

COMMUNITY MEETING REPORT
Petitioner: Huntersville Investment, LLC Rezoning
Petition No. 2018-069

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:

R. Joe Harris and Associates, Inc. (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 July 18, 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 August 6, 2018 from 6:00 to 8:00 PM at Mt. Holly City Hall, Training Rooms A and B.

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 the following:

Mr. Shaun Gasparini, Sr. Project Manager – True Homes
Ms. Donna Cook – True Homes
Mr. Brandon Pridemore, Vice President – R. Joe Harris and Associates, Inc.
Mr. Thomas Kelley, Senior Project Engineer – R. Joe Harris and Associates, Inc.
Mr. Billy Packer – Huntersville Investment, LLC

SUMMARY OF PRESENTATION/DISCUSSION:

The community meeting began at 6:00 PM in Training Rooms A and B of the Mt Holly City Hall. Several presentation boards and copies of the Rezoning Plans that were submitted to the City with the original petition were made available for public viewing. Three local residents that had been notified of the community meeting were in attendance. The resident's names are as follows:

- Mr. Raymond Cawein of 11101 Mt. Holly Road, Charlotte, NC
- Mr. and Ms., Steve Griffin of 1824 Charles Raper Jonas Highway, Mt, Holly
- Ms. Carla Lybrand of 10907 Falls Branch Lane, Charlotte, NC

Representatives with both True Homes and R. Joe Harris and Associates made introductions and provided an overview of the request for rezoning. It was indicated that the request was being presented to the City of Charlotte to rezone a currently I-1 zoned piece of property to MX-2 zoning. It was further explained as a condition of the rezoning request, a community meeting is mandatory to allow for interested parties to ask questions and obtain information about the rezoning request. Residents were informed that the MX-2 rezoning request would facilitate a residential project that would include

approximately 70 townhome units as part of Catawba Plantation. It was indicated that the townhome units would vary in square footage from approximately 1,144 to 1,227 square feet.

The Griffins and Mr. Cawein, mentioned that they were in attendance mainly to see what the proposed residential project looked like and to verify what type of development would be constructed near their home sites. Neither expressed any concerns about the project, but did agree that the project may impact the traffic around the area. Both indicated that at certain times of the day, traffic along Mt. Holly Road could be quite heavy.

Ms. Carla Lybrand posed many questions to all representatives in attendance. Ms. Lybrand is part of the Long Creek Homeowners Association. Long Creek is a residential neighborhood that is approximately one mile northeast of the Petitioner's property. Ms. Lybrand explained that she was concerned about what type of residential development would be proposed for the petitioner's site. She indicated that the most recent residential development in the area had resulted in attracting unsavory homeowners and she was concerned that her property values had actually decreased in the last few years. She requested information regarding the price point, unit size, Home Owners Association requirements and architectural aesthetics of the proposed townhome units. Mr. Shaun Gasparini with True Homes presented figures that indicated size and layout of the project site. He indicated that an exact price point was still under consideration, but assured Ms. Lybrand that the proposed residential development would be market driven and would be financed through standard industry methods. Mr. Packer addressed the HOA concern by mentioned the HOA for the townhomes would be independent of any other preexisting portions of Catawba Plantation. Mr. Gasparini finished the discussion by indicating that he would provide Ms. Lybrand additional architectural information by email.

Ms. Lybrand followed up her original questions with concerns regarding the traffic in the area. She indicated Mt Holly Road was very heavy at times and by adding the additional homes would increase the problem. She then asked about any potential expansion of Mt Holly Road. Mr. Gasparini indicated that full design of the project site was still forthcoming and that the City of Charlotte's requirements regarding traffic and any potential construction along Mt. Holly Road would be addressed.

All interested residents left the meeting at approximately 7:10 PM. All petitioner representatives remained until approximately 8:00 PM. No additional residents other than those listed above came to the meeting.

