

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-061

Petitioner: Davis Development, Inc.
Rezoning Petition No.: 2019-061
Property: ± 14.5 acres located on the east side of Northlake Centre Parkway across from Tisbury 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 Wednesday, May 29, 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 05/16/2019. 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 Wednesday, May 29, 2019 at 7:00 PM, at Assurance United Methodist Church – Basement, 9700 Mt. Holly-Huntersville 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 was Fred Hazel, also attendance representing the Petitioner was Shaun Hicks with LandDesign. 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.

The Petitioner open the meeting and introduced the development team to the attendee. The Petitioners representatives provided the attendee information on Davis Development including a description of several multi-family communities the Petitioner had developed in North Carolina.

The Petitioner explained that Davis Development is a family business founded in 1995, and is vertically integrated development, construction, management and equity development company. Davis Development has developed seven (7) communities in the Charlotte area including Sovereign at Belgate, and The Highlands at Alexander Point.

The Petitioner then described the proposed development.

The Petition involves a request to rezone the ± 14.5 acre Site from BP to UR-2(CD) to allow the Site to be developed with a residential community with up to 300 residential dwelling units. The residential community will be located on the east side of Dixon Branch (an existing stream) and will be accessed via a new public street that will be extended from Northlake Centre Parkway across Dixon Branch to the Site. The proposed site plan locates the buildings along the exterior property lines with parking areas located on the interior of the Site. An interior private street, built to public street standards, will be used to access the buildings and parking areas.

The proposed buildings will be four (4) story buildings with interior corridors and elevator service. The request is consistent with and implements the land use recommendations of the Northlake Area Plan for this Site.

The Petitioner's representatives then opened up the meeting for questions.

II. Summary of Questions/Comments and Responses:

The attendee at the meeting wanted to know what type of units would be built on the Site. The Petitioner's representative indicated that the proposed apartment buildings are planned to be four (4) story buildings. The proposed residential units would be accessed from interior corridors and each building would include an elevator.

A question about how long the Davis Development had been in business and what other developments had Davis Development done in Charlotte was asked. The Petitioner's representatives indicated that Davis Development is a family owned business that was formed in 1995. Davis Development is a vertically integrated company that is involved in all the aspects of the multi-family residential development. The Petitioner indicated that Davis Development builds multi-family communities throughout the Southeast and has developed seven (7) communities in the Charlotte Area including the recently completed community at Bryton.

A question about what other uses might be developed around the Site was asked. The Petitioner's representatives responded that it is anticipated that the adjoining parcels will be developed with a mix of uses as envisioned by the Northlake Area Plan, a combination of office, retail, and a variety of residential uses.

A few questions about the extension of Hucks Road were asked. Hucks Road extension is planned to be extended to the south of the Site and will cross over I-77 to connect Northlake Centre Parkway to Statesville Road as well as Old Statesville Road. The extension of the Hucks Road is unfunded but its alignment is indicated on the Comprehensive Transportation Plan, approved CRTPO.

The meeting was adjourned and the attendee was thanked for his attendance and interest.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes were made to the Petition as a result of the meeting.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Lance Chernow, Davis Development, Inc.
Jeff Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-051	Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2019-061	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2019-061	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2019-061	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2019-061	Syteria	Puryear	8530 Walden Ridge Dr				
2019-061	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

Hunter Acres Park Association, Inc
Hunter Wood
MeckEd
Walden Ridge HOA
Wedgewood North Homeowners Association

