

COMMUNITY MEETING REPORT  
**Petitioner: Woodlawn Station Holdings LLC**  
Rezoning Petition No. 2018-135

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 November 16, 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 Wednesday, November 28, 2018 at 6:30 PM at the Ramada Plaza Airport Hotel & Conference Center located at 212 West Woodlawn 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 Jason McArthur, Ralph Falls, Kyle diPreto and T.J. Larsen of the Petitioner and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Since only two individuals attended the Community Meeting, the Community Meeting was very informal.

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. 2018-135. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 1.49 acres and is located on the west side of Old Pineville Road between Springbrook Road and East Woodlawn Road. John Carmichael stated that the Petitioner is requesting that the site be rezoned from the I-2 zoning district to the TOD-RO zoning district to accommodate up to 45 townhome units and up to 10,000 square feet of commercial uses on the site. John Carmichael stated that the vehicular access into the site would be from Old Pineville Road.

John Carmichael stated that the elevations we are sharing tonight are not part of the Petitioner's Conditional Rezoning Plan, and the townhomes that could actually be built on the site could vary from what is depicted on these elevations.

Jason McArthur then addressed the meeting. Jason McArthur stated that in his opinion, it makes sense to bring additional rooftops to this area. Once there are a sufficient number of residential units in this area, then new services could be brought to this area of town.

Jason McArthur stated that this site is located next to the light rail stop. Jason McArthur stated that the price points for the townhome units would be from the high \$200s to the low \$300s. In his view, that is an attractive sales price given the site's location next to the light rail stop.

Jason McArthur stated that the units would likely be primarily two bedroom units, but there could be some three bedroom units. Additionally, there could be some one bedroom units.

The townhome units would be oriented to the exterior boundary lines of the site. The garages for the townhome units would be oriented to the interior of the site and would be accessed from the internal private street.

Jason McArthur stated that the City is contemplating the construction of additional roads in this area. The City will ultimately construct a new road along the western boundary line of the site. Jason McArthur stated that the Petitioner is reserving and will dedicate in the future right-of-way along the western boundary line of the site for this future road. This future road would run in a north-south direction.

Jason McArthur stated that as new developments are proposed and planned, the City will ask for right-of-way for these future roads.

Jason McArthur stated that the City will also build a new road in the future along the northern boundary line of the site that will run in an east to west direction. Jason McArthur stated that they are constructing a sidewalk and a planting strip along the northern boundary line of the site to accommodate this future road.

Jason McArthur stated that a private street or drive would run through the center portion of the site, and the garages for each townhome unit would be accessed from the private street or drive. The fronts of the townhome units would face the exterior boundary lines of the site.

Jason McArthur stated that the City may initiate some TOD rezonings in this area in the future.

Jason McArthur stated that vinyl would not be a permitted exterior building material on the buildings to be constructed on the site. However, vinyl could be utilized on windows, doors, garage doors, soffits, trim and railings. Jason McArthur stated that the exterior building materials would be a combination brick veneer or similar masonry products, stone, manufactured stone, stucco, cementitious siding and metal siding. However, cementitious siding would likely be the primary exterior building material.

In response to a question regarding timing, Jason McArthur stated that it would take approximately four to five months to complete the rezoning. If the rezoning is approved, it would take approximately nine to twelve months from the date of the approval of the rezoning to go through the permitting process. Construction could commence after permitting.

Jason McArthur stated that he believes that this development would be good for the corridor.

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.

- In response to a question, Jason McArthur pointed out the location of the private street or drive within the site, and he confirmed that the garages would be accessed from the private street or drive.
- In response to a question, Jason McArthur confirmed that the southern-most townhome units on the site would front the adjacent automotive business. Jason McArthur stated that this

would be an urban living condition. Jason McArthur reiterated that he thought that this project would be good for the area.

- An attendee stated that he thought this would be a good project. He stated that the site is approximately two miles from Southpark, it is adjacent to the light rail, and in general this is a good location for this proposed development. This attendee stated that he is supportive of this project.
- There was a general discussion about development in the area.
- In response to a question, Jason McArthur stated that he does not believe that there are any plans to widen Old Pineville Road.
- An attendee asked if information regarding this Rezoning Petition could be found on-line, and John Carmichael stated that information on this Rezoning Petition can be found on the Planning Department's website.
- An attendee stated that he is glad to see this proposed project.
- In response to a question, John Carmichael stated that it is necessary to rezone this site to accommodate the proposed development because residential uses are not allowed in an industrial zoning district.
- In response to a question, John Carmichael stated that TOD stands for Transit Oriented Development. Jason McArthur then described in some detail the TOD zoning district.
- John Carmichael stated that another reason for requesting that the site be rezoned to the TOD zoning district is because it allows greater densities and has more flexible development standards.
- In response to a question, Jason McArthur stated that the site would be required to meet the requirements of the Post-Construction Stormwater Ordinance, and Jason McArthur described the requirements. Jason McArthur stated that if detention is required, then the detention tanks would be located underground.
- In response to a question, Jason McArthur stated that the site slopes towards Old Pineville Road. Jason McArthur stated that stormwater run-off and the sewer would flow to the east.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Tuesday, January 22, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. The Zoning Committee Work Session is currently scheduled for Tuesday, February 5, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this Rezoning Petition on Monday, February 18, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

Jason McArthur 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:**

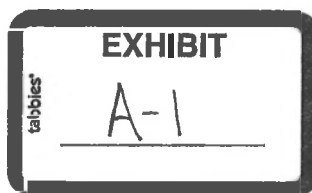
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17<sup>th</sup> day of December, 2018.

