

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-134

Petitioner: HHHunt
Rezoning Petition No.: 2018-134
Property: ± 20.03 acres located at the intersection of Independence Hill Road and Old Statesville, Road, Charlotte, NC (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 Monday, November 26th, 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 11/15/2018. 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 Monday, November 26th, 2018 at 7:00 PM, at Independence Hill Baptist Church, 10220 Independence Hill Road, Huntersville, NC 28078

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 Elam Hall with HHHunt and Jim Gamble and Daniel Renckens with Bohler Engineering. 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 thanked those in attendance. Mr. MacVean then reviewed the rezoning schedule, conditional zoning process, and the proposed site plan with a proposed 335 units on the 20.03 acre site.

Elam Hall with HHHunt gave an overview of his company that has been in business for over 50 years with developments spanning from South Carolina to Maryland.

Keith MacVean conveyed that the plan is consistent with the land use area plan and will provide a new public street off of Old Statesville Road to Independence Hill Road. The community will front Independence Hill Road and will improve Independence Hill Road with additional pavement, a bike lane, curb and gutter, an eight (8) foot planting strip, and an eight (8) foot sidewalk.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

The attendees asked when construction would begin for this development and if there are any other developments planned in the area. The Petitioner responded that construction is anticipated to begin in late 2019/early 2020. The Petitioner's representative indicated there was a rezoning request on the west side of Old Statesville Road to allow a warehouse distribution park.

Attendees were thanked for their attendance and the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made to the petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Elam Hall, HHHunt
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-134	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-134	01915112	CAROLINAS PROPERTIES				9520 ALICE MCGINN DR		CHARLOTTE	NC	28277
2018-134	01915141	DORIS MAXWELL FAMILY LLC	% JOHN K MAXWELL			3141 BUTTER CHURN LN		MATTHEWS	NC	28105
2018-134	01933105	DAVIS	SILAS W JR			13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2018-134	01933106	HORTON	JANET COX	JUDY COX	HODSON	21509 NORMAN SHORES DR		CORNELIUS	NC	28031
2018-134	02505102	SWD INVESTMENTS LLC			C/O SILAS W DAVIS JR	13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2018-134	02505103	SWD INVESTMENTS LLC				13334 BALLY BUNNION DR		DAVIDSON	NC	28036
2018-134	02718122	DAVIS REAL ESTATE II LLC				13121 MOUNT HOLLY HUNTERSVILLE RD		HUNTERSVILLE	NC	28078
2018-134	02718201	DAVIS	ROSE K			13121 MOUNT HOLLY HUNTERSVILLE RD		HUNTERSVILLE	NC	28078
2018-134	02718203	INDEPENDENCE HILL BAPTIST	CHURCH/CHARLOTTE NC INC			10220 INDEPENDENCE HILL RD		HUNTERSVILLE	NC	28078
2018-134	02718204	SWD INVESTMENTS LLC			C/O SILAS W DAVIS JR	13334 BALLY BUNNION WAY		DAVIDSON	NC	28036

2018-134	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-134	Davis Ridge Homeowners Association	Michael J	Aufrecht	5713 Brandy Ridge Ln		Charlotte	NC	28269
2018-134	Madison Park At Wallace Farms Homeowners Association	Regina	Smith	11528 Woodfire Rd		Charlotte	NC	28269
2018-134	Spring Park Homeowners Association	Kurt	Brust	9810 Nottinghill Ln		Charlotte	NC	28269
2018-134	Spring Park Homeowners Association	Margaret	Paternostro	9939 Spring Park Dr		Charlotte	NC	28269
2018-134	Starkwood/Grafton	Henry	Mills	9938 Barbee Dr		Charlotte	NC	28269

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-134- HHHunt

Subject: Rezoning Petition No. 2018-134
Petitioner/Developer: HHHunt
Current Land Use: vacant
Existing Zoning: R-4
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Monday, November 26th at 7:00 p.m.**
Location of Meeting: Independence Hill Baptist Church
10220 Independence Hill Rd
Huntersville, NC 28078
Date of Notice: 11/15/2018

We are assisting HHHunt (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the intersection of Independence Hill Road and Old Statesville Road (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 ±19.61 acre Site from R-4 to UR-2(CD) to allow the Site to be developed with a residential community with up to 335 dwelling units. The Site is currently vacant.

The proposed buildings are oriented towards Independence Hill Road and the interior public streets, parking areas are located to the rear of the buildings. The Site’s frontage on Independence Hill Road and the interior public streets will be improved with curb and gutter, an eight (8) foot planting strip and an eight (8) foot sidewalk. Buffers, tree save areas, and streetscape improvements will be provided on the Site.