As a follow up to the meeting:

Two adjacent land owners provided correspondence indicating their approvals for the rezoning request. Copies of the correspondence are provided as part of **Exhibit D.**

Respectfully submitted, this 8th day of August, 2018.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

EXHIBIT A
ADJACENT PROPERTY OWNERS LIST

Exhibit A

Community Meeting - Rezoning Petition 218-069 Adjacent Owner Property List

2018-069	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-069	03114102	POINDEXTER	EUGENE G	JUDY W	POINDEXTER	11210 MOUNT HOLLY RD		CHARLOTTE	NC	28214
2018-069	03114103	HUNTERSVILLE INVESTMENT LLC				5925 CARNEGIE BLVD STE 200		CHARLOTTE	NC	28209
2018-069	03114104	HUNTERSVILLE INVESTMENT LLC				5925 CARNEGIE BLVD STE 200		CHARLOTTE	NC	28209
2018-069	03114107	GARRON VENTURES LLC				6505 KILBERRY LN		CHARLOTTE	NC	28277
2018-069	03114109	PEN LLP				PO BOX 551206		GASTONIA	NC	28055
2018-069	03114110	WOOD CATAWBA CENTER LLC			ATTN WILLIAM N OFFUTT V	321 HENRY ST		LEXINGTON	KY	40508
2018-069	03114111	HUNTERSVILLE INVESTMENT LLC				5925 CARNEGIE BLVD STE 200		CHARLOTTE	NC	28209
2018-069	03114112	MARK OIL COMPANY INC				PO BOX 32064		CHARLOTTE	NC	28232
2018-069	03114114	COOPER AND SONS NC LLC				227 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28214
2018-069	03114290	CATAWBA PLANTATION PHASE 6 LLC			C/O MANN PROPERTIES	6925 EAST 96TH ST STE 200		INDIANAPOLIS	IN	46250
2018-069	03144106	COX	STEPHEN LEROY			4601 EAST HWY 27		IRON STATION	NC	28080
2018-069	03144107	KARAGIAS	EVAN T			3816 SHERWOOD CIRCLE		GASTONIA	NC	28056
2018-069	03144108	DUKE ENERGY CAROLINAS LLC			C/O REAL ESTATE SERVICES ST30C	PO BOX 1007		CHARLOTTE	NC	28201
2018-069	05304107	GRIFFIN	STEVEN ALAN	JILL S	GRIFFIN	1824 CHARLES RAPER JONAS HWY		MT HOLLY	NC	28120
2018-069	05304108	GRIFFIN	STEVEN ALAN	JILL S	GRIFFIN	1824 CHARLES RAPER JONAS HWY		MT HOLLY	NC	28120
2018-069	05304109	PAK PROPERTIES LLC				4128 DONNYBROOK PL		CHARLOTTE	NC	28205
2018-069	05304110	CAWEIN	RAYMOND L			P O BOX 151		MT HOLLY	NC	28120
2018-069	05304111	LETHCOE	JOHN M	CANDI W	LETHCOE	201 GENERAL J E JOHNSTON ST		STANLEY	NC	28164
2018-069	05304112	CORTES	CRISTOBAL ESCALENTE	ALEJO A ESCALANTE	CORTES	14315 DARIUS KAY CT		CHARLOTTE	NC	28273
2018-069	05304113	SUTTON	BILLY DEAN		TRACY GREEN	11016 HILTON DR		CHARLOTTE	NC	28214
2018-069	05304210	POINDEXTER	EUGENE G		JUDY ANN	11210 MOUNT HOLLY RD		CHARLOTTE	NC	28214
2018-069	05304211	ALWRAN	RAQUEL M			3511 WALL RD		GREENSBORO	NC	27407
2018-069	05304212	ALWRAN	RACQUEL M			3511 WALL RD		GREENSBORO	NC	27407
2018-069	05304213	ALWRAN	RAQUEL M			3511 WALL RD		GREENSBORO	NC	27407
2018-069	05304214	CONNELL	DEAN STEWART			10812 ROZZELLES FERRY RD		CHARLOTTE	NC	28214
2018-069	05304215	CONNELL	DEAN STEWART	HOWARD DALE	CONNELL	11341 MT HOLLY RD		CHARLOTTE	NC	28214
2018-069	05304217	SEAY	FASET THOMAS III			10925 HILTON RD		CHARLOTTE	NC	28214
2018-069	05304224	CONNELL	DEAN STEWART			10812 ROZZELLES FERRY RD		CHARLOTTE	NC	28214
2018-069	05304225	ALWRAN	RAQUEL M			3511 WALL RD		GREENSBORO	NC	27407
2018-069	05304226	ALWRAN	RAQUEL M			3511 WALL RD		GREENSBORO	NC	27407

