

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-140

Petitioner: Profile Homes, LLC

Rezoning Petition No.: 2018-140

Property: ± 11.87 acres located at 1530 Ridge Road (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 Thursday, January 10, 2019, 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 12/27/18. 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 Thursday, January 10th, 2019 at 6:30 p.m. at Crosspointe Alliance Church 3242 Ridge Road, Charlotte, NC 28269.

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 Bob Moss with Profile Homes, LLC and Phillip Hobbs with Alfred Benesch & Company. 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 welcomed everyone in attendance. He then introduced the development team and reviewed the site location. Mr. MacVean gave a brief overview of the conditional rezoning process as well as the site's current rezoning schedule.

This site is proposed to be developed with up to 93 townhomes for sale at a maximum height of 48 feet. The proposed rezoning request is consistent with the land use plan for the area and will include a left turn lane and sidewalk improvements along Ridge Road. The development will include a new north/west and east/west public street to provide connectivity and access to the site. A 37.5 foot buffer with a six (6) foot fence will be provided along the western property line adjacent to several existing single-family homes.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

One attendee inquired about the product offering. Bob Moss, with Profile Homes, explained that the site will be comprised of single family townhomes similar to those offered at The Preserve at Prosperity Church, one of Profile's local developments.

Another attendee asked if the proposed roadway connections align with the Kings Grant development. Keith MacVean explained that they do not because of the age of that rezoning plan. This development must adhere to the current subdivision standards and not those laid out in the previous approved conditional plan for Kings Grant, which is no longer vested. Should any part of the previous rezoning be developed, it would have to comply with today's standards as well.

One attendee asked why the developer chose the size of this location and if a larger development area was considered. Mr. Moss explained that Profile Homes tends to develop on lots with between 12 and 15 acres. This site fits within that development model.

Attendees inquired if alternative roadway networks are being considered. Phillip Hobbs, with Alfred Benesch & Company explained that there are no alternatives proposed at this time due to the topography of the site and the requirements of the subdivision regulations.

Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Tom Small, Profile Homes, LLC
Bob Moss, Profile Homes, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-140	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-140	02917102	HICKORY GROVE BAPTIST CHURCH				6050 HICKORY GROVE RD		CHARLOTTE	NC	28215
2018-140	02917102E	HICKORY GROVE BAPTIST CHURCH				13200 MALLARD CREEK RD		CHARLOTTE	NC	28262
2018-140	02958103	LAND THAT TIME FORGOT LLC				10060 ENCLAVE CR		CONCORD	NC	28027
2018-140	02958107	PENNINGER	NORMAN J	WENDY DAWN	COPPENHAVER	1636 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02958108	GUESS	DAVID			1632 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02958109	SHAVER	JAMES EDWARD JR			1620 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02958110	YOUNG	RICHARD M	PATRICIA JO	HARLAN	3004 BANNOCK LN		GREENSBORO	NC	27410
2018-140	02958112	MCGEE	HELEN			8472 HARVELL RD		STANFIELD	NC	28163
2018-140	02958113	FINK	DAVID A			136 GOATHILL RD		MOORESVILLE	NC	28117
2018-140	02958115	SPEEDWAY MOTORSPORTS INC				PO BOX 18747		CHARLOTTE	NC	28218
2018-140	02958118	COPENHAVER	WENDY DAWN	TIMOTHY A	COPENHAVER	1636 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02958119	PENNINGER	NORMAN J	WENDY DAWN	COPPENHAVER	1636 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02958122	MCGEE	HELEN KERR			8472 HARVELL RD		STANFIELD	NC	28163
2018-140	02961106	JORDAN	WILLIAM H	TERRI O	JORDAN	1601 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02961107	JORDAN	IRIS H			1615 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02961108	BOST	BOBBY EUGENE	ELIZABETH	BOST	1619 RIDGE RD		CHARLOTTE	NC	28262
2018-140	02961112	HOLLAND LIVING TRUST THE		HOYLE N	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262

2018-140	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-140	Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2018-140	Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2018-140	Mallard Lake Homeowners Association	Andre	Christie	10503 Greenhead View		Charlotte	NC	28262
2018-140	Maplewood	Ravi	Vallabhapuram	1147 Boxelder Ln		Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-140 – Profile Homes, LLC

Subject: Rezoning Petition No. 2018-140
Petitioner/Developer: Profile Homes, LLC
Current Land Use: residential
Existing Zoning: R-3
Rezoning Requested: R-8MF(CD)
Date and Time of Meeting: **Thursday, January 10th, 2019 at 6:30 p.m.**
Location of Meeting: Crosspointe Alliance Church
3242 Ridge Road
Charlotte, NC 28269
Date of Notice: 12/27/18

We are assisting Profile Homes, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on Ridge 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 ±11.87 acre Site from R-3 to R-8MF(CD) to allow the Site to be developed with a multi-family townhome community. The residential buildings will be oriented towards the 2 newly constructed public street connections and have access off of Ridge Road.

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 Thursday, January 10th, 2019 at 6:30 p.m. at Crosspointe Alliance Church 3242 Ridge Road, Charlotte, NC 28269.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Tom Small, Profile Homes, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Profile Homes LLC Rezoning Petition No. 2018-140
 Community Meeting – January 10, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Glen Tucker	Subject Property	704 791 5667	
2	Dele Gentle	10060 Enclave Cir., ²⁸⁰²⁷ Concord	(204) 617-7525	dgentle@carolina.rr.com
3	Keith Barbee	725 Foxwood Dr SE ²⁸⁰²⁵ Concord, NC	704-793-3230	barbee bk@hotmail.com
4	Iris Jordan	1615 th Ridge Rd, ²⁸²⁶² Charlotte NC	704-577-1399	
5	WILLIAM JORDAN	1601 RIDGE Rd. " "	704-609-3132	poppybill52@gmail.com
6	SCOTT BOST	1619 Ridge Rd " "	704-547-0007	sbost67@hotmail.com
7	DREW STRECKER	3242 RIDGE RD CHARLOTTE, ²⁸²⁶⁵ NC	704-727-3048	church@crosspointe.ch.org
8	John Nichols	1204 Central Ave ^{Suite 201} CLT NC 28204	704 373 7797	JNichols@TheNicholsCompany.com
9	JAMES SHAVEN	1620 Ridge Rd ^{Charlotte} 28262	704 975 4794	JSHAVENJR@AHT.NET
10	DAVID GUESS	1632 Ridge Rd ²⁸²⁶²	704 677 5419	DEGWELDS@Gmail
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