

COMMUNITY MEETING REPORT
Petitioner: Blue Heel Development
Rezoning Petition No. 2018-054

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 May 23rd. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, June 7th at 6:00pm at the Renaissance Charlotte Suites Hotel, 2800 Coliseum Centre Drive, Charlotte, NC 28217.

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 Jonathan Crowder and Matt Gallagher.

SUMMARY OF PRESENTATION/DISCUSSION:

Matt Gallagher welcomed the attendees to the meeting. There were only a few attendees, so we stood around the site plan and discussed the proposal. The attendees included the current property owner and local residents of City Park. Matt described the site, where it is located, and how the site would be developed. He described the architecture, provided examples of the elevations and described how those units would be arranged on the site.

Discussion points/questions from attendees:

1. Attendees had a main concern of a road connection to City Park. Attendees were concerned it would be used as a cut through to avoid traffic on Tyvola. Also, there was a concern of ruining the natural beauty of the creek and park area. Everyone was comfortable when told no connection would be made.
2. There was a conversation discussing potential price points -\$250-300k.
3. There was a desire for a master down plan (unavailable in the vicinity).
4. Attendees were glad for a walking trail connection.
5. Overall, the example plans shared with the front loaded integral garages were liked.
6. Discussed timing of development and construction with the attendees.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit A

P&L COLISEUM RESIDENTIAL DEVELOPER LLC
 3330 CUMBERLAND BLVD STE 300
 Atlanta, GA 30339

NVR INC
 10710 SIKES PL STE 250
 Charlotte, NC 28277

CHARLOTTE NC 28277

LORA STERN AND DAVID KRUG
 4016 ZILKER PARK DR
 CHARLOTTE, NC 28217

LORA

DAVID KRUG

4016 ZILKER PARK DR

CHARLOTTE NC 28217

ANTONIO J VIRELLA JR
 4012 ZILKER PARK DR
 CHARLOTTE NC 28217

4012 ZILKER PARK DR

CHARLOTTE NC 28217

JENNIFER RODRIGUEZ AND JAMIE ALEJANDRO BUENO
 4008 ZILKER PARK DR
 CHARLOTTE, NC 28217

JENNIFER

JAIME ALEJ BUENO

4008 ZILKER PARK DR

CHARLOTTE NC 28217

DOUGLAS L AND LAURA M HAGER
 4004 ZILKER PARK DR
 CHARLOTTE, NC 28217

DOUGLAS L

LAURA M HAGER

4004 ZILKER PARK DR

CHARLOTTE NC 28217

FREDERICK G AND ANNA F TEUMER
 4105 MILLENNIUM AVE
 CHARLOTTE NC 28217

ANNA F TEUMER

CHARLOTTE NC 28217

CHARLES EDWARD III WAENICK
 4109 MILLENNIUM AVE
 CHARLOTTE NC 28217

CHARLES EDWARD III

4109 MILLENNIUM AVE

CHARLOTTE NC 28217

RACHELE MOORE
 4113 MILLENNIUM AVE
 CHARLOTTE NC 28217

ROBERT LEMBERG
 4117 MILLENNIUM AVE
 CHARLOTTE, NC 28217

PAMELA AND JESS W BRADY

PAMELA

JESS W BRADY

4123 MILLENNIUM AVE

4123 MILLENNIUM AVE
CHARLOTTE, NC 28217

LATIFAT M OBAJINMI
4127 MILLENNIUM AVE
CHARLOTTE, NC 28217

LAUREN C COZZARELLI
4131 MILIENMIUM AVE
CHARLOTTE, NC 28217

DORIS G MCALISTER C/O RJ MCALLISTER
2541 SANDY PORTER RD
CHARLOTTE, NC 28273

MCALLISTER INVESTMENT PROPERTIES #5 LLC
603 BRIEF RD WEST
INDIAN TRAIL, NC 28079

BRANCH BANKING & TRUST - PROPERTY TAX DEPARTMENT
PO BOX 1290
WINSTON-SALME NC 27102

SEI LAND HOLDINGS LLC
C/O EDWARD CURRIN
1418 BILTMORE DR
CHARLOTTE, NC 28207

DEEPE LLC
PO BOX 638
ADDISON, TEXAS 75001

Charlotte Mecklenburg Housing Partnership
DEBORAH CLARK
4601 CHARLOTTE PARK DRIVE, SUITE 350
CHARLOTTE, NC 28217

Clanton Park Community Neighborhood Association
DORIS BOYD
4116 BROADVIEW DRIVE

4127 MILLENNIUM AVE

LAUREN C

4131 MILIENMIUM AVE

PO BOX 12' PROPERTY TAX DEPARTMENT WINSTON-SALEM NC 27102

CHARLOTTE, NC 28217

Windsong Trails Neighborhood Association

FRANCES HAYDEN
616 KNIGHT CT
CHARLOTTE, NC 28217

LAWANA MAYFIELD
COUNCIL MEMBER, DISTRICT 3
600 EAST 4TH STREET
CHARLOTTE, NC 28202

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject:	Community Meeting – Rezoning Petition filed by Blue Heel Development to rezone +/- 9.8 acres along Price Lane from R-4 to UR-2CD
Date & Time of Meeting:	June 7, 2018 6:00 to 7:30 PM
Place of Meeting:	Renaissance Charlotte Suites Hotel, 2800 Coliseum Centre Drive, Charlotte, NC 28217
Petitioner:	Blue Heel Development
Petition No.:	2018-054

Blue Heel Development (the “Petitioner”), in connection with a Rezoning Petition filed with the City of Charlotte Planning Department is seeking to rezone approximately 9.8 acres, located along Price Lane for the purposes creating a new residential neighborhood. See the map below for the site that is included in the rezoning.



Site is shaded for reference

In accordance with the requirement of the City of Charlotte, 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 community organizations. The City of Charlotte 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.

We hereby notify you, on behalf of the Petitioner, that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition from 6:00 PM to 7:30 PM, at the Renaissance Charlotte Suites Hotel. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions that you may have with respect to the Petition.

In the meantime, if you have any questions about this meeting, please contact Matt Gallagher at : matt@blueheeldevelopment.com

Date Mailed: May 23, 2018

Community Meeting Sign in Sheet

For the Price Lane Rezoning (Petition # 2018-054)

Today's Date: Thursday, June 7, 2018

Meeting Location: 2800 Coliseum Centre Drive, Renaissance Charlotte Suites Hotel

Meeting Time: 6:00 – 7:30 PM

Meeting Attendees

	<u>Name</u>	<u>Address</u>	<u>Phone or email</u>
1	LAURA & DOUG HAGER	4004 Zilker Park	douglas.hager57@gmail.com
2	Anthony Tansoline	4061 Zilker Park	atansoli@dae.men.edu
3	Todd McAlistev	450 Kingsburn Rd	704-363-9129
4	Pam Brady	4123 Millennium Dr	704-252-3243
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