Community Meeting - Rezoning Petition 218-069 Adjacent Homeowners Associations List

Petition No.s	ORGANIZATION	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-069	Catawba River Plantation Homeowners Association	Samuel	Reeves	9520 Eagle Feathers Dr		Charlotte	NC	28214
2018-069	Cedarhill Homeowners Association	Ann	Dornblazer	10540 River Hollow Ct		Charlotte	NC	28214
2018-069	Long Creek Homeowners Association	Carla	Lybrand	10907 Falls Branch Ln		Charlotte	NC	28214

EXHIBIT B
NOTICE TO INTERESTED PARTIES

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Huntersville Investment, LLC., to rezone approximately 9.49 Acres located at 11120 Mount Holly Road, Charlotte, NC 28214 to allow the development of Catawba Plantation.

Date and Time of Meeting: Monday, August 6, 2018 from 6:00 PM to 8:00 PM.

Place of Meeting: Mount Holly City Hall, Training Rooms A and B

Petitioner: Huntersville Investment, LLC.

Petition No.: 2018-069

We are assisting Huntersville Investment, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximate 9.49 acre site (the "Site") located at 11120 Mount Holly Road from the I-1 zoning district to MX-2 zoning district. The purpose of the rezoning is to permit the development of Catawba Plantation Townhomes. Catawba Plantation Townhomes consists of approximately 70 individual townhome lots and associated parking that will provide a source of affordable housing for the Mount Holly Road community.

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 give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, August 6, 2018, from 6:00 to 8:00 PM. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Mr. Thomas Kelley, P.E. with R Joe Harris and Associates, Inc., at (803) 803-1799.

