

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-071**

**Petitioner:** FH 1524 Sunset Rd., LLC

**Rezoning Petition No.:** 2019-071

**Property:** ± 54.99 acres located at Sunset and Oakdale Roads (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, July 31, 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 7/17/2019. 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, July 31, 2019 at 7:00 PM, at Pleasant Grove United Methodist Church, 1915 Oakdale Road, Charlotte, NC 28216.

### **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 Andy Ferrell with FH 1524 Sunset Rd., LLC and Matt Langston with Landworks Design Group. 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 and introduced the Petitioner representative, Andy Ferrell as well as Matt Langston the land planner for the Site.

Mr. MacVean then reviewed the conditional rezoning schedule and explained what a conditional rezoning petition is. The location of the property to be rezoned was reviewed with the attendees, as was the existing and the proposed zoning for the Site. The proposed access points to the Site from Sunset Road and Oakdale Road was also reviewed. Mr. MacVean also explained that the existing stub streets that abut the Site from the adjoining neighborhoods will also be extended into the new residential community as required by the subdivision regulations.

Mr. MacVean also explained that Gutter Branch, an existing creek that bi-sects the Site, will be set aside as an open space area. A portion of the Gutter Branch floodway will also be set aside and dedicated to County Park and Recreation for possible use as a future greenway.

Mr. MacVean also explained that the residential community would be developed with a combination of single-family homes and townhomes for sale. The proposed townhomes for sale will be located between Gutter Branch and Sunset Road. The portion of the site south of Gutter Branch would be developed with single-family homes.

Mr. MacVean also explained that left-turn lanes would be constructed along Sunset Road and Oakdale Road to provide access to the Site. Sidewalks will also be added along the site's frontage along Sunset Road and Oakdale Road.

The meeting was then opened for questions.

## **II. Summary of Questions/Comments and Responses:**

One attendee inquired about crime and if there was potential to increase the buffer to the adjacent neighborhood. The Petitioners representatives explained a buffer would be required where the proposed townhomes for sale are adjacent to existing single-family homes or zoning. A buffer between the proposed single-family homes and the existing single-family homes is not typical and is not required. Some of the proposed single-family homes will be separated from the existing single-family homes by an existing colonial gas line right-of-way.

Attendees expressed concerns with traffic at the intersection of Miranda/Oakdale and Sunset. The Petitioner explained that intersection is planned to be improved by NCDOT with a roundabout. NCDOT is the process of finalizing the design for the proposed roundabout and will begin acquiring right-of-way this fall. Construction of the intersection improvements is expected to start in the spring/summer of 2021.

Residents inquired about the opening of the existing stub streets in their neighborhood. The Petitioner explained that development of the property under the existing zoning or the proposed zoning would require the opening and extension of the existing stub streets. The Petitioner also explained that the existing stub streets are not needed to begin the development of the Site. Access to the Site to begin the development process would occur from Sunset Road and Oakdale Road. The opening of the existing stub streets would not be required or occur until the new streets are constructed and typically not until the development of the Site is nearing completion and the new public streets are ready to be turned over for maintenance by the City.

Attendees also asked about the construction time frame as well as construction access to the site. The construction traffic will access the site from Sunset Road and Oakdale Road. The anticipated construction schedule, if the rezoning is successful, is expected to begin with grading and clearing of the Site during the summer of 2020 with the first home or town home receiving a certificate of occupancy in mid-2021.

The attendees were thanked for their time and questions.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The Petitioner reduced the total number of units proposed on the Site from 310 units to a maximum of 280 units.

