

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-081

Petitioner: Profile Homes, LLC
Rezoning Petition No.: 2018-081
Property: ± 4.35 acres located at S. Tryon Street between Wright's Ferry and Wrights Crossing Drive (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 Thursday, August 16th, 2018. 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 8/6/2018. 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 Thursday, August 16th, 2018 at 7:00 PM, at Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.

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 Mark Blythe with Profiles Homes and Phillip Hobbs with Benesch. Also in attendance was Keith MacVean 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 welcomed everyone in attendance. Mr. MacVean then gave a brief overview of the Site location and proposed rezoning plan.

Mr. MacVean explained that this Petition involves a request to rezone an additional ± 4.35 acres from R-3 and B-D(CD) to R-12MF(CD) to allow the Petitioner to develop the Site with up to 33 townhomes for sale (one-family attached dwelling units) as a second phase of the Wrights Crossing a townhome for sale residential community, which is currently under development on a parcel behind the Site. Phase One of Wrights Crossing was approved in 2016 and will contain 69 townhome units and is constructing a new public street that will connect Phase One and Phase Two of Wrights Crossing to S. Tryon Street.

The proposed 33 townhomes for sale will be oriented toward the public streets currently under development by as part of phase one of Wrights Crossing (Wright's Crossing Drive and Target Lane) as well as a new public street that will connect these two new public streets.

The meeting was opened to questions.

II. Summary of Questions/Comments and Responses:

One attendee inquired about the addition of a traffic signal at Wright's Crossing Drive and S. Tryon Street. It was explained that the Site does not qualify for a signalized intersection.

Another attendee asked about the location of the pool. The Petitioner pointed out the proposed location for the pool, which is part of Phase One, as well as Stormwater detention and visitor parking areas.

Attendees inquired as to the number of units being constructed. Phase One is zoned for 75 units and the Petitioner plans to build 69 units. Phase Two, which is the Site sublet to the new rezoning petition, will add up to 33 units.

One attendee asked about the buffers in Phase One and if they would be affected by Phase Two. The Petitioner expressed that the Phase One buffers would not be disturbed.

Mr. MacVean reviewed upcoming City Council meeting dates for the petition and thanked everyone in attendance.

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
Mark Blythe, Profile Homes, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-081	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-081	19901113	YIN	SHENRUI	YIDAN	CHEN	16310 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955103	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2018-081	19955104	FREEMAN	HARRY E	BARBARA A	FREEMAN	13500 YORK RD		CHARLOTTE	NC	28278
2018-081	19955105	PROFILE HOMES-WRIGHT CROSSING LLC				535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-081	19955106	PROFILE HOMES-WRIGHT CROSSING LLC				535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-081	19955107	BRE PIPER MF STERLING STEELE CREEK NC LLC			C/O BLACKSTONE REAL ESTATE ADVISORS LP	345 PARK AVE		NEW YORK	NY	10154
2018-081	19955202	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2018-081	19955203	STEELECROFT PLACE HOMEOWNERS ASSOCIATION				15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2018-081	19955204	BENDERS	ODELL JR	ROGENIA G	BENDERS	13607 CHRISTIAN TYLER CT		CHARLOTTE	NC	28278
2018-081	19955205	JAMRO	DEBRA J	KYLE D	BROOKS	13615 CHRISTIAN TYLER CT		CHARLOTTE	NC	28278
2018-081	19955206	DUSENBURY	NICHOLAS C			13623 CHRISTIAN TYLER CT		CHARLOTTE	NC	28273
2018-081	19955207	LATTIER	DREW	ALEXANDRA	LATTIER	13622 CHRISTIAN TYLER CT		CHARLOTTE	NC	28278
2018-081	19955208	SALLUZZI	JOSEPH	HELEN	CACCIOPPOLI	13614 CHRISTIAN TYLER CT		CHARLOTTE	NC	28278
2018-081	19955209	BURRITT	EDWARD JR	DEEANN W	BURRITT	13608 CHRISTIAN TYLER CT		CHARLOTTE	NC	28278
2018-081	19955210	MOORE	MARY ROSALYN			13505 MICHAEL SHANE CT		CHARLOTTE	NC	28278
2018-081	19955211	LAWRENCE	VINCENT B REVOC TRUST	CAROLYN T REVOC TRUST	LAWRENCE	13511 MICHAEL SHANE CT		CHARLOTTE	NC	28278
2018-081	19955212	ARNO	ROBERT A	EDITH B	ARNO	13517 MICHAEL SHANE CT		CHARLOTTE	NC	28278
2018-081	19955213	WENTZELL	TERRY	DIVYA D	WENTZELL	13518 MICHAEL SHANE CT		CHARLOTTE	NC	28278
2018-081	19955214	BRACY	PAUL R	ALAYNA L	BRACY	13512 MICHAEL SHANE CT		CHARLOTTE	NC	28278
2018-081	19955215	MASON	CAROL C			13506 MICHAEL SHANE CT		CHARLOTTE	NC	28278
2018-081	19955216	VANGARD 1 LLC				4412 HATWOOD KNOLL		LAKE WYLIE	SC	29745
2018-081	19955217	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2018-081	19955218	CSHP ONE LP				8665 EAST HARTFORD DR STE 200		SCOTTSDALE	AZ	85255
2018-081	19955219	WOODBURY	VERA			16100 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955232	QUEEN CITY HEALTH INVESTORS LLC				PO BOX 847		CARLSBAD	CA	92018
2018-081	19955341	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2018-081	19955342	PROGRESS RESIDENTIAL 2015-2 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-081	19955365	DOZIER	HERBERT G JR			13411 MICHAEL LYNN RD		CHARLOTTE	NC	28278
2018-081	19955366	BLACK	THOMAS W III	ASHLEY N	BLACK	13415 MICHAEL LYNN RD		CHARLOTTE	NC	28273
2018-081	19955367	BRANON	NATASHA RENA			16101 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955368	CERDA	EDWARD	TERESA	CERDA	16105 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955369	OWENS	SPENCER L SR			16109 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955370	WHACK	STEPEHN MAURICE SR	LILLIAN J	WHACK	16113 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955371	MORRIS	SCOTT A	JENNIE A	MORRIS	16117 WRIGHTS FERRY RD		CHARLOTTE	NC	28273
2018-081	19955372	SOETERS	LISA			207 GRAYLYN DR		CHAPEL HILL	NC	27516
2018-081	19955373	SANCHEZ-CURIEL	RUBEN		MARIA ESTELA SANCHEZ (H/W)	16125 WRIGHT'S FERRY RD		CHARLOTTE	NC	28273
2018-081	19955374	DEESE	ANGELA			16129 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955375	JACKSON	RYAN A	LISA Z	JACKSON	16133 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955376	BARNES	CLAUDEN M	DERMOT	BARNES	16203 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955377	CRIBB	DEVIN A	ELIZABETH V	CRIBB	16207 WRIGHT'S FERRY RD		CHARLOTTE	NC	28278
2018-081	19955378	MACDONALD	EDWARD F	PATRICIA A	MACDONALD	16213 WRIGHTS FERRY RD		CHARLOTTE	NC	28278
2018-081	19955379	STEELECROFT PLACE	HOMEOWNERS ASSOC			15514 DEHAVILLAND DR		CHARLOTTE	NC	28278
2018-081	21912107	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2018-081	21912108	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY		ATTN LEGAL DEPARTMENT	PO BOX 32861		CHARLOTTE	NC	28232
2018-081	21912109	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY		ATTN LEGAL DEPARTMENT	PO BOX 32861		CHARLOTTE	NC	28232
2018-081	21912110	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2018-081	21912111	TSOULOS	JOHN G			15000 CROOKED BRANCH LN		CHARLOTTE	NC	28278
2018-081	21912112	HOPPER INVESTMENTS LLC				PO BOX 1259		WAXHAW	NC	28173
2018-081	21912114	CHRIST THE KING LUTHERAN	CHURCH			13501 S. TRYON ST		CHARLOTTE	NC	28278

