

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-076

Petitioner: Fountain Residential Partners
Rezoning Petition No.: 2018-076
Property: ± 25.47 acres located on Carolyn Lane (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, July 25, 2018, and 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** by depositing the Community Meeting Notice in the U.S. mail on 7/3/18. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, July 25, 2018 at 7:00 PM, at St. Thomas Aquinas Church – Parish Center Room D, 1400 Suther Road, Charlotte, NC 28213.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Brent Little and Johnathan Clayton with Fountain Residential Partners and Amy Massey and Kinsey Hogue with Kimley-Horn. Also in attendance were Keith MacVean and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and introduced the team to those in attendance. Brent Little with Fountain Residential Partners then gave a brief over of his company. Fountain Residential Partners is a Dallas based developer that has constructed the student housing projects across the country since 2010. This will be their first development in the Charlotte area.

Bridget Grant with Moore & Van Allen reviewed the rezoning schedule and the conditional rezoning process. Ms. Grant also discussed the location and the proposed plans for the Site before turning it over to Mr. Little who elaborated on the Site features. The Petitioner plans to locate the more dense area of the development, limited to 3 or 4 story buildings, towards the front of the Site, fronting along Carolyn Lane. The remainder of the Site will be constructed with smaller buildings and dispersed parking throughout that creates multiple open spaces and amenity areas that will help transition the development into the surrounding land uses. The architecture will be

compatible to the single-family character in the area utilizing masonry products and/or cultured stone.

Mr. Little then explained the maintenance and management of the development. The community will include a safe-lock system for entry and security cameras throughout for added safety. It will be managed by a 3rd party vendor that will have on-site management and staff.

Ms. Grant then reviewed the street connectivity for this Site and opened the meeting to questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about the construction and aesthetic of the development. Brent Little explained that there will be 1, 2, 3, and 4 bedroom units with individual, market-rate, leases for each bedroom. Each unit will include a common kitchen and living space as well as a full sized washer and dryer.

One attendee was concerned about the continued maintenance and security of the community and wanted reassurance that what is reflected on the rezoning plan will be what is constructed. Ms. Grant explained that the commitments expressed in the approved rezoning plan are binding and will be reflected in the construction of the Site. Mr. Little elaborated that Fountain Residential Partners is committed to producing and maintaining a high-quality product that is safe for the community and its' residents. In addition to property management being present on-site, the community will include student-employees that live in the units and will aid in monitoring the development.

One attendee asked about parking and how the Petitioner plans to mitigate potential overflow parking along Carolyn Lane. Mr. Little explained that the community will include 1 parking space per bed to alleviate any need for on-street parking. Fountain Residential is committed to addressing any parking issues as they arise.

Residents that border the Site along the southern property line inquired about the buffer between the Site and their property. Johnathan Clayton with Fountain Residential Partners explained that the nearest building will be between 200-250 feet away from the single-family residences to the south.

Attendees asked about traffic and access to Carolyn Lane. Amy Massey with Kimley-Horn explained the proposed development will include a left turn lane in from University City Blvd and a right turn lane out from Carolyn Ln. There will be 2 connections along Carolyn Ln allowing access to the student housing community.

Residents of the Crab Orchard neighborhood inquired about the planned roadway connections and increased traffic. Ms. Massey explained that Twitter Lane will be extended to connect Rocky River Road and Brooke Nicole Place. There will also be a new public north/south street connection through the Site from University City Blvd. Mr. Little expressed that they would be in support of speed bumps being added to reduce speeds through the Crab Orchard neighborhood. Ms. Massey added that there will be a shuttle for students to use that will help to mitigate traffic as well.

Attendees inquired about the addition of a traffic light for vehicular access from University City Blvd into the neighboring communities. At this time, there is no plan for a traffic light but Ms. Massey explained that this could be discussed with CDOT to assess the need.

One resident asked about Storm Water detention for the Site. Kinsey Hogue with Kimley-Horn explained that Storm Water will be detained either underground or through a detention pond. Regulations mandate that conditions are maintained at their current level after construction is completed. The Storm Water will be released at the same rate as the previous conditions post construction.

One attendee asked about the sidewalks along Rock River Road and learned that they have already been fully funded by the City of Charlotte and should begin construction in the next 12 months.

Brent Little thanked everyone in attendance and expressed that Fountain Residential Partners wants to provide a high-quality student housing development that will accommodate the growing University population while preserving the homes in the community for single-family uses.

