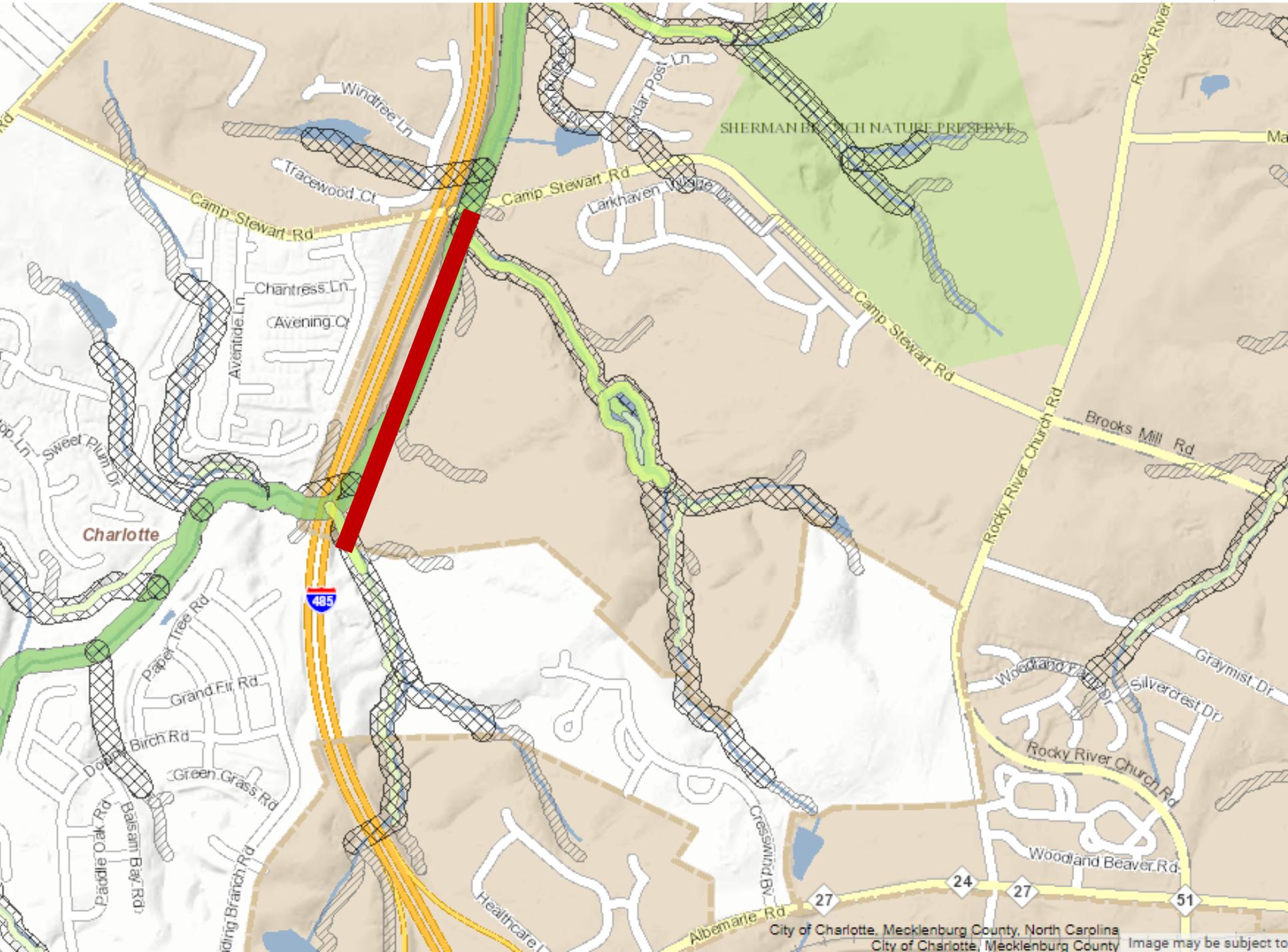
**DATE:** January 29, 2018

**RE:** Rezoning Petition #2018-005 – Larkhaven, Inc.

This is the first communication concerning this petition. We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments. We suggest that these comments be incorporated into the staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible. These steps should ensure MCPR's notes are conveyed to and incorporated by the petitioner during site plan revisions.

This petition is adjacent to the McKee Creek Greenway Corridor as indicated on the MCPR 2008 Greenway Master Plan. We request the petitioner dedicate and convey the 100' SWIM Buffer of McKee Creek to Mecklenburg County for future greenway use.

