

COMMUNITY MEETING REPORT
Petitioner: Selwyn Property Group, Inc.
Rezoning Petition No. 2018-100

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-1 attached hereto by depositing such notice in the U.S. mail on September 21, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 2, 2018 at 6:00 P.M. in the Chapel at Providence Baptist Church located at 4921 Randolph Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Patrick Pierce and Grey Poole of the Petitioner, Jeff Orsborn of Orsborn Engineering Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-100.

John Carmichael then provided the agenda for the Community Meeting.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled to be held on Monday, November 19, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work Session is scheduled to be held on Tuesday, December 4, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center and City Council is scheduled to render a decision on this rezoning request on Monday, December 17, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. John Carmichael stated that it is possible that these dates could change, but this schedule is the earliest that these events could occur.

John Carmichael then shared a map and aerial photographs of the site. He stated that the site contains approximately 1.874 acres and is located on the northeast corner of the intersection of Providence Road and South Wendover Road. The site is comprised of 5 lots. The site is next to The Cottages townhome community.

John Carmichael stated that the site is currently zoned R-3, and the Petitioner is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate 13 for sale townhome units on the site. The overall density of this development would be 6.94 dwelling units per acre.

John Carmichael stated that Jeff Orsborn will now review the rezoning plan. John Carmichael stated that if the rezoning request is approved, the site would have to be developed consistently with the approved rezoning plan and building elevations.

Jeff Orsborn reviewed the rezoning plan. He stated that there would be 2 buildings facing South Wendover Road. He stated that there is a 75 foot setback from South Wendover Road under the deed restrictions. He stated that the maximum height of the townhome units would be 3 stories.

Jeff Orsborn stated that access into the site would be from South Wendover Road and The Cottages.

Jeff Orsborn stated that under the current rezoning plan, there would be a 7 unit building and a 6 unit building. Each unit would have a 2 car detached garage and a courtyard. Parallel guest parking would be located on the private drive between the townhome units and the detached garages.

In response to a question, Jeff Orsborn stated that the larger dashed line is the property line of the site, and the smaller dashed line is the building setback.

In response to a question, Jeff Orsborn stated that the purpose of using the UR-2 (CD) zoning district is the reduced rear yard for the detached garages.

Jeff Orsborn stated that the building setback from the eastern property line of the site is 20 feet, and within this 20 foot setback there would be a 15 foot wide landscaped area. This landscaped area would be planted to the standards of a Class B buffer.

In response to a question, Jeff Orsborn stated that the detached garages would be setback 10 feet from the rear property line of the site.

Patrick Pierce then shared architectural perspectives of the proposed townhome units and discussed the townhome units. Patrick Pierce stated that a design goal for these townhomes is to design townhomes that are complementary to The Cottages. These proposed townhome units would be viewed as a new phase of The Cottages.

In response to a question, Patrick Pierce stated that there would be 7 townhome units in one building and 6 townhome units in the second building.

Patrick Pierce reviewed and discussed the architectural perspectives. He stated that the rear elevations of the townhome units would be similar to the front elevations.

In response to a question, Patrick Pierce stated that the trash receptacles would be located behind the wing walls.

In response to a question regarding the price points for the townhome units, Patrick Pierce stated that he thought that the price points would be similar to the price points for The Cottages and Chipping Campden. These townhome units would have the same level of finishes as the townhome units in The Cottages.

In response to a question, Patrick Pierce stated that the townhome units would range in size from approximately 2,800 square feet to 2,900 square feet.

In response to a question, Patrick Pierce stated that he thought that the price per square foot for these townhome units would be approximately \$330 per square foot, but this could change of course.

Patrick Pierce stated that The Cottages and Chipping Campden have both been successful, so he believes that this development would be successful as well.

In response to a question regarding landscaping, Jeff Orsborn stated that they would prepare a comprehensive landscaping plan later in the permitting process.

In response to a question, Patrick Pierce stated that he thought that the ceiling heights in the townhome units would be 10 feet on the first floor and 9 feet on the second floor.

Patrick Pierce stated that the peak of the townhome units could be 39 feet in height.

An attendee stated that the Petitioner is proposing 3 story townhome units with less of a buffer than The Cottages. Jeff Orsborn stated that under the Ordinance, the size of a buffer is determined in part by the size of the site. The Cottages site is larger than this site.

An attendee who lives immediately adjacent to the eastern boundary line of the site stated that he wants a larger buffer next to his property. This attendee asked about the types of trees and shrubs that would be planted in the landscaped area, and John Carmichael stated that the Petitioner can meet with you to develop a plan for the landscaped area located along the eastern property line of the site.

In response to a question, John Carmichael stated that he will prepare and submit to the City a report of this meeting.

An attendee asked if a fence would be installed around the perimeter of the site, and Patrick Pierce stated that a fence is not planned to be installed.

The neighbor to the east of the site asked if the Petitioner's representatives were aware of the Simonini development, and he stated that Simonini installed a berm. The neighbor to the east of the site is concerned with privacy, and he stated that he wants the Petitioner to install an 8 foot tall brick wall next to his property. Patrick Pierce advised the neighbor to the east of the site that he will meet with him to discuss his concerns.

An attendee who lives in The Cottages stated that she is concerned that there would be cut through traffic through The Cottages as a result of this development and the vehicular connection to The Cottages. Patrick Pierce stated that he will need the permission of The Cottages to make the vehicular connection to The Cottages. Patrick Pierce noted that the street in this proposed development would be a private street.

In response to a question as to whether or not the Petitioner has a Plan B if the vehicular connection to The Cottages cannot occur, Patrick Pierce stated that he is not sure what he would do. Jeff Orsborn stated that a possible plan is that there would one road into and out of the site from South Wendover Road.

In response to a question, John Carmichael stated that the allowed density on the site would be controlled by the rezoning plan.

A neighbor stated that since The Cottages development was constructed, his property floods. Patrick Pierce stated that the water that flows from this site does not go in the direction of this neighbor's property. Patrick Pierce stated that storm water from this proposed development

would be retained and then released. The neighbor stated that he does not want any flooding issues generated by this site.

