

COMMUNITY MEETING REPORT
Petitioner: R2 Development
Rezoning Petition No. 2018-077

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 July 19, 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 Tuesday August 7, 2018 at 6:30PM at The Steele Creek Library, 13620 Steele Creek Road, Charlotte, NC 28273

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 Pete Elmer and Scott Herrmann, as well as Petitioners agent Eddie Moore of McAdams Engineering.

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, Eddie Moore, welcomed the attendees and introduced the Petitioner's team. Eddie Moore indicated that the Petitioner proposed to rezone an approximately 7.5 acre site (the "Site") located at 15500 Steele Creek Road from the R-3 to UR-1(CD). Eddie Moore 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.

Eddie Moore provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Eddie Moore showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Eddie Moore explained that the reason for the petitioners rezoning request was to accommodate single family detached homes, and that the approval would be conditional and the petitioner would have to follow the site plan in their development of the site.

A neighbor asked about building materials. Pete Elmer of R2 Development answered that the primary exterior material would be fiber cement, and that vinyl siding would not be permitted under the proposed conditions.

A neighbor asked about price points. Pete Elmer answered that pricing is a moving target based on current market conditions, but townhome comps in the area show market value to be between \$125/ft and \$131/ft.

Several neighbors commented on current traffic issues, access to the site, and future road expansion. Pete Elmer answered that there are plans to expand Steele Creek Road, Hamilton Road, and the intersection of the two. Pete Elmer also mentioned the Steele Creek access point would be right in / right out, which will help alleviate traffic at the site.

A representative from an adjacent Home Owners Association thanked the petitioner for listening to their concerns about guest parking spaces at an earlier meeting, and addressing their concerns with addition of new parking spaces on the revised site plan.

An adjacent home owner comment that he liked the petitioners plan with the proposed conditions, and he realized that this site was going to be developed by someone, and he liked the fact the petitioners proposal offered more open space and larger setbacks versus a single family detached. He closed by saying that with the conditional nature of the approval, he would know for sure what was be going to be built on the property, and he liked that.

