

Notice to Interested Parties of Community Meeting

Subject: Community Meeting – **Rezoning Petition 2018-152**, filed by Kyle Short (Short Development Group, LLC), to rezone approximately 0.56 acres made up of 2 parcels located at the intersection of North Sharon Amity Road and Emory Lane from the R-3 zoning district to the UR-1(CD) zoning district (Parcel IDs 163-082-27, 163-082-28).

Date/Time of Meeting: **Thursday, January 10, 2019, from 6:00-7:00 p.m.**

Place of Meeting: **Sharon Seventh-Day Adventist Church
(Lower Level in Fellowship Hall)
920 N Sharon Amity Rd.
Charlotte, NC 28211**

We are assisting Kyle Short, (Short Development Group, LLC), (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 0.56 acre site (the “Site”) located at the intersection of North Sharon Amity Road and Emory Lane from the R-3 zoning district to the UR-1(CD) zoning district (Parcel IDs 163-082-27, 163-082-28). The purpose of this rezoning request is to accommodate the development and construction of a single-family residential development.

Representatives of the Petitioner will make a presentation 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.

Sharon Seventh-Day Adventist Church is not endorsing this rezoning one way or another by hosting this public meeting

In the meantime, should you have any questions or comments, please call me, Hollie Colony, at (704) 334-3303 x110 or email me at hollie@urbandesignpartners.com.

Respectfully,
Hollie Colony, PLA
Urban Design Partners

Cc: Mayor Vi Alexander Lyles
Ms. Julie Eiselt, Charlotte City Council Member at large
Mr. James Mitchell, Charlotte City Council Member at large
Mr. Braxton Winston, III, Charlotte City Council Member at large
Ms. Dimple Ajmera, Charlotte City Council Member at large
Mr. Matt Newton, Charlotte City Council District 5

Date Mailed: December 27, 2018

Community Meeting

Sign-In Sheet

Petitioner - Short Development Group

Rezoning Petition No.: 2018-152

January 10, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone	Email
1 John R Johnson	5116 Lady Fern Cir	704-577-8035	johns.johnson41@gmail.com
2 Elizabeth Ouzts	4711 Emory Ln	704-516-6391	eouzts22@gmail.com
3 Jason Ouzts	4711 Emory Ln	704-567-6096	Jason@treefallproductions.com
4 Samantha Stauling	6030 N. Sharon Amity	704-614-7622	Samraystar@windstream.net
5 Vicki SAVILLE	45391 EMORY LANE	704-366-5859	VSAVILLE@ATT.NET
6 Robyn Lyemance	5466 Addison		Roblye@bellsouth.net
7 Bruce Little/Tammy Jackson	4626 Emory LN	214-364-3284	tamjack1@netzero.net
8 Jim & Sandy Wiley	4900 Charmagne Ave	704-995-4832	JWiley1396@AOL.com
9 Chuck Jones	557 Lytleton Dr	704-650-3867	cjdirect@gmail.com
10 MATT NEWTON	8817 LITTLE HAMPTON PLACE	(980)259-9107	matt.newton@charlotte.nc.gov
11 Inez King	4723 STAFFORD CIRCLE	704-517-7534	MIKCAKE@gmail.com
12 PETER HUFF	4824 STAFFORD CIR	704-492-9418	peterhuff@yahoo.com
13 Al Killoffer	4642 Emory Lane	704-804-3773	killoffer@gmail.com
14 Carter Mahoney	4718 Emory Lane	704-654-1120	mahoneyPC28@gmail.com
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COMMUNITY MEETING REPORT

Petitioner: Short Development Group

Petition #: 2018-152

Meeting Date: January 10, 2019

Project: Emory Lane

Mtg. Location: Sharon Seventh Day Adventist Church, 920 N. Sharon Amity Rd. Charlotte, NC 28211

Meeting Time: 6:00-7:00 PM

Attendees: Kyle Short – Short Development Group
Hollie Colony – Urban Design Partners
Taylor Farr – Urban Design Partners

The Community Meeting was attended by neighboring residents, Home Owner Associations, City Council Representative, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2018-152 to any neighboring residents or Home Owners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed

Hollie Colony began by introducing herself, Kyle Short, and Taylor Farr.

She continued by laying out the schedule for rezoning. She then went on to describe the layout of the site as well as where it is located along Sharon Amity Road. She then went on to explain what the site is currently zoned, what the proposed zoning is, and what the new zoning would allow. She explained what the undisturbed tree save area is and showed where it is located on the site. She then went on to point out where the drive and parking would be located in comparison to the units. Materials, unit layouts, cost, and quality of products were discussed. Questions, comments, and concerns were voiced throughout the meeting in an open forum discussion.