A neighbor who lives two doors down from the site stated that he was not a fan of The Cottages. He thinks that there were misrepresentations made by the developer during the entitlement process for The Cottages. This neighbor asked if anyone working on this project is connected to The Cottages. Patrick Pierce stated that neither he nor his company was involved with The Cottages development. Patrick Pierce stated that the only person on our team who worked on The Cottages is our engineer, Jeff Orsborn.

A comment was made by a neighbor that it took a long time to complete the construction of The Cottages.

In response to a question, Patrick Pierce stated that if this rezoning request is approved, the development of the site would commence in 2019. It would take 18-20 months to develop the site.

In response to a question, Patrick Pierce stated that they would likely obtain a loan to fund the horizontal work on the site and they would pre-sale as many of the townhome units as they could. Vertical construction would commence only when there were enough pre-sales to satisfy the lender.

In response to a question regarding other projects of Selwyn Property Group, Patrick Pierce listed and discussed several projects of Selwyn Property Group. He mentioned an approximately 18,000 square foot office building being developed in Charlotte, a retail project at the intersection of Monroe Road and Idlewild Road under development and a multi-family development in Raleigh. Patrick Pierce invited folks to visit Selwyn Property Group's website to view some of its other projects. Patrick Pierce stated that Selwyn Property Group has experience with a variety of project types.

An attendee stated that The Cottages and this proposed development are changing my neighborhood. This attendee has two small children and he noted that traffic is already tough in this area.

A resident of The Cottages stated that she is not looking for this development to connect to The Cottages, and she prefers a buffer instead.

John Carmichael stated that the Petitioner will be revising the rezoning plan during the rezoning process.

In response to a question, Patrick Pierce stated that he does not know at this time if both buildings would be constructed at the same time. On prior projects he has built everything at once.

An attendee asked if Patrick Pierce could reduce the height of the end units to 2 stories, and Patrick Pierce stated that he could look at it.

In response to a question, Patrick Pierce stated that there would be approximately 14 parallel visitor parking spaces along the private drive.

In response to a question, Patrick Pierce stated that there would be a master bedroom on the first floor and 3 bedrooms on the second floor of each townhome unit. The third floor of each townhome unit would be a loft/recreation room.

An attendee expressed concerns regarding increased traffic due to this development.

Regarding construction traffic to and from the site, Patrick Pierce stated that the construction access would be from Wendover Road.

In response to a question, Patrick Pierce stated that they have not performed any soil testing on the site. They will do so prior to closing on the site.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

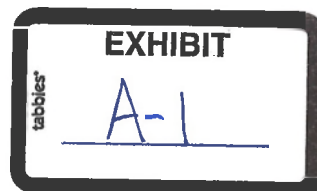
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 9th day of November, 2018.

Selwyn Property Group, Inc., Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2018-100	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-100	18106108	SURIS	OSCAR	SHANA	SURIS	1601 PROVIDENCE DR		CHARLOTTE	NC	28211
2018-100	18106109	FRIARS	EILEEN M	D SCOTT	PYLE	1609 PROVIDENCE DR		CHARLOTTE	NC	28211
2018-100	18106112	HUFFSTETLER	DANIEL D	CHARLENE A	HUFFSTETLER	6817 LOUISBURG SQUARE LN		CHARLOTTE	NC	28210
2018-100	18106113	HUFFSTETLER	DANIEL E	CHARLENE A	HUFFSTETLER	6817 LOUISBURG SQUARE LN		CHARLOTTE	NC	28210
2018-100	18106114	HUFFSTETLER	DANIEL E	CHARLENE A	HUFFSTETLER	6817 LOUISBURG SQUARE LN		CHARLOTTE	NC	28210
2018-100	18106115	HUFFSTETLER	BRAD			6817 LOUISBURG SQUARE LN		CHARLOTTE	NC	28210
2018-100	18106116	MACHEN	MARTIN W	ELIZABETH H	MACHEN	1626 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18106117	TRAVIS	GARY A	TATIANA MOLNE	TRAVIS	1616 WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18106118	BOONE	BRIAN D	KATHERINE B	BOONE	1600 SOUTH WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18106119	HOPPENFELD	JON-DAVID	BRIENNE M	HOPPENFELD	1536 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18106132	MCNAIRY	WILLIAM L	DONNA B	MCNAIRY	2603 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106133	IX	FRANK W	BETSY B	IX	2607 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106134	ZENDAN	MICHAEL F II	JOANN E	ZENDAN	2611 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106135	MARSICANO	MICHAEL	LESUE	MARSICANO	2615 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106136	GAMBLE	ALLEN B	ELOISE J	GAMBLE	2619 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106137	PURDY	JOYCE C			2623 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106138	TIDWELL	JOHN W II	HANCY K	TIDWELL	2627 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106139	HOLLOWAY	EDWIN T	MARY GILLIATT	HOLLOWAY	2631 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106140	PREMO	LISA R	DAVID	PREMO	2635 COLTON DR UNIT 113		CHARLOTTE	NC	28211
2018-100	18106141	GASKIN	LEWIS R	CAROLYN C	GASKIN	2639 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106142	ONEILL	MICHAEL RAYMOND	KIM M	ONEILL	2643 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106143	CHAPMAN	ALAN DOUG	JULIA H	CHAPMAN	2647 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106144	CAMP	JOE H	LINDA H	CAMP	2653 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106145	MARTIN	EDWARD S	LINDA BETH	MARTIN	2657 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106146	MCCARTHY	JAMES F	SARAH L	MCCARTHY	750 2ND STREET APT 202		SAN FRANCISCO	CA	28211
2018-100	18106147	PEARSON	JAMES DAVID			2608 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106148	ROCKECHARLIE	EDWARD J	KAREN H	ROCKECHARLIE	2612 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106149	JANE D HUTCHENS REVOCABLE	TRUST	JANE DAVIS	HUTCHENS	1601 SAND CASTLE RD		SANIBEL	FL	33957
2018-100	18106150	COCKERHAM	BOBBY LEE	CARROL DOLEY	COCKERHAM	2640 COLTON DR		CHARLOTTE	NC	28211
2018-100	18106151	THE COTTAGES ON PROVIDENCE ASSOCIATION				470 HEDGEMORE DR STE 816		CHARLOTTE	NC	28209
2018-100	18107101	HANLEY	NORA D PARKER ALBRIGHT	EDWARD F	HANLEY	2223 VERNON DR		CHARLOTTE	NC	28211
2018-100	18107102	NEEL	COLEY J	ASHLEY	NEEL	2211 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18107103	LIAO	DICK	LEE FANG	SHAW	2219 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18107123	VALENTINE	BRANDON	JESSICA	VALENTINE	1541 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18107124	CLEMENTS	THAD A	SUSANNE E	CLEMENTS	1553 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18107125	WILLIAMS	JAMES H		PATRICIA ANN JONES	1601 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18107126	GAITHER	OMAR	TARA S	GAITHER	1611 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18107127	ALEXANDER	MATTHEW M III	JENNIFER L	ALEXANDER	1639 S WENDOVER RD		CHARLOTTE	NC	28211
2018-100	18108320	JOHNSON	KENT D			2136 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18108321	SANJAK	MOHAMMED S	LINA	SANJAK	2126 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18108322	CARPENTER	STEVEN R		KAREN P CARPENTER (H/W)	2120 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18108323	DELUCA	SHANNON L			2112 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18108324	CANTRELL	HENRY B	MAUDE P	CANTRELL	2100 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18108325	BAN	TIBOR G	SUSAN B	BAN	1831 HARRIS RD		CHARLOTTE	NC	28211
2018-100	18109133	BLACK	S THOMAS	JEAN E	BLACK	2216 PROVIDENCE RD		CHARLOTTE	NC	28211
2018-100	18109134	NOVA	JAY M	SHARON J	NOVA	2200 PROVIDENCE RD		CHARLOTTE	NC	28211