Respectfully submitted, this 10th day of August, 2018

cc: Council LaWana Mayfield
Claire Lyte-Graham
Michael Russell
Tammie Keplinger

EXHIBIT A

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STAT	ZIPCODE
2018-077	21907106 QUERY	FRANCES G & EUZ-		ABETH Q RUDOLPH BY 12529 PRESERVATION POINTE DR			CHARLOTTE NC	NC	28216
2018-077	21907107 RUDOLPH	ELIZABETH	FRANCES	QUERY	2119 MALVERN RD		CHARLOTTE NC	NC	28207
2018-077	21908215 PHARR LLC				14801 HICKORY VIEW LN		CHARLOTTE NC	NC	28278
2018-077	21908230 ROGERS	WILLIE F	MARTHA	EDWARDS	15619 STEELE CREEK RD		CHARLOTTE NC	NC	28273
2018-077	21908232 EDWARDS	MARTHA ROGERS	WALTER RAND	EDWARDS	7335 BUCKLAND RD		CHARLOTTE NC	NC	28278
2018-077	21908247 STROUP	FRANK G	SARAH H	STROUP	15500 STEELE CREEK RD		CHARLOTTE NC	NC	28217
2018-077	21908248 STROUP	FRANK G	SARAH H	STROUP	15500 STEELE CREEK RD		CHARLOTTE NC	NC	28217
2018-077	21909109 HOOD	LARRY E	BRENDA A	HOOD	13409 HAMILTON RD		CHARLOTTE NC	NC	28278
2018-077	21909110 YARAB	CARL L		LUANNE GIBSON	13423 HAMILTON RD		CHARLOTTE NC	NC	28278
2018-077	21909112 CREIGHTON	WAYNE M	SHIRLEY E	CREIGHTON	13523 HAMILTON RD		CHARLOTTE NC	NC	28278
2018-077	21909126 STROUP	FRANK G	SARAH H	STROUP	15500 STEELE CREEK RD		CHARLOTTE NC	NC	28217
2018-077	21909127 STROUP	FRANK G	SARAH H	STROUP	15500 STEELE CREEK RD		CHARLOTTE NC	NC	28217
2018-077	21909128 STROUP	ROBERT THOMAS		DEBRA MARIE HUDSON 13301 HAMILTON RD # D			CHARLOTTE NC	NC	28278
2018-077	21909129 STROUP	FRANK G	SARAH H	STROUP	15500 STEELE CREEK RD		CHARLOTTE NC	NC	28217
2018-077	21909130 CREIGHTON	WAYNE M	SHIRLEY E	CREIGHTON	13523 HAMILTON RD		CHARLOTTE NC	NC	28278
2018-077	21909134 HOOD	LARRY E	BRENDA A	HOOD	13409 HAMILTON RD		CHARLOTTE NC	NC	28278
2018-077	21909248 LUU	CUONG QUOC	YEN L	LUU	13207 MALLARD LANDING RD		CHARLOTTE NC	NC	28278
2018-077	21909249 MALONE	JUSTIN	ALLISON	MALONE	13211 MALLARD LANDING RD		CHARLOTTE NC	NC	28278
2018-077	21909250 GARDNER	DOROTHY	SCOTT	GARDNER	13215 MALLARD LANDING RD		CHARLOTTE NC	NC	28278
2018-077	21909260 STEELE CREEK LANDING HON ASSOCIATION			C/O REVELATION COMMUNITY MAP 13000 S TRYON + CHARLOTTE NC 28278			CHARLOTTE NC	NC	28278
2018-077	21909308 BALLARD	RODNEY STEPHEN (TRUST)	KERRI LYNN (TRUST)	BALLARD	605 LOS ALTOS DR		CHULA VIST, CA	CA	91914
2018-077	21909309 HOLCOMBE	HOLLIS JR	MARILYN	HOLCOMBE	13324 MALLARD LANDING ROAD		CHARLOTTE NC	NC	28278
2018-077	21909310 DRAYTON	MICHAEL L	ROTI SHA ALLONA	DRAYTON	13320 MALLARD LANDING RD		CHARLOTTE NC	NC	28278
2018-077	21909311 KAVETSKIY	VLADIMIR A			13316 MALLARD LANDING RD		CHARLOTTE NC	NC	28278
2018-077	21909312 ONDRAKO	NICHOLAS			13312 MALLARD LANDING RD		CHARLOTTE NC	NC	28273
2018-077	21909313 PROGRESS RESIDENTIAL 2016-1-BORROWER LLC			PO BOX 4090			SCOTTSDALE AZ	AZ	85261
2018-077	21909314 PROGRESS RESIDENTIAL BORROWER 3 LLC			PO BOX 4090			SCOTTSDALE AZ	AZ	85261
2018-077	21909315 LAWLER	AARON LEE	MYLEEKA	COLEMAN-LAWLER	13300 MALLARD LANDING RD		CHARLOTTE NC	NC	28278
2018-077	21909316 BATES	KATHY D			10368 EWALL ST		MT PLEASANT SC	SC	29464
2018-077	21909317 LE	KHANH PHUONG	TRANG T	LE	13226 MALLARD LANDING RD		CHARLOTTE NC	NC	28273
2018-077	21909318 PLANTONE	GLENN S	EVELYN	CORTEZ	7409 MIDNIGHT RAMBLER STREET		LAS VEGAS NV	NV	89149
2018-077	21909319 BLOOM	DAVID J	DEANA V	BLOOM	13218 MALLARD LANDING RD		CHARLOTTE NC	NC	28273
2018-077	21909320 NABIEV	SALVAR G	FERUZA	MUKHAMEDOVA	13214 MALLARD LANDING RD		CHARLOTTE NC	NC	28278