Attendees were encouraged to stay and ask additional questions as the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Brent Little, Fountain Residential Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-076	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-076	04922223	PROGRESS RESIDENTIAL 2014-1 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-076	04922224	MCKELVEY	WANDA G			7803 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922225	LARK	TIASHA N			7809 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922226	PACIFIC OAKS AND ORCHARD, LLC				235 CORPORATE CENTER DR	SUITE 100	STOCKBRIDGE	GA	30281
2018-076	04922227	PACIFIC OAKS AND ORCHARD, LLC				235 CORPORATE CENTER DR	SUITE 100	STOCKBRIDGE	GA	30281
2018-076	04922228	CABREJA	MIGUEL A			7827 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922229	CONTRERAS	JUAN MANUEL ESPINOZA			7831 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922230	SHU	XIAOQIONG	XUEYU	SHI	7835 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922231	TRIMBACH	MAURINE ANN		ALFRED R AND MAURINE ANN TRIMBACH LIVING TRUST	33 MEADOW HILL DR		TIBURON	CA	94920
2018-076	04922232	KOPITPOULOU	CHRISTINA	MARCUS	HULBERT	744 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922233	SAIENNI	GABRIEL JOSEPH	KATHRYN ELIZABETH	SAIENNI	736 BROOKE NICOLE PLACE		CHARLOTTE	NC	28213
2018-076	04922234	MILAM	TIMOTHY	CHRISTY G	MILAM	733 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922235	NGUYEN	TAM T	TRACY T	NGUYEN	737 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922236	JOYNER	DANYELLE C			741 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922237	CAMPBELL	LETECIA			745 BROOK NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922238	CHRISTIAN	HALLELUJAH	MEENA	CHRISTIAN	749 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922239	HORSFORD	YANIQUE			803 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922272	WELLS	STANLEY	BERNADETTE L	MATTHEWS-WELLS	4436 MURDOCK AVE		BRONX	NY	10466
2018-076	04922273	HUYNH	VANG	THUY T	NGUYEN	8113 MISTY EVE LN		CHARLOTTE	NC	28213
2018-076	04922274	DESSIE	ABEY T			8121 MISTY EVE LN		CHARLOTTE	NC	28213
2018-076	04922280	ADAMS HOMES AEC LLC				3000 GULF BREEZE PY		GULF BREEZE	FL	32563
2018-076	04922281	POTTS	PERTINA	JEVON L	MOORER	806 BROOKE NICOLE PL		CHARLOTTE	NC	28213
2018-076	04922282	SMITH	DEVON E			7832 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922283	BIVENS	HERMAN E			7826 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922284	PEELER	MATTHEW	ELAINA	PEELER	7820 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04922285	ADAMS HOMES AEC LLC				3000 GULF BREEZE PY		GULF BREEZE	FL	32563
2018-076	04923103	CHARLOTTE-MECKLENBURG GOVERNMENT CENTER				600 EAST FOURTH ST 5TH FLOOR		CHARLOTTE	NC	28202
2018-076	04923127	BRADY	MICHAEL			208 E 90TH ST APT 1W		NEW YORK	NY	10128
2018-076	04923128	ZORKO	MIROSLAV			7731 BATAVIA LN		CHARLOTTE	NC	28213
2018-076	04923129	MOK	MICHAEL S	ALINA	MOM	7733 BATAVIA LN		CHARLOTTE	NC	28213
2018-076	04923130	WEINSTEIN	RAYMOND	JACQUALYN T	WEINSTEIN	7737 BATAVIA LN		CHARLOTTE	NC	28213
2018-076	04923131	MICHAEL	KERRY A	CHARLES E	MICHAEL	7740 BATAVIA LN		CHARLOTTE	NC	28213
2018-076	04923132	MILLER	STEVEN R	CAROLYN H	MILLER	7738 BATAVIA LN		CHARLOTTE	NC	28213
2018-076	04923133	BEATTY	CURTIS M III			7736 BATAVIA LN		CHARLOTTE	NC	28256
2018-076	04923152	CHARLOTTE STUDENT HOUSING DST				PO BOX 3666		OAK BROOK	IL	60522
2018-076	04924201	LEMCKERT	STEPHANUS T	SUSAN E	C/O INLAND PRIVATE CAPITAL CORPORATION	616 CAROLYN LN		CHARLOTTE	NC	28213
2018-076	04924202	PINKERTON	TEVIS STOW			12516 BARRIER STORE RD		LOCUST	NC	28097
2018-076	04924203	WELLS	HENRY JAUQUES			540 CAROLYN LN		CHARLOTTE	NC	28213
2018-076	04924204	NGUYEN	KATHY LAUREN			200 KAREN CT		CHERRYVILLE	NC	28021
2018-076	04924205	SOUTHCRAFT BUILDERS INC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2018-076	04924207	MARTIN	STEVEN SHAWN SR	DEBORAH ANNE	MARTIN	400 CAROLYN LN		CHARLOTTE	NC	28213
2018-076	04924208	CALDWELL	L FRANK	VIRGINIA B	CALDWELL	352 N CASWELL RD		CHARLOTTE	NC	28204
2018-076	04924209	CHAVEZ	SANTOS OLGA RODRIGUEZ			2700 MCLEAN RD		CHARLOTTE	NC	28213
2018-076	04924210	STARNES	LEOLA S			7808 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28213
2018-076	04924211	STARNES	LEOLA S		C/O STEPHEN STARNES	8089 ROCKY RIVER RD		HARRISBURG	NC	28075
2018-076	04924212	SANCTUARY HOLDINGS NC LLC				3745 CHEROKEE ST STE 206		KENNESAW	GA	30144
2018-076	04924215	CALDWELL	L FRANK	VIRGINIA B	CALDWELL	352 N CASWELL RD		CHARLOTTE	NC	28204
2018-076	04924219	SNIDER	LOUISE B			336 CAROLYN LN		CHARLOTTE	NC	28213
2018-076	04924221	JOHNSTON	ARNOLD W			12300 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078
2018-076	04924222	MULLIS	STEVEN L II	MELISSA ELLEN	MULLIS	414 JOE WHITENER RD		CHARLOTTE	NC	28213
2018-076	04924223	COUSINS	SHAVANNA SHAREE			508 CAROLYN LN		CHARLOTTE	NC	28213
2018-076	04924224	SOUTHCRAFT BUILDERS INC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2018-076	04924225	SOUTHCRAFT BUILDERS INC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2018-076	04924226	SOUTHCRAFT BUILDERS INC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2018-076	04924299	SANCTUARY AT CHARLOTTE LLC THE				8200 ROBERTS DR	SUITE 110	ATLANTA	GA	30350
2018-076	04925109	TARGET CORPORATION			C/O PROPERTY TAX DEPT T-1081	PO BOX 9456		MINNEAPOLIS	MN	55440
2018-076	04925110	ALANA F FODEMANT LLC				160 BEAGLING HILL CIRCLE		FAIRFIELD	CT	06824
2018-076	04925210	OGBAI	RUSSOM W			PO BOX 5413		CONCORD	NC	28027
2018-076	04925302	BRYNN	JUSTINE OLIVER	SAYRA H	BRYNN	3306 LAKEWOOD EDGE DR		CHARLOTTE	NC	28269
2018-076	04925304	GEORGE	JAMES ADEBAYOH	SUSAN E	GEORGE	505 CAROLYN		CHARLOTTE	NC	28213
2018-076	04925308	SHU	XIAOQIONG			7835 ROCKLAND DR		CHARLOTTE	NC	28213
2018-076	04930128	BRE RETAIL RESIDUAL NC OWNER LP			C/O RYAN LLC TAX COMPLIANCE	PO BOX 4900 DEPT 124		SCOTTSDALE	AZ	85261

