

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-108**

**Petitioner:** Elmington Capital Group  
**Rezoning Petition No.:** 2018-108  
**Property:** ± 10.795 acres located on S. Tryon Street across from Nevada Blvd (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 Tuesday, October 9, 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 9/28/18. 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 Tuesday, October 9, 2018 at 7:00 PM, at Central Steel Creek Presbyterian Church, 9401 S Tryon Street, Charlotte, NC 28273.

### **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 Joseph Horowitz, Hunter Nelson, and Grace Evans with Elmington Capital Group and Nathan Tidd with Kimley-Horn. 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.**

Joseph Horowitz with Elmington Capital Group opened the meeting and thanked everyone for attending. He gave a brief overview of Elmington Capital Group, noting that they currently manage development projects in 13 states. Their portfolio includes developments in NC, CT, TN, OH, KY, and AL; typically in large metropolitan areas. Mr. Horowitz went on to describe the proposed development for this Site.

The Petitioner proposes to develop a diverse price point community to serve the workforce in the area. Each unit will be furnished with high quality appliances and finishes. The community will be constructed using brick and/or hardi board materials and include landscaping, open space, and amenity areas.

Mr. Horowitz then explained that they are working with CDOT to include a traffic signal at the intersection of S. Tryon Street and the proposed extension of Nevada Blvd.

The meeting was then opened for questions.

## **II. Summary of Questions/Comments and Responses:**

One attendee inquired about the unit types that would be offered in this development. The Petitioner explained that there will be a mix of 1, 2, and 3 bedroom units. The attendee then followed-up by asking how the Petitioner handles the management of the property. In their previous projects, Elmington Capital has owned and been able to keep the same management in place for many years, some as long as 15 or more years.

Attendees asked the Petitioner how they screen potential tenants and mitigate possible safety concerns with residents. Hunter Nelson explained that each occupant must go through a background and credit check. He also stated that the only occupants of the units are those listed on the lease. There is no opportunity for sub-leasing of any kind and they do not lease to corporations for potential corporate housing. Also, each unit is inspected yearly to ensure that the only occupants are those that have been background checked and listed on the lease.

Attendees had concerns about traffic. The Petitioner pointed out the proposed extension of Nevada Blvd to John Price and also spoke to the possible traffic signal at the intersection of S. Tryon St and Nevada Blvd. It was then asked if the Petitioner would be in support of a future widening of Westinghouse Blvd. The Petitioner expressed that they would be in support of the widening. One attendee asked if it was possible to have a bus pull-in area for the bus stop on S. Tryon St. It was explained that having a bus pull-in will make it more difficult for the bus to re-enter the traffic flow but they are willing to discuss further with CATS. The plan also proposes sidewalks along the 3 sides of the development as well as a left turn in from John Price to increase walkability and safety.

One attendee inquired about the height of the buildings. The Petitioner explained that the 4 story buildings are so far off the right-of-way that they won't be seen by passing cars and will be blocked by the three story buildings closer to S. Tryon. They will be comparable in height to the other buildings on the Site.

Elmington Capital Group proposes to create a long term community that creates affordable living options for the workforce in the area.

Joseph Horowitz thanked everyone in attendance and the meeting was adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes to the Petition were made as a result of the Community Meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Joseph Horowitz, Elmington Capital Group  
Hunter Nelson, Elmington Capital Group  
Grace Evans, Elmington Capital Group  
Jeff Brown, Moore & Van Allen, PLLC

Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2018-108	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-108	20117105	YOUNGBLOOD	FRED B	ROY A	YOUNGBLOOD	10000		CHARLOTTE	NC	28273
2018-108	20117106	BIN-JP ROAD LLC				500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2018-108	20117117	YOUNGBLOOD	FRED B			10000 JOHN PRICE RD		CHARLOTTE	NC	28273
2018-108	20118102	PETTUS PROPERTIES INC				PO BOX 5274		LAKE WYLIE	SC	29710
2018-108	20118103	THE			HOLLEY INVESTMENT GROUP L C/O JOHN A ROBBINS	2037 ROCKY STREAM RD		YORK	SC	28475
2018-108	20118104	YOUNGBLOOD	FRED BYRUM			10000 JOHN PRICE RD		CHARLOTTE	NC	28273
2018-108	20118105	YOUNGBLOOD	FRED B	ROY A	YOUNGBLOOD	10000		CHARLOTTE	NC	28273
2018-108	20118137	RDDM PROPERTIES LLC				9800 SOUTH TRYON ST		CHARLOTTE	NC	28273
2018-108	20118138	RIVERVIEW MEDICAL ASSOC			ATT: BETH DUNN	1393 CELANESE RD		ROCK HILL	SC	29732
2018-108	20118139	PATEL	MAGANLAL R			9900 S. TRYON ST		CHARLOTTE	NC	28273
2018-108	20118142	L.I.F.E ENRICHMENT LLC				PO BOX 77502		CHARLOTTE	NC	28271
2018-108	20118143	YOUNGBLOOD	FRED B			10000 JOHN PRICE RD		CHARLOTTE	NC	28273
2018-108	20118144	WINGFOOT LAND MANAGEMENT LLC				PO BOX 5274		LAKE WYLIE	SC	29710
2018-108	20118163	BOLIVAR HOLDINGS LLC				9928 S TRYON ST		CHARLOTTE	NC	28273
2018-108	20310210	PNY PROPERTIES LLC				9729 S TRYON ST		CHARLOTTE	NC	28273
2018-108	20310212	JG WHEELER PROPERTIES LLC				479 PALM CIRCLE E		NAPLES	FL	34102
2018-108	20310216	NINE THOUSAND EIGHT HUNDRED ONE SOUTH TRYON LLC				3707 WEST FRIENDLY RD		GREENSBORO	NC	27410
2018-108	20316105	GAINNEY	MARTHA F			14039 POINT LOOKOUT RD		CHARLOTTE	NC	28278

2018-108	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-108	Central Park at Ayrley	Shannan	Richards	7514 Turley Ridge Ln		Charlotte	NC	28273
2018-108	Turley Ridge	Bryan	Richards	7514 Turley Ridge Ln		Charlotte	NC	28273

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-108– Elmington Capital Group**

Subject: Rezoning Petition No. 2018-108  
Petitioner/Developer: Elmington Capital Group  
Current Land Use: vacant  
Existing Zoning: I-1  
Rezoning Requested: R-22MF(CD)  
**Date and Time of Meeting:** **Tuesday, October 9<sup>th</sup> at 7:00 p.m.**  
Location of Meeting: Central Steel Creek Presbyterian Church  
9401 S Tryon Street  
Charlotte, NC 28273  
Date of Notice: 9/28/18

We are assisting Elmington Capital Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of 10.795 acres located on S Tryon Street across from Nevada Blvd. (the “Site”) with a multi-family residential community. 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 ±10.53 acre Site from I-1 to R-22MF(CD) to allow the Site to be developed with a multi-family residential community with up to 231 residential units. The Site is currently vacant and has frontage on S. Tryon Street as well as John Price Road.

The site plan associated with the Petition proposes to construct a new public street that will connect S. Tryon Street to John Price Road (the extension of Nevada Blvd.). The extension of Nevada Blvd. will be used as the primary access to the proposed residential units, the Site will also have a secondary access from John Price Road.

The residential buildings will be oriented toward S. Tryon Street and the extension of Nevada Boulevard. The proposed buildings will be four (4) and three (3) story buildings. Parking for the units will be located on the interior of the Site and behind the proposed residential buildings. Curb and gutter and a six (6) foot sidewalk and an eight (8) foot planting strip will be provided along John Price Road. The extension of Nevada Blvd. will have on-street parking, eight (8) foot planting strips and eight (8) foot sidewalks on both sides of the street.