Questions/Comments by Neighbors:

1. Where are the garages located?

A: The garages are rear loaded by a private drive.

2. Where is the tree save located and how wide is it?

A: (Tree save is identified on the presentation.) It is 15' wide at its narrowest point.

3. How big are the lots?

A: The minimum allowable size is 3,000 square feet. Each of the lots shown are larger than 3,000 square feet.

4. What high-end materials are being used?
A: A nationally renowned architect out of Atlanta has been retained to design the homes.
5. Would traffic be entering and exiting from Emory Lane?
A: All six homes would be accessed from one private drive located approximately midway on the site. The rezoning does not require a traffic impact study. CDOT should be contacted with concerns about safety or adding a caution light to the area.
6. Where is the nearest UR district and what is its zoning?
A: The nearest UR district is on Sharon Amity Road on the other side of Randolph Road past the shopping center. It is zoned UR-2
7. Are you proposing a wall at the corner of Emory Lane and Sharon Amity Road? A wall could further impact vision.
A: No. The existing sidewalk will be replaced with a larger planting strip and new sidewalk.
8. When and how will I get my privacy from screening?
A: The houses will be placed closer to the front of the lots leaving more space between the proposed units and adjacent property. Plant materials will be discussed to provide screening quickly and efficiently.
9. What is the front setback?
A: Because there is dedicated R/W along N. Sharon Amity, the setback is greater than the standard 14' from back of curb. This establishes the setback at the R/W line which in this case is approximately 27.5' from back of existing curb and would include a 16' planting strip, and 6' sidewalk.
10. Is there anything you need to tell us that we haven't asked?
A: The maximum building height is 40'.
11. Comment: The density is not similar to the surrounding neighborhood. The development will stick out in the neighborhood.
12. How many bedrooms will each unit have?
A: Each unit will have 3-4 smaller sized bedrooms.
13. Does the development significantly change the overall value of the nearby properties?
A: The development is appropriate at the corner as opposed to the interior or the neighborhood. They will have high quality construction with a higher price per square foot.
14. What would the cost of the homes be?
A: Roughly \$275 per square foot.

15. Comment: "It will be a fabulous improvement if what's shown here is what's built."
16. I thought the density might be three units as opposed to six. Is there any chance of there being four units instead of six?
A: Many options were considered. For example, attached townhomes. But ideally, six units will work better as a community.
17. We are concerned about safety turning left off of Emory onto Sharon Amity. Would we be able to get a stoplight?
A: Some of the grade will be adjusted during construction allowing for a little bit more visibility. CDOT would have to be contacted about the addition of a stoplight.
18. Where does the private drive come out onto Emory Lane?
A: The drive is closer to the top of the hill near the existing concrete pad on the site.
19. How do you mitigate run-off? Especially during construction.
A: During construction silt fencing is used to mitigate run-off. The civil engineers create plans that would not allow run-off onto other sites. Additionally, extra roof space will capture rain water and lead it to the storm system.
20. What year was the area plan passed?
A: We would have to look it up.
21. How is trash pick-up handled?
A: Trash is picked up with individual roll outs; no dumpsters are required.
22. What happens at the end of the private drive?
A: The private drive will end at the last driveway.
23. When will we have an architectural rendering?
A: Renderings of the building facades are shown.
24. What is the timeframe from breaking ground to completion?
A: Construction would be six to eight months per home. Site work would be completed first and then houses would be built with demand.
25. What generated the revision to the original site plan?
A: Adjusting the tree save location and creating a transition setback as opposed to a 14' setback were the driving factors to the new site plan.
26. Comment: Without any guest parking, guests will have to park on Emory Lane and could potentially be hit by a car turning off of Sharon Amity.
27. How big is the lot to the left of the site and have you considered buying it as well?
A: It is about 0.5 acres. We did consider it but didn't want to encroach farther into the neighborhood.

28. Does this set a precedent for the lot for sale next door?
A: It is a possibility, but the same steps and processes would have to be gone through to have it rezoned.
29. What is the zoning across the street and is it comparable to this development?
A: It is zoned R-8 CD. It has a similar feel to this.
30. Comment: Additional traffic cutting through the neighborhood would be a drastic change.
31. Comment: I am concerned that there will be a lot of traffic caused by construction (ie: construction trucks and vehicles)
32. Is the drive wide enough for two cars to pass by each other?
A: It is a 14' driveway with 16' clearance. It should typically be wide enough.
33. When are the meetings for the rest of this process?
A: Hollie restates the tentative dates for the upcoming meetings.
34. Is there any upside to this project?
A: The empty lot will be filled and could potentially raise property values.