2018-100	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-100	Cotswold Homes Condominiums Homeowners Association, Inc	Jan	Abrams	4509 Woodlark Ln		Charlotte	NC	28211
2018-100	Cotswold/Sheraton Park Neighborhood Organization	Heather	Renner	2611 Danbury St		Charlotte	NC	28211
2018-100	Edison Street Block Association	Diane	Wingard	816 Hungerford Pl		Charlotte	NC	28207
2018-100	Heathmoor Homeowners Association, Inc	Diedrich D.	Oglesbee, Jr	2938 Heathmoor Lane		Charlotte	NC	28211
2018-100	Mountain Point Neighborhood Association	Doug	Morgan	2237 Malvern Rd		Charlotte	NC	28207
2018-100	Myers Park Homeowners Association	Pamela	May	2547 Portland Ave		Charlotte	NC	28207
2018-100	Old Foxcroft	Kent	Lineberger	1916 Sharon Lane		Charlotte	NC	28211
2018-100	Olde Cotswold Neighborhood Organization	Mary Caroline	Lee	2627 Danbury St		Charlotte	NC	28211
2018-100	Olde Foxcroft Homeowners Association	Dan	Owens	2701 Rothwood Dr		Charlotte	NC	28211
2018-100	Olde Foxcroft Homeowners Association	Sandy	Roorck	2727 Rothwood Dr		Charlotte	NC	28211
2018-100	Providence Park Neighborhood Association	Bernice	Mar	2903 Clover Road		Charlotte	NC	28211
2018-100	Providence Park Neighborhood Watch	Eric	Banks	4619 Montclair Av		Charlotte	NC	28211
2018-100	Sedgewood Place Homeowners Association	William	Mileham	514 Sedgewood Lake Dr		Charlotte	NC	28211
2018-100	Selwyn/Colony Merchants Association	Jim	Foster	1111 Sedgewood Place Ct		Charlotte	NC	28211
2018-100	Vietnamese Association of Charlotte	Michael Long	Nguyen	338 S Sharon Amity Rd	Unit 305	Charlotte	NC	28211
2018-100	Wendover Hills Neighborhood Organization	Robert	Weis	124 Meadowbrook Rd		Charlotte	NC	28211

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2018-100** filed by Selwyn Property Group, Inc. to request the rezoning of an approximately 1.77 acre site located at the northeast corner of the intersection of Providence Road and Wendover Road

Date and Time of Meeting: Tuesday, October 2, 2018 at 6:00 p.m.

Place of Meeting: Providence Baptist Church
Chapel
4921 Randolph Road
Charlotte, North Carolina 28211

We are assisting Selwyn Property Group, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.77 acre site located on the northeast corner of the intersection of Providence Road and Wendover Road from the R-3 zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate up to 13 for sale townhome units on the site.

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 Department'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 Tuesday, October 2, 2018 at 6:00 p.m. in the Chapel at Providence Baptist Church located at 4921 Randolph Road in Charlotte. The Chapel is located behind the main church building next to the softball field. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Tariq Bokhari, Charlotte City Council District 6 (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: September 21, 2018

11185293





Community Meeting Sign-in-Sheet

Selwyn Property Group, Inc., Petitioner -- Rezoning Petition No. 2018-100

Chapel at Providence Baptist Church
4921 Randolph Road, Charlotte, NC 28211

Tuesday, October 2, 2018 at 6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	DAVID PREMO	2635 COLTON DRIVE 28211	704.578.1948	dmpremo@aol.com ✓
2.	Mary Gilliat Holloway	2631 Colton drive 28211	704.996.2840	Marygholloway@gmail.com ✓
3.	Carolyn GASKIN	2639 Colton DR 28211	704-578-6603	CarolynGaskin@gmail.com ✓
4.	Mike & Kim O'Neill	2643 Colton Dr 28211	704-578-1364	Mowell603@aol.com ✓
5.	Daeg Chapman	2647 COLTON DR 28211	704-617-0860	adaegchapman@gmail.com ✓
6.	John W. Tidwell	2627 Colton Dr. 28211	704) 609-0446	johnwtidwell2@gmail.com ✓
7.				
8.				
9.				

