

## COMMUNITY MEETING REPORT

**Petitioner: Hopper Communities**

Rezoning Petition No. 2018-117

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 May 24, 2019. 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 Thursday, June 6, 2019 at 6:30 p.m. in the Tryon Ballroom at Embassy Suites by Hilton Charlotte located at 4800 S. Tryon St.

### **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. Council Member LaWana Mayfield (District 3) also attended the Community Meeting. The Petitioner's representatives at the Community Meeting were Clay McCullough of Hopper Communities, Matt Langston of Landworks Design Group, and Ty Shaffer of Robinson Bradshaw & Hinson.

### **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.

Ty Shaffer welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. Mr. Shaffer stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-117.

Mr. Shaffer then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is scheduled to be held on Monday, July 15, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Tuesday, July 30, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this rezoning request on Monday, September 16, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

Mr. Shaffer stated that the site subject to this Rezoning Petition consists of 14 parcels totaling 4.02 acres, beginning at the corner of S. Tryon St. and E. Peterson Dr., and extending north across E. Cama St.

Mr. Shaffer shared a map that depicts the current zoning of the site and the surrounding parcels of land. Mr. Shaffer stated that the site is currently zoned a mixture of R-8, which is a residential zoning district permitting up to eight residential units per acre. Those units can be single-family detached houses, or attached duplexes, triplexes or quadraplexes. Mr. Shaffer explained that the site on the corner of S. Tryon St. and E. Peterson Dr. is zoned MUDD (CD), and that the (CD) means there is a conditional site plan that governs the uses allowed. That site plan was approved in March 2008 (Petition No. 2007-131), and permits a 10,000 SF building on the parcel devoted to a mix of office, residential, and catering uses.

Mr. Shaffer stated that the Petitioner is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate the development of up to 87 townhome dwelling units on the site.

Matt Langston of Landworks Design Group then shared the site plan. He oriented the site, as it relates to adjacent public streets. Mr. Langston explained that the Petitioner has separated the area of the development on E. Peterson Dr. from the rest of the project, because of their desire not to impact the stream that crosses the site. He explained the access points off of E. Cama St. and Heriot Ave., and also that the townhouses would be alley-fed/rear-loaded. He noted that CDOT prefers not to add an additional driveway access off of S. Tryon St. Mr. Langston identified those areas where Petitioner will install new curb and gutter, as well as sidewalks tying into the existing sidewalks. Along S. Tryon St., the Petitioner will install 8' sidewalks, expanding to 12' at the area where the existing stream crosses under S. Tryon St. He then identified areas where the Petitioner will install vegetative screens and buffering. Finally, Mr. Langston noted that the plan calls for preservation of 10% of the acreage as improved open space with enhanced landscaping, and he identified those locations on the site plan.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- Council Member Mayfield inquired about the stream crossing the site, and whether the Petitioner had investigated any risk posed by flooding. A neighbor also noted that there has been flooding on S. Tryon St. in the stream area. Mr. Langston explained the Petitioner's 100 year flood analysis, and steps taken by the Petitioner to avoid flooding concerns, including declining to disturb the storm easement area, and elevating the townhomes several feet above the grade of S. Tryon St. He also explained that there would be underground storm water detention areas beneath the alleys on the site, and that they would collect, detain, and then release run-off at the same rate as currently exists on the site. In response to a follow-up question, Mr. Langston explained that the storm water and sanitary sewer systems are separate.
- Council Member Mayfield asked about the inclusion of place-making locations on the site, and Mr. Langston identified the proposed open space areas on the site. A neighbor asked if those would be open only to residents, and Clay McCullough stated that they would be private and maintained by the HOA.

