

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Shea Homes
Rezoning Petition No. 2018-057

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 21, 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 Wednesday, June 6, 2018 at 6:00 p.m. at the Wallace Pruitt Recreation Center, 440 Tuckaseegee Road, Charlotte, North Carolina 28208.

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 sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Mike Shea, Matt Kearns, and “Jake the Intern,” as well as by Petitioner’s agents, Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

Collin Brown welcomed the 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 3.51 acres on the south side of South Bruns Avenue, west of West Trade Street. The Petitioner is amending the rezoning plan to add two additional parcels in the middle of the proposed development, making the total acreage approximately 3.87 acres. The Petitioner for the site is Shea Homes, who is the second largest privately owned home builder in the country and has a presence in Charlotte. This allows the Shea Homes team to custom-design the product for the site. Mr. Brown explained that the Petitioner’s team previously met with several community representatives and the City Council representative for initial feedback on the proposed development.

Mr. Brown explained that the majority of the property was rezoned by an unrelated party back in 2008 for a 53-unit townhome community. The Petitioner is not trying to change the zoning district, density or approved use, but rather would like to develop a different layout for the property than what was proposed in the 2008 conditional plan. Mr. Brown showed the Petitioner’s initial proposal for a for-sale townhome community. Since the initial rezoning plan, the Petitioner has added two additional parcels and has thereby increased the total number of townhome units to 58 units due to the additional acreage. Mr.

Brown explained that townhomes are desirable because the resident owns the portion of land under their unit but does not need to maintain a yard; common spaces are maintained by a Homeowners Association.

Mr. Brown demonstrated that the site would have three points of access: two vehicular entrances off Bruns Avenue and one vehicular entrance off Sumter Avenue. The townhomes would be alley-loaded with a driveway and one-car or two-car garages in the back of the units. This allows for a better pedestrian experience along the public streets, where there are front doors and stoops without driveway interruption for each unit. The Petitioner is also committing to tree save areas and a community open space area along the southern property line. Additionally, the Petitioner will be installing an eight foot planting strip with street trees and an eight-foot wide sidewalk along the site's frontages of Bruns Avenue and Sumter Avenue.

With respect to architectural design, Mr. Brown explained that the Petitioner's team got initial feedback from the community that modern style was not desired. Mr. Brown then showed the current architectural concept that is intended to blend in with the surrounding neighborhood. From Bruns Avenue, the townhomes will look like two-story buildings, with the third story (including garage) being located below grade.

An attendee commented that he thought the architectural renderings looked very good and he appreciated that the proposed streets line up with the existing streets.

In response to an attendees question related to vehicular parking on Bruns Avenue, the Petitioner's team responded that they are still coordinating with planning staff to determine whether parallel parking will be provided along Bruns Avenue and they should be able to provide an answer shortly. There would not be parking along the internal streets but there would be the option of a one-car or two-car garage with each unit as well as the availability for additional cars to park within the individual driveways. There is currently not an overflow parking area in the proposed site plan.

Mr. Brown stated that this petition may have a public hearing as early as July 16th, with a City Council decision on September 17th.

The formal meeting concluded at approximately 6:30 p.m.

Respectfully submitted, this 11th day of June 2018.

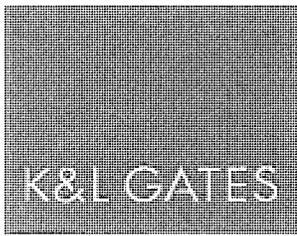
cc: Council Member Justin Harlow
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

Exhibit A

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-057	07101713	COLEMAN	JUDY			7227 CORMWELL LN		CHARLOTTE	NC	28217
2018-057	07101714	PHILLIPS	PHILLIS E			229 AUTEN ST		CHARLOTTE	NC	28208
2018-057	07101715	COWLES FAMILY LLC				1321 S KINGS DR		CHARLOTTE	NC	28207
2018-057	07101801	VICTORY CHRISTIAN CENTER INCORPORATED				PO BOX 240433		CHARLOTTE	NC	28224
2018-057	07101801E	VICTORY CHRISTIAN CENTER INC				7224 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2018-057	07101809	HILL	PATRICIA A			207 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07101810	GOODWIN	LISA RENEE			209 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07101811	MIMS	SORITA			1616 SUMTER AVE		CHARLOTTE	NC	28208
2018-057	07101812	KESSINGER	CHRISTOPHER C	LISA	KESSINGER	1612 SUMTER AVE		CHARLOTTE	NC	28208
2018-057	07101813	RYAN	RICHARD			4607 PINE NEEDLE TRAIL		CHARLOTTE	NC	28227
2018-057	07101814	MASON	ROBERT LEE	FRANCELL B	MASON	232 AUTEN ST		CHARLOTTE	NC	28208
2018-057	07101815	DONLEY	MICHAEL J			PO BOX 668529		CHARLOTTE	NC	28266
2018-057	07101816	TODD	CLYDE E	DEBORAH K	SACRA	2137 CUMBERLAND AVE		CHARLOTTE	NC	28203
2018-057	07101817	VICTORY CHRISTIAN CENTER INCORPORATED				PO BOX 240433		CHARLOTTE	NC	28224
2018-057	07101818	BENFIELD	JAMES			2819 HIGHWORTH LN		CHARLOTTE	NC	28224
2018-057	07101826	BENTON	RUBY & JAMIE LEE	BLAKE	MORROW & YVONNE HARRINGTON	1619 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-057	07107101	FOUNTAINHEAD PROPERTIES LLC				8508 PARK RD #327		CHARLOTTE	NC	28210
2018-057	07107102	GRIMES	KEITH	ANGELA	GRIMES	307 STATE ST		CHARLOTTE	NC	28214
2018-057	07107103	HART	CHAD	KATE	HART	311 STATE STREET		CHARLOTTE	NC	28208
2018-057	07107104	LWB PARTNERS LLC				2503 VERSAILLES AVE		WINTER PARK	FL	32789
2018-057	07107105	CRAIG	CAROLYN LOUISE			319 STATE ST		CHARLOTTE	NC	28208
2018-057	07107106	CLAPHAM PROPERTIES II LLC				14801 LONESOME OAK CIR		CHARLOTTE	NC	28278
2018-057	07107107	CLAPHAM PROPERTIES II LLC				14801 LONESOME OAK CIR		CHARLOTTE	NC	28278
2018-057	07107108	FARNIE	STEVE			9110 HOOD RD		CHARLOTTE	NC	28215
2018-057	07107109	TRAINOR	PAUL K	KERI B	TRAINOR	335 STATE ST		CHARLOTTE	NC	28208
2018-057	07107110	NEELY	ANTONIO R			334 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107111	DISALVO	ASHLEY	DOMINICK	DISALVO	825 TYNE DR		FT MILL	SC	29715
2018-057	07107112	NEWPORT	JEANETTE			326 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107113	FARNSWORTH	JUDITH C	DARYL K	FARNSWORTH	322 KATONAH AVE		CHARLOTTE	NC	28205
2018-057	07107114	CRAIG	TONY C			318 KATONAH AV		CHARLOTTE	NC	28208
2018-057	07107115	LITTLEJOHN	MICHEAL	KATELYN	MARTIN	314 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107116	EQUITY TRUST COMPANY CUSTODIAN				PO BOX 2741		HUNTERSVILLE	NC	28070
2018-057	07107117	CLAPHAM PROPERTIES I LLC				14600 MAJESTIC OAK DR		CHARLOTTE	NC	28278
2018-057	07107118	CORNWELL	TERRY G	DEMETRICE W	CORNWELL	302 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107119	CHARLOTTE MECKLENBURG	HOUSING PARTNERSHIP			1201 GREENWOOD CLFS # 300		CHARLOTTE	NC	28204
2018-057	07107120	SAAD	NASRIN	ATHAR	SYED	309 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107121	GONZALEZ	JUAN	ANDREA	GONZALEZ	311 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107122	CHARLOTTE MECKLENBURG	HOUSING PARTNERSHIP			4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2018-057	07107123	KW PROPERTIES, LLC				420 VALLEY RUN DR		WAXHAW	NC	28173
2018-057	07107124	NEW DIRECTION IRA INC				1070 W CENTURY DR SUITE 101		LOUISVILLE	CO	80027
2018-057	07107125	WITHERS	JESSICA L	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28208
2018-057	07107126	GREEN	DAVID P	DRUCILLA	GREEN	331 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107127	BUSH	SUNNY M			335 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107128	STINSON	WENDY R			334 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107129	CHARLOTTE-MECKLENBURG HOUSING	PARTNERSHIP INC			4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2018-057	07107130	MASSEY	TABATHA E			326 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107131	CHARLOTTE MECKLENBURG	HOUSING PARTNERSHIP			4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2018-057	07107132	FRONEBERGER	RUTHIE MILLER			316 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107133	SAWYER	KENNETH	JACQUELINE	SAWYER	1721 WILMORE DR		CHARLOTTE	NC	28203
2018-057	07107134	SCHMUTZ	JEREMIAH			310 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107135	BATTLE	DONALD W			306 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107137	CHESHIRE SEVERSVILLE LLC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2018-057	07107138	BATTLE	DONALD W			306 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107226	CLARK	DAVID P			414 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107227	HALL	JARROD R			414 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107228	JCD PROPERTIES & PROPERTY MANAGEMENT LLC				3530 LEMS福德 WY		CHARLOTTE	NC	28215
2018-057	07107229	KB HOLDINGS LLC				1133 METROPOLITAN AVE UNIT 318		CHARLOTTE	NC	28204
2018-057	07107301	SABATINO	MARGARET DALE			618 MAHOPACK ST		CHARLOTTE	NC	28208
2018-057	07107302	HENRY	TINA A			411 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107303	JOHNSON	KRISTIN			231 W PARK AVE		CHARLOTTE	NC	28203
2018-057	07107304	NUNEZ	ROLANDO R	EMILIA Y	NUNEZ	419 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107305	SANDERS	YVONNE			423 KATONAH AVE		CHARLOTTE	NC	28208
2018-057	07107306	2015-3 IHZ BORROWER LP				901 MAIN ST STE 4700		DALLAS	TX	75202
2018-057	07107323	CROMARTIE	PAMELA L			500 SOUTH BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107324	GIVENS	EMILY			PO BOX 220287		CHARLOTTE	NC	28222
2018-057	07107325	LOGAN	WENDY D			418 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107326	PARKER	LOIS F			414 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107327	MARTIN	MEKA J			410 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107328	MILLER	MELVINA D			1467 PLUMSTEAD RD		CHARLOTTE	NC	28216
2018-057	07107329	HENDRICKS	A RUDOLPH			107 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107335	MILLER	BRIAN C	ANDREA G	MILLER	100 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107436	MIANO	MARK J	BRITTANY ANNA-KATE	MIANO	102 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107437	GRAHAM	JOSEPH	DOROTHY H	GRAHAM	322 AUTEN ST		CHARLOTTE	NC	28208
2018-057	07107438	HENDRICKS	A RUDOLPH			107 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107439	ASHMORE	CYNTHIA			314 AUTEN ST		CHARLOTTE	NC	28208
2018-057	07107440	MORRISON	VICTORIA LOUISE			310 AUTEN ST		CHARLOTTE	NC	28208
2018-057	07107441	RICE	PATSY ERVINE			PO BOX 35091		CHARLOTTE	NC	28235
2018-057	07107445	NEIGHBORS RESTORATIONS LLC				6000 MONROE RD,STE 350		CHARLOTTE	NC	28212
2018-057	07107446	BOCK	ROBERT K	CASSIDY B	BUCKLEY	301 S BRUNS AV		CHARLOTTE	NC	28208
2018-057	07107447	KING	DEBORAH A	JOE LEWIS	KING	311 S BRUNS AVE		CHARLOTTE	NC	28208
2018-057	07107448	TETRAD DEVELOPMENT LLC				6000 MONROE RD,STE 350		CHARLOTTE	NC	28212
2018-057	07107449	TETRAD DEVELOPMENT LLC				6000 MONROE RD,STE 350		CHARLOTTE	NC	28212
2018-057	07107450	TETRAD DEVELOPMENT	LLD			6000 MONROE RD,STE 350		CHARLOTTE	NC	28212
2018-057	07107451	TETRAD DEVELOPMENT LLC				6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107453	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107454	TETRAD DEVELOPMENT LLC				6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107455	TETRAD DEVELOPMENT LLC				1605 SUMTER AV		CHARLOTTE	NC	28208
2018-057	07107456	TETRAD DEVELOPMENT LLC				1609 SUMTER AVE		CHARLOTTE	NC	28208
2018-057	07107457	CORNWELL	DRAITHER LAVETTE	PRISCILLA ANNE	CORNWELL	6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107458	MAGER	ERIC			6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107459	TETRAD DEVELOPMENT LLC				6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107460	TETRAD DEVELOPMENT LLC				6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107461	TETRAD DEVELOPMENT LLC				6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107498	NEIGHBORS RESTORATIONS LLC				6000 MONROE RD STE 350		CHARLOTTE	NC	28212
2018-057	07107501	HENDRICKS	AMOS RUDOLPH	BARBARA P	HENDRICKS	107 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107502	DERREBERRY	CHRISTI			113 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107503	MCCASKILL	ELAINE R			121 WALNUT AVE		CHARLOTTE	NC	28208
2018-057	07107506	ROSS	LINDA F			1515 SUMTER AVE		CHARLOTTE	NC	28208
2018-057	07107507	MICELLOTTA	FRANCES E			1521 SUMTER AVE		CHARLOTTE	NC	28208
2018-057	07107509	SANTOS	MICHAEL C			1531 SUMTER AVE		CHARLOTTE	NC	28208
2018-057	07107511	ASHMORE	CYNTHIA			203 STATE ST		CHARLOTTE	NC	28208
2018-057	07107003	HOWZE	MICHAEL K	PAMELA E	HOWZE	10279 KENDAN KNOLL DR		CHARLOTTE	NC	28262
2018-057	07110704	R-CUBED CHARLOTTE INVESTMENT GROUP LLC				906 WESTBROOK DRIVE UNIT B		CHARLOTTE	NC	28205
2018-057	07110706	YOUNG	HOPE SOLOMON			2041 TOWNSEND AVE		CHARLOTTE	NC	28205
2018-057	07110707	R-CUBED CHARLOTTE INVESTMENT GROUP LLC				906 WESTBROOK DRIVE UNIT B		CHARLOTTE	NC	28208
2018-057	07110708	R-CUBED CHARLOTTE INVESTMENT GROUP LLC				906 WESTBROOK DRIVE UNIT B		CHARLOTTE	NC	28208
2018-057	07110814	VICTORY CHRISTIAN CENTER INCORPORATED				PO BOX 240433		CHARLOTTE	NC	28224
2018-057	07110814E	VICTORY CHRISTIAN CENTER INC				7224 OLD PINEVILLE RD		CHARLOTTE	NC	28217