Community Meeting Sign-in-Sheet

Selwyn Property Group, Inc., Petitioner -- Rezoning Petition No. 2018-100

Chapel at Providence Baptist Church
4921 Randolph Road, Charlotte, NC 28211

Tuesday, October 2, 2018 at 6:00 P.M.

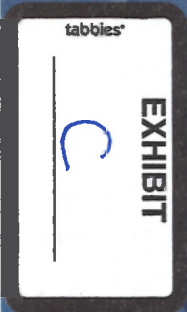
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Brian Boone	1600 S. WENDOVER RD 28211	(704) 458-0970	bdauidboone@gmail.com
2.	Gary & Tatiana Travis	1616 S. Wendover Rd	704-604-6414	travis36@bellsouth.net ✓
3.	DAVID HUFFSTEPH	2127 Providence Rd.	704-661-7201	dhuff@huffsteph.com ✓
4.				
5.				
6.				
7.				
8.				
9.				

Rezoning Petition No. 2018-100

Selwyn Property Group, Petitioner

Community Meeting

October 2, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review the Site Plan
- V. Review the Townhome Elevations
- VI. Questions and Comments

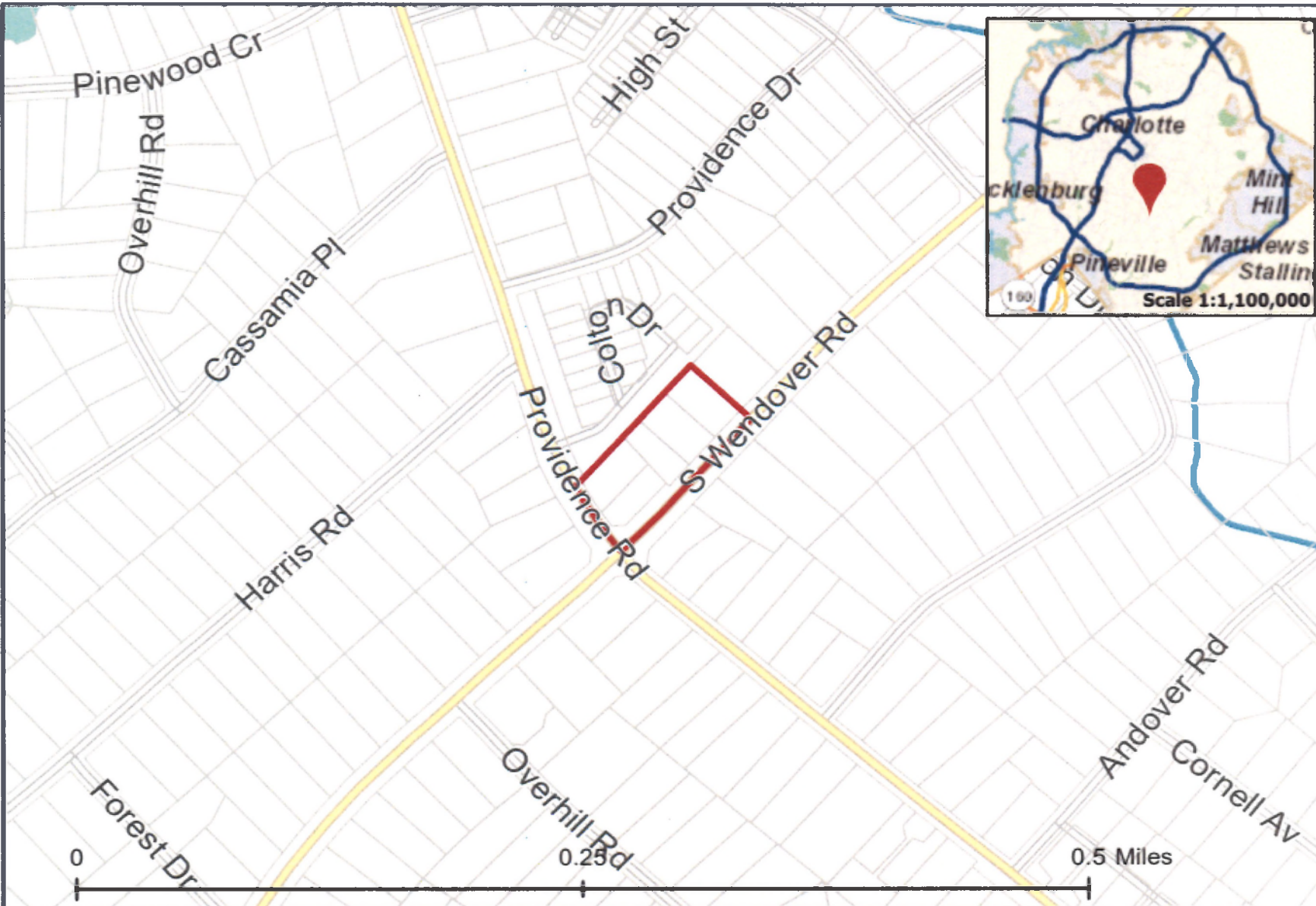
Rezoning Team

- Patrick Pierce, Selwyn Property Group
- Grey Poole, Selwyn Property Group
- Jeff Orsborn, Orsborn Engineering Group
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, November 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 4, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 17, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 1.77 Acres