- In response to a question from Council Member Mayfield, Mr. McCullough confirmed that the development would be a market-rate product.
- A neighbor asked about parking on the site. Mr. Langston explained that each townhome will have a 2-car garage, and he identified additional parking areas on the site, as well as on street parking to be added on E. Cama St. and on Heriot Ave.
- Council Member Mayfield asked about garbage collection. Mr. McCullough explained that Code required establishment of a dumpster area, but that the collection will almost certainly be handled through the HOA with roll-outs on the alleys behind each townhome. Mr. Langston identified the area reserved for dumpsters, and also explained how collection trucks would circulate on the site.
- In response to questions about the orientation of buildings and accessibility to visitors, Mr. McCullough and Mr. Langston explained that the townhomes will face away from the internal streets, accessible by sidewalks from the alleys and parking areas on the site.
- In response to a question about mail services, Mr. McCullough explained that there would be kiosks/community mail boxes, and that there likely would be three of them on the site, one in each development area.
- A neighbor asked about proposed on-street parking, and invited the Petitioner to consider using Heriot Ave. for more on-street parking, given that E. Cama St. is difficult to navigate when cars park on-street. Mr. Langston explained that the Petitioner will be widening E. Cama St. to create cut-ins for parallel parking spaces, so there would be two undisturbed traffic lanes on E. Cama St. Mr. Shaffer clarified that the widening of E. Cama St. would only be along the Petitioner's frontage, and would not involve taking right-of-way from other property owners. A neighbor noted that tractor trailers to use E. Cama St. to access industrial sites, and understood that because E. Cama St. is a public road there is no way to control that.
- A neighbor asked about fences and other buffers on the site. Mr. Langston pointed out areas where the Petitioner will install fences and enhanced vegetation, and that those are areas where the development is closest to existing neighboring structures. Mr. McCullough noted that there would be no fencing along public streets, and no entry gates.
- Council Member Mayfield asked for information about the proposed townhomes, and Mr. McCullough confirmed they would be a mix of two and three-bedroom townhomes, three-stories tall with an option for a rooftop terrace. A neighbor asked about how the Petitioner believes the development will fit into the existing neighborhood, as it is very likely to change the existing dynamic which is heavily rentals. Mr. McCullough gave examples of some of the Petitioner's other developments, and added that they consciously design their elevations to fit into and to incorporate elements from the existing neighborhood.

The Petitioner's representatives thanked the attendees for attending the meeting, and the meeting was adjourned. Informal discussion continued.

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

No changes have been made to the Conditional 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 10<sup>th</sup> day of June, 2019.