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-057	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2018-057	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2018-057	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2018-057	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2018-057	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2018-057	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2018-057	Blueberry Lane Homes	Amanda	Raymond	2300 Rozzelles Ferry Rd		Charlotte	NC	28216
2018-057	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2018-057	Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-057	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-057	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2018-057	Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2018-057	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2018-057	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2018-057	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2018-057	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2018-057	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-057	Greenville Resident & Homeowners Association	Thomas L.	Sadler	1416 Whisnant Street		Charlotte	NC	28206
2018-057	Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Av		Charlotte	NC	28216
2018-057	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-057	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2018-057	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2018-057	McCrorey Heights Neighborhood Association	Natalie	Beard	1615 Washington Av		Charlotte	NC	28216
2018-057	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-057	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2018-057	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2018-057	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2018-057	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2018-057	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2018-057	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-057	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2018-057	Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts	1001 W 1st St		Charlotte	NC	28202
2018-057	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-057	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-057	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2018-057	Third Ward Residents Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2018-057	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2018-057	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2018-057	Wesley Heights	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2018-057	Wesley Heights Community Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2018-057	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2018-057	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr		Charlotte	NC	28208
2018-057	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr		Charlotte	NC	28208
2018-057	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

Exhibit B



May 21, 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: Wednesday, June 6, 2018 at 6:00 p.m.
Location: Wallace Pruitt Recreation Center
440 Tuckaseegee Road
Charlotte, NC 28208
Petitioner: Shea Homes
Petition No.: 2018-057

Dear Seversville Resident,

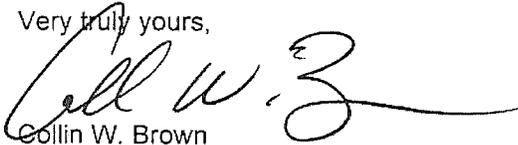
We represent Shea Homes (the "Petitioner") in its plans to redevelop an approximately 3.51-acre property located on the south side of South Bruns Avenue, north side of East 36th Street, west of Sumter Avenue (the "Site"). The Petitioner requests a site plan amendment to the existing UR-2 (CD) conditional zoning plan in order to accommodate the development of up to fifty (50) for-sale single-family attached townhome dwelling units.

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, June 6th at 6:00 p.m.** to meet with the Petitioners and their design and development teams. 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 Justin Harlow
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

Exhibit C

Exhibit D

The logo for K&L GATES, featuring the company name in white, uppercase, sans-serif font on a solid orange rectangular background.

K&L GATES

A decorative background consisting of a blue bokeh effect with out-of-focus light spots in various shades of blue and white, creating a shimmering, textured appearance.

June 6, 2018

Shea Homes / Bruns Ave Community Meeting

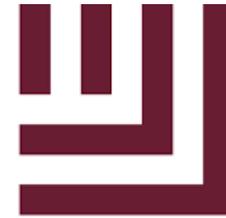
Wallace Pruitt Recreation Center @ 6 PM

AGENDA

- Introductions
- Property Owners / History
- Property Location
- Development Considerations
- Current Zoning
- Proposed Land Use Plan
- Potential Concept
- Architectural Design
- Conditional Zoning
- Community Priorities
- Discussion