Copy to: Leslie Johnson, Interim Director  
W. Lee Jones, Division Director, Capital Planning Services  
Gwen Cook, Greenway Planner, Capital Planning Services  
Joyce Figueroa, Planner, Capital Planning Services



SHERMAN BRANCH NATURE PRESERVE

Charlotte

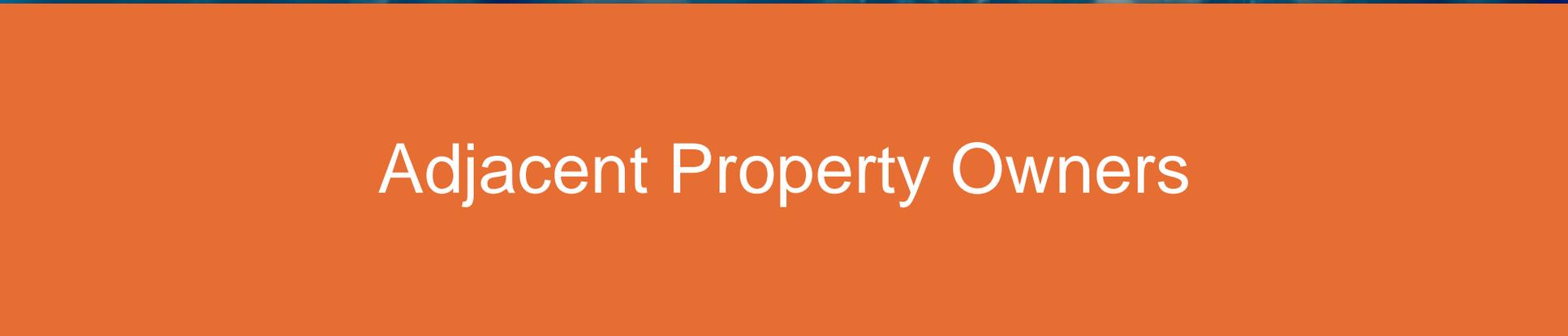
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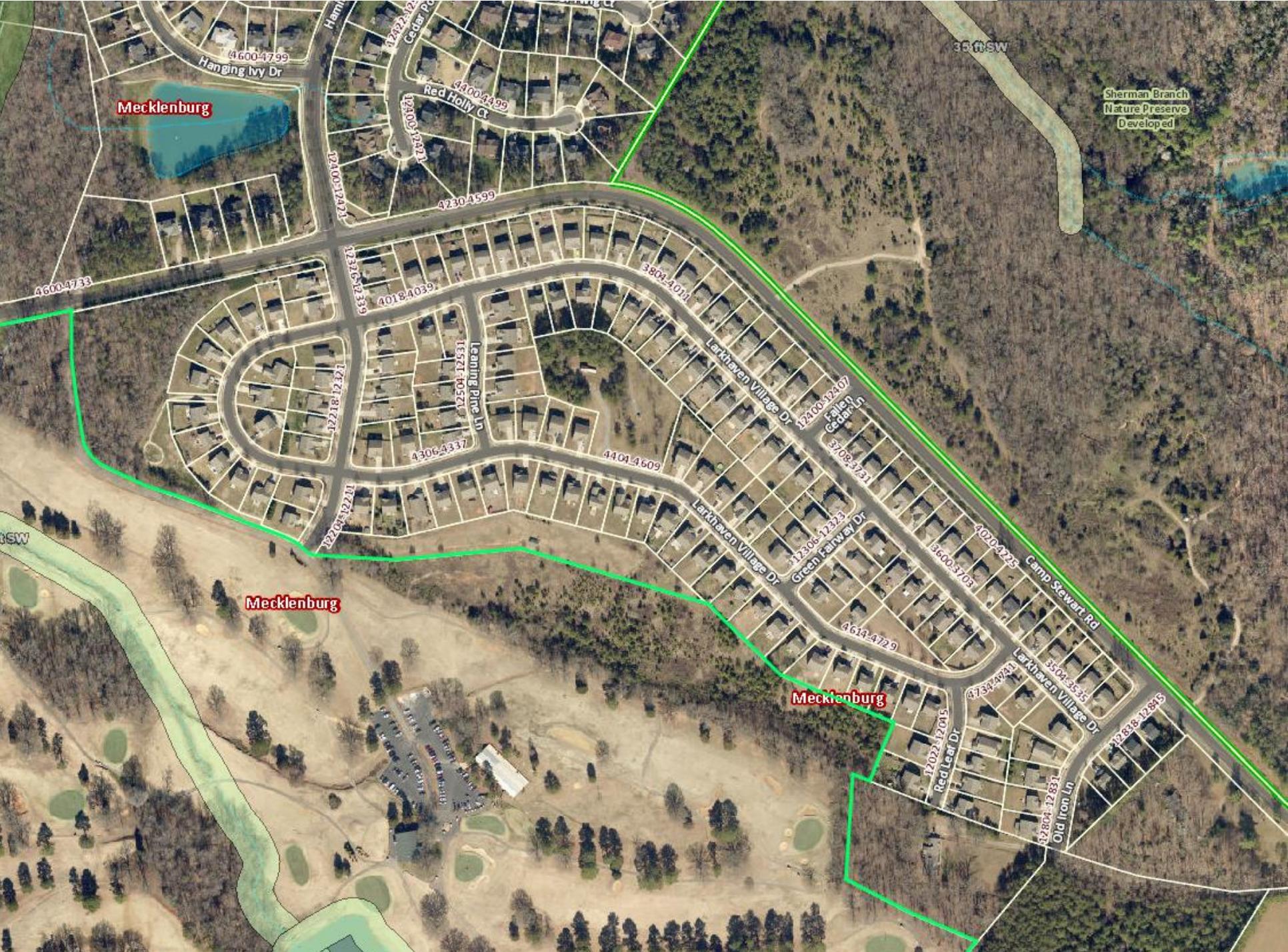
City of Charlotte, Mecklenburg County, North Carolina