2018-077	21909321	DUONG	SUONG T	QIG	NIE	13210 MALLARD LANDING RD	CHARLOTTE NC 28278
2018-077	21909322	GRANT	MARK ANTHONY			13206 MALLARD LANDING RD	CHARLOTTE NC 28278
2018-077	21909323	STEELE CREEK LANDING HOV ASSOCIATION				C/O REVELATION COMMUNITY MAN 13000 S TRYON	CHARLOTTE NC 28278
2018-077	21909324	CALDWELL	THOMAS P	GLENDA D	CALDWELL	13223 MALLARD CREEK ROAD	CHARLOTTE NC 28278
2018-077	21909325	RIEBE	NORMAN JOHN	KATHIE	RIEBE	13227 MALLARD LANDING RD	CHARLOTTE NC 28278
2018-077	21909326	HUANG	PENG Y	MENG-YI	WU	13231 MALLARD LANDING RD	CHARLOTTE NC 28278
2018-077	21909327	ROBINSON	MATTHEW D	EMILY A	ROBINSON	13301 MALLARD LANDING RD	MATTHEWS NC 28278
2018-077	21909328	BOYD	JEFFREY H	VICKI S	BOYD	13305 MALLARD LANDING RD	CHARLOTTE NC 28273
2018-077	21909329	MABLE	JESSE A	LISA M	ERLENBACK	13309 MALLARD LANDING RD	CHARLOTTE NC 28278
2018-077	21909330	CORBY	STEPHEN MICHAEL	DEANNA THOMPSON CORBY		14328 PINTAIL LANDING LN	CHARLOTTE NC 28278
2018-077	21918131	HUITT	RICHARD D	CAREN J	HUITT	13401 LADBROKE CT	CHARLOTTE NC 28278
2018-077	21918134	BURDICK	DANE E	KAREN M	BURDICK	15415 WILTSHIRE MANOR DR	CHARLOTTE NC 28278
2018-077	21918202	TRAN	THAI			701 MARSH RD	CHARLOTTE NC 28209
2018-077	21918204	GIURINTANO	JOSEPH A			13005 REUNION ST	CHARLOTTE NC 28278
2018-077	21918205	POWELL	LANI			13009 REUNION ST	CHARLOTTE NC 28278
2018-077	21918206	BRANCH	TERRANCE J			13013 REUNION ST	CHARLOTTE NC 28278
2018-077	21918207	DEMPSEY	GORDAN S II	MIYOUNG KIM	DEMPSEY	13017 REUNION ST	CHARLOTTE NC 28227
2018-077	21918275	REUNION HOMEOWNERS AS INC				C/O THE ALUTRA GROU 3436 TORINGDON WAY SUITE 130	CHARLOTTE NC 28277
2018-077	21918328	PERRY	CECIL L	TRACIE B	PERRY	15813 HOMECOMING WY	CHARLOTTE NC 28278
2018-077	21918329	BAKER	MELISSA J	JAMES	RICHARDSON	15817 HOMECOMING WAY	CHARLOTTE NC 28278
2018-077	21918330	WHITTAKER	STEPHEN E	KATHLEEN J	WHITTAKER	15821 HOMECOMING WY	CHARLOTTE NC 28278
2018-077	21918331	D'AGOSTINO	ANTHONY ANTONIO	JOYCE ANN	D'AGOSTINO	15825 HOMECOMING WY	CHARLOTTE NC 28278
2018-077	21918332	T	LOI MAI	THANH CAO	AN	15829 HOMECOMING WY	CHARLOTTE NC 28278
2018-077	21918333	SCHWANKE	NORBERT JR	MARY ELIZABETH	SCHWANKE	13020 REUNION ST	CHARLOTTE NC 28278
2018-077	21918334	DAVIS JR	MICHAEL	JAMILAH M	DAVIS	13016 REUNION ST	CHARLOTTE NC 28278
2018-077	21918337	REUNION HOMEOWNERS AS INC				3436 TORINGDON WAY #200	CHARLOTTE NC 28277
2018-077	21918399	REUNION HOMEOWNERS AS INC				3436 TORINGDON WAY SUITE 130	CHARLOTTE NC 28227

2018-077	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_CITY	STATE	ZIP
2018-077		Justin	Bonaparte	15030 Jerpoint Abby Dr.	Charlotte	NC	28273
2018-077	Hamilton Lakes Homeowners Association	Ted	Flor	12704 Cumberland Cove Drive	Charlotte	NC	28273
2018-077	Pineknoll HOA	Art	Lange	15614 Pine Glen Ct	Charlotte	NC	28273
2018-077	Pleasant Hill Road Resident's Association	Richard	Frank	14600 Pleasant Hill Rd	Charlotte	NC	28278
2018-077	Reunion/Enclave	Stephen	Massa	14626 Brotherly Lane	Charlotte	NC	28278
2018-077	Steele Creek	Juan	Morantes	14701 Birnamwood Ln	Charlotte	NC	28278
2018-077	Westmoreland Homeowners Association	Tom	Bidwick	13621 Kensal Green Dr	Charlotte	NC	28278
2018-077	Wiltshire Manor	Lynn	Holder	15306 Gower Court	Charlotte	NC	28278

EXHIBIT B



R2Development

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

July 19, 2018

Dear Steele Creek Resident,

R2 Development has petitioned for the rezoning of approximately 7.69 acres located at the southwest corner of Steele Creek Road and Hamilton Road (Petition # 2018-077). Our petition seeks to rezone the property from R-3 to an UR-1(CD) zoning to accommodate the development of a single family (attached) residential community.

City of Charlotte records indicate that you are an owner of property near the site, and as such I would like to extend an invitation for you to attend the Official Neighborhood Meeting about the property. This will be an opportunity to see and discuss our plan, and to speak with the development team. Details are as follows:

Location: Charlotte Mecklenburg Library – Steele Creek
13620 Steele Creek Road, Charlotte NC 28273
Date: Tuesday August 7, 2018
Time: 6:30 PM

Please RSVP at your earliest convenience to PElmer@R2DevPartners.com

Kind Regards,

Pete Elmer
Director of Site Acquisitions
R2 Development
Phone: (704) 519-9016
PElmer@R2DevPartners.com