2018-076	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-076	Autumnwood Community Association	John	Neilson	1016 Autumnwood Ln		Charlotte	NC	28213
2018-076	Autumnwood Community Association	Joyce	Upchurch	6501 Stonehill Ct		Charlotte	NC	28213
2018-076	Autumnwood Community Association	William H.	Jett	7041 Summer Pl		Charlotte	NC	28213
2018-076	Back Creek II HOA, Inc	Felicia	Thompkins	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2018-076	Back Creek II HOA, Inc	Gregory A.	Phipps	8640 University City Bv	Suite A-3, PMB 215	Charlotte	NC	28213
2018-076	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2018-076	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2018-076	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2018-076	Chastain HOA	Laura	Griggs	526 Owen Bv		Charlotte	NC	28213
2018-076	College Downs Community Association	Cheri	Strickland	8840 University City Blvd		Charlotte	NC	28213
2018-076	College Downs Community Association	Glenda	Martin	9013 Nottoway Dr		Charlotte	NC	28213
2018-076	College Downs Community Association	Meg	Morgan	9001 Nottoway Drive		Charlotte	NC	28213
2018-076	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2018-076	Garden Renaissance In The South (GRITS)	Don	Boekelheide	7117 Leaves Lane		Charlotte	NC	28213
2018-076	Grenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2018-076	NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
2018-076	Shady Hills Community Association	Elliott	Glover	808 Carolyn Ln		Charlotte	NC	28213
2018-076	The Law Offices of Keith L. Howard, PLLC	Keith	Howard	301 McCullough Dr	Suite 400	Charlotte	NC	28262
2018-076	Thomasboro Neighborhood Association	Bill	Jones	7117 Leaves Ln		Charlotte	NC	28213
2018-076	Thomasboro Neighborhood Association	Vanessa	Johnson	7117 Leaves Ln		Charlotte	NC	28213