City of Charlotte / Mecklenburg County Image may be subject to



# Adjacent Property Owners





Mecklenburg

Mecklenburg

Mecklenburg

Sherman Branch  
Nature Preserve  
Developed

4600-4799  
Hanging Ivy Dr

4200-4499  
Red Holly Ct

35 ft SW

4600-4733

4230-4599

12100-12471

12326-12339  
4018-4039

3804-4011

Leaning Pine Ln  
16521-16524  
4306-4337

12121-12124

4404-4609

Larkhaven Village Dr  
17400-17407  
Foley  
Cedar Ln

3708-3721

Larkhaven Village Dr  
17206-17213  
Green Fairway Dr

4020-4225  
2600-2703  
Camp Stewart Rd

4614-4729

Larkhaven Village Dr  
3501-3525

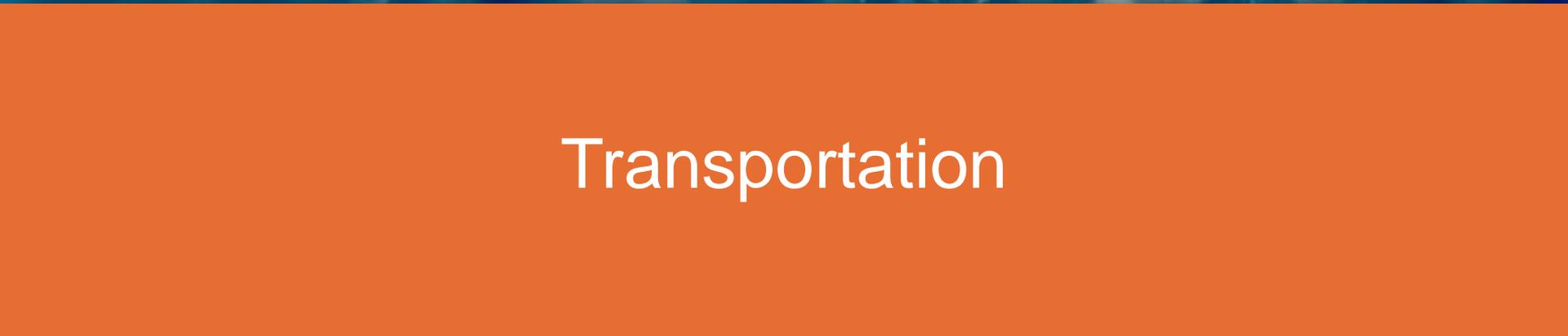
SW

12022-12015  
Red Leaf Dr

4737-4744

12804-12831  
Old Iron Ln

12818-12845



# Transportation

NOT TO SCALE

**Legend**

 Study Intersection

**Study Intersections:**

1. Camp Stewart Road at Harrisburg Road
2. Camp Stewart Road at Hamilton Jones Drive
3. Camp Stewart Road at Fallen Cedar Lane
4. Camp Stewart Road at Old Iron Lane
5. Camp Stewart Road at Rocky River Church Road
6. Albemarle Road at Rocky River Church Road
7. Albemarle Road at N-S Connector (from Cresswind TIA)
8. Albemarle Road at I-485 Outer Ramp
9. Albemarle Road at I-485 Inner Ramp
10. Camp Stewart Road at Site Access

SITE

INTERSTATE  
485

Harrisburg Road

Camp Stewart Road

Hamilton Jones Dr.

Fallen Cedar Ln.

Old Iron Lane

Rocky River Church Rd.