**Community Meeting Date and Location:**

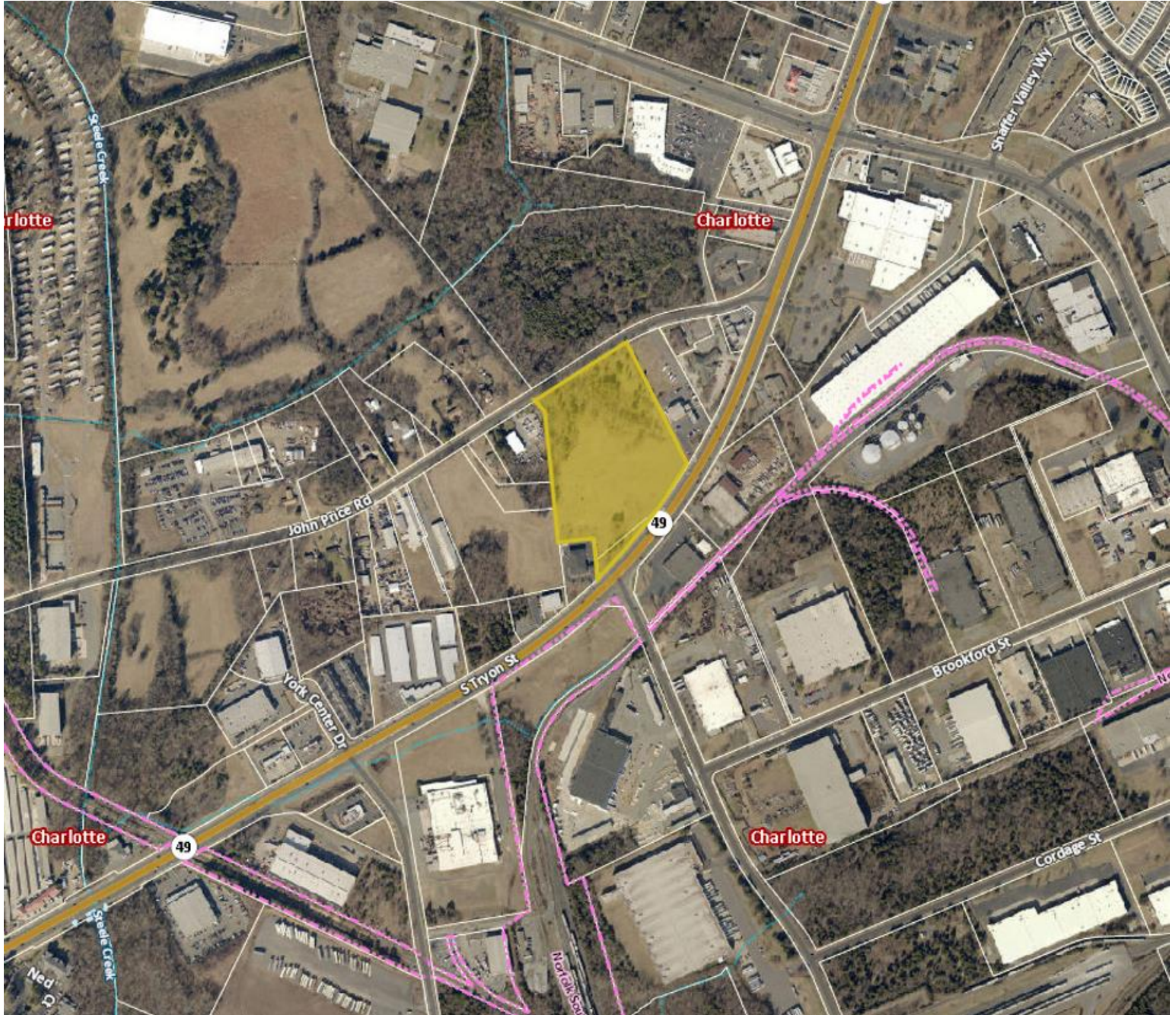
The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, October 9<sup>th</sup>, 2018, at 7:00 p.m. at Central Steele Creek Presbyterian Church, 9401 S. Tryon St, Charlotte, NC 28273.** 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  
Joe Horowitz, Elmington Capital Group  
Grace Evans, Elmington Capital Group  
Hunter Nelson, Elmington Capital Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location





Elmington Capital Group Rezoning Petition No. 2018-108  
Community Meeting – 10/9/18 @ 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	Debbie Crandall	7809 Sullivan Trace		DCrandall527@gmail.com
2	Shelly Reid	Whitlock Crossing Ct.		ShellyNchaelotte@yahoo.com
3	Dave Wiggins	13938 Dingess Rd		info@steelcreekresidents.org
4	Patrick Schuttheis	12018 Redspire Dr.		schuttheis1371@gmail.com
5	Max Patez	9900 S. Tryon St		Zmpelt@gmail.com
6	Renee Coard	13251 Savannah Pt Dr.		Reneecoarda@aol.com
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