As part of the development of the Site three (3) public streets will be constructed to provide access to the Site. One of the new public streets will provide the Site access to Old Statesville Road the other two (2) public streets will provide the Site access to Independence Hill Road. The proposed public streets will also provide future access to the adjoining properties when they are developed.

Community Meeting Date and Location:

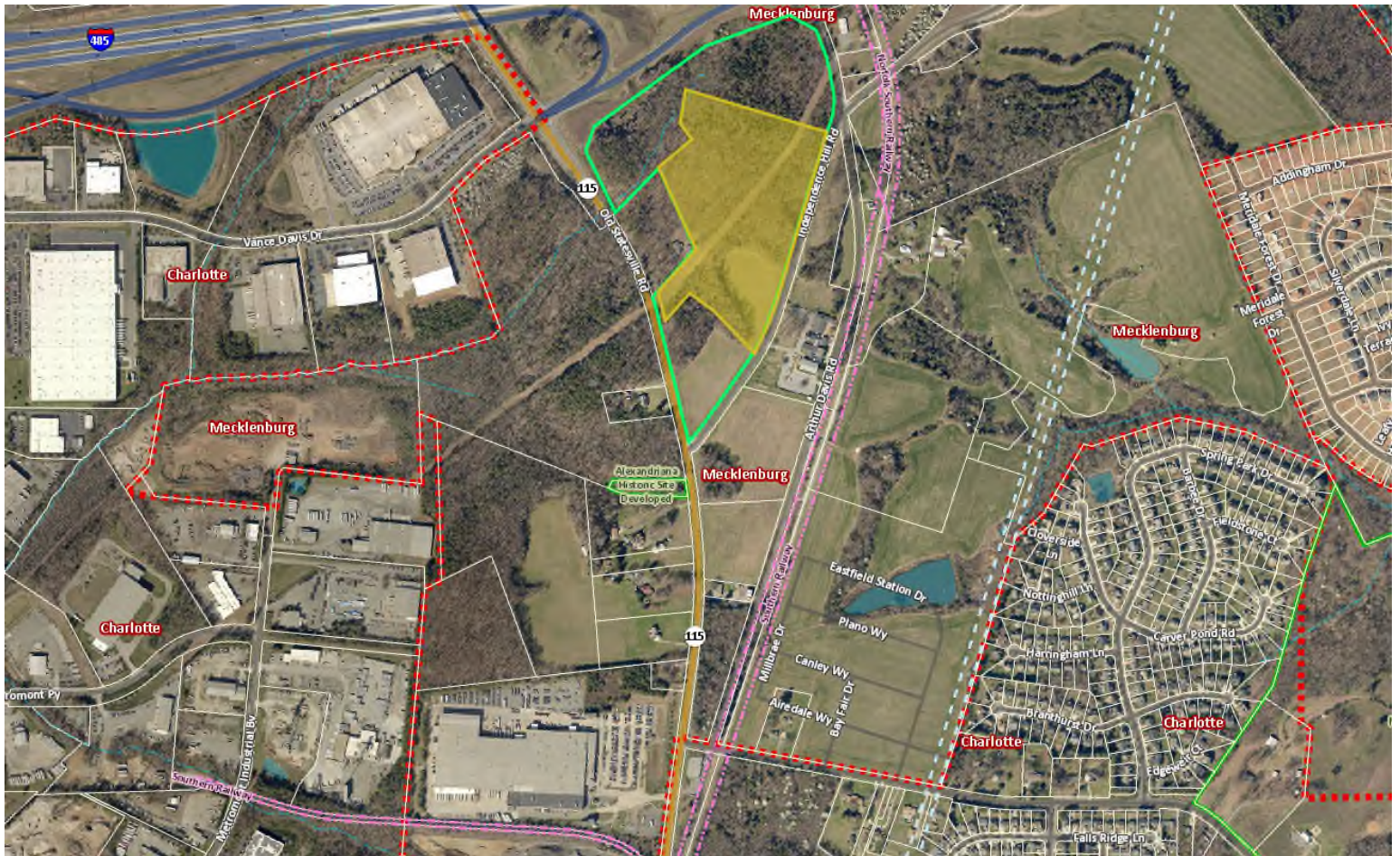
The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, November 26th, 2018, at 7:00 p.m. at Independence Hill Baptist Church, 10220 Independence Hill Rd, Huntersville, NC 28078.** 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

Elam Hall, HHHunt
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



HHHunt Rezoning Petition No. 2018-134
Community Meeting – November 26, 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	ADAM KOLB	PO BOX 063 CORNELIUS 28031	7044005019	RAKOLB03@GMAIL.COM
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HHHunt Rezoning Petition No. 2018-134
Community Meeting – November 26, 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
15	David Hodson	Box 1497 Cornelius NC 28031	704 533 5201	david@propertiesofthecarolinas.com
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