# Rezoning Transportation Analysis

Petition Number: 2018-005

General Location Identifier: 11121112, 11121108

From: Kelsie Anderson, PE  
[Kelsie.Anderson@charlottenc.gov](mailto:Kelsie.Anderson@charlottenc.gov)  
704-432-5492

Reviewer: Isaiah Washington  
[Isaiah.washington@charlottenc.gov](mailto:Isaiah.washington@charlottenc.gov)  
704-432-6511

## Revision Log:

Date	Description
02-09-18	First Review

## General Review Information

The site is on Camp Stewart Rd (minor thoroughfare) and is located in a wedge outside Route 4 in the ETJ.

*CDOT's review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP) which seeks to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.*

*This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.*

Based on our review of the petition, we offer the following information for your consideration.

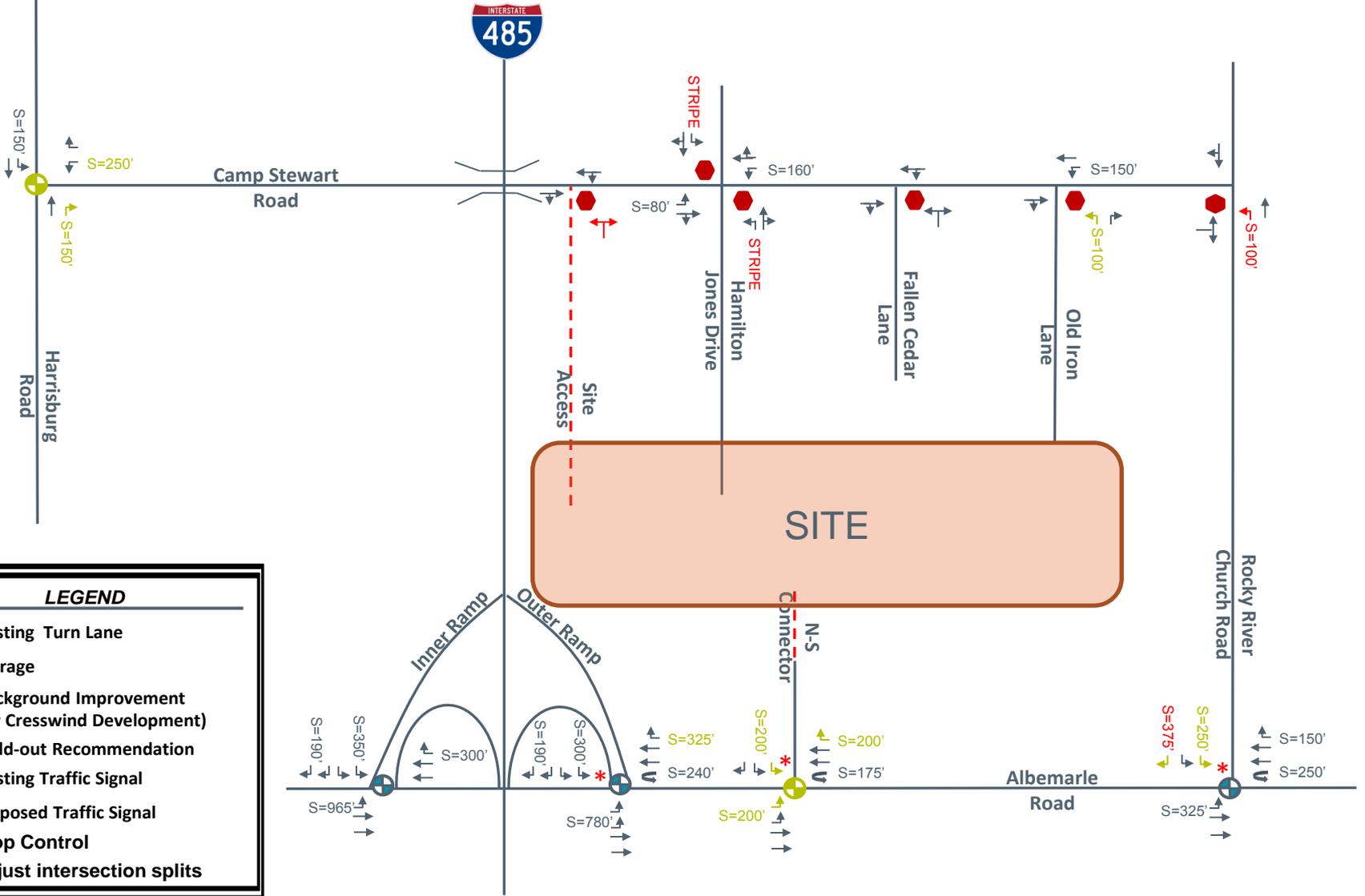
## Transportation Summary

To be provided prior to public hearing.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Golf Course Single Family	18 holes 1 dwelling	660	Tax Record
Entitlement with Current Zoning	Single Family (140.8 ac of R-3)	422 dwellings	3,950	General Guidance from Planning
Proposed Zoning	Single Family	350 dwellings	3,300	Traffic Impact Study