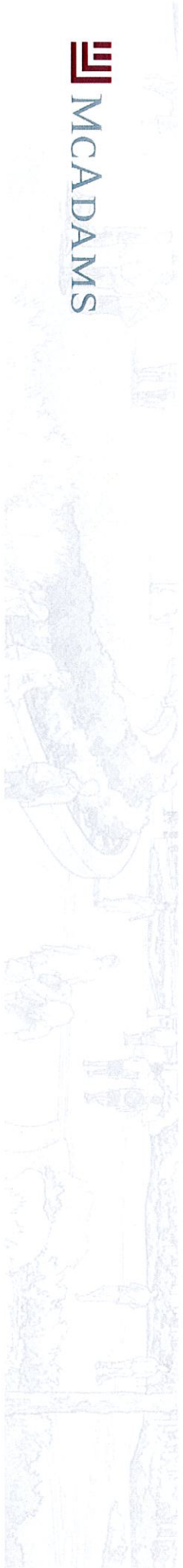
EXHIBIT C

EXHIBIT D



**R2 DEVELOPMENT / HAMILTON PARK
REZONING COMMUNITY MEETING**

STEELE CREEK LIBRARY – 6:30 PM
AUGUST 7, 2018



- Introductions
- Rezoning Schedule
- Property Location
- Development Considerations
- Community Priorities
- Current Zoning
- Proposed Land Use Plan
- Concept
- Architectural Design
- Similar Elevations & Interiors
- Conditional Zoning



R2 Development

PETE ELMER

DIRECTOR OF SITE ACQUISITIONS



MCADAMS

EDDIE MOORE

PRINCIPAL LAND PLANNER

- ✓ Steele Creek Residents Association – 6/20
Steele Creek Volunteer Fire Department
- ✓ Steele Creek Landing HOA Meeting – 8/3
Steele Creek Library
- ✓ Community Meeting – 8/7 at 6:30pm
Steele Creek Library
- Council Public Hearing – 9/17
CMGC
- Zoning Committee Meeting – 10/2
CMGC
- Council Decision – 10/15
CMGC