Matt Kearns & Mike Shea



MCADAMS

Eddie Moore

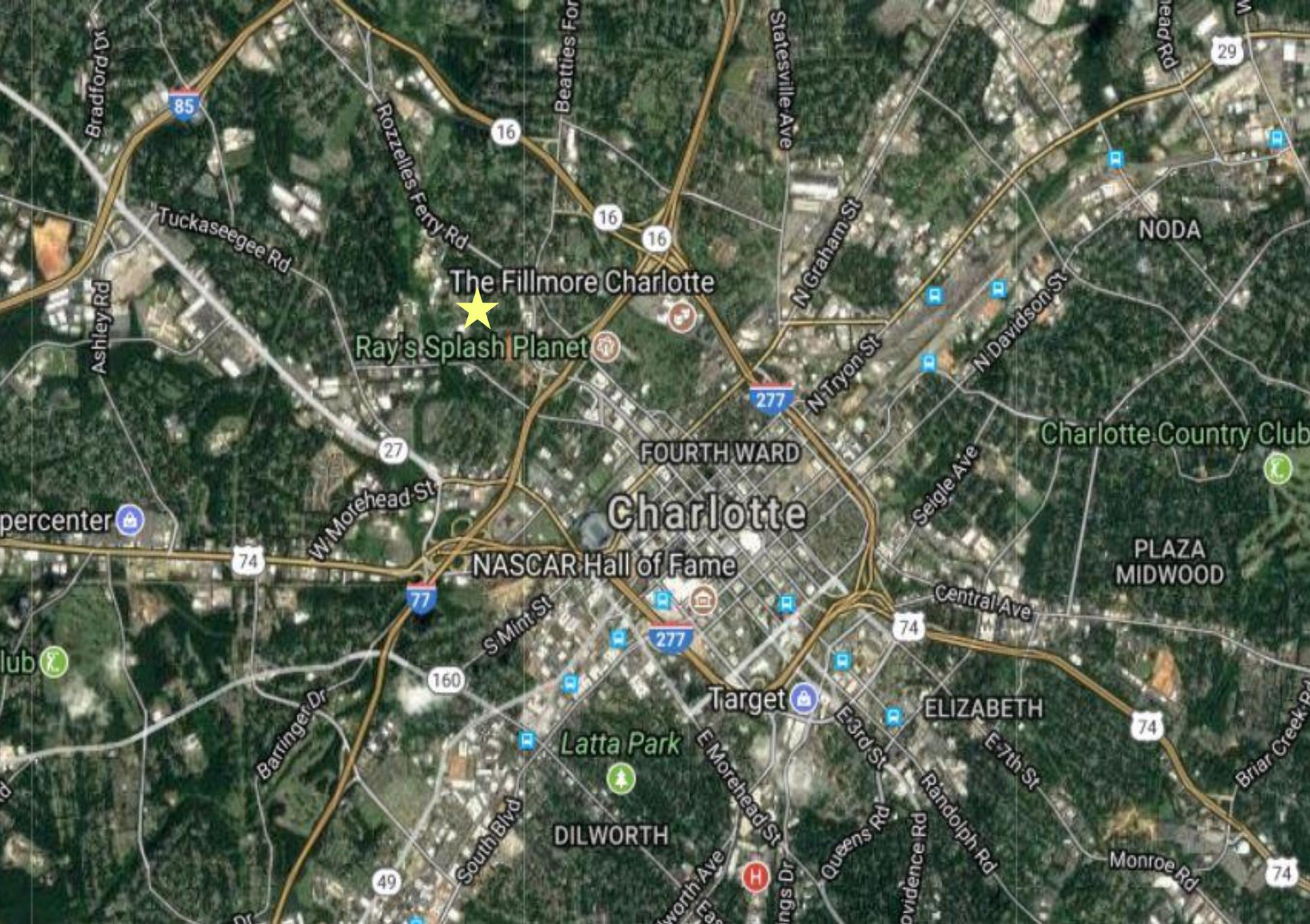
K&L | GATES

Collin Brown & Brittany Lins



Property Location





The Fillmore Charlotte

Ray's Splash Planet

Charlotte

FOURTH WARD

NASCAR Hall of Fame

Target

Latta Park

DILWORTH

ELIZABETH

NODA

Charlotte Country Club

PLAZA MIDWOOD

85

16

16

16

27

277

74

77

277

160

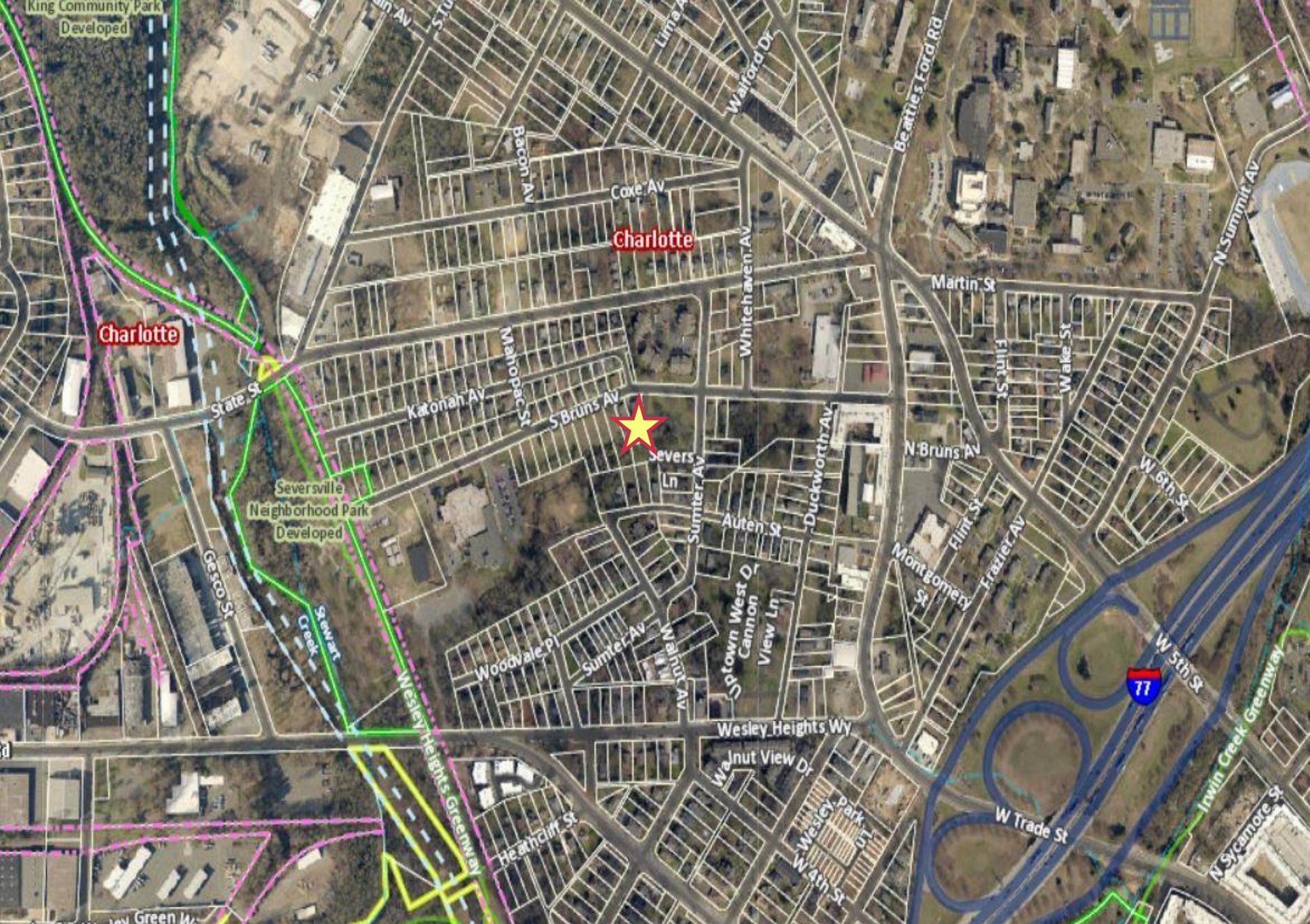
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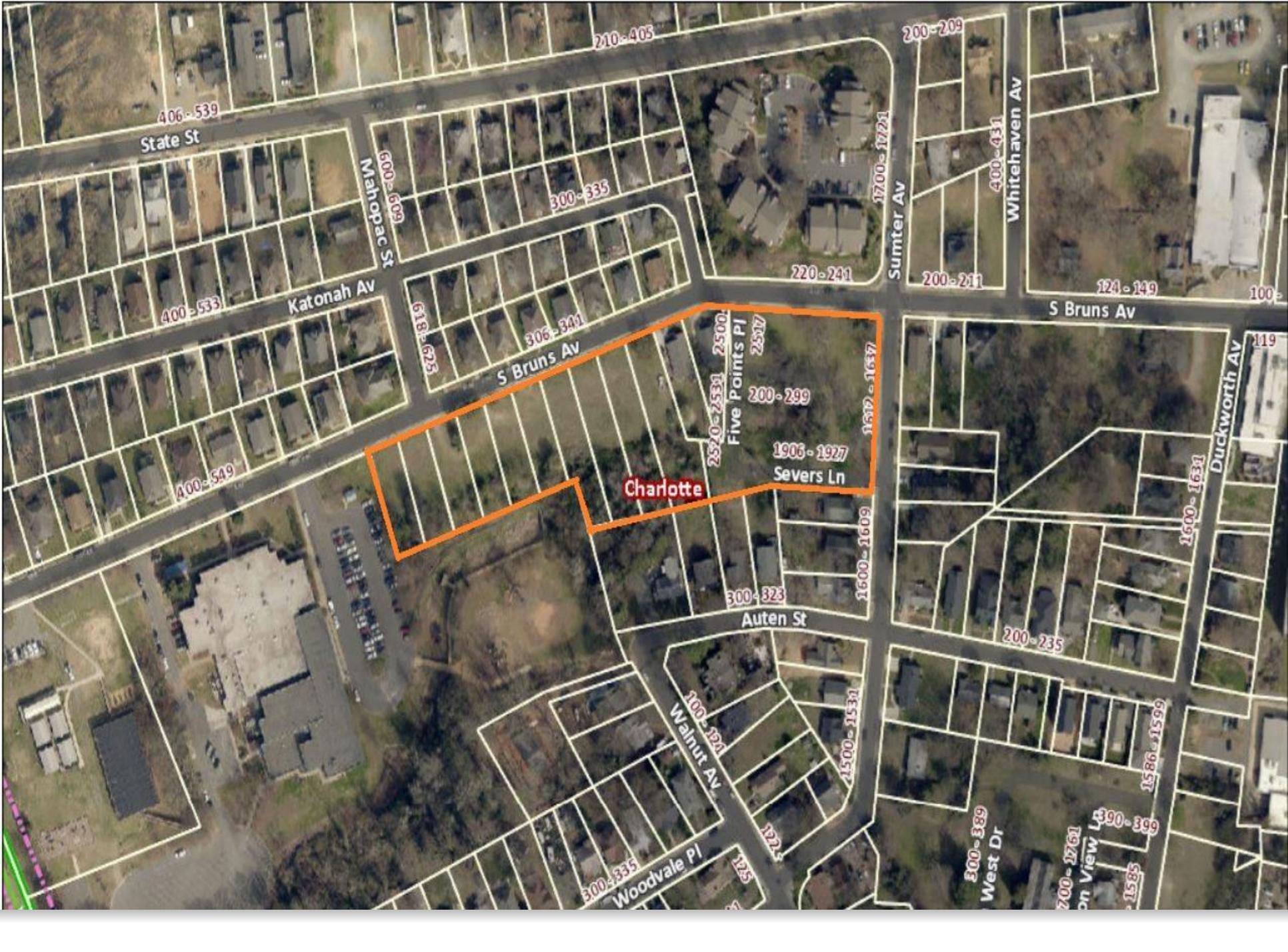
74