**Proposed Rezoning  
Estimated to Generate 650  
Fewer Trips than Potential  
Development Under  
Current Zoning**





# Proposed Zoning Plan



**Meritage is not seeking to increase density or build more homes than is currently allowed.**

**Although, we are requesting R-5(CD), we are agreeing to cap density at 2.52 units per acre.**

**The standards of the R-5 district provide greater site design flexibility**

### Site Data

<b>Tax Parcels:</b>	<b>11121112 &amp; 11121108</b>
<b>Total Acreage:</b>	<b>+/- 138.772 Acres (Per Survey)</b>
<b>Location:</b>	<b>Mecklenburg County, NC</b>
<b>Zoning:</b>	
<b>Existing:</b>	<b>R-3</b>
<b>Proposed:</b>	<b>R-5 Cluster (CD), 5-Year Vested Rights</b>
<b>Use:</b>	
<b>Existing:</b>	<b>Golf Course &amp; Single Family Detached</b>
<b>Proposed:</b>	<b>Single Family Residential (Detached)</b>
<b>Permitted # of Units:</b>	<b>Up to 350 Units</b>
<b>Proposed Density:</b>	<b>Not to Exceed +/- 2.52 DU/AC</b>
<b>Maximum Building Height:</b>	<b>Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.</b>
<b>Open Space:</b>	
<b>Required:</b>	<b>+/- 13.87 Acres (10%)</b>
<b>Provided:</b>	<b>+/- 55.51 Acres (40%)</b>
<b>Tree Save:</b>	
<b>Required:</b>	<b>+/- 13.87 Acres (Greater Than 10%)</b>
<b>Provided:</b>	<b>+/- 13.87 Acres (Greater Than 10%)</b>

### General Notes

1. **Base information obtained from Mecklenburg County GIS.**
2. **Additional base information provided by ESP Associates titled "ALTA/NSPS Land Title Survey of: Larkhaven, Inc. Property" dated January 8, 2018.**

INDEX OF SHEETS	SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 3	CONCEPTUAL SITE PLAN	1/19/2018		
2 OF 3	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	1/19/2018		
3 OF 3	MASTED PLAN	1/19/2018		