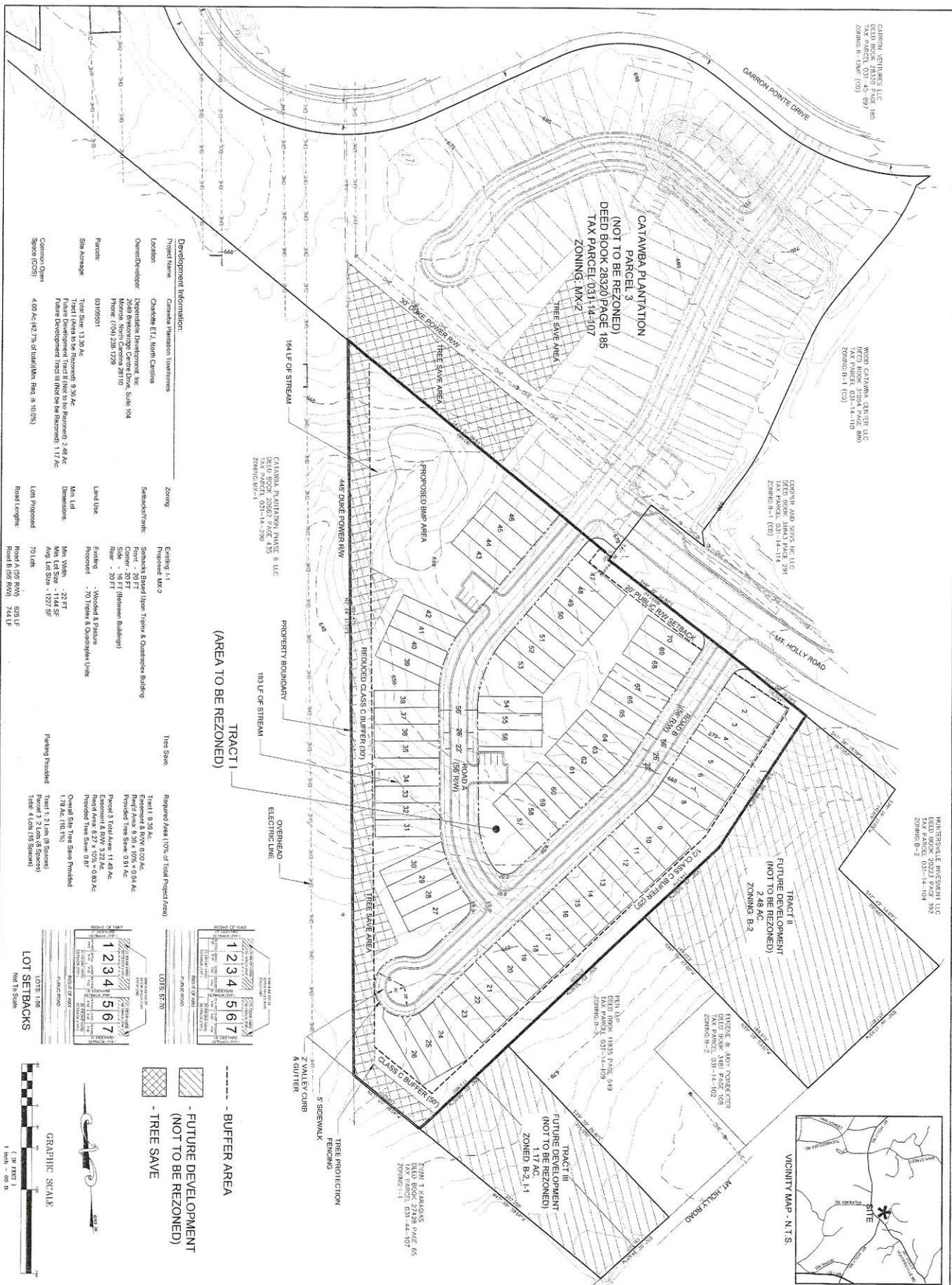
Enclosure: See Attached Rezoning Exhibit

CARINA GRIFFITHS, LLC
DEED BOOK 28320 PAGE 185
TAX PARCEL 031-14-107
ZONING: MX-2

WIND CATAMBA PARTNER, LLC
TAX PARCEL 031-14-110
ZONING: B-1 (CS)

GEORGE ANN SONG INC, LLC
TAX PARCEL 031-14-114
ZONING: B-1 (CS)

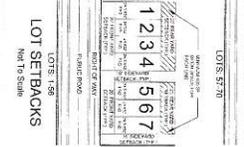
HULLTSVILLE RESIDENTIAL, LLC
DEED BOOK 30223 PAGE 392
TAX PARCEL 031-14-104
ZONING: B-2



Development Information:
Project Name: Catamba Plantation Townhomes
Location: Charlotte, ETL, North Carolina
Owner/Developer: Dependable Development, Inc.
Address: 2855 Shearwater Center Drive, Suite 104, Mooresville, NC 28110
Phone: (704) 258-1728
Fax: (704) 258-1729

Zoning: MX-2
Setbacks/Notes: Setbacks Based Upon 1 1/2x6 & Quadstone Buildings
Front - 20 FT
Side - 10 FT (Between Buildings)
Rear - 20 FT
Lot Use: Residential Single-Family
Min. LSI: 1.0
Dimensions: 1.79 AC (110,150 sq ft)
Lot Lengths: 70' to 122' 8"