49

74

29





Charlotte

406-539
State St

600-609
Mahopac St

210-405

200-209

400-533

Katonah Av

300-335

1700-1721

400-451
Whitehaven Av

220-241

200-211

124-149

S Bruns Av

100-

400-549

306-341
S Bruns Av

2500-
Five Points Pl
2507

200-299

1906-1927
Severs Ln

1609-1637

2520-2531

300-323

1600-1609

Auten St

1600-1631

Duckworth Av

119

200-235

100-121
Walnut Av

1500-1531

300-335
Woodvale Pl

125

300-389
West Dr

200-1761
on View Ln

390-399

1586-1599

1535



Google



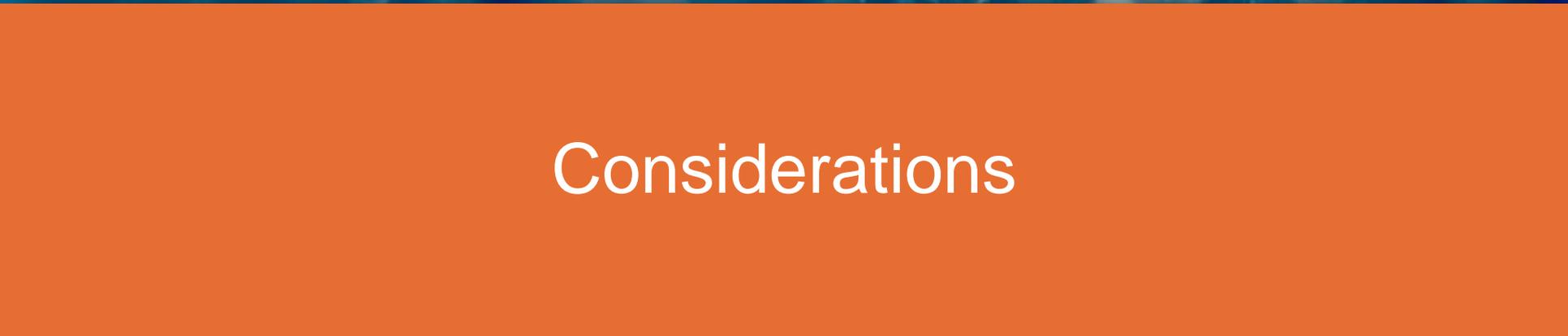




Google

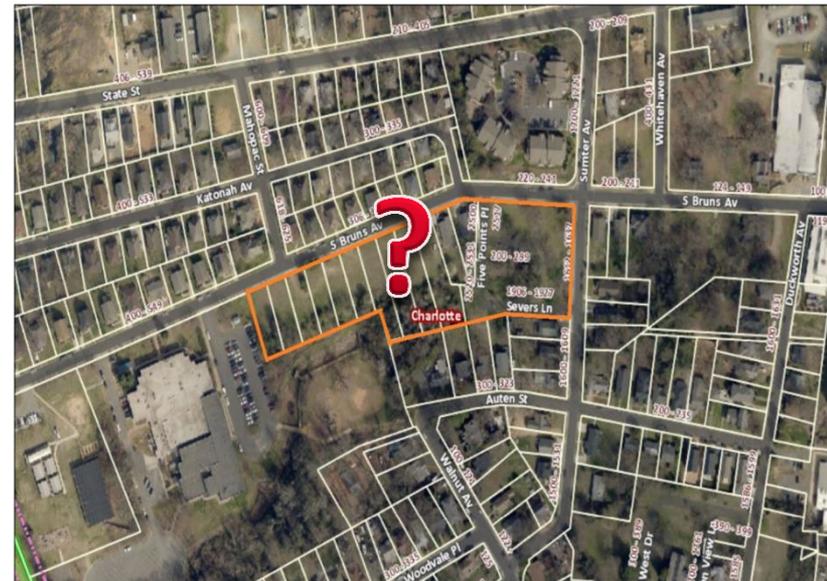


Considerations



DEVELOPMENT CONSIDERATIONS

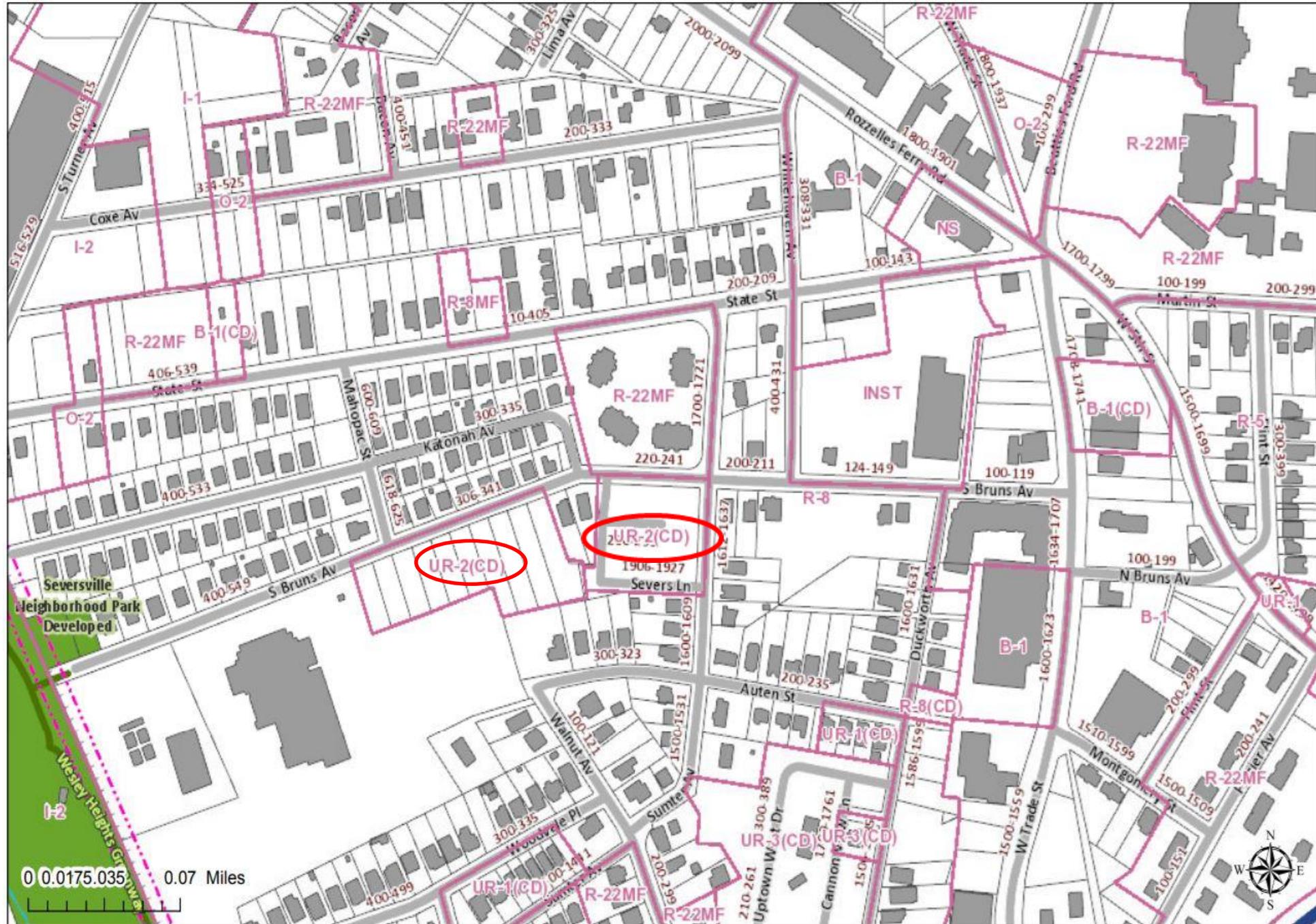
- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Adjacent Uses
- Community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





Current Zoning





UR-2(CD)