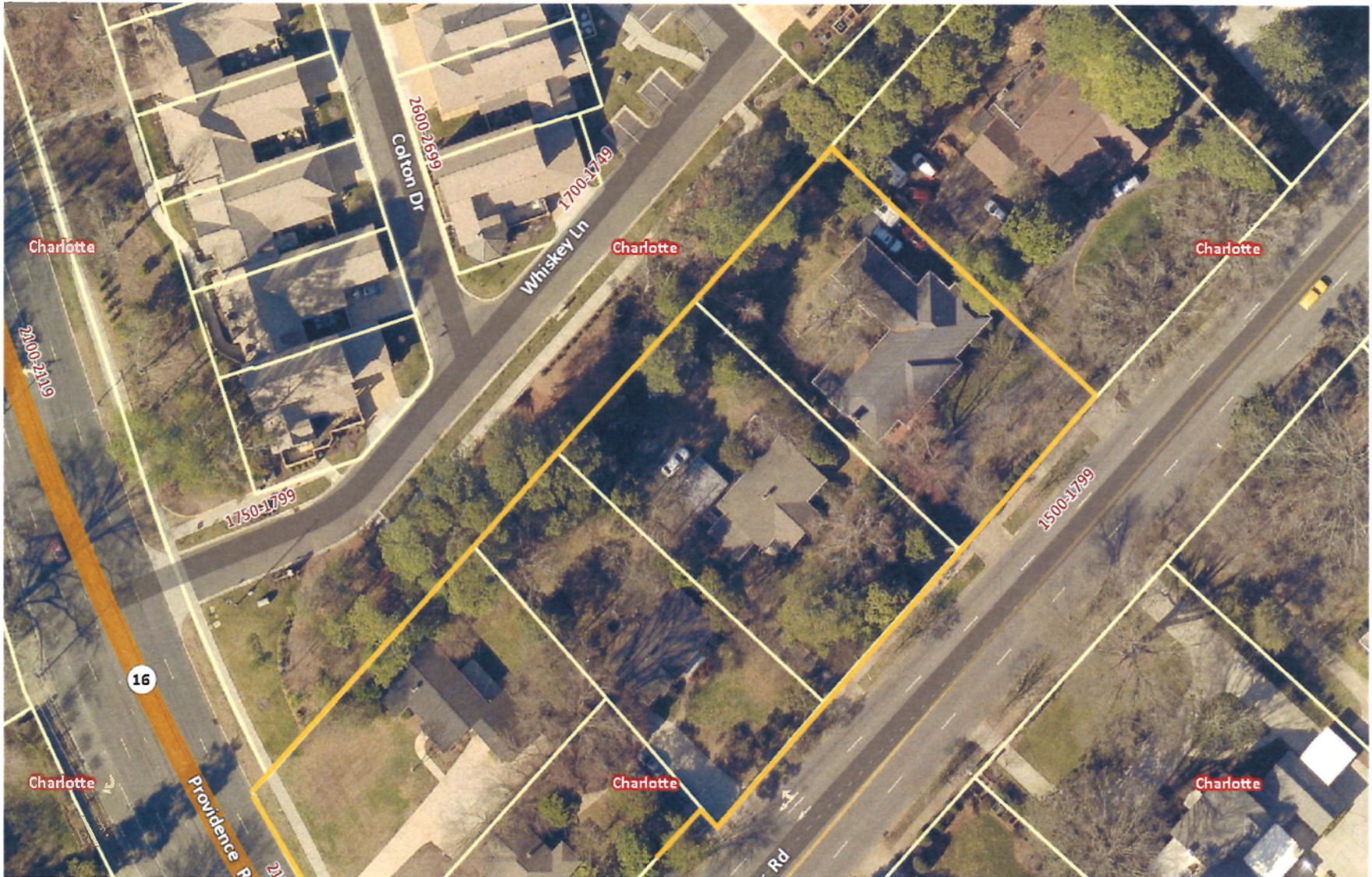
Site – 1.77 Acres



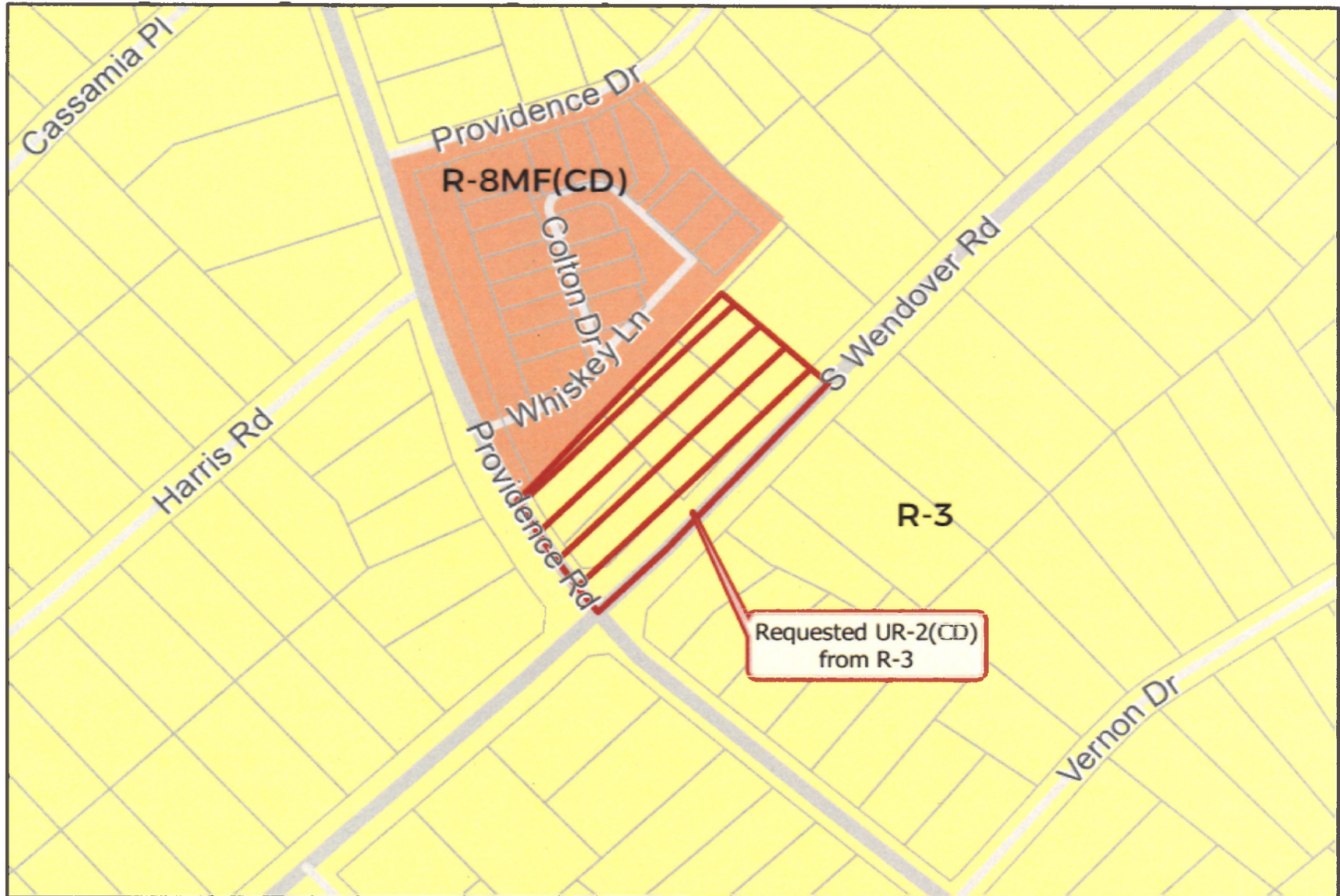
Site – 1.77 Acres



Site – 1.77 Acres



Site – Existing Zoning

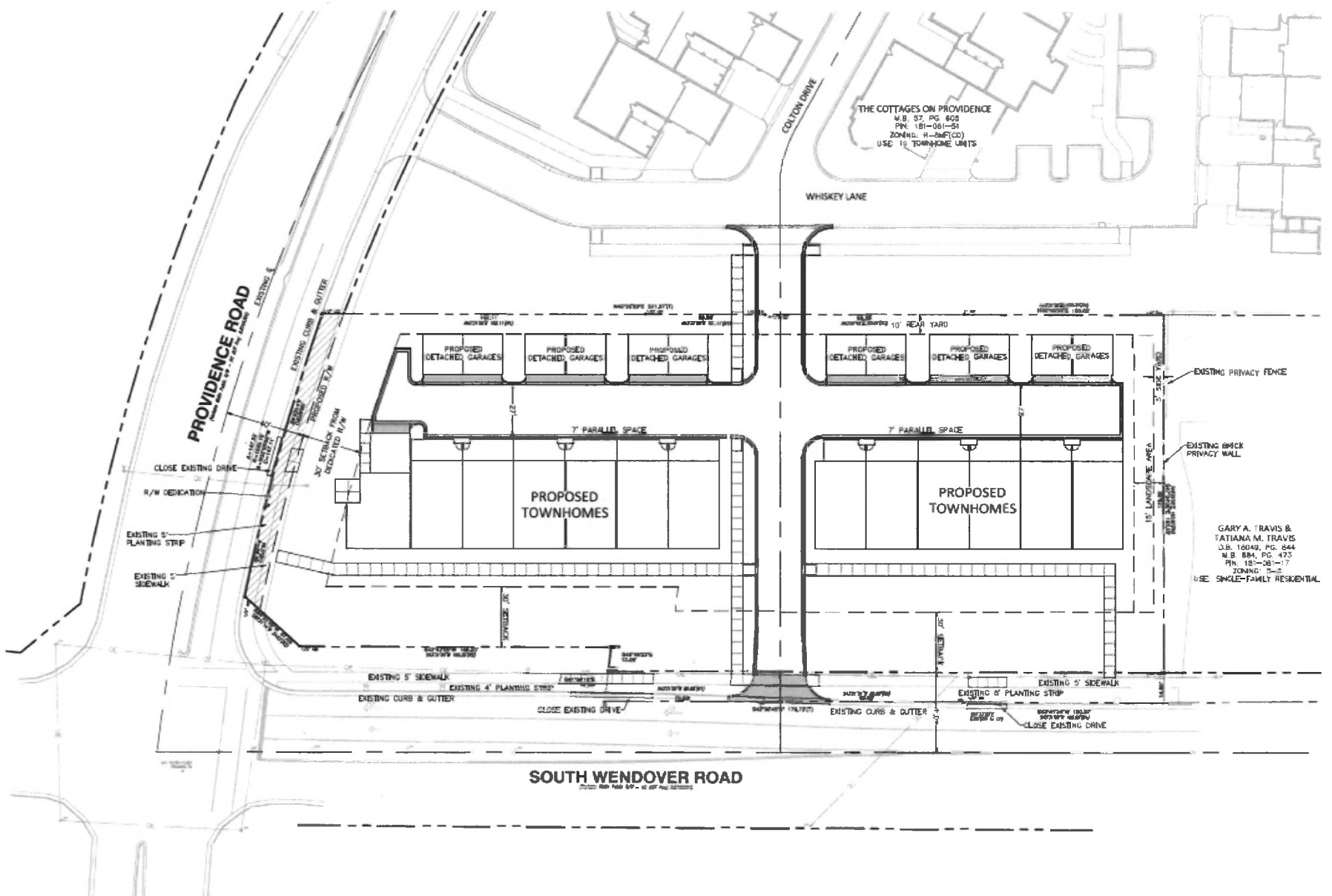


Rezoning Request

- Requesting that the site be rezoned from the R-3 zoning district to the UR-2 (CD) zoning district to accommodate 13 for sale townhome units on the site.