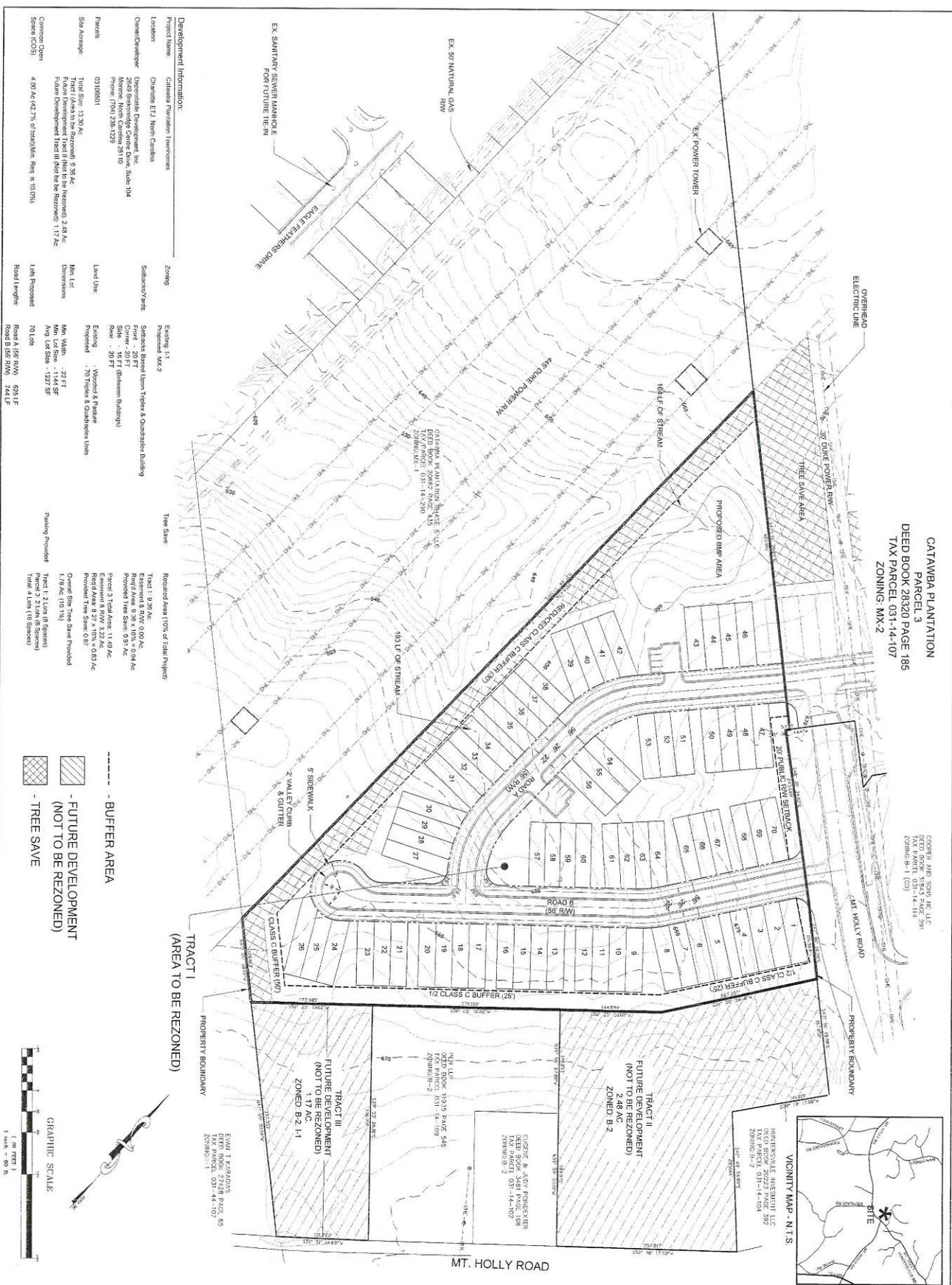
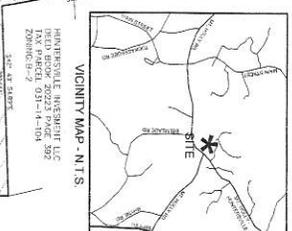
Required Area (10% of total project area):
Tract I: 9.58 AC
Emphasis & RW: 0.00 AC
Road Area: 9.58 x 10% = 0.96 AC
Provided Tree Save: 0.94 AC
Period 3 Total Area: 11.46 AC
Road Area: 8.72 AC
Provided Tree Save: 0.87 AC
Overall Site Tree Save Provided: 1.79 AC (110,150 sq ft)