**Hopper Communities, Petitioner**

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

	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-117	14519214	HOFFT	SCOTT	DENISE	HOFFT	39018 290TH ST S E		GULLY	MN	56646
2018-117	14519215	STEWART	GILFORD			4020 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14519301	CARTER	BRIAN J	CHRISTA P	CARTER	401 W CAMA ST		CHARLOTTE	NC	28217
2018-117	14519302	WATSON	DONALD			405 W CAMA ST		CHARLOTTE	NC	28217
2018-117	14519303	WATSON	ROBERT H		BARBARA JEAN	409 W CAMA ST		CHARLOTTE	NC	28217
2018-117	14519304	WATSON	STEVEN A	WANDA D	WATSON	413 W CAMA ST		CHARLOTTE	NC	28217
2018-117	14519307	WHITLEY	MAMIE DEESE EST		C/O CLARA MAE WHITLEY	12600 DELSHIRE LN		CHARLOTTE	NC	28273
2018-117	14519308	MAYFIELD	LINDA HARGETT			3201 COLONY RD		CHARLOTTE	NC	28211
2018-117	14519314	MORTON	TERRY L JR			13448 MOSS RD		CHARLOTTE	NC	28273
2018-117	14519315	MORTON	TERRY L JR			13448 MOSS RD		CHARLOTTE	NC	28273
2018-117	14519316	SMITH	CHARLES B	TAMMY N	TAMMY NICHOLS	PO BOX 428		CHARLOTTE	NC	28217
2018-117	14519317	SMITH	CHARLES B			PO BOX 428		CHARLOTTE	NC	28217
2018-117	14519318	WRIGHT	CARMEN			4116 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14525510	PIEDMONT-SUNSET LLC				700 EAST MOREHEAD ST STE 100B		CHARLOTTE	NC	28202
2018-117	14525511	S & K DEVELOPERS LLC				4214 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14525512	NORMAN	DARRYL W	KAREN	NORMAN	4208 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14525513	NORMAN	DARRYL W			4200 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14525514	HICKS	LARRY	SHIRLEY	HICKS	419 W PETERSON DR		CHARLOTTE	NC	28217
2018-117	14902301	INGRAM	HERBERT			3000 BARFIELD DR		CHARLOTTE	NC	28210
2018-117	14902302	WHITESIDES INVESTMENTS PROPERTIES LLC				PO BOX 2432		MATTHEWS	NC	28206
2018-117	14902308	AUTOMATIC TECHNOLOGY INC				PO BOX 301		MINERAL SPRINGS	NC	28108
2018-117	14902405	BARRINGER PARTNERS LLC				4020 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2018-117	14902406	CHAPMAN WAREHOUSE LLC				604 BATTERY PLACE		ALEXANDRIA	VA	22314
2018-117	14902407	MCGARITY	DWIGHT E	CARLEN KAY	MCGARITY	6820 ROCK ISLAND RD		CHARLOTTE	NC	28216
2018-117	14902408	MAKRIGIANNIS	PANAGIOTIS			3642 MOULTRIE ST		CHARLOTTE	NC	28209
2018-117	14902409	DAVIS	WILLIE D		LILLIE MAE	305 FREELAND LN		CHARLOTTE	NC	28217
2018-117	14902410	GORDON	WILUAM S III	PATRICIA D	GORDON	9725 HATFIELD RD		CHARLOTTE	NC	28278
2018-117	14902415	SUMMERFIELD	GARY A	DIANNA H	SUMMERFIELD	234 E CAMA ST		CHARLOTTE	NC	28217
2018-117	14902501	CLANTON PRESBYTERIAN CHURCH				335 FREELAND LN		CHARLOTTE	NC	28217
2018-117	14902502	CLANTON PRESBYTERIAN CHURCH				335 FREELAND LN		CHARLOTTE	NC	28217
2018-117	14902503	HAGLER				5640 SHARON RD		CHARLOTTE	NC	28210
2018-117	14902504	GRIFFIN	BRENDA G	CARL W JR	GREGORY	3609 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2018-117	14902505	EPIC REALTY SOLUTIONS,LLC	ALAN B		TKS PRM REALTY HOLDINGS	421 W PARK AVE		CHARLOTTE	NC	28203
2018-117	14902506	PRM REAL ESTATE HOLDINGS				3060 PEACHTREE RD SUITE D436		ATLANTA	GA	30319
2018-117	14902507	HC ALEXANDER PLACE LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2018-117	14902508	HC ALEXANDER PLACE LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2018-117	14902509	WINNER PROPERTIES LLC				1232 BRAEBURN RD		CHARLOTTE	NC	28211
2018-117	14902510	HC ALEXANDER PLACE LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2018-117	14902511	HC ALEXANDER PLACE LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2018-117	14902512	CLANTON PRESBYTERIAN CHURCH				335 FREELAND LN		CHARLOTTE	NC	28217
2018-117	14902601	TRUSTWORTHY HOME ENERGY UPGRADES LLC				226 NE 74TH ST		OAK ISLAND	NC	28465
2018-117	14902602	TOVAR	LIXA GUARDAO			2718 EDISON ST NE		ROANOKE	VA	24012
2018-117	14902603	SHANKLIN	LEON			4117 SOUTH TRYON ST		CHARLOTTE	NC	28217
2018-117	14902604	SHANKLIN	LEON T III			4127 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14902605	SHANKLIN	LEON T			4127 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14902606	SHANKLIN	LEON T			13108 PINE HARBOR RD		CHARLOTTE	NC	28278
2018-117	14902608	BORKOUSKI	GREGORY J			344 E PETERSON DR		CHARLOTTE	NC	28217
2018-117	14902609	CONTE	GIANNI	AUGUSTO	CONTE	340 EAST PETERSON DR		CHARLOTTE	NC	28224
2018-117	14902610	EDWARDS	PHILLIP B	SYLVIA	EDWARDS	336 E PETERSON DR		CHARLOTTE	NC	28217
2018-117	14902611	TPM PROPERTIES	LTD PARTNERSHIP			3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2018-117	14902612	OMB RESIDENTIAL HOLDINGS LLC				4210 YANCEY RD		CHARLOTTE	NC	28217
2018-117	14902613	COLLINS	TONIA P			1027 OAKENSHAW ST		FORT MILL	SC	29715
2018-117	14902614	VON DER EMBSE	TIMOTHY S	CYNTHIA A	AZIZ	1804 E BV		CHARLOTTE	NC	28203
2018-117	14902615	TSOULOS	IOANNIS DIMITRIOS			844 BURNLEY RD		CHARLOTTE	NC	28210
2018-117	14902618	COLLINS	TONIA P			1027 OAKENSHAW ST		FORT MILL	SC	29715
2018-117	14902619	DAVIS	JOHN FRANK JR		BY WILL	305 E CAMA ST		CHARLOTTE	NC	28217
2018-117	14902620	JAIMES	JESSIE			2528 OHARA DR		CHARLOTTE	NC	28273
2018-117	14902621	BRICK WALL OF HOMES LLC				313 EAST CAMA ST		CHARLOTTE	NC	28217
2018-117	14902622	SFRH CHARLOTTE RENTAL LP				2145 TYSONS EXECUTIVE CT		DUNN LORING	VA	22027
2018-117	14902623	BLAKE CONSULTING SERVICES INC				4029 WINDWOOD CIR		CHARLOTTE	NC	28226
2018-117	14902624	WEST	CONRAD	KARA	WEST	4913 VINCENT LN		CHARLOTTE	NC	28210
2018-117	14902625	LINDER	DAN F	PATRICIA M	LINDER	PO BOX 78234		CHARLOTTE	NC	28271
2018-117	14902626	MCKELLERY	DENISE CLOUD			9910 MEADOWMEAD CT		CHARLOTTE	NC	28273
2018-117	14903209	VON DER EMBSE	TIMOTHY S	CYNTHIA A	AZIZ	1804 EAST BV		CHARLOTTE	NC	28203
2018-117	14903210	OMB RESIDENTIAL HOLDINGS LLC				4210 YANCEY RD		CHARLOTTE	NC	28217
2018-117	14903211	OMB PROPERTY HOLDINGS LLC				4210 YANCEY RD		CHARLOTTE	NC	28217
2018-117	14903212	OMB RESIDENTIAL HOLDINGS LLC				4210 YANCEY RD		CHARLOTTE	NC	28217
2018-117	14903213	LANEY	CHARLOTTE EVANS			206 RED HILL CIR		DENVER	NC	28037
2018-117	14903214	TOVAL	VICTOR			351 E PETERSON DR		CHARLOTTE	NC	28217
2018-117	14903215	ALEXANDER	CHARLES D			4201 S TRYON ST		CHARLOTTE	NC	28217
2018-117	14903216	MACA PROPERTIES LLC				4210 YANCEY RD		CHARLOTTE	NC	28217
2018-117	14903217	MACA PROPERTIES LLC				4210 YANCEY RD		CHARLOTTE	NC	28217
2018-117	14903226	OMB RESIDENTIAL HOLDINGS LLC				4210 YANCEY RD		CHARLOTTE	NC	28217