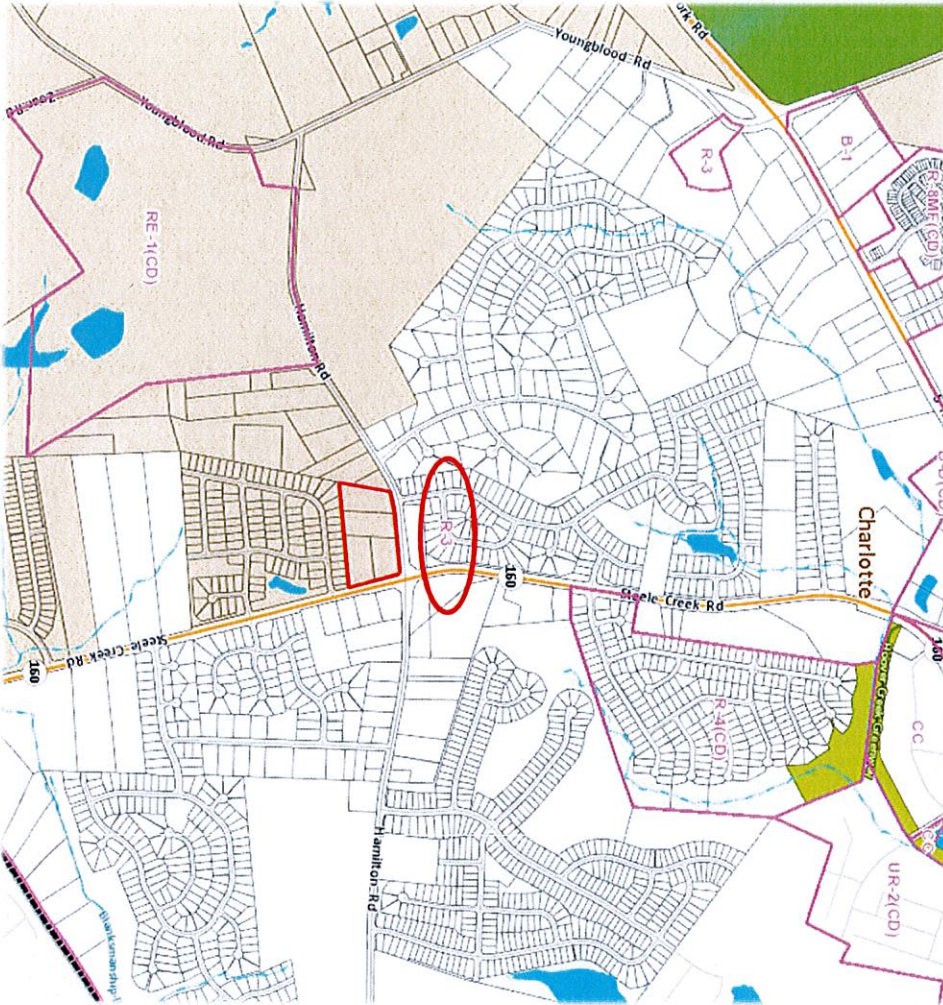


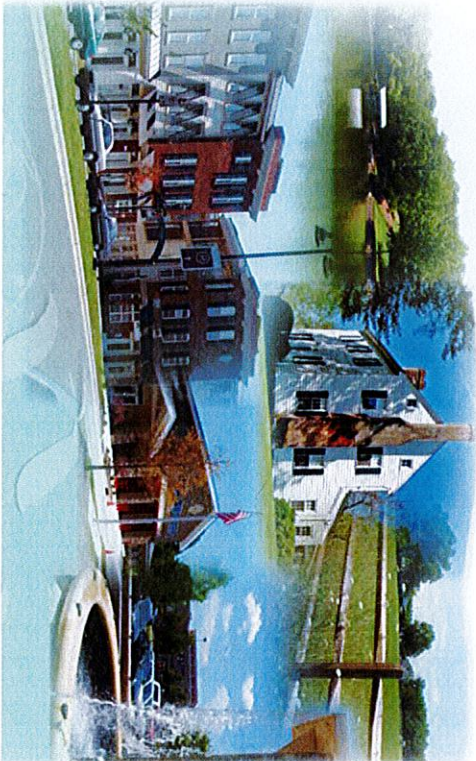




- Existing Zoning
- Natural + Environmental Constraints
- Access Requirements
- Adjacent Owner Concerns
- Community Concerns
- Adopted City Land Use Policies
- City + Transportation Priorities
- Adjacent Land Uses
- Market Realities

- Traffic Improvement Needs
- Vehicular Connectivity Concerns
- Natural + Supplemental Buffering
- Natural + Improved Open Space
- Building Aesthetics + Orientation
- Affordability