2018-081	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NU	CITY	STATE	ZIP
2018-081		Justin	Bonaparte	15030 Jerpoint Abby Dr.		Charlotte	NC	28273
2018-081	Hamilton Lakes Homeowners Association	Ted	Flor	12704 Cumberland Cove Drive		Charlotte	NC	28273
2018-081	McDowell Place	Rahdreia	Hannibal Hawkins	14002 Millers Creek Lane		Charlotte	NC	28278
2018-081	Pleasant Hill Road Resident's Association	Richard	Frank	14600 Pleasant Hill Rd		Charlotte	NC	28278
2018-081	Reunion/Enclave	Stephen	Massa	14626 Brotherly Lane		Charlotte	NC	28278
2018-081	Steele Creek	Juan	Morantes	14701 Birnamwood Ln		Charlotte	NC	28278
2018-081	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2018-081	Westmoreland Homeowners Association	Tom	Bidwick	13621 Kensal Green Dr		Charlotte	NC	28278
2018-081	Wiltshire Manor	Lynn	Holder	15306 Gower Court		Charlotte	NC	28278

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-081– Profile Homes, LLC

Subject: Rezoning Petition No 2018-081
Petitioner/Developer: Profile Homes, LLC
Current Land Use: vacant
Existing Zoning: R-3 and B-D(CD)
Rezoning Requested: R-12MF(CD)
Date and Time of Meeting: **Thursday, August 16th at 7:00 p.m.**
Location of Meeting: Pleasant Hill Presbyterian Church
15000 York Road
Charlotte, NC 28278
Date of Notice: 8/6/2018

We are assisting Profile Homes, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of a 4.35 acres parcel located on S. Tryon Street between Wright’s Ferry and Wrights Crossing Drive (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 ± 4.35 acre Site from R-3 and B-D(CD) to R-12MF(CD). This rezoning petition will allow the Petitioner to develop the Site with up to 33 townhomes for sale (one-family attached dwelling units) as a second phase of the Wrights Crossing a townhome for sale residential community, which is currently under development on a parcel behind the Site. The first phase of Wrights Crossing was approved by the City Council in 2016.

A portion of the Site was rezoned to B-D(CD) in 2016 to allow the development of a public street, or to be used in conjunction with a climate controlled storage facility that was proposed on the adjoining parcel, which was ultimately not approved by the City Council. The remainder of the Site is zoned R-3 and is currently under development with a new public street that will be used to access the first phase of Wrights Crossing. This new public street (Wrights Crossing Drive) will also provide access to the rezoning Site.

The site plan associated with the Site proposes to develop up 33 townhomes for sale on the Site, these proposed units will be oriented toward the public streets currently under development by as part of phase one of Wrights Crossing (Wrights Crossing Drive and Target Lane) as well as a new public street that will connect these two new public streets.

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 Thursday, August 16th, at 7:00 p.m. at Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.** 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 Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Mark Blythe, Profile Homes, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**Profile Homes – Wrights Crossing Rezoning Petition No. 2018-081
Community Meeting – August 16, 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	ANGELA D. DEESE	16129 WRIGHTS FERRY RD	704 258-8116	eangela-deese@deesen
2	EDDIE M. DEESE	16129 Wrights Ferry Rd.	704 965 5007	eangela_deese@yahoo.com
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				