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-076 – Fountain Residential Partners

Subject: Rezoning Petition No. 2018-076
Petitioner/Developer: Fountain Residential Partners
Current Land Use: Vacant/residential
Existing Zoning: R-3
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Wednesday, July 25th at 7:00 p.m.**
Location of Meeting: St. Thomas Aquinas Church – Parish Center Room D
1400 Suther Road
Charlotte, NC 28213
Date of Notice: 7/3/18

We are assisting Fountain Residential Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on Carolyn Lane (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±25.47 acre Site from R-3 to UR-2(CD). The Site Plan associated with the rezoning petition is proposing to develop the site with up to 258 residential units. The proposed residential units will be designed to serve the growing UNCC campus. The buildings developed on the site will be a range of sizes with a varied number of units within them.

The proposed plan incorporates realignment of the access to the Site and will tie into the future Rocky River Road Connection to the south of the Site. Additionally, required and planned connections will be provided from Brook Nicole Place and Twitter Lane.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, July 25th, 2018, at 7:00 p.m. at St. Thomas Aquinas Church – Parish Center Room D, 1400 Suther Road, Charlotte, NC 28213.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379) or Keith MacVean (704-331-3531). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Brent Little, Fountain Residential Partners
Jonathan Clayton, Fountain Residential Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Fountain Residential Partners – Carolyn Ln Rezoning Petition No. 2018-076
 Community Meeting – July 25, 2018 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Stephen Strauss	4622 1/2 Lync Dr. 8089 Rocky River Rd	704 455 4586	
2	Melissa + Steven Mullis	414 Joe Whitener Rd.	704-661-9484	
3	Ken Starker	6025 Branch Hill Circle	704-596-5051	
4	CHARLES AND KERRY MICHAEL	7740 BATAVIA LANE	704-596-7234	KMICHAEL3@CAROLINA.RR.COM
5	Peggy Sundling DAKLEY	800 Carolyn Lane	704-596-0835	mdakley7842@gmail.com
6	C. ELLIOTT GCOVER	808 CAROLYN LANE	704-578-9934	elliott704@earthlink.net
7	MICHAEL CALDWELL	PO BOX 964 Kay West Jr	305-510-9802	
8	Andrew Wilson	901 Autumn Wood Lane	704-778-0914	opi@birdsongbrewing.com
9	Christina Kapitapoulou	744 Brooke Nicole Pl	919-768-2234	christina.kapi2@gmail.com
10	Shavanna Cousins	508 Carolyn LN	702-917-1657	shavanna.cousins@gmail.com
11	Danyelle Joyner	741 Brooke Nicole Pl	803-351-8959	djoyner75@gmail.com
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Fountain Residential Partners – Carolyn Ln Rezoning Petition No. 2018-076
 Community Meeting – July 25, 2018 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
43	Lindie Rogers	9731 Batavia Ln	704-806-4235	
44	Susan Lemckert	616 Carolyn LN	704-596-3399	selemckert@aol.com
45	Bruce Caldwell	111 DORIE DR. BELMONT	704-825-5794	BCALDWELL23@CAROLINA.RR.COM
46	Susan Jedrzejewski	726 Carolyn Ln	704-281-8996	s.jedski@gmail.com
47	Marcus Hulbert	744 Brooke Nicole Pl	910-233-3964	Marcus.Hulbert@gmail.com
48	Sandra Morano	817 Carolyn Ln		
49	John Williams	7113 BATAVIA LN	704-597-1600	
50	Justin + SAYRA Brynn	715 Carolyn Lane	704-293-8945	justinbrynn@hotmail.com
51	Harlene Hester	WCF	704-5494141	
52	James Harrell	8110 Misty Eye Ln	704-957-0069	jharrell27@CAROLINA.RR.COM
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Fountain Residential Partners – Carolyn Ln Rezoning Petition No. 2018-076
 Community Meeting – July 25, 2018 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
85	MIKE ZORNO	7731 BATAVIA LANE	980.214.5242	
86	Bradley Dilks	447 Blue Rock Dr CT	901-233-4892	bhdilks@aol.com
87	Garet Atherton	8204 Misty Eve Ln	980-875-9251	JAG11661@Comcast.com
88	James Kelly			
89	Hennie Bondt	616 Carolyn Ln 10032 N. Carolina	704-277-3268	
90	Shawn George	2512 Weddington Ave #1315	704-503-9808	QueenCityCommercial@gmail.com
91	Henry Wells	540 Carolyn Lane	703-402-9276	wellsbj88@gmail.com
92	Thomas + Katherine Olson	7515 Batavia Lane	704-597-5568	kathitoma@carolina.rr.com
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