Steele Creek Area Plan



Charlotte-Mecklenburg Planning Department

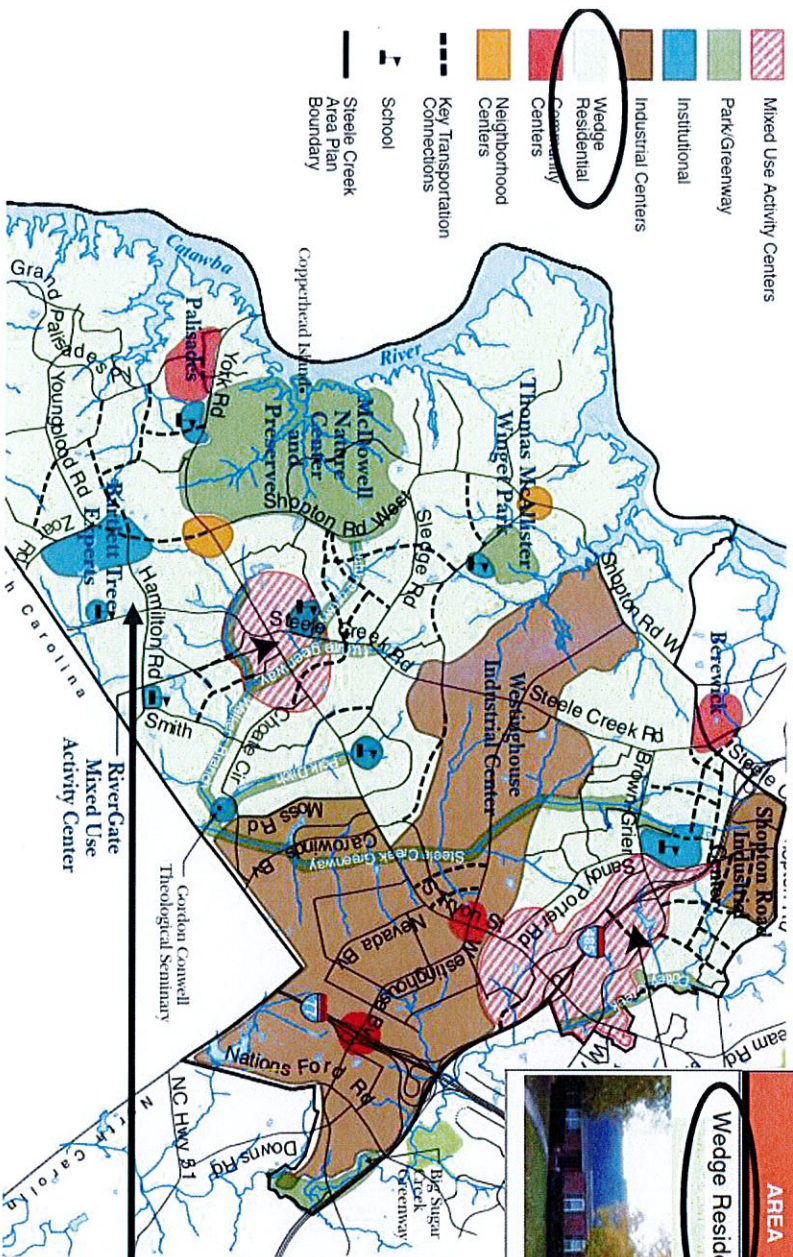


Adopted by Charlotte City Council February 27, 2012

ADOPTED LAND USE PLAN

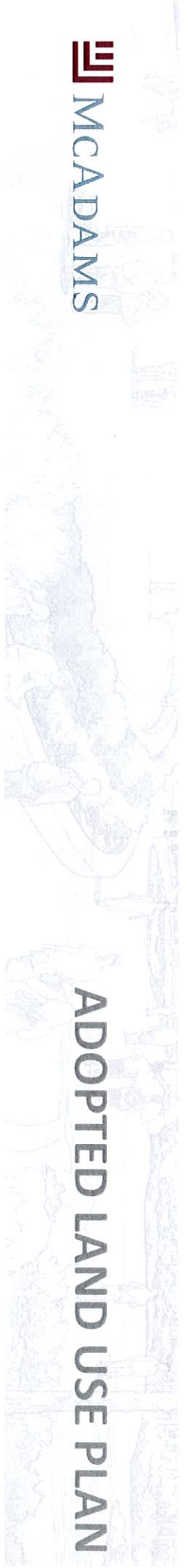
Concept Plan Land Use Patterns

AREA	CHARACTER	Examples of LAND USE	Examples of BUILDING TYPES
 <p>Wedge Residential</p>	<p>Primarily Low to Moderate Density Residential</p>	<ul style="list-style-type: none"> • Single Family Homes • Townhomes • Duplexes, Quadr-plexes, Triplexes • Condos • Apartments 	