**Woodlawn Station Holdings LLC, Petitioner**

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

2018-135	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-135	16901103	FINNICAN	GREG			4525 HEDGEMORE DR		CHARLOTTE	NC	28209
2018-135	16901104	BERNATH PROPERTIES LLC				729 PERANNA PLACE		CHARLOTTE	NC	28211
2018-135	16901105	SMITH & STEVENSON	PROPERTIES			PO BOX 240009		CHARLOTTE	NC	28224
2018-135	16901106	IMRIELLC				400 N CHURCH ST #706		CHARLOTTE	NC	28202
2018-135	16901107	SMITH & STEVENSON PROPERTIES				PO BOX 240009		CHARLOTTE	NC	28224
2018-135	16901108	SPRINGBROOK INVESTMENTS LLC				605 SPRINGBROOK ROAD		CHARLOTTE	NC	28217
2018-135	16901109	TLP/OPR LLC				4850 B OLD PINEVILLE RD		CHARLOTTE	NC	28217
2018-135	16901110	WOODLAWN STATION HOLDINGS LLC				1310 SOUTH TRYON ST STE 104		CHARLOTTE	NC	28203
2018-135	16901118	JARRELL	WILLIAM ALBERT III	WILLIAM ALBERT III	JARRELL	4428 CARMEL RD		CHARLOTTE	NC	28226
2018-135	16901202	WOODLAWN SHOPPING CENTER 1686 LP				3333 NEW HYDE PARK RD	SUITE 100	NEW HYDE PARK	NY	11042
2018-135	16901203	PASSIVE INVESTORS INC			% KIMCO REALTY CORPORATION	3333 NEW HYDE PARK RD # 100		NEW HYDE PARK	NY	11042
2018-135	16901210	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2018-135	16901211	JARRELL	WILLIAM ALBERT III	WILLIAM ALBERT III	JARRELL	4428 CARMEL RD		CHARLOTTE	NC	28226
2018-135	16907613	BRAND FAMILY LLC				625 AMANDA DR		MATTHEWS	NC	28104
2018-135	16907616	ROUNDTREE PROPERTIES LLC				517 ROUNDTREE RD		CHARLOTTE	NC	28217
2018-135	16907626	STOCKER	BARRY D	DIANE W	STOCKER	318 TRANQUIL AV		CHARLOTTE	NC	28209



		FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-135	ORGANIZATI							
2018-135	Brightwalk HOA	Kim	Graham	4601 Charlotte Park Drive	Ste. 350	Charlotte	NC	28217
2018-135	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2018-135	Collins Park	Susan	Posego	819 Manhasset Road		Charlotte	NC	28209
2018-135	Colonial Village	Ian	Rae	1201 Hartford Ave		Charlotte	NC	28209
2018-135	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2018-135	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2018-135	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2018-135	Coulwood Community Council	Louis	Scarnecchia	1416 Hartford Av		Charlotte	NC	28209
2018-135	Southwest Community Development Corporation	Phillip M.	Davis	5901 Natlons Ford Rd		Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2018-135** filed by Woodlawn Station Holdings LLC to request the rezoning of an approximately 1.49 acre site located on the west side of Old Pineville Road between Springbrook Road and East Woodlawn Road

**Date and Time of Meeting:** Wednesday, November 28, 2018 at 6:30 p.m.

**Place of Meeting:** Ramada Plaza Airport Hotel & Conference Center  
The Great Room II  
212 West Woodlawn Road  
Charlotte, North Carolina 28217

We are assisting Woodlawn Station Holdings LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.49 acre site located on the west side of Old Pineville Road between Springbrook Road and East Woodlawn Road from the I-2 zoning district to the TOD-RO zoning district. The purpose of this rezoning request is to accommodate up to 45 single family attached dwelling units and up to 10,000 square feet of commercial uses 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.

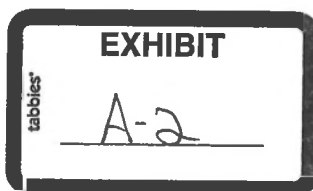
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, November 28, 2018 at 6:30 p.m. in The Great Room II at the Ramada Plaza Airport Hotel & Conference Center located at 212 West Woodlawn Road 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.

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)

Date Mailed: November 16, 2018



Community Meeting Sign-in-Sheet

Woodlawn Station Holdings LLC, Petitioner -- Rezoning Petition No. 2018-135

Ramada Plaza Airport Hotel & Conference Center  
The Great Room II  
212 West Woodlawn Road, Charlotte, NC 28217

Wednesday, November 28, 2018 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Mike Bernath	729 Peranna Pl 28211	704 309 6900	MIKEBERNATH6@GMAIL.COM
2.	Greg Finnican	4525 Hedgemore Dr Char 28209	704 408- 7356	gfatlantic@aol.com
3.				
4.				
8.				
9.				