LOT SETBACKS: 1, 2, 3, 4, 5, 6, 7
LOT 1-56: 1, 2, 3, 4, 5, 6, 7
LOT 57-70: 1, 2, 3, 4, 5, 6, 7
LOT 71-84: 1, 2, 3, 4, 5, 6, 7
LOT 85-98: 1, 2, 3, 4, 5, 6, 7
LOT 99-112: 1, 2, 3, 4, 5, 6, 7
LOT 113-126: 1, 2, 3, 4, 5, 6, 7
LOT 127-140: 1, 2, 3, 4, 5, 6, 7
LOT 141-154: 1, 2, 3, 4, 5, 6, 7
LOT 155-168: 1, 2, 3, 4, 5, 6, 7
LOT 169-182: 1, 2, 3, 4, 5, 6, 7
LOT 183-196: 1, 2, 3, 4, 5, 6, 7
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LOT 225-238: 1, 2, 3, 4, 5, 6, 7
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LOT 4243-4

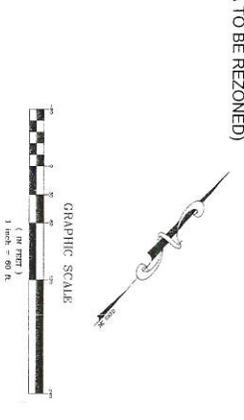
CATAWBA PLANTATION
 PARCEL 3
 DEED BOOK 28320 PAGE 185
 TAX PARCEL 031-14-107
 ZONING: MX-2

COOPER AND SONS, INC. L.L.C.
 DEED BOOK 18243 PAGE 298
 TAX PARCEL 031-14-114
 ZONING: B-1 (CO)



Development Information
 Project Name: Catawba Plantation Townhomes
 Location: Cherokee, ETLI, North Carolina
 Owner/Developer: Dependable Development, Inc.
 2955 Duesenberg Center Drive, Suite 104
 Mooresville, North Carolina 28110
 Phone: (704) 238-1225
 Parcel: 0310601
 Site Address: 1330 Ac.
 Future Development Tract II (Not to be Rezoned): 2.48 Ac.
 Future Development Tract III (Not to be Rezoned): 1.17 Ac.
 Common Open Space (COS): 4.80 Ac. (42.7% of total site area is 10.79%)
 Zoning: Existing 1-1, Proposed MX-2
 Subsector/Type: Single-Family Detached
 Lot Dimensions: 20 FT x 20 FT (between buildings)
 Lot Use: Residential - Single-Family Detached
 Min. Lot Dimensions: 20 FT x 20 FT
 Max. Lot Area: 1227 SF
 Avg. Lot Size: 1227 SF
 Lot Proposed: 70 Lots
 Road & Right of Way: 624 LF
 Road Right of Way: 724 LF

Time Spans
 Proposed Area (10% of total project):
 Tract I: 1.92 Ac.
 Equipment & R/W: 0.00 Ac.
 Road Area: 9.38 x 10% = 0.94 Ac.
 Proposed Tree Shade: 0.57 Ac.
 Proposed: 1.92 Ac.
 Tract II: 2.48 Ac.
 Equipment & R/W: 0.00 Ac.
 Road Area: 9.38 x 10% = 0.94 Ac.
 Proposed Tree Shade: 0.57 Ac.
 Proposed: 2.48 Ac.
 Tract III: 1.17 Ac.
 Equipment & R/W: 0.00 Ac.
 Road Area: 9.38 x 10% = 0.94 Ac.
 Proposed Tree Shade: 0.57 Ac.
 Proposed: 1.17 Ac.