Rezoning Plan



PROVIDENCE ROAD
15' R/W DEDICATION

COLTON DRIVE

THE COTTAGES ON PROVIDENCE
 N.B. 57, PG. 803
 P.L. 18-08-54
 ZONING: R-SMF(CD)
 USE: 18 TOWNHOME UNITS

WHISKEY LANE

PROPOSED DETACHED GARAGES

PROPOSED DETACHED GARAGES

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES

EXISTING PRIVACY FENCE

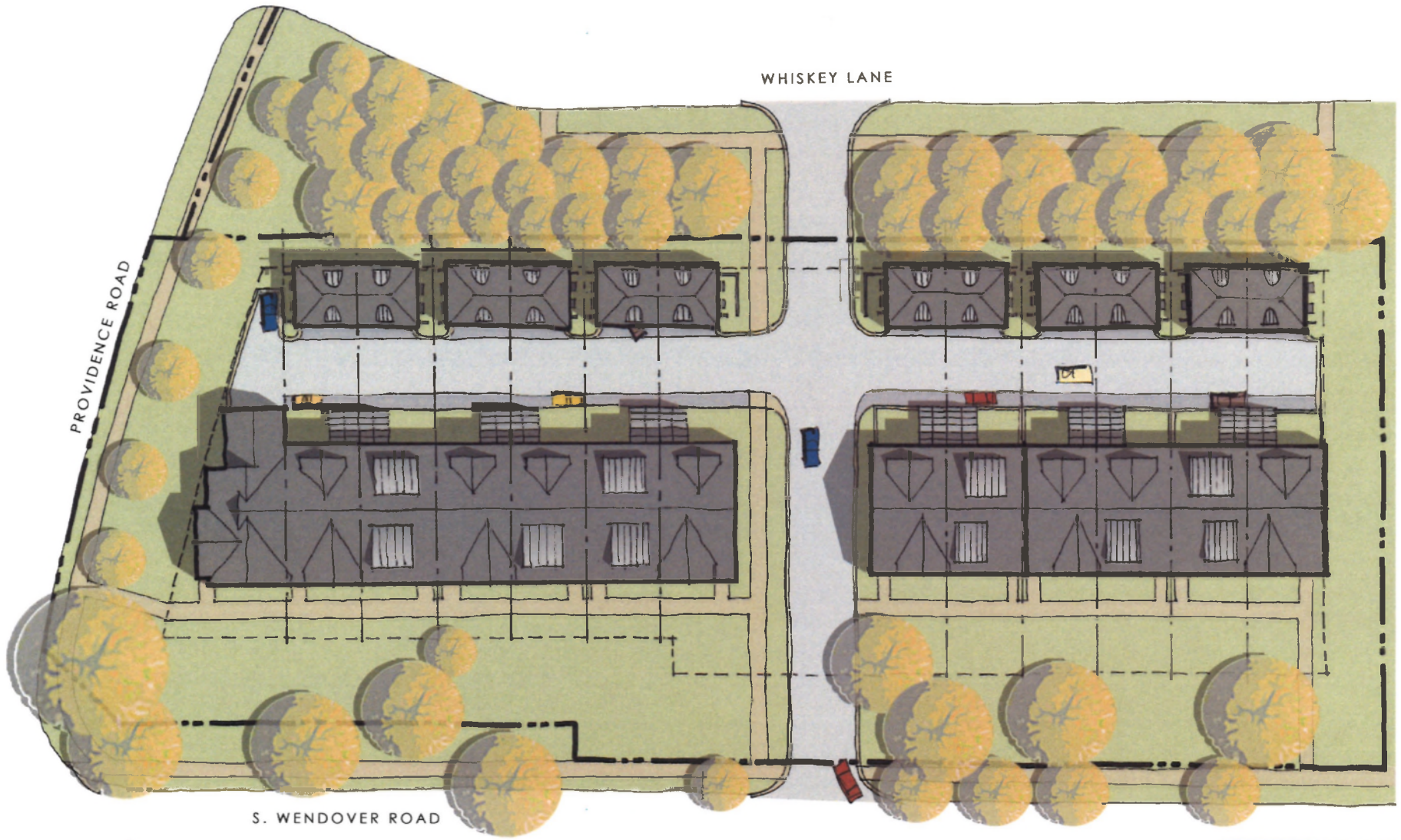
EXISTING 6"X6" PRIVACY WALL

GARY A. TRAVIS &
 TATIANA M. TRAVIS
 D.B. 18048, PG. 844
 N.B. 884, PG. 473
 P.L. 18-08-17
 ZONING: S-2
 USE: SINGLE-FAMILY RESIDENTIAL

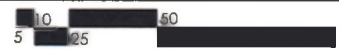
SOUTH WENDOVER ROAD
15' R/W DEDICATION

CLOSE EXISTING DRIVE
 R/W DEDICATION
 EXISTING 5' PLANTING STRIP
 EXISTING 5' SIDEWALK

EXISTING 5' SIDEWALK
 EXISTING 4' PLANTING STRIP
 EXISTING CURB & GUTTER
 CLOSE EXISTING DRIVE
 EXISTING CURB & GUTTER
 EXISTING 5' SIDEWALK
 EXISTING 5' PLANTING STRIP
 EXISTING CURB & GUTTER
 CLOSE EXISTING DRIVE