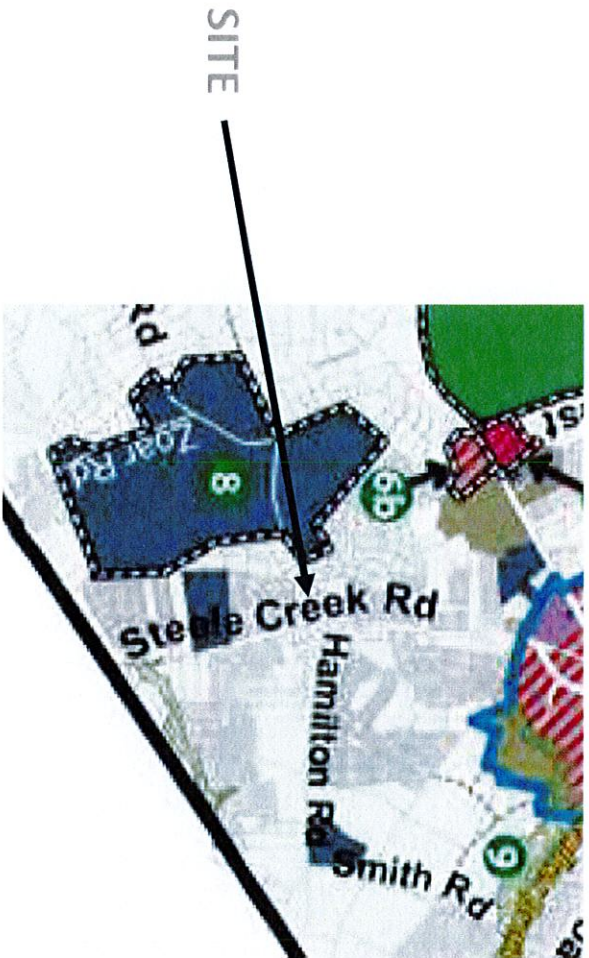


SITE








Concept Map



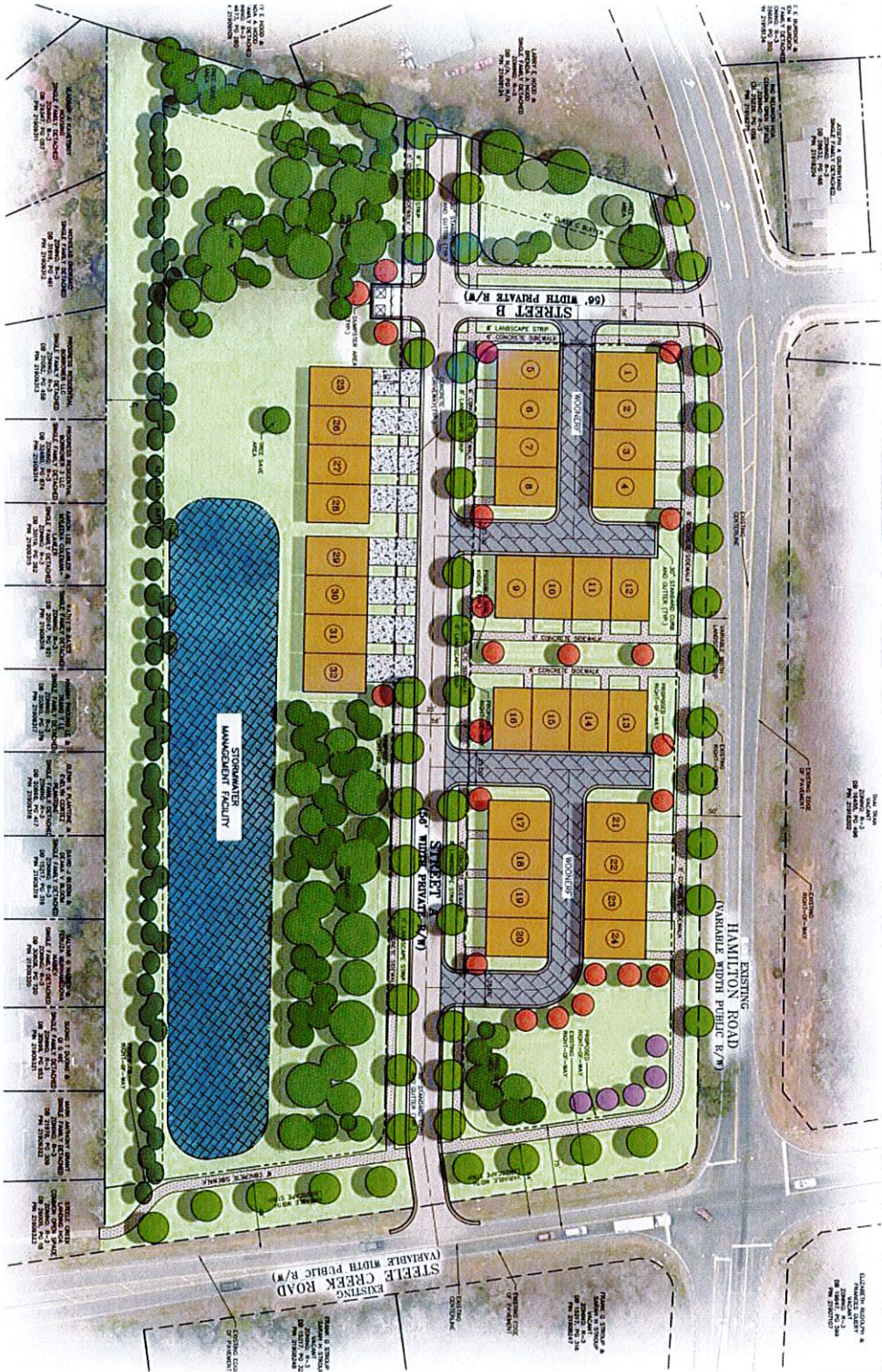
ADOPTED LAND USE PLAN



Recommended Land Use

	Residential <= 1 DUA (See Policy 2, Page 15)
	Residential <= 4 DUA
	Residential <= 5 DUA
	Residential <= 8 DUA
	Residential <= 8 DUA
	Residential <= 12 DUA
	Residential <= 17 DUA

STEELE CREEK AREA PLAN – RECOMMENDED FUTURE LAND USE



DEDICATED LEFT-TURN LANE

PROPOSED CONCEPT REVISIONS

INCREASE

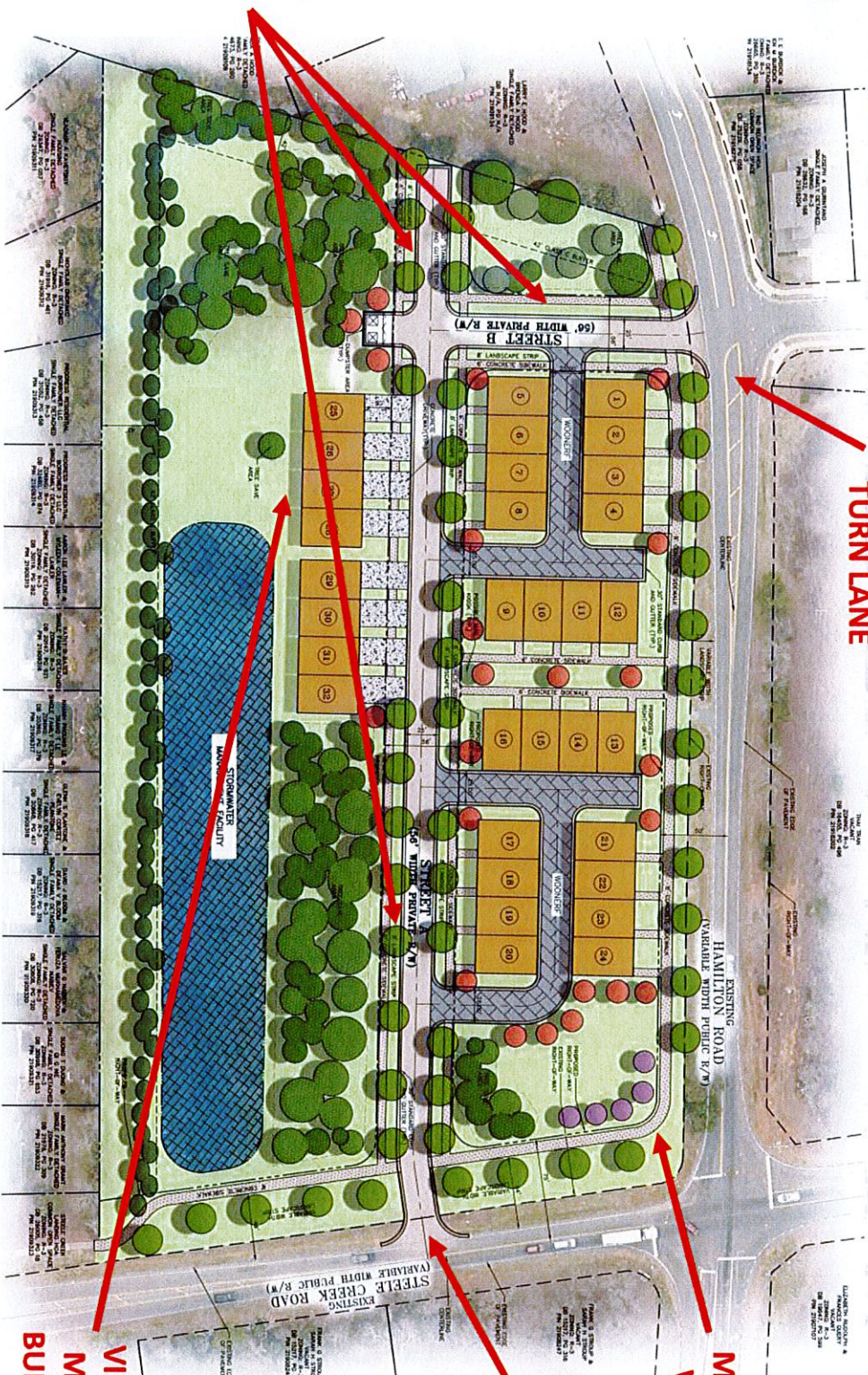
MULTI-USE PATH WIDTH TO 12'