cc: Mayor and Members of Charlotte City Council  
David Pettine, Charlotte Mecklenburg Planning Department  
Andy Ferrell, FH 1524 Sunset Rd., LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-071	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-071	03309110	KELLY	ERIC M	SANDRA J	KELLY	1316 MCCORKLE RD		CHARLOTTE	NC	28214
2019-071	03309111	RING	JONATHAN P			1305 HILLSIDE AVE		AUSTIN	TX	78704
2019-071	03309112	LANIER	DOROTHY J			2919 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703104	HOLLAR	DONNA MCAULEY	WILLIAM EDWARD	HOLLAR	14723 SUNSET RD		CHARLOTTE	NC	28216
2019-071	03703102	SUNSET ROAD PARTNERS LLC				PO BOX 44443		CHARLOTTE	NC	28234
2019-071	03703107	CORNETTE	MILTON EUGENE	MYRTLE M	CORNETTE	3442 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703201	A MAN WITH A DREAM LLC				7624 SETTER TRACE RD		CHARLOTTE	NC	28216
2019-071	03703210	A MAN WITH A DREAM LLC				1166 BEAGLE LN		CHARLOTTE	NC	28216
2019-071	03703211	LOYEAR	RODNEY LEE	RACHEL G	LOYEAR	3022 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703212	RILEY	DONALD L	CARRENA L	RILEY	3008 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703213	HARRIS	TIFFANY ANN	DENNIS WAYNE	HARRIS	2916 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703214	COTTINGS	MARK DOUGLAS	LEIGH A	COTTINGS	2932 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703215	A MAN WITH A DREAM LLC				7624 SETTER TRACE RD		CHARLOTTE	NC	28216
2019-071	03703216	MCCALLUM	DAVID F	JEFFREY DAVID	MCCALLUM	2904 OAKDALE RD		CHARLOTTE	NC	28216
2019-071	03703220	JSN HOMES LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703221	JSN HOMES LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703222	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703223	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703224	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703225	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703226	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703227	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03703228	JSN CAPITAL LLC				304 PECAN RIDGE CT		MATTHEWS	NC	28104
2019-071	03704205	BROWN	PATRICK	KATHRYN	BROWN	1722 SUNSET RD		CHARLOTTE	NC	28216
2019-071	03704211	BUSTAMANTE	CLAUDIO	TERESA A	TAVAREZ	1608 SUNSET RD		CHARLOTTE	NC	28216
2019-071	03704220	REID	ERIC S			3640 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704221	PROPERTY OWNER 7 LLC				PO BOX 4090		SCOTSDALE	AZ	85261
2019-071	03704222	BYRD	ANITA E			3628 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704223	PROPERTY OWNER 9 LLC				P O BOX 4090		SCOTSDALE	AZ	85261
2019-071	03704224	TOMES	OLIVER T JR	IRENE	TOMES	3620 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704225	THREATT	MONICA S			3616 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704226	RANN	STEPHANIE D			3612 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704227	GRAY	DAVID LOUIS			1703 HARTE CR		CHARLOTTE	NC	28216
2019-071	03704228	SIMON	MALCOLM JR	MELODY	SIMON	1707 HARTE CIRCLE		CHARLOTTE	NC	28216
2019-071	03704233	JONES	TAMEKA S			1708 HARTE CR		CHARLOTTE	NC	28216
2019-071	03704234	ELLIS	CAROLYN M			1704 HARTE CR		CHARLOTTE	NC	28216
2019-071	03704235	LEE	COREY			119 HICKORY CIRCLE SW		VIENNA	VA	22180
2019-071	03704236	GASTON	BERNARD H	SHANNON	LEE	3534 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704237	GLENN	JULIA M			3530 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704238	SAFARI TWO ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2019-071	03704239	PRYOR	MOLISA A			3522 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704240	MNSF II W1 LLC				6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211
2019-071	03704241	SEALE	MADELINE BOURNE			3514 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704242	MARTIN	CINDY	KEITH	MARTIN	4403 NW 73RD WAY		CORAL SPRINGS	FL	33065