WENDOVER TOWNS

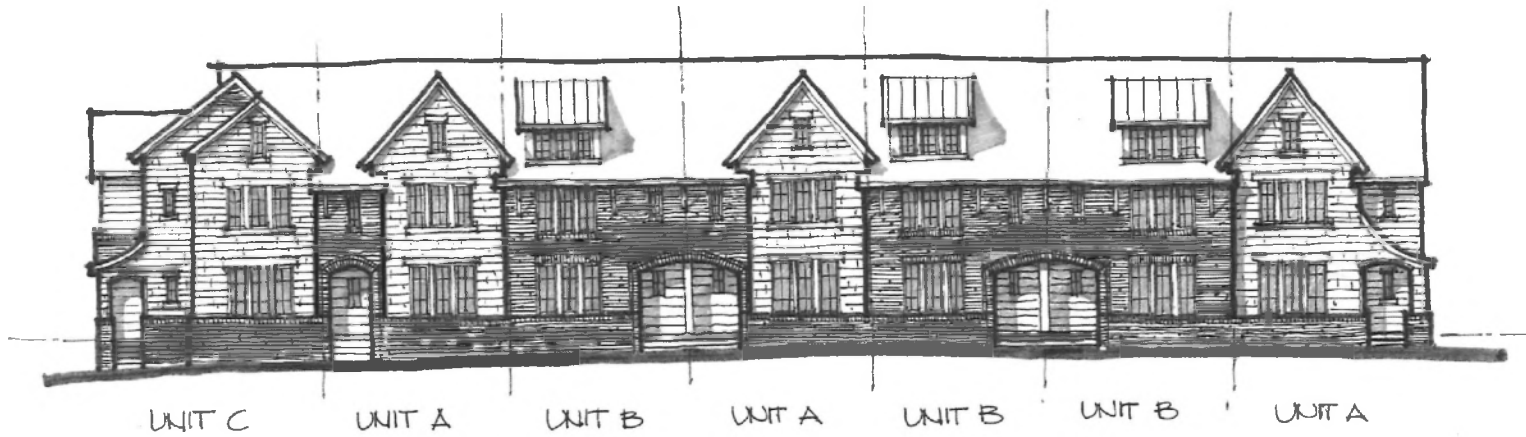


Townhome Elevations



WENDOVER TOWNS

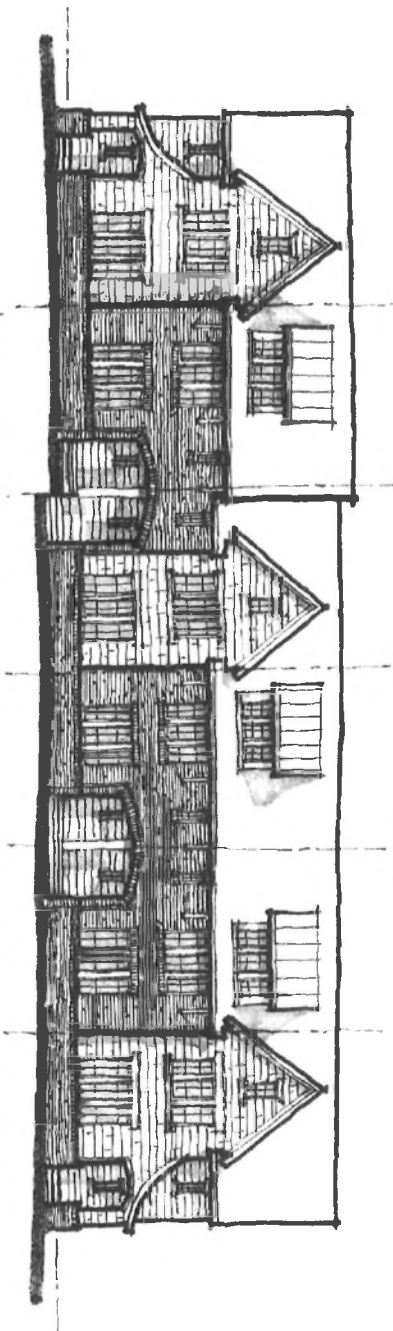




BUILDING 1 - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



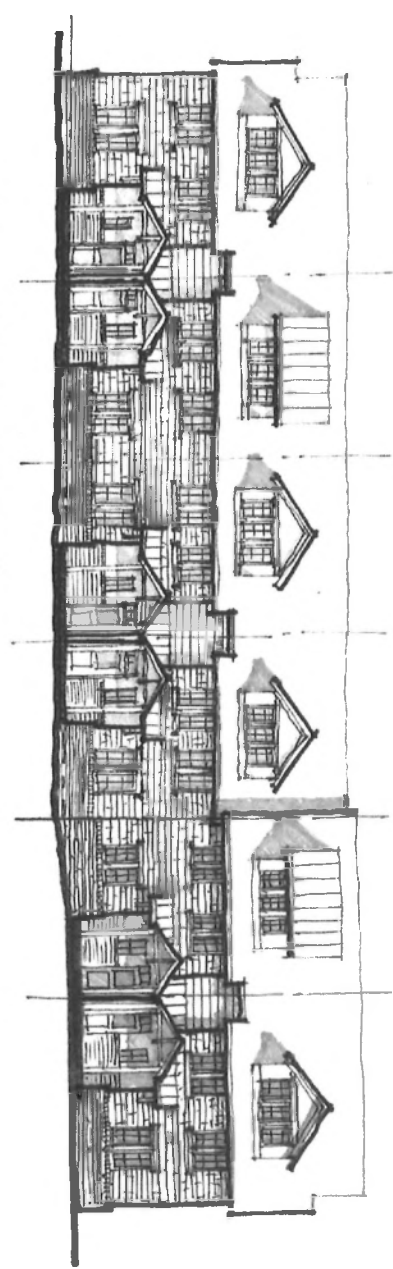
BUILDING 1 - REAR ELEVATION
SCALE: 1/16" = 1'-0"



UNIT A UNIT B UNIT A UNIT B UNIT B UNIT A

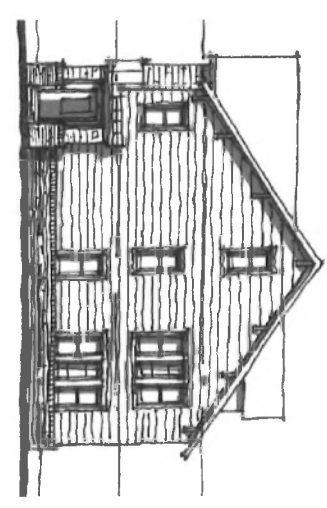
BUILDING 2 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



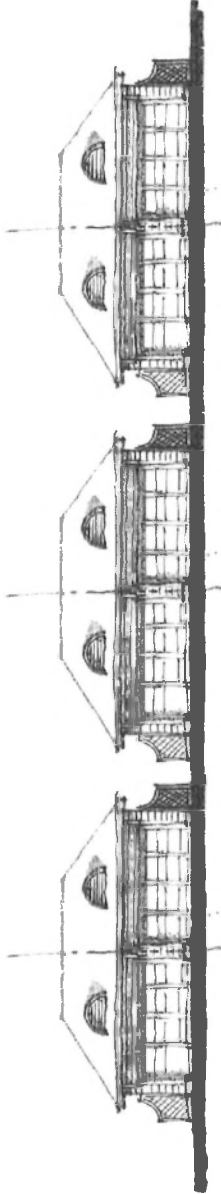
BUILDING 2 - REAR ELEVATION

SCALE: 1/8" = 1'-0"



TYPICAL SIDE ELEVATION

SCALE: 1/8" = 1'-0"



MOTOR COURT ELEVATION

SCALE: 1/8" = 1'-0"



Questions