	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-117		Wayne	Crowe	925 Homewood Place		Charlotte	NC	28217
2018-117	1983	Nicole	Frambach	3325 Anson St		Charlotte	NC	28209
2018-117	Brightwalk HOA	Kim	Graham	4601 Charlotte Park Drive	Ste. 350	Charlotte	NC	28217
2018-117	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2018-117	Clanton Park Community Neighborhood Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
2018-117	Clanton Park Community Neighborhood Association	Charese	Baker	925 Homewood Place		Charlotte	NC	28217
2018-117	Clanton Park Community Neighborhood Association	Cynthia	Ward	912 Homewood Pl.		Charlotte	NC	28217
2018-117	Clanton Park Community Neighborhood Association	Dorothy	Waddy	4032 Broadview Dr		Charlotte	NC	28217
2018-117	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2018-117	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Carl	Swift	825 Hartford Av		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Ian	Rae	1201 Hartford Ave		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Michelle	Taylor	3732 Conway Ave.		Charlotte	NC	28209
2018-117	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2018-117	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209
2018-117	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2018-117	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2018-117	Sedgefield Neighborhood Association	Katie	Zender	3221 Mayfield Av		Charlotte	NC	28209

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2018-117** filed by Hopper Communities to request the rezoning of an approximately 4.02 acre site located on the east side of S. Tryon St., south of E. Cama St and north of E. Peterson Dr., and at the northwest corner of E. Cama St. and Heriot Ave., from the R-8 and MUDD (CD) zoning districts to the UR-2 (CD) zoning district

**Date and Time of Meeting:** Thursday, June 6, 2019 at 6:30 p.m.

**Place of Meeting:** Embassy Suites by Hilton Charlotte  
Tryon Ballroom (part of the Junior Ballroom)  
4800 S. Tryon St.  
Charlotte, NC 28217

We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 4.02 acre site located on the east side of S. Tryon St., south of E. Cama St and north of E. Peterson Dr., and at the northwest corner of E. Cama St. and Heriot Ave., from the R-8 and MUDD (CD) zoning districts to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain up to 87 single family attached dwelling units.

