



**THE WALTER FIELDS GROUP, INC.**  
Consultants for Planning, Zoning & Land Development

November 6, 2019

Dear Neighbors:

We invite you to attend a follow-up neighborhood meeting to receive a presentation on a rezoning petition for a site located near the intersection of Old Statesville Road and Harris Blvd. The purpose of this request is to allow for the development of a new multifamily community. For more information on this petition, please go to the link below:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-092.aspx>

Over the past several months, we've continued to work with the City of Charlotte, CDOT and NCDOT to reach a design for the development that meets each department's specific requirements. As a result of our Community needing to accommodate the future NCDOT roadway project (STIP-5772), updates to the design and location of current and future planned access points was required. We would like to take this opportunity to discuss information with you so that you may have the facts about the updates to this rezoning petition. We understand that you may not have an interest in this particular rezoning case, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

**The meeting will be held on Thursday, November 21<sup>st</sup> at 6:00 p.m. at Independence Hill Baptist Church located at 10220 Independence Hill Road, Huntersville, NC. Signs will direct you to the meeting room at the church.**

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

**COMMUNITY MEETING FORM  
PETITION 2018-092**

Date of original contact: November 6, 2019

Persons and Organizations contacted with date and explanation of how contacted:

City supplied list was used to contact interested parties via first class US mail. Each name on the City provided lists was sent a letter with approximately 37 letters mailed. Both the mailing list and invitation letters are attached.

November 21, 2019  
6:00 p.m.

Date, time and location of meetings Independence Hill Baptist Church  
: Charlotte, North Carolina

Persons in attendance at meetings: Attendance was taken with approximately 6 persons attending the meeting (Sign-in Sheets attached).

Alfred Rembowski, and Walter Fields attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting:

Mr. Fields opened the meeting with an explanation of why we were meeting. In all of the applicants prior meetings the proposed site plan had not shown a connection to Twin Drive. He went on to explain that the applicant is now being required by the City staff – planning and CDOT- to have a connection to Twin Drive. He explained that the applicant opposed this connection as not needed and not required by any ordinance. The proposed community is no different than multiple other apartment communities along Harris Boulevard with only a single access point. He also noted that the requirement had not been mentioned as a requirement until this point in the review process (over a year). The Applicant noted that the site plan already has 2 access points but that the city staff required that the site have two access points at the time of first CO. There were questions and comments about this required connection to Twin Drive and concerns about the speed of vehicles already traveling on Twin Drive and the safety of children and residents living along Twin Dr. It was noted that the area residents had previously requested traffic calming devices be installed by the City along Twin Drive but that their request was not granted. The Petitioner noted that the connection to Twin Drive will be a temporary connection until a connection to the NCDOT quadrant left loop road is completed. It was further explained that several smaller changes were made to the site plan in response to staff comments. In general, the proposed apartment community was viewed as a positive development in consideration of the fact that much more intrusive uses that could currently locate on the site under the current zoning. Neighbors mentioned they were happy to finally see the development move forward.



2018-092  
KAREN MILLER  
  
4925 TWIN DDR  
CHARLOTTE, NC 28269

2018-092  
DWIGHT BRADFORD  
  
3726 WONDERING OAK LN  
CHARLOTTE, NC 28269

2018-092  
BASSIE K CLARK  
  
5128 AUTUMN OAK DR  
CHARLOTTE, NC 28269

2018-092  
MARINA VOELTZ  
  
5026 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
MARTHA A PUCKETT  
  
5000 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
MATTHEW C ERICH  
  
4912 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
DIANNE ELIZABETH DULOVITZ  
  
4824 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
SHELLY E WEBB  
  
8115 OLD STATESVILLE RD  
CHARLOTTE, NC 28269

2018-092  
CINTAS CORP NO 45  
ATTN: ACCTG ASST - 90C  
6800 CINTAS BLV  
MASON, OH 45040

2018-092  
SOMSITH HOUNGHEUANG  
  
4832 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
S RAO KOMMAREDDI  
GUNA S KOMMAREDDI  
3212 DEVON CROFT LN  
CHARLOTTE, NC 28269

2018-092  
ANA BONILLA GUTIERREZ  
  
5140 AUTUMN OAK DR  
CHARLOTTE, NC 28269

2018-092  
FLORINE M DORSEY  
  
3901 FERNLEDGE CT  
CHARLOTTE, NC 28269

2018-092  
MAXWELL SKINNER  
MARSHA H SKINNER  
PO BOX 481416  
CHARLOTTE, NC 28269

2018-092  
DHALI WAL MAC LLC  
  
PO BOX 1230  
ALBEMARLE, NC 28002

2018-092  
FUE THAO  
YENG VANG  
4904 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
CHRISTOPHER R LINKER  
CARLYN G LINKER  
8101 OLD STATESVILLE RD  
CHARLOTTE, NC 28269

2018-092  
BRIAN J MOERMAN  
  
PO BOX 4357  
MOORESVILLE, NC 28117

2018-092  
MAXWELL SKINNER  
MARSHA SKINNER  
5020 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
BRIAN J MOERMAN  
  
PO BOX 4357  
MOORESVILLE, NC 28117

2018-092  
RANDALYN LADSON  
  
3730 WONDERING OAK LN  
CHARLOTTE, NC 28269

2018-092  
CHARLOTTE TWIN OAKS HOMEOWNERS  
ASSOC OF  
  
2716 WESTPORT RD  
CHARLOTTE, NC 28208

2018-092  
2017-2 IH BORROWER LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

2018-092  
PAUL EDWIN CLOER  
  
816 POINDEXTER DR  
CHARLOTTE, NC 28209

2018-092  
LORENA M ANDRY  
  
4928 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
SOMSITH HOUNGHEUANG  
  
4832 TWIN DR  
CHARLOTTE, NC 28269

2018-092  
JAMES B BAILEY  
  
8107 OLD STATESVILLE RD  
CHARLOTTE, NC 28269

2018-092  
WT HARRIS STORAGE LLC  
  
1213 LADY STREET 3RD FLOOR  
COLUMBIA, SC 29201

2018-092  
BRIAN J MOERMAN  
  
1150 AMITY HILL RD  
CLEVELAND, NC 27013

2018-092  
TLF LOGISTICS II BUSINESS PARK  
PORTFOLIO LLC  
C/O STOCKBRIDGE CAPITAL GROUP  
3414 PEACHTREE RD NE STE 1160  
ATLANTA, GA 30326

2018-092  
Davis Lake Community Association  
Dujuana Keys  
9525 Arborview Court  
Charlotte, NC 28269

2018-092  
Davis Lake Homeowners Association  
Jeannie Lytton  
5232 Downing Creek Dr  
Charlotte, NC 28269

2018-092  
Davis Lake Community Association  
Michael Cataldo  
9000 Davis Lake Parkway  
Charlotte, NC 28269

2018-092  
Legacy At Davis Lake  
Claire G. Fallon  
8879 Legacy Lake Ln  
Charlotte, NC 28269

2018-092  
Davis Lake Homeowners Association  
DLCA Clubhouse  
9000 Davis Lake Pkwy  
Charlotte, NC 28269

2018-092  
Northeast Coalition of Neighborhoods  
Claire G. Fallon  
8879 Legacy Lake Ln  
Charlotte, NC 28269