Project: Catawba Plantation Townhomes
Resizing Plan

R. Joe Harris & Associates, Inc.
 Engineering • Land Surveying • Planning
 Management
 www.rjeharris.com

Project Manager: T. Kelly
Professional Engineer: J. Loggins
Professional Surveyor: P. Murphy
Professional Planner: T. Kelly
 May 23, 2018

Dependable Development, Inc.
 2955 Duesenberg Center Drive, Suite 104
 Mooresville, NC 28110
 (704) 238-1225

REZONING PLAN

Scale: As Shown

North Arrow

REZONING PLAN

Scale: As Shown

North Arrow

EXHIBIT C
COMMUNITY MEETING SIGN IN SHEET

CATAWBA PLANTATION REZONING REQUEST

COMMUNITY MEETING SIGN-IN SHEET PETITIONER: HUNTERSVILLE INVESTMENT, LLC
 REZONING PETITION NO.: 2018-069
 AUGUST 6, 2018

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

Please PRINT CLEARLY.

Name	Address	Phone No.	Email
Raymond & CAUSEIN	11101 Mt Holly Rd Charlotte, N.C.	704 827-2257 cell 704 843271	
Donna Coot	2409 Beekowidge Circle Dr Murree, NC	704-258-1209	dcoot@fruchmanusa.com
Thomas Keyrey	127 BEN CASEY DRIVE, SAITE 101 FORT MIRE, SC 29708	(803) 802-1799	tkelley@rjbeharris.com
STYVE CRIFIN	1824 CR TOMAS HWY MITHOLEY NC 28120	704 609 0952	
"Carla Lybrand" Carla Lybrand	10907 Falls Branch Lane Charlotte, NC 28214	704-589-1464	cllybrand@aol.com
	5505 Kilbury Lane Charlotte, NC 28217	704 849 9044	
Branden Pridemore	127 Ben Casey Drive Fort Mire, SC 29708	803 802-1799	brandenpridemore@rjbeharris.com

CATAWBA PLANTATION REZONING REQUEST

COMMUNITY MEETING SIGN-IN SHEET PETITIONER: HUNTERSVILLE INVESTMENT, LLC

REZONING PETITION NO.: 2018-069

AUGUST 6, 2018

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

Please **PRINT CLEARLY**.

Name	Address	Phone No.	Email
Shawn Geyorini	East H... 2649 Bicknord Ln Catic Dr. 28110 Morgans NC	704-779-4126	sgeyorini@trulove.com

EXHIBIT D
ADJACENT PROPERTY OWNER CORRESPONDENCE

Real Estate Investment & Development

July 31, 2018

To Whom it may concern

Re: Rezoning Petition Community Meeting- August 6, 2018

As a party having an interest in adjoining property to the land for which a rezoning is being sought, I wish to voice my complete approval of the change in the rezoning to allow Huntersville to proceed with its project.

Yours truly,

A handwritten signature in black ink, appearing to read "John Mullins". The signature is written in a cursive style with a large, sweeping initial "J".

John Mullins
Manager



BCWOODPROPERTIES

July 27, 2018

TO: Charlotte-Mecklenburg Planning Commission

RE: Re-Zoning of 11120 Mount Holly Road from I-1 to MX-2

From: Wood Catawba Center, LLC (Catawba Village Center)

Dear P&Z Commission:

Our Company is the Owner and Manager of the Food Lion anchored shopping center adjacent to the proposed 9.40 acre development of new town homes contained in the application from Huntersville Investment, LLC (Petition 2018-069).

While we are unable to have a representative at the meeting being held on August 6, 2018, we would like to go on record as being **IN FAVOR** of this rezoning application and feel strongly that the addition of these town homes will benefit both our property and the immediate area generally. We feel that this development will help address problems that we have experienced with homelessness camping on the now vacant land, as well as constant dumping of unwanted furniture, mattresses and other trash that shows up on this land on a regular basis. Additionally, it will benefit our tenants at the shopping center by providing an expanded customer base.

This is the exact type of project that we hoped to see when we invested in this center in 2016. We support the applicant and the proposed project in all respects.

Please feel free to contact us with any follow-up questions.

Best regards,

William N. Offutt
Manager, Wood Catawba Center, LLC