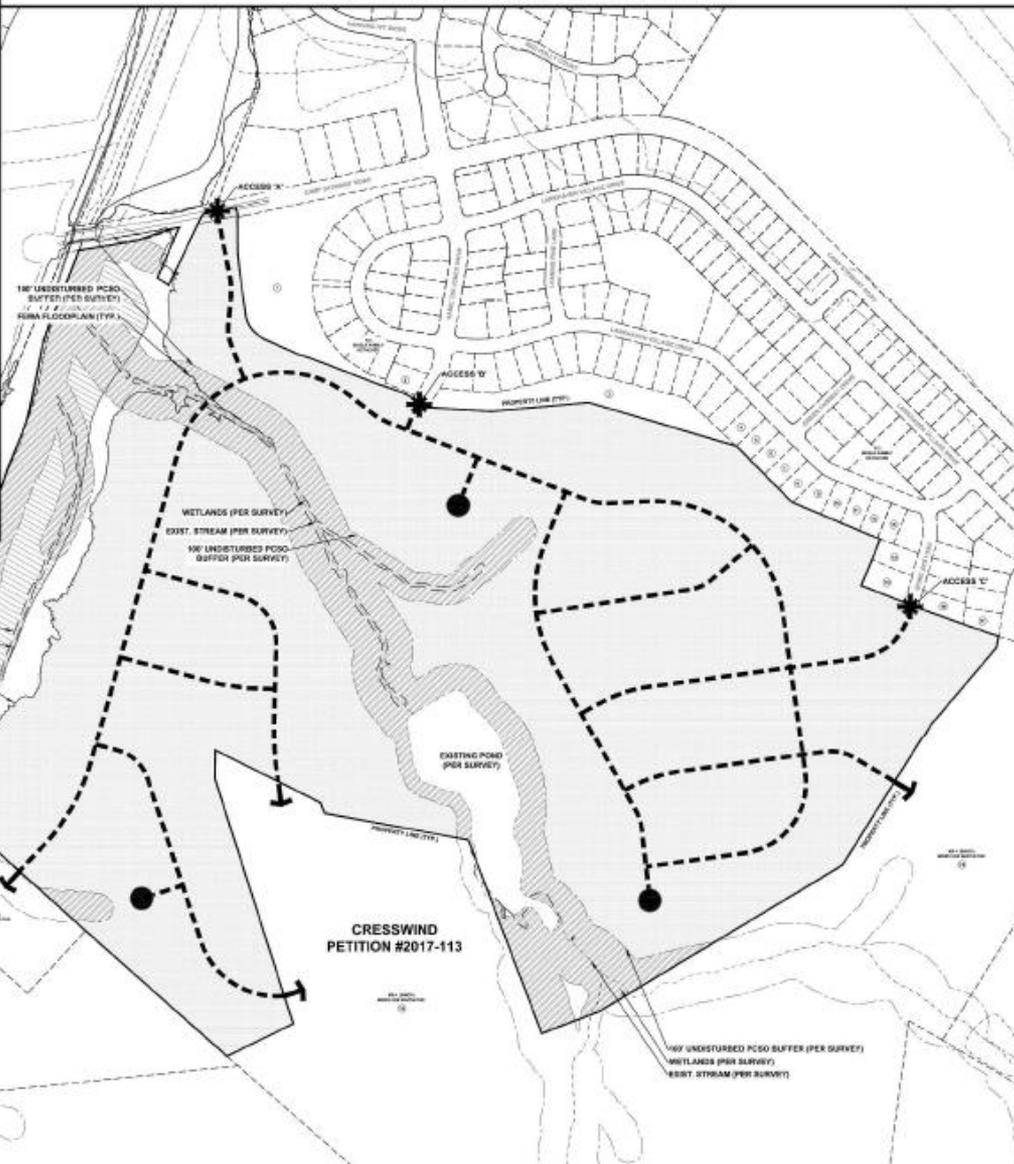
# Larkhaven Site

## Conditional District Rezoning - Petition # 2018-xxx

Located In:  
City of Charlotte / Mecklenburg County, North Carolina

PROPERTY OWNERS	PARCEL ID	OWNER NAME	ZONING
1	11121112	LARKHAVEN INC	R-3
2	11121106	JOHN L & ANGELA C BECK	R-5

ADJACENT PROPERTY OWNERS	PARCEL ID	OWNER NAME	ZONING
1	11121262	HOMEOWNERS ASSOC INC VILLAGES AT LARKHAVEN	R-3
2	11121340	HOME SFR BORROWER LLC C/O ALTIRESOURCE ASSET MANAGEMENT CORPORATION	R-3
3	11121347	HOMEOWNERS ASSOC INC VILLAGES AT LARKHAVEN	R-3
4	11121231	THOMAS J COLLINS & TIFFANY R COLLINS	R-3
5	11121230	ROBERT MATHEW & MEGAN E INNS	R-3
6	11121229	RICHARDO MANUEL & FREYDALIA MELAGROS DELLLA	R-3
7	11121228	TRUIX MAP WAI KWE	R-3
8	11121227	JACOB K IRONS	R-3
9	11121226	ANWAR & SYED	R-3
10	11121225	NATHAN LANG	R-3
11	11121224	MARGUETTA D IRVIN	R-3
12	11121223	TOM FRIED	R-3
13	11121222	TAMBO BROWNER LLC C/O TRICOR AMERICAN HOMES LLC	R-3
14	11121220	VISHAL SINHA	R-3
15	11121219	ARTHEK & NANCY ROBERTSON	R-3
16	11121218	TERRY YANN	R-3
17	11121207	BRUCEN H & PRISOLLA T MYERS	R-3
18	11121207	485 INVESTMENTS LLC	RES-1 (ANNEX)
19	11120985	485 INVESTMENTS LLC	RES-1 (ANNEX)
20	11120986	485 INVESTMENTS LLC	RES-1 (ANNEX)
21	11109685	CITY OF CHARLOTTE	R-3
22	11109689	CITY OF CHARLOTTE	R-3



**Vicinity Map**  
Not to Scale

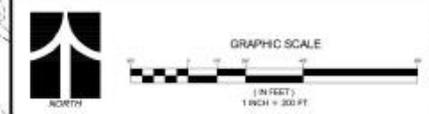
**Site Data**

Tax Parcels:	11121112 & 11121106
Total Acreage:	+/- 138.772 Acres (Per Survey)
Location:	Mecklenburg County, NC
Zoning:	Existing: R-3 Proposed: R-5 Cluster (CD), 5-Year Vested Rights
Use:	Existing: Golf Course & Single Family Detached Proposed: Single Family Residential (Detached)
Permitted # of Units:	Up to 350 Units
Proposed Density:	Not to Exceed +/- 2.52 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Open Space:	Required: +/- 13.87 Acres (10%) Provided: +/- 55.51 Acres (40%)
Tree Save:	Required: +/- 13.87 Acres (Greater Than 10%) Provided: +/- 13.87 Acres (Greater Than 10%)

- General Notes**
1. Base information obtained from Mecklenburg County GIS.
  2. Additional base information provided by ESP Associates titled "ALTA/MSP Land Title Survey of: Larkhaven, Inc. Property" dated January 9, 2018.

