

COMMUNITY MEETING REPORT **Petitioner: Thunderbyrd, LLC**
Rezoning Petition No. 2018-072

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 19th of July 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 Thursday the 9th of August 2018 at 6 : 3 0 p . m . at Crossroads Community Church located at 1807 Lawing Road, Charlotte, NC 28216

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 Tom Murphy of Thunderbyrd, LLC and Monty Simmons of William L Simmons, Architect.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Tom Murphy, welcomed the attendees and introduced the Petitioner's team. Mr. Murphy indicated that he proposed to rezone an approximately 7.5 acre site (the "Site") 2528 Miranda Road from an R-3 zoning district to an R-5 (CD) zoning district. Mr. Murphy explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Murphy explained that the property owners are ready to sell their land and the Petitioner would like to develop it. Mr. Murphy 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. Murphy also mentioned that the property is in unincorporated Mecklenburg County, and he does not intend to apply for annexation, but the project does lie within the Charlotte zone of influence so that the City of Charlotte controls the rezoning process. Mr. Murphy then gave a brief overview of the rezoning process and redevelopment considerations, generally.

Mr. Murphy stated that the property is currently zoned R-3, which is a low intensity residential district that typically allows three units per acre. Mr. Murphy informed the attendees the long range development plans for the NW District Plan is for a density of 4 dwelling units per acre, and the current density, if approved, is 3.8 dwelling units per acre. Mr. Murphy 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 density of 4 units per acre. Mr. Murphy stated the R-5 development standards allow for more flexibility in design strategies and provide greater tree save and open space.

Mr. Murphy displayed the site plan and explained that Subdivision requires street stubs to adjacent parcels in the event those parcels are developed in the future. Mr. Murphy stated that the builder has not been selected, yet, but the local market calls for single family residences between 1700 square feet to about 3000 square feet with 2 car garages priced in the range of \$200,000 - \$250,000.

One attendee asked if any off-site work (turning lanes) is to be done on Miranda road, and Mr. Murphy stated that Charlotte Department of Transportation has not rendered an opinion on that, yet. This brought up the concern for traffic and an increase in the possibility of accidents at the entry due to speeding traffic on Miranda Road.

One attendee stated that Miranda Road currently has no subdivisions, but has an eclectic range of parcels and structures, and feels the regimented lots will change the feel of the area. Mr. Murphy explained the density of the project lies within the long-range plan.

Some attendees expressed a desire for some privacy screening either by privacy fence or berm. Mr. Murphy indicated that privacy fencing at locations immediately at existing residences is an option if a tree save buffer is not possible in rear yard setbacks.

Some attendees asked about storm water runoff, and Mr. Murphy explained that storm water is governed and regulated, and is required to either remain on the property, connect to an existing storm water management system or approved water way.

Mr. Murphy then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at approximately 8:00 p.m.

Respectfully submitted, this 13th day of August, 2018.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

2018-072	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-072	03312304	SCHADEL	SETH T			2329 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03312305	PHILLIPS	BETTY JEAN CRUMP	SHEILA PHILLIPS	BOLICK	2511 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03312306	BIRMINGHAM	GERALD	ANNE	BIRMINGHAM	120 HILLTOP CR		MILFORD	CT	06460
2018-072	03312308	BROWN	DON P	NANCY H	BROWN	2709 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03312315	NORTH CAROLINA DEPARTMENT OF	TRANSPORTATION			1546 MAIL-SERVICE CENTER		RALEIGH	NC	27611
2018-072	03312316	GRINDSTAFF	KEITH A	CHARLENE A	GRINDSTAFF	2431 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03312318	BARNETTE	JAMES R	TERESA G	BARNETTE	2425 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03312319	PHILLIPS	BETTY JEAN CRUMP	SHEILA PHILLIPS	BOLICK	2511 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03707169	MECKLENBURG COUNTY				600 E. 4TH ST		CHARLOTTE	NC	28202
2018-072	03708111	PARKER	JOSEPH WALTER	BRENDA DIANE PARKER	SPEIGHT	7290 WOODCOCK TRAIL		STANLEY	NC	28164
2018-072	03708112	BEACH	PEGGY GAIL			2528 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708113	FITE	LLOYD EDGAR			2800 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708114	PARKER	RODNEY MORGAN	DONNA PARKER	WHITSIDES	2742 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708118	PARKER	JOHN LEE	SARAH T	PARKER	2412 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708120	TARLTON	BARBARA PARKER	RANDALL F	TARLTON	2414 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708122	BROWN	DON P	NANCY H	BROWN	2709 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708123	BROWN	GERALD HOUSTON	DENISE RALSTON	BROWN	2612 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708127	BROWN	ERIC W			2700 MIRANDA RD		CHARLOTTE	NC	28216
2018-072	03708127	Harlow	Dr. Justin			600 E. 4TH ST		CHARLOTTE	NC	28202

Exhibit A

Notice to Interested Parties of Community Meeting

Subject: Community Meeting – Rezoning petition filed by Tom Murphy to rezone approximately seven and one half acres (7.5) located at 2528 Miranda Road to allow the development of a single family subdivision.

Date and Time of Meeting: Thursday, 8/9/2018 from 6:30 pm - 7:30 pm

Place of Meeting: Crossroads Community Church
1807 Lawing Road
Charlotte, NC 28216

Petitioner: Tom Murphy

Petition No.: 2018-072

We are assisting Tom Murphy (the “Petitioner”) in connection with a rezoning petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 7.5 acre site (the “Site”) located at 2528 Miranda Road from the R-3 zoning district to the R-5 zoning district. The purpose of the rezoning is to permit the development of a single family residential subdivision.

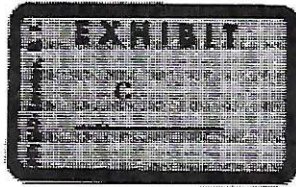
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a community meeting prior to the public hearing on this rezoning petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg 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 Thursday, 9th of August 2018 from 6:30 pm to 8:30 pm at the Crossroads Community Church located at 1807 Lawing Road, Charlotte, NC. The Petitioner and their 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 manner, please call Monty Simmons at 980-209-9545.

cc: Justin Harlow

Date Mailed: 7/19/2018



COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: Tom Murphy
 REZONING PETITION NO.: 2018-072
 August 9, 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
Lloyd Fite	2800 Miranda Rd Charlotte NC	704 392 2114	
Naomi Fite	V	''	
GERALD BROWN	2612 MIRANDA RD	704-661-7335	
Denise Brown	2612 Miranda	704-451-5032	
SETH SCHADL	2329 MIRANDA RD	865 597 5426	
Kou Hon	8935 ALBANY MEADOWS DRIVE	706 599 0417	
RANDY TARLTON	2414 MIRANDA Rd	704 713 3920	RTARLTON@gafail.com
John PARKER	2412 MIRANDA	704 451 9724	Cabin man 1228 + Bell South
RONNIE ROBINSON	9120 Avery Meadows	704-858-5770	
Sheila Beck	2437 Miranda Rd	704-361-014	
TERESA Banette	2425 Miranda Rd	704 299 1003	banettegames@bellsouth
Ed + Karen Schadel	2801 Miranda Rd	315 558 8851	Schadel123@gmail
Morris McAulay	1035 HUPP RD	240-481-1997	