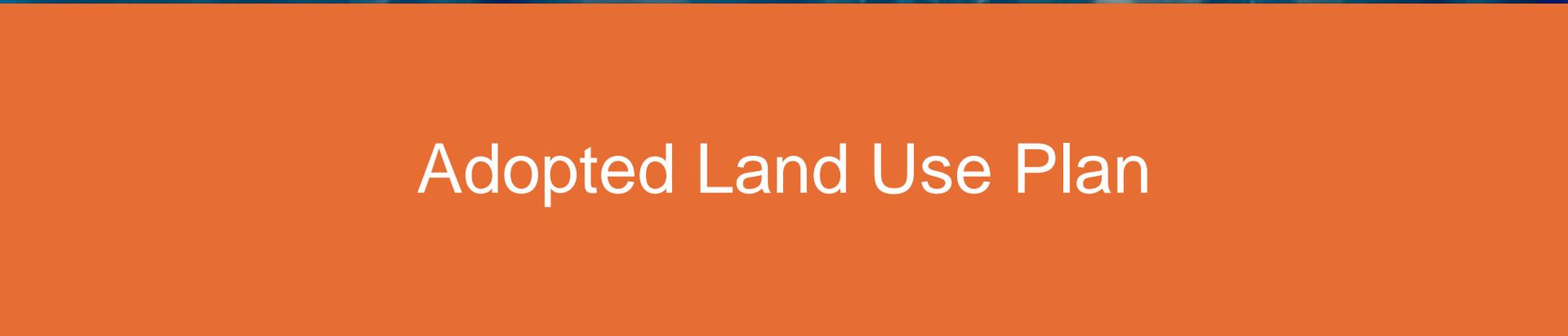
UR-2(CD)

0 0.0175.035 0.07 Miles





Adopted Land Use Plan



Westside Strategic Plan



Adopted by
Charlotte City Council
June 2000

Adopted by
Board of County Commissioners
August 2000

Volume I: Concept Plan

2000

■ Land Use

Objectives:

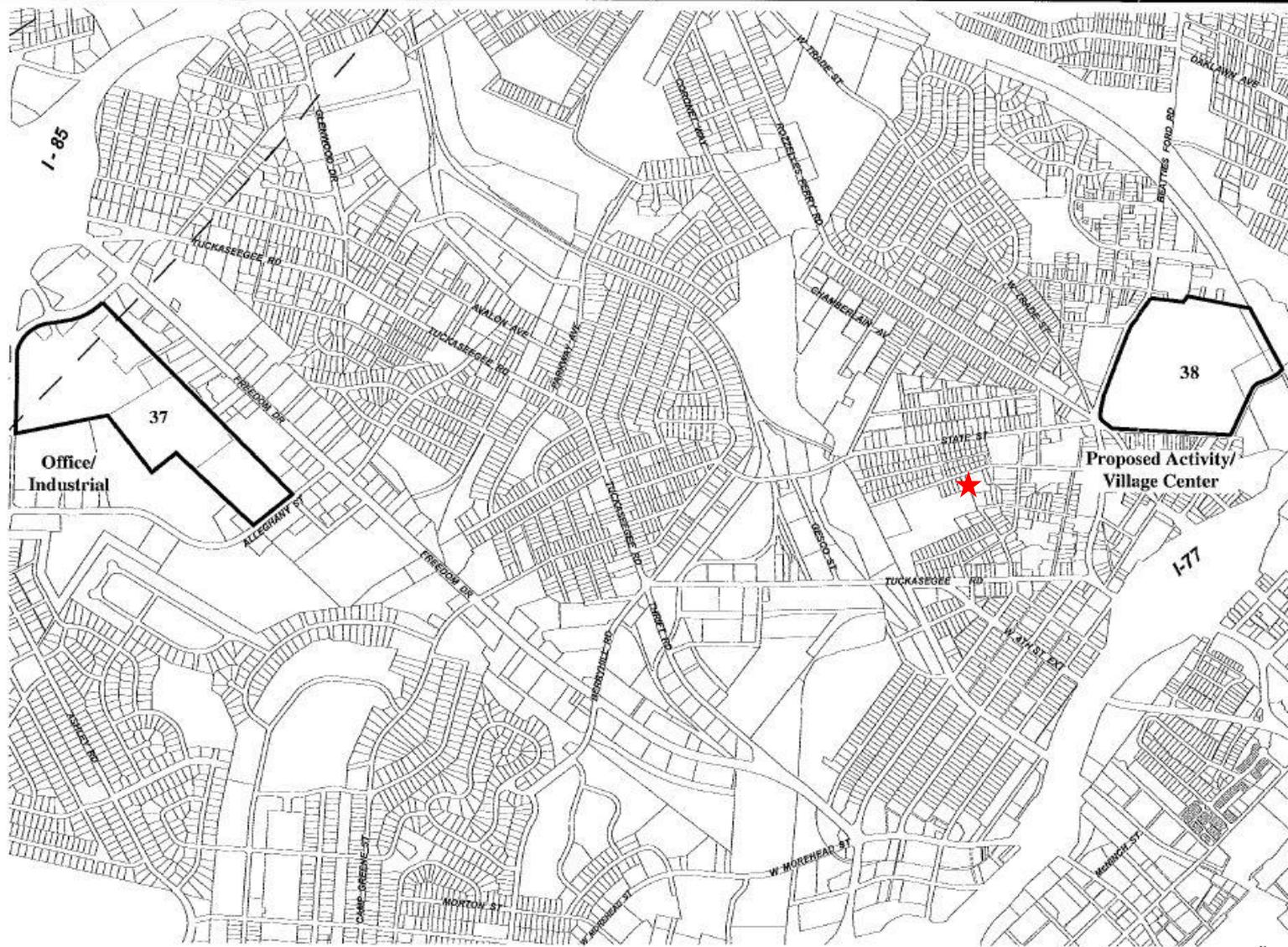
- Encourage a compatible mix of land uses near the Charlotte Douglas International Airport and areas impacted by airport noise.
- Encourage more cohesive and pedestrian-oriented mixed-use developments at Outer Loop interchanges and at major intersections where feasible.
- Allow for higher density housing in certain locations, and rezone land where the allowed density is too high.
- Ensure that retail centers proposed in the adopted district plans are appropriately sized and located.
- Encourage development that is a more pedestrian friendly, compact, village center in and around the Johnson C Smith University area

Implementation Strategies

- ◆ Implement and adopt land use recommendations as identified in the *Concept Plan* (Volume I of this *Westside Strategic Plan*).
- ◆ Accelerate development of JCSU Village Concept and implementation of Project Catalyst Plan.

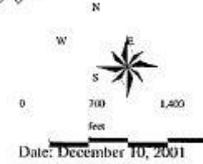
Objective:

- Encourage consistency between proposed land uses and zoning.



Produced by the Charlotte-Mecklenburg Planning Commission.

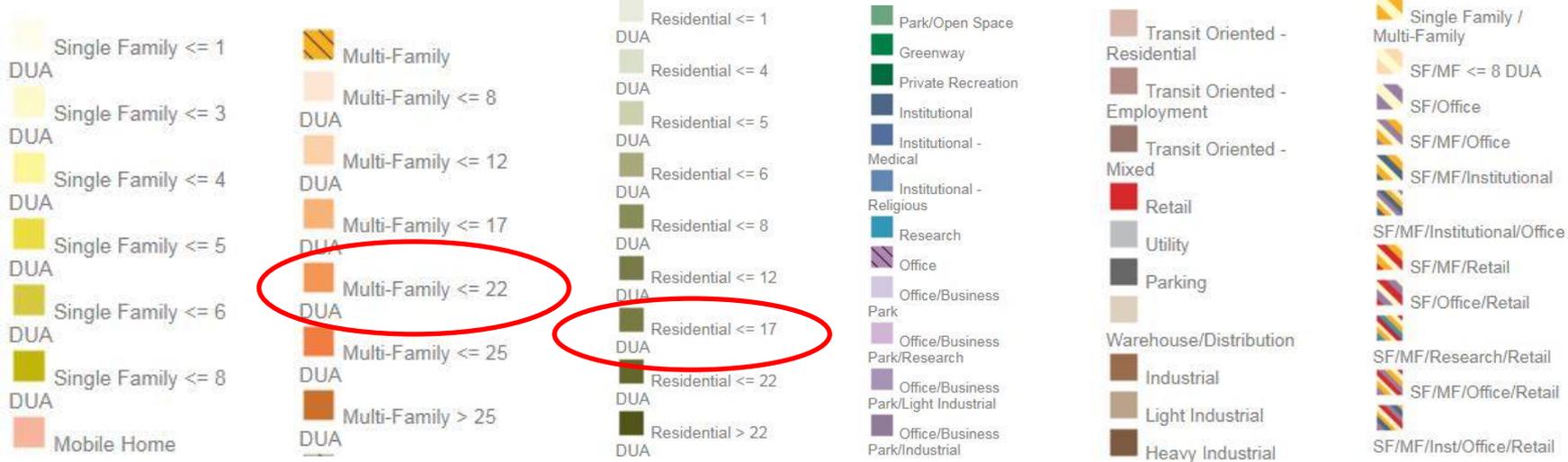
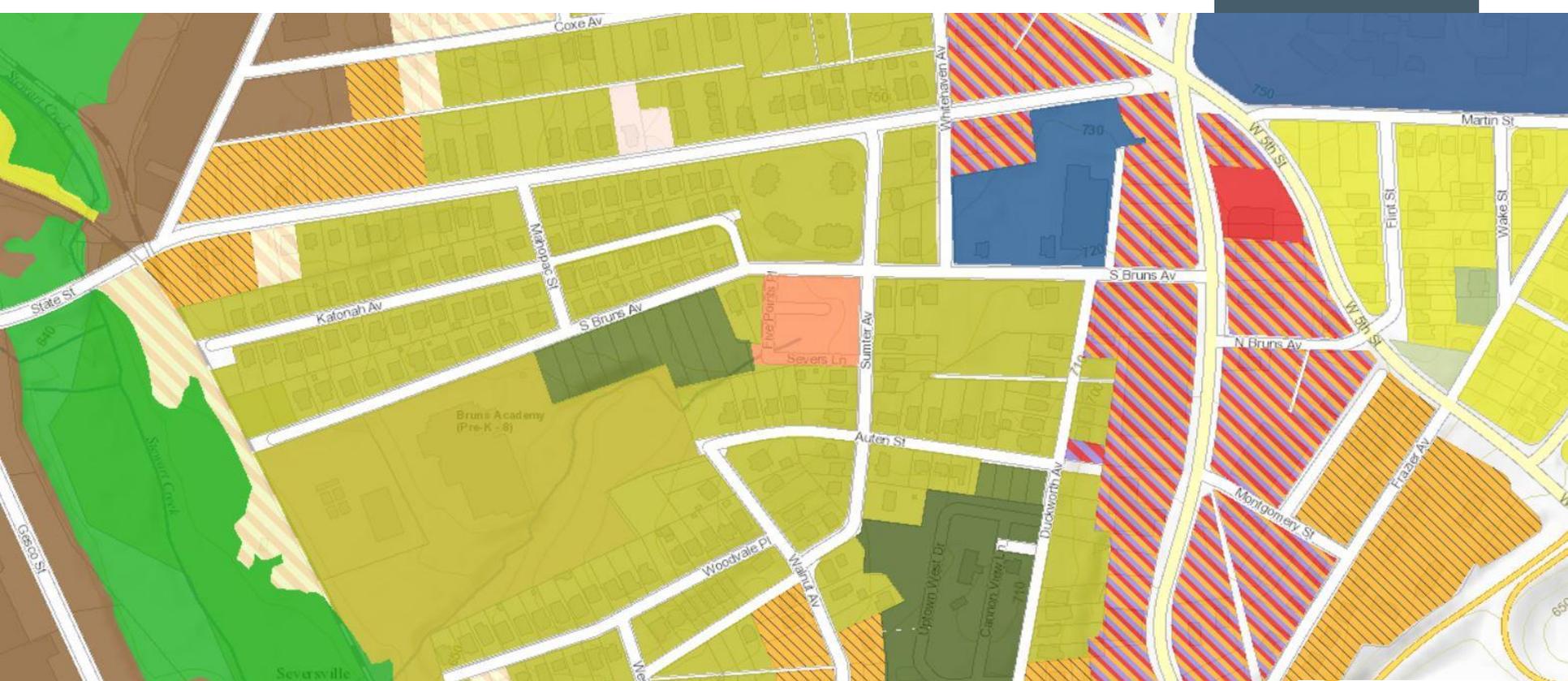
- Airport Noise Contour - 65 dnl
- Airport Noise Contour - 70 dnl
- Airport Noise Contour - 75 dnl
- Proposed I-485 Interchange
- Proposed I-485 Location
- Proposed Land Use Change Area