**Legend**

- Residential Development Area
- 50' Public ROW
- Proposed Access Location
- Proposed Stub Location/Street Connection



**DRAFT**  
Do Not Rely on this Document

CONDITIONAL DISTRICT REZONING - R-5 CLUSTER  
CONCEPTUAL SITE PLAN - PETITION # 2018-XXX

LARKHAVEN SITE





**Up to 350 lots on 138.7 acres**  
**2.52 Units Per acre (less than current)**  
**Over 40% Open Space**  
**No lots abutting existing homes**



Mokes Creek 100' Swim Buffer Area  
Proposed for Development in Moultrieburg  
County for the Mokes Creek Greenway Corridor  
per the MCR 2000 Greenway Master Plan

Stream (per GIS)  
FEMA Floodplain (per GIS)

I-485

Village "B"  
41' x 130' Lots

Amenity Area  
~ 2 Acres

Village "A"  
50' x 130' Lots

Holding Pond

Connector Location / Alignment  
Being Coordinated with Cresswind Project

**Cresswind**

Rezoning Petition No. 2015-101

Please Contact the City of Charlotte Planning & Land Services





# About Meritage Homes



# Meritage Homes Overview

Some might say it's important to tell you that we've been around since 1985. Or that we've won a slew of awards ranging from Forbes' Platinum 400 Best Big Companies of America to being the recipient of Texas' Builder of the Year five times, or being named ENERGY STAR® Partner of the Year. But we're about practicality and doing things that actually make a difference in your life and the way you live.

- 2016 Closings: 7,355
- National Footprint:
  1. North Carolina
  2. South Carolina
  3. Georgia
  4. Florida
  5. Tennessee
  6. Texas
  7. Colorado
  8. Arizona
  9. California



**100,000**  
KEYS TO  
LIFE. BUILT. BETTER.®

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APPROXIMATELY  
**7.8 BILLION**  
NAILS USED SINCE 1985

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APPROXIMATELY  
**3,086 LBS**  
OF KEYS  
TO LIFE. BUILT. BETTER.®



## A Real Confidence Builder.

There's been some talk lately about the way we build our homes. It just goes to show that by building homes the way they can, and should, be built, we're building confidence for homebuyers as well.

### National Awards:

- 2016, 2015, 2014 & 2013 ENERGY STAR® Partner of the Year for Sustained Excellence, EPA
- 2016, 2015, 2014 & 2013 ENERGY STAR® Leadership in Housing
- 2014 No. 2 Most Trusted Builder in America, Lifestory Research Most Trusted Builders in America Study™
- 2012 National Green Building Awards, Project of the Year – Single Family Production, NAHB
- 2011 Energy Value Housing Award (EVHA), NAHB
- 2011 Peoples' Choice Award, NAHB
- 2011 Builder of the Year, Builder and Developer Magazine

### Regional Awards:

- 2014 & 2013 MAME Green Builder of the Year, HBA Charlotte
- 2013 AREA Homebuilder of the Year, AZ Business Magazine
- 2012 MAME Green Builder of the Year, BIA Bay Area
- 2011 Best Green Building Program, McSAM
- 2011 MAME Best Energy Efficiency, North State BIA
- 2011 Green Pioneer, Phoenix Business Journal

### Setting the Standard for Energy-Efficient Homes:

- First NET ZERO Production Builder
- First Full Environmental Protection Agency Certified Home: ENERGY STAR®, Indoor airPLUS, and WaterSense
- First 100% ENERGY STAR® Production Builder