LIMITED ACCESS

R-IN/R-OUT ONLY

VINYL - EXCLUDED MAJOR EXTERIOR BUILDING MATERIAL

ON-STREET PARKING +- 20

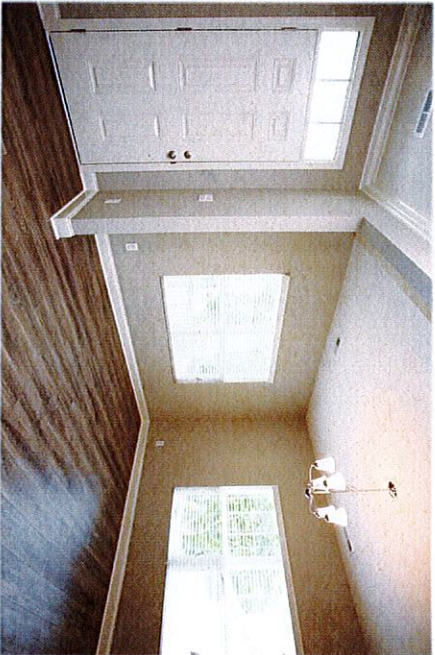
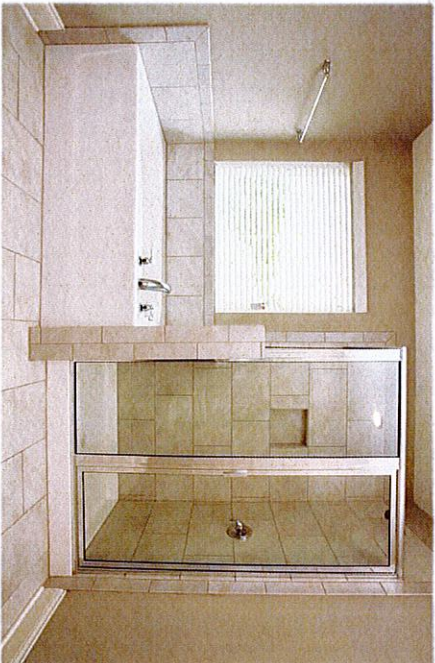




SIMILAR ELEVATIONS + INTERIORS









SIMILAR ELEVATIONS + INTERIORS



CONVENTIONAL VS. CONDITIONAL (CD) REZONING:

- Commits to standards that go beyond the base Zoning Ordinance.
- Standards are specific for each rezoning petition.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-1 Zoning District shall govern all development taking place on the Site.

The Site may be developed with up to 32 single-family attached dwelling units (townhomes) together with any incidental and accessory uses related thereto that are allowed in the UR-1 zoning district. Each dwelling unit will have a two car garage.

Architectural Standards:

The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), ~~vinyl~~ EIFS or wood.

¹⁰ Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to ~~15~~ feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

Townhouse buildings will be limited to four (4) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

THANK YOU!

EXHIBIT E