2019-061	TAXPID	OWNERLASTN	OWNERFIRST	OWNERFIRS	COMNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-061	02507201	PUCKETT	JOE LEE III	MACK VANCE	PUCKETT	617 GLEN ECHO TRAIL	WINSTON SALEM	NC	27106	
2019-061	02507203	METROLINA PROPERTIES LP	MARIE PUCKETT			1341 E MOREHEAD ST	CHARLOTTE	NC	28209	
2019-061	02507204	PUCKETT	JOE LEE III	MACK VANCE	PUCKETT	19306 WILDCAT TRAIL	DAVIDSON	NC	28036	
2019-061	02508101	PUCKETT	JOE LI	MACK VANCE	PUCKETT	19306 WILDCAT TRAIL	DAVIDSON	NC	28036	
2019-061	02508103	METROLINA PROPERTIES LP	LTD PARTNERSHIP			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204	
2019-061	02508112A	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST SUITE 201	CHARLOTTE	NC	28204	
2019-061	02508112B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST SUITE 201	CHARLOTTE	NC	28204	
2019-061	02508123	STERLING CHARLOTTE APARTMENTS IV LLC				3900 EDISON LAKES PKWY STE 201	MISHAWAKA	IN	46545	
2019-061	02508124	DEPT OF TRANSPORTATION				206 CHARTER ST	ALBEMARLE	NC	28001	
2019-061	02508125A	METROLINA PROPERTIES LP	LTD PARTNERSHIP	LLC		1341 E MOREHEAD ST SUITE 201	CHARLOTTE	NC	28209	
2019-061	02508125B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST STE 201	CHARLOTTE	NC	28204	
2019-061	02509106	D & K GARMON FAMILY LLC				2962 CORRIHER FARM RD	LINCOLNTON	NC	28092	
2019-061	02509125	TM NORTHLAKE MALL LP				PO BOX 130940	CARLSBAD	CA	92013	
2019-061	02509141	MECKLENBURG COUNTY				600 E 4TH ST	CHARLOTTE	NC	28202	
2019-061	02509144	TM NORTHLAKE MALL LP				PO BOX 56607	ATLANTA	GA	30343	
2019-061	02510304	MCAULAY	DANIEL J CHARITABLE R/T	BARBARA CHARITABLE R/T	MCAULLEY	220 CRAIGWOOD DR	BLYTHEWOOD	SC	29016	
2019-061	02510306	FCD-REAMES ROAD LP				121 W TRADE ST STE 2700	CHARLOTTE	NC	28202	
2019-061	02510310	MASON ANDREW NC PARTNERS LLC				3424 PEACHTREE RD STE 300	ATLANTA	GA	30326	

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-06I - Davis Development, Inc.

Subject: Rezoning Petition No. 2019-061

Petitioner/Developer: Davis Development, Inc.

Current Land Use: Vacant

Existing Zoning: BP

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, May 29, 2019 at 7:00 p.m.**

Location of Meeting: Assurance United Methodist Church – Basement
9700 Mt. Holly-Huntersville Road
Huntersville, NC 28078

Date of Notice: May 16, 2019

We are assisting Davis Development, Inc.(the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on the east side of Northlake Centre Parkway across from Tisbury Rd and south of I-485 with a residential community (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 ± 14.5 acre Site from BP to UR-2(CD) to allow the Site to be developed with a residential community with up to 300 residential dwelling units. The residential community will be located on the east side of Dixon Branch (an existing stream) and will be accessed via a new public street that will be extended from Northlake Centre Parkway across Dixon Branch to the Site. The proposed site plan locates the buildings along the exterior property lines with parking areas located on the interior of the Site. An interior private street, built to public street standards, will be used to access the buildings and parking areas.

The proposed buildings will be four (4) story buildings with interior corridors and elevator service. The request is consistent with and implements the land use recommendations of the Northlake Area Plan for this Site.

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 Wednesday, May 29th, 2019, at 7:00 p.m. at Assurance United Methodist Church – Basement, 9700 Mt. Holly-Huntersville Road, Charlotte, 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)
Thank you.

cc: Justin Harlow, City Council District 2 Representative
David Pettine, Charlotte Mecklenburg Planning Department
Lance Chernow, Davis Development

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

Site Location



Davis Development – Northlake Rezoning Petition No. 2019-061
 Community Meeting – 05/29/2019 @ 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	David Garner	8962 CORR. HER FARM Rd Linoxton NC 28092	704-3638418	dgarnor@themetrolina LANDSCAPE.COM
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