Proposed Land Use

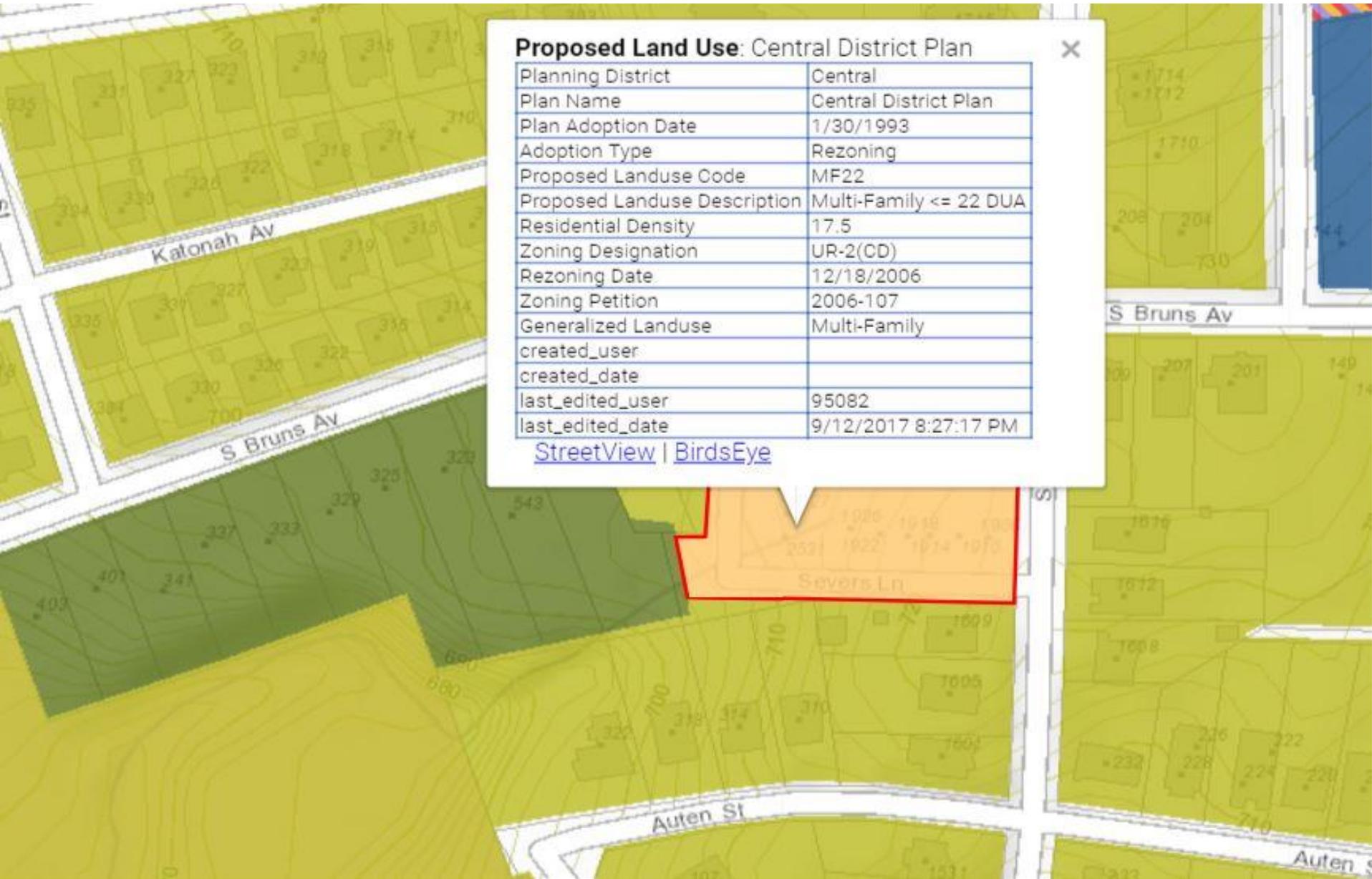




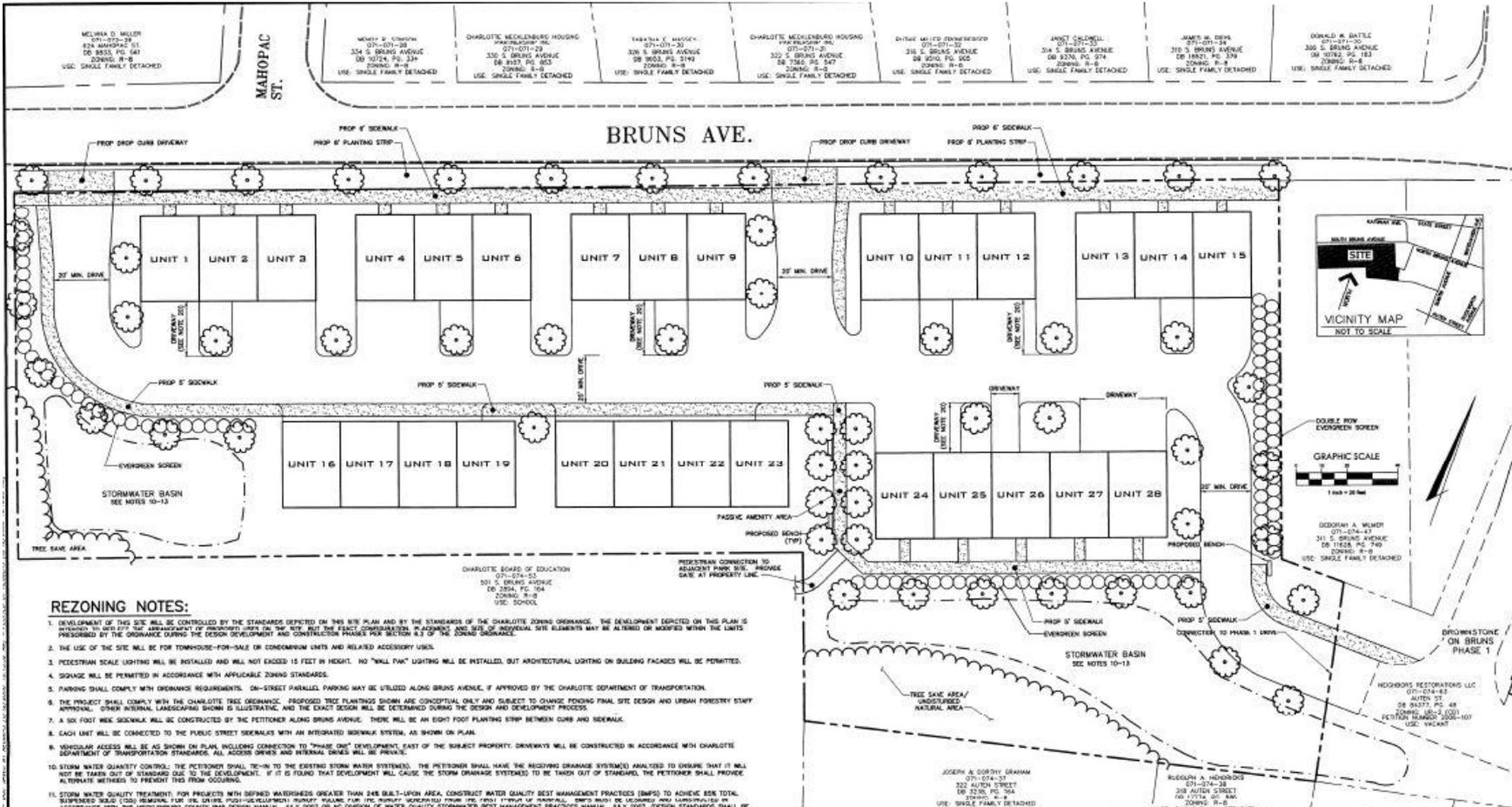
Residential < or = 17 DUA



Multi-Family < or = 22 DUA



2008-026 Approved Site Plan



REZONING NOTES:

- DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE SITE. THE USE OF ANY OTHER USE OR DEVELOPMENT IN ANY PART OF THE SITE IS PROHIBITED UNLESS OTHERWISE SPECIFIED BY THE ZONING ORDINANCE.
- THE USE OF THE SITE WILL BE FOR TOWNHOUSE-FOR-SALE OR CONDOMINIUM UNITS AND RELATED ACCESSORY USES.
- PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED AND NOT EXCEED 15 FEET IN HEIGHT. NO "WALL FLOW" LIGHTING WILL BE INSTALLED. OUT ARCHITECTURAL LIGHTING ON BUILDING FACADES WILL BE PERMITTED.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- PARKING SHALL COMPLY WITH ORDINANCE REQUIREMENTS. ON-STREET PARALLEL PARKING MAY BE UTILIZED ALONG BRUNS AVENUE, IF APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- THE PROJECT SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE. PROPOSED TREE PLANTINGS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE PENDING FINAL SITE DESIGN AND URBAN FORESTRY TREE APPROVAL. OTHER APPLICABLE LANDSCAPE DESIGN IS ILLUSTRATIVE, AND THE EXACT DESIGN WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT PROCESS.
- A SIX FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED BY THE PETITIONER ALONG BRUNS AVENUE. THERE WILL BE AN EIGHT FOOT PLANTING STRIP BETWEEN CURB AND SIDEWALK.
- EACH LOT WILL BE CONNECTED TO THE PUBLIC STREET SIDEWALKS WITH AN INTEGRATED SIDEWALK SYSTEM, AS SHOWN ON PLAN.
- VEHICULAR ACCESS WILL BE AS SHOWN ON PLAN, INCLUDING CONNECTION TO "PHASE DM" DEVELOPMENT, EAST OF THE SUBJECT PROPERTY. DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS. ALL ACCESS OPENERS AND INTERNAL DRIVEWAYS WILL BE PERMITTED.
- STORM WATER QUALITY CONTROL: THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE EXISTING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD USE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE MEANS TO PREVENT THE FROM OCCURRING.
- STORM WATER QUALITY TREATMENT: FOR PROJECTS WITH DEFINED WATERSHED GREATER THAN 248 BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (WQMP) TO ACHIEVE 80% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL. FOR THE DRIVE, POOL-OR-DEVELOPMENT PROPERTY VOLUMES FOR THE WQMP, WATERSHED FROM THE FINAL PLAN OF IMPROVEMENT. WQMP MUST BE LOCATED AND MAINTAINED IN ACCORDANCE WITH THE WATERSHED TREATMENT MAP DESIGN MANUAL, JULY 2007 OR THE DESIGN OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHICH ARE AVAILABLE. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL. EXPECTED STORMWATER MANAGEMENT AREA LOCATIONS (FOR BMP AND RETENTION BASINS) ARE SHOWN ON PLAN. FINAL LOCATION, SIZE, AND SHAPE WILL BE APPROVED DURING THE PLANNED MULTI-FAMILY REVIEW PROCESS.
- VOLUME AND PEAK CONTROL: FOR PROJECTS WITH DEFINED WATERSHED GREATER THAN 248 BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAINAGE TIME SHALL BE A MAXIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. FOR COMMERCIAL PROJECTS WITH GREATER THAN 248 BUILT-UPON AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF PEAKS FOR THE 10-YEAR AND 25-YEAR 6-HOUR STORMS OR PERFORM A COMPARISON ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
- STORMWATER BASINS SHOWN WILL ALSO BE USED TO SATISFY STORMWATER MANAGEMENT REQUIREMENTS FOR ADJACENT PROPERTY TO THE EAST (REZONING PETITION 2008-107). PETITIONER RETAINS THE RIGHT TO DISCLOSE USE OF OFFICE DOWNSIDE AREA TO THE SOUTH (OWNED BY CHARLOTTE BOARD OF EDUCATION) FOR STORMWATER REQUIREMENTS IN LIEU OF ON-SITE STORMWATER BASINS.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STORMWATER MANAGEMENT REQUIREMENTS IMPOSED BY OTHER CITY DEPARTMENTS, AGENCIES, PARTNERS, AND APPROPRIATE STATE AGENCIES WILL APPLY. THESE OFFENSES ARE SHOWN ON PLAN. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER", OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HOUS, DEVICES, CORPORAL, REPRESENTATIVES, SUCCESSORS IN INTEREST AND AGENTS OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- THE PETITIONER WILL OCCUPY AND CONVEY ADDITIONAL REQUIRED RIGHTS-OF-WAY ALONG BRUNS AVENUE, AS DEMONSTRATED BY CADOT, PRIOR TO PLANTING.
- VEHICULAR ACCESS AND BUILDING PLACEMENT SHALL COMPLY WITH ALL REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT TO ALLOW FIRE TRUCK ACCESS TO ALL PARTS OF ALL BUILDINGS.
- LOCATION OF UNIMPAVED ALONG BRUNS STREET SHALL BE COORDINATED WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION AS PART OF THE MULTI-FAMILY REVIEW PROCESS. SEE NOTE #.
- TRASH COLLECTION WILL BE ALLOWED CONTAINERS.
- LOCATION, SIZE AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL, AND IS NOT AUTOMATICALLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE LOCAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DRAINAGE PATTERNS.
- ALL UNITS SHALL HAVE ONE OR TWO CAR GARAGES AS PART OF THE UNIT. PARKING REQUIREMENTS SHALL BE SATISFIED BY GARAGES. ALL OTHERWAYS UNITS TO GARAGES SHALL BE OTHER SEVEN FEET OR LESS, OR TWENTY FEET OR MORE. DRIVEWAY WIDTH AND LENGTHS SHOWN ON PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE PENDING FINAL SITE DESIGN, PROVIDED THAT THEY REMAIN WITHIN SPECIFIED LENGTH CRITERIA.
- RIGHT-OF-WAY EQUAL TO 20' FROM THE BRUNS AVENUE CENTERLINE WILL BE DEDICATED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO PLANTING OF PROPERTY OR OCCUPATION OF BUILDING UNITS.
- HEALTHY AND DECOMPOSED CRESTING TREES ON SITE WILL BE PRESERVED TO THE EXTENT PRACTICABLE, INCLUDING THAT AREA WHICH IS REQUIRED FOR STORMWATER MANAGEMENT FACILITIES. PROPOSED TREE SHALL BE AS SHOWN ON PLAN. VEGETATION ALONG BRUNS AVENUE CONSISTS OF PINE, PINE AND GUMMERS TREES, AND WILL BE REPLACED WITH A SIMILAR TREE SPECIES PLANTING PLAN.
- FINAL ELEVATION SHOWN ON PLAN IS CONCEPTUAL. TYPICAL FLOOR ELEVATION SUBJECT TO CHANGE. BUILDING STYLE SHALL BE A "BROOKSTONE". EXTERIOR BUILDING MATERIALS WILL CONSIST OF WOOD, BRICK, AND/OR STONE.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM SOUTH BRUNS AVENUE TO ANY DRIVELINE UNIT.

DEVELOPMENT DATA:

TAX PARCEL ID#	071-074-51	071-074-55
	071-074-56	071-074-60
	071-074-50	071-074-59
	071-074-49	071-074-48
	071-074-64	071-074-61
EXISTING ZONING:	R-8	
PROPOSED ZONING:	UR-2 (CO)	
PROPOSED USE:	TOWNHOUSE-FOR-SALE OR CONDOMINIUM	
MIN. FRONT SETBACK FROM FRONT YARD:	5 FT. (MINIMUM)	
MIN. SIDE YARD SETBACK FROM SIDE YARD:	5 FT. (MINIMUM)	
TOTAL SITE AREA:	2,211 AC.	
MAXIMUM NUMBER OF UNITS:	28	
TYPICAL DENSITY:	12.5 UNITS/AC.	
REQUIRED PARKING:	28 SPACES (1 SPACE / UNIT)	
MIN. PROPOSED PARKING:	28 SPACES (1 SPACE / UNIT)	
MINIMUM BUILDING SEPARATION:	16 FT.	
STREET SETBACK:	14 FT. (FROM BACK OF CURB)	
SIDE YARD SETBACK:	5 FT.	
REAR YARD SETBACK:	10 FT.	
MAX. BUILDING HEIGHT:	4.0 FT. (EXCLUDING HVAC SYSTEM)	
MAX. FLOOR AREA RATIO:	1.1 (WITH ACCEPTABLE DENSITY BONUS)	
TREE SAVE AREA:	20.1 AC. (5% OF SITE AREA)	
MINOR STONE:	25.0% OF SITE AREA	
UNDISTURBED NATURAL AREA:	20.1 AC. (5% OF SITE AREA)	