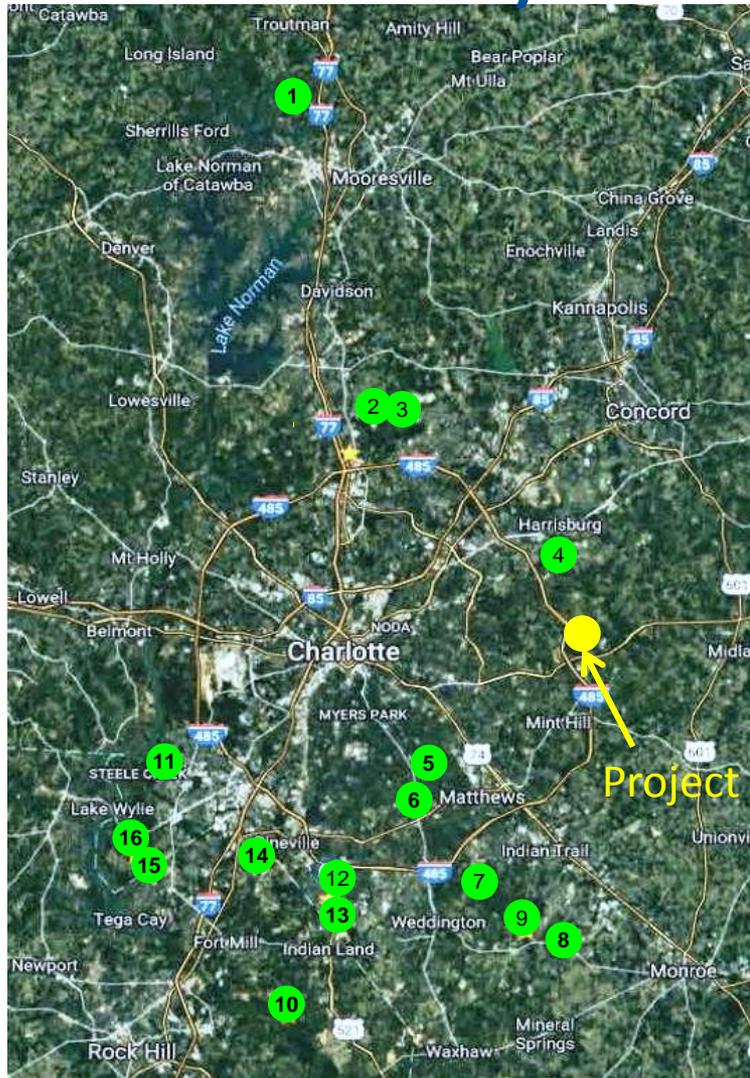


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Setting the standard for energy-efficient homes™

# Proximity to Current Communities



- |                        |                    |
|------------------------|--------------------|
| 1 Bells Crossing       | 11 Haywyck Meadows |
| 2 Mirabella            | 12 The Retreat     |
| 3 Meadows at Mirabella | 13 Parkside        |
| 4 Churchill Farms      | 14 Saxon Place     |
| 5 Arbor Way II         | 15 The Meridians   |
| 6 Vizcaya              | 16 Montreux        |
| 7 Falls at Weddington  |                    |
| 8 Ellington Downs      |                    |
| 9 Candella             |                    |
| 10 Riverchase          |                    |

## LEGEND

- Larkhaven Subdivision
- Current Meritage Communities

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**MeritageHomes**

Setting the standard for energy-efficient homes™

# We're setting the standard for energy-efficient homes.

And it's easy to do when all our homes in this community include:



## Spray-Foam Insulation

Our process of using innovative spray-foam insulation from the foundation floor to the attic ceiling greatly reduces costs for heating and cooling, and decreases noise, dust, pollen, and other outdoor pollutants that can adversely affect indoor air quality.



## ENERGY STAR® Appliances

Every energy-efficient appliance we include in our homes greatly reduces monthly utility costs and lowers the amount of resources used by 10–50%.



## CFL/LED Lighting

Throughout our homes, except exposed decorative bulbs, 100% of the lighting we include is CFL or LED, which helps reduce costs, uses about 75% less energy, emits less heat, and lasts about four or more times longer than incandescent lighting.



## Low-E3 Vinyl Windows

We install a minimum of low-E3 vinyl windows that help reduce heating and cooling costs by as much as 20%, while also improving comfort and reducing sun bleaching on floors and furniture.



## High-Performance Fixtures

Saving water and money is effortless with the water-saving faucets and fixtures we include in our homes. They can save you as much as 50% on water usage and water-heating waste.



## PEX Plumbing

Quickly replacing copper pipes as the next advancement for residential plumbing, PEX helps maintain better water pressure, is more resistant to freeze breakage, and won't create a loud hammering sound often associated with copper piping.



## Low VOC Paints and Finishes

Some paints, adhesives, and other products may emit volatile organic compounds (VOCs) that can serve as an irritant to people with certain allergies. Our homes feature low-VOC paints, finishes, and carpets that help improve indoor air quality.



## Minimum SEER 15 HVAC

Every HVAC we install is a minimum of SEER 15. It helps to conserve energy and save money while improving comfort and air quality inside the home by reducing dust and pollen.



## Optional Solar Energy System

The solar energy systems that we offer provide energy-cost reductions that end up saving you money now and in the long run by reducing your dependence on utility companies and the risk of escalating utility prices in the future. It can also potentially reduce your energy costs to zero by generating as much energy for your home as you consume throughout the year.\* The low-profile panel system also maintains an aesthetic appeal that will please you, and your neighbors.

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# Sample Elevation A



Sample Elevation / Rendering Is Conceptual In Nature and Subject to Change. This Elevation is provided only as an indication of the concept.

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# Sample Elevation B



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# Rezoning Benefits



# BENEFITS

- Conditional Rezoning Provides Certainty
- Low Density
- Connectivity
- Pedestrian Improvements
- Buffering
- Natural Open Space





# Discussion



K&L GATES