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 Thursday, June 6, 2019 at 6:30 p.m. in the Tryon Ballroom (part of the Junior Ballroom) at Embassy Suites by Hilton Charlotte located at 4800 S. Tryon St. in Charlotte.** 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 or Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 24, 2019

12101515



Community Meeting Sign-in-Sheet

Hopper Communities, Inc. -- Rezoning Petition No. 2018-117

Embassy Suites by Hilton Charlotte, 4800 S. Tryon St., Charlotte, NC 28217

Thursday, June 6, 2019 at 6:30 p.m.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	ARRETT LAMEN	401 W CANA	704 491 6260	ARRETT@CANCIL.COM
2.	DAVID WINNER	306 E. CANA	704-264- 5464	wind64@bellsouth.net
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

# Rezoning Petition No. 2018-117

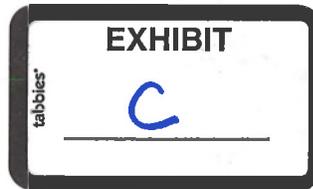
Hopper Communities, Inc., Petitioner

Community Meeting

June 6, 2019

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
robinsonbradshaw.com



## Agenda

- A. Introductions
- B. Current Rezoning Schedule
- C. Site and Existing Zoning
- D. Rezoning Request and Review of the Site Plan
- E. Questions

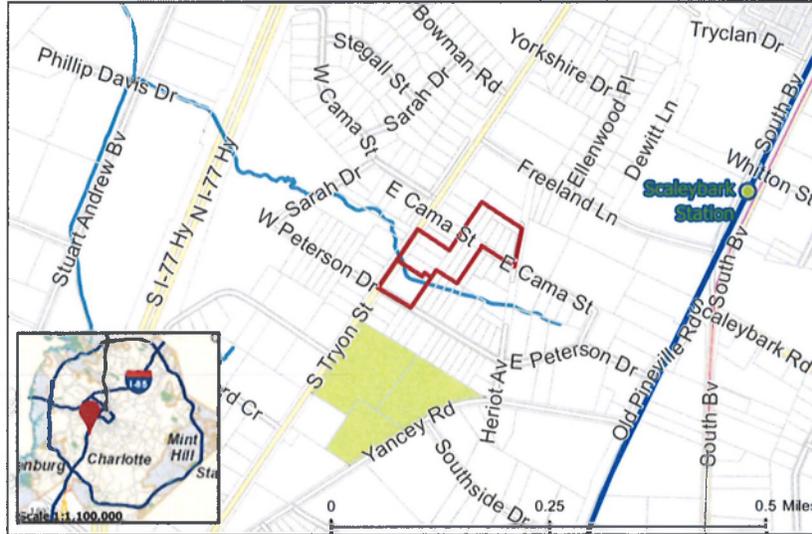
## Rezoning Team

- Clay McCullough, Hopper Communities, Inc.
- Matt Langston, Landworks Design Group, PA
- Ty Shaffer, Robinson, Bradshaw & Hinson

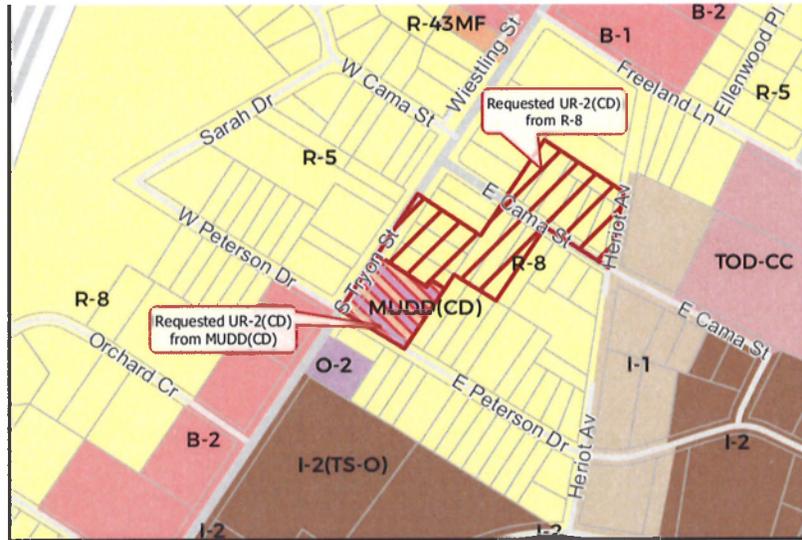
## Current Rezoning Schedule

- Public Hearing: Monday, July 15, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, July 30, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, Sept. 16, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

# Site – Approximately 4 Acres



## Existing and Surrounding Zoning







## Rezoning Request

- Requesting the rezoning of the site from the R-8 and MUDD (CD) zoning districts to the UR-2 (CD) zoning district to accommodate the development of up to 87 single family attached homes (townhomes) on site.





# Questions and Comments