PROPOSED REZONING PLAN

CHARLOTTE, NC
 Petition Number:
2008-026
 For Public Hearing

PREPARED FOR:
 TETRAD DEVELOPMENT, LLC
 309 WALNUT AVENUE
 CHARLOTTE, NC 28208

PREPARED BY:



APPROVED BY
 CITY COUNCIL
 FEB 15 2008

REVISIONS		DATE	BY
1	3/15/08	FOR CITY COUNCIL	
2	3/15/08	FOR CITY COUNCIL	

Date: JANUARY 18, 2008
 Job No.: 2007-2275
 Scale: 1" = 20'
 Sheet: 1/1

Existing Zoning:
Approved for 53 Townhomes

Proposed Use:
Up to 53 For-Sale Single Family attached
(Townhome) units



Potential Concept





Charlotte

Charlotte

Charlotte

Charlotte

Edmont & Northern Railway



Sever's Ln

406-539

400-533

400-549

Mahopac St
600-609

618-623

210-405
State St

300-335

306-343

300-303

220-241

200-211

124-149

S Bruns Av

S Bruns Av

300-323

1600-1609

200-235
Auten St

1600-1631
Duckworth Av

Charlotte

200-1921
Walnut Av

300-335

10-1431

125
Sumter Av

1722
Sumter Av

1500-1531

Charlotte

390-399

1586-1599

261
town West Dr

1700-1761
New Ln

106-1585

1500-1559

The background of the slide is a bokeh effect with various sized, out-of-focus light spots in shades of blue and white, creating a shimmering, abstract texture.

Architectural Design



vertical fiber cement siding
 fiber cement panel

fiber cement panel
 fiber cement lap siding
 brick veneer

recessed entrances to units



elevation **E 36TH ST**

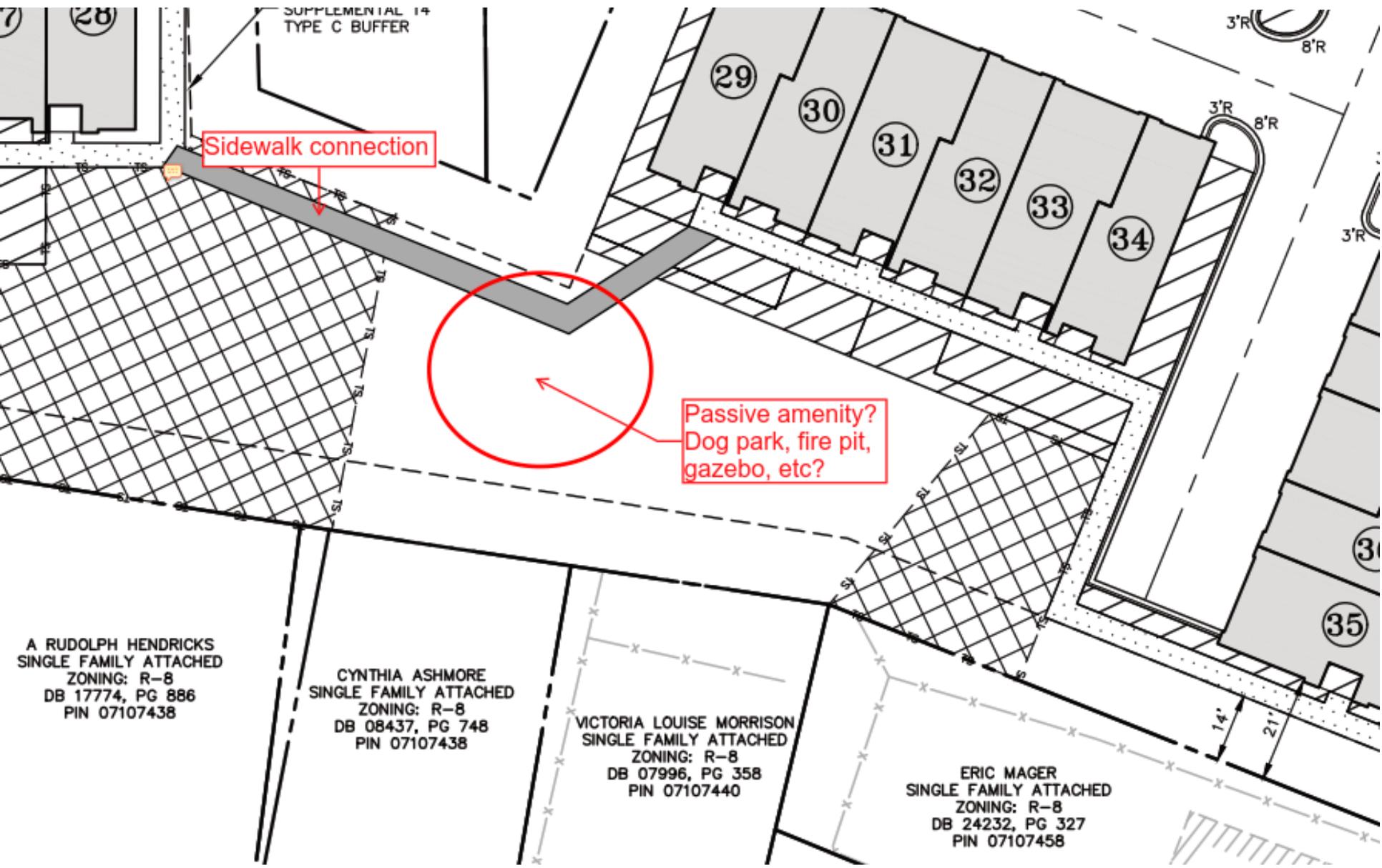
same architectural intent to be provided at rear elevations

fiber cement lap siding
 brick veneer
 vertical fiber cement siding

fiber cement panel
 recessed entrance to unit
 fiber cement panel
 stacked brick course accent



elevation **HOLT ST**



Sidewalk connection

Passive amenity?
Dog park, fire pit,
gazebo, etc?

A RUDOLPH HENDRICKS
SINGLE FAMILY ATTACHED
ZONING: R-8
DB 17774, PG 886
PIN 07107438

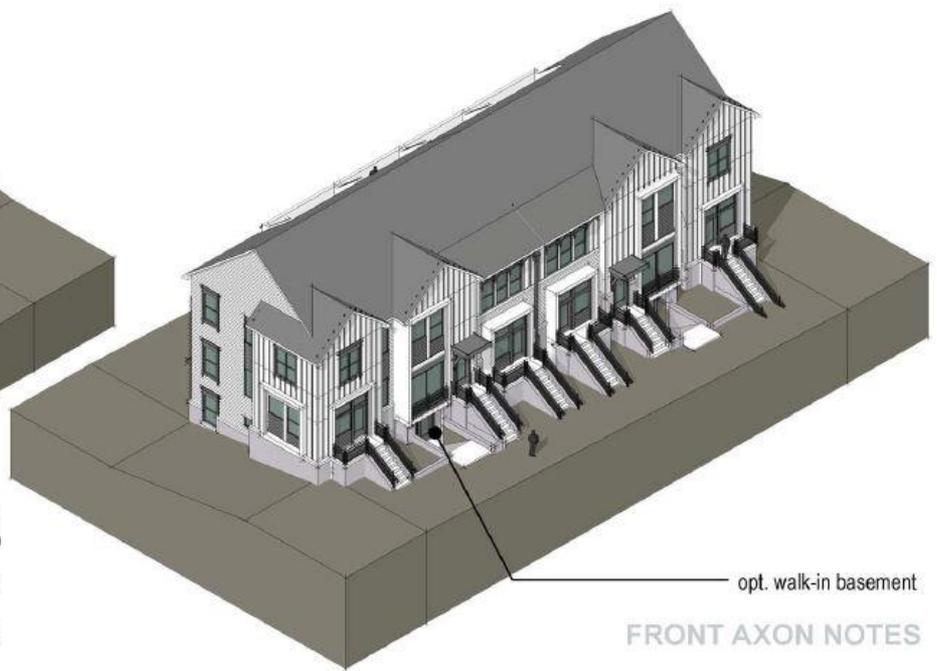
CYNTHIA ASHMORE
SINGLE FAMILY ATTACHED
ZONING: R-8
DB 08437, PG 748
PIN 07107438

VICTORIA LOUISE MORRISON
SINGLE FAMILY ATTACHED
ZONING: R-8
DB 07996, PG 358
PIN 07107440

ERIC MAGER
SINGLE FAMILY ATTACHED
ZONING: R-8
DB 24232, PG 327
PIN 07107458



REAR AXON NOTES



FRONT AXON NOTES



Bruns Avenue Site
Two-Story Street Elevation
16' - 0" Units 34 - 39





Bruns Avenue Site
Two-Story Street Elevation
16' - 0" Units 34 - 39





Bruns Avenue Site
Two-Story Street Elevation
16' - 0" Units 34 - 39





SIDEWALK ELEVATION



Bruns Avenue Site
Three-Story Sidewalk Elevation
16' - 0" Units 40 - 45



BRUNS AVE ELEVATION



Bruns Avenue Site
Two-Story Street Elevation (Typical)
16' - 0" Units 11 - 16





Conditional 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.



Community Priorities



IF WE PURSUE REZONING WHAT ARE THE COMMUNITY'S PRIORITIES?

- Traffic Improvement Needs
 - Connectivity Concerns
 - Bike/Pedestrian Improvements
 - Buffering
 - Natural Open Space
 - Community Open Space
 - Aesthetics
 - Rear Load Vs. Open Space
 - Affordability
-



Discussion



K&L GATES