2019-071	03704243	SPANAN	RICHARD	MARIE	SPANAN	3504 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704246	WHITE	GATHER			3503 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704247	CLARKE	CHARLES H			3509 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704248	BOSLEY	KEBA			5912 BRIGHTSTAR VILLAGE RD		MINT HILL	NC	28227
2019-071	03704249	PATTERSON	VERNON JR			3519 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704250	TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2019-071	03704251	PROGRESS RESIDENTIAL BORROWER 4 LLC				PO BOX 4090		SCOTSDALE	AZ	85261
2019-071	03704252	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090		SCOTSDALE	AZ	85261
2019-071	03704253	CPI/AMHERST SFR PROGRAM OWNER LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2019-071	03704254	CHILQUITD	WILLIAM RODOLFO VELIZ	YEIMI EVANS GOMEZ	MONTENEGRO	3539 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704255	WESCOTT	JENNY L			3543 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704256	HOME SFR BORROWER LLC				C/O ALTISOURCE ASSET MANAGEMENT CORPORATION		CHRISTIANSTED	VI	00820
2019-071	03704257	DINUWELLE	RUTH			1110 STRAND ST STE 2A		CHARLOTTE	NC	28216
2019-071	03704258	CARTAGENA	MARCO A	NORMA S	CATAGENA	3601 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704259	MNSF II W1 LLC				3605 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704260	ALLISON-BALLARD	MARY J			6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28216
2019-071	03704261	HEDGECOE	RONNIE L	CAROLYN F	HEDGECOE	3615 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704262	WELLS	STANLEY	BERNADETTE	MATTHEWS-WELLS	3619 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704263	STOKES	CORNELL JR	SHARON	STOKES	4436 MURDOCK AVE		BROOK	NY	10466
2019-071	03704264	HAMRIGHT	CLEO W			3631 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704265	BLACKMON	MARION F			3635 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704266	ALLIGOOD	THOMAS L	DAWN J	ALLIGOOD	11949 PINNACLE POINT LN		CHARLOTTE	NC	28216
2019-071	03704267	BEASON	CHARLES D			3643 JOEL TURNER DR		CHARLOTTE	NC	28216
2019-071	03704301	FITE	NAIDINE PRIMM			1226 ROCKHAVEN DR		CHARLOTTE	NC	28216
2019-071	03704302	WILLIAMS	NAIDINE P	CORETHA P	FERRELL	1226 ROCKHAVEN DR		CHARLOTTE	NC	28216
2019-071	03704328	CPI/AMHERST SFR PROGRAM OWNER LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2019-071	03704329	BERRY-SCHMITT	TRECIA			3727 ANN FRANKLIN CT		CHARLOTTE	NC	28216
2019-071	03704330	FSR SFR BORROWER LLC				5100 TAMARIND REEF		CHRISTIANSTED	USVI	00820
2019-071	03704331	PRESELY	MAURICE II			3435 ANN FRANKLIN CT		CHARLOTTE	NC	28216
2019-071	03704332	GUY	JONITA			3439 Nn FRANKLIN CT		CHARLOTTE	NC	28216
2019-071	03704333	PROPERTY OWNER 8 LLC				PO BOX 4090		SCOTSDALE	AZ	85261
2019-071	03704334	SIEGEL	JOSHUA	KATERA	SIEGEL	2203 ALLEN JAY DR		CHARLOTTE	NC	28216
2019-071	03704335	COMFORT REAL ESTATE LLC				2215 TRINDAD ST		FALLS CHURCH	VA	22043
2019-071	03704336	WALNUT CREEK RESIDENTS ASSOC	INC			2119 HOPEDALE AVE		CHARLOTTE	NC	28207
2019-071	03704337	WALNUT CREEK RESIDENTS ASSOC	GARY N	YASMIN G	DARBY-WILLIS	2119 HOPEDALE AVE		CHARLOTTE	NC	28207
2019-071	03707122	WILLIS				1701 SUNSET RD		CHARLOTTE	NC	28216
2019-071	03707123	CANAAN CHRISTIAN CENTER INC				1713 SUNSET RD		CHARLOTTE	NC	28216
2019-071	03707124	CANAAN CHRISTIAN CENTER INC				1713 SUNSET RD		CHARLOTTE	NC	28216
2019-071	03707287	MAIN ST INVESTMENTS LLC				14000 CLARENDON POINTE CT		HUNTERSVILLE	NC	28078
2019-071	03707288	WARD	LORI M			1906 SUNSET VILLAGE DR		CHARLOTTE	NC	28273
2019-071	03707325	SOONES	LYNETTE J TALLEY	HOWARD G	SOONES JR	1905 WOODLANDS POINTE DR		CHARLOTTE	NC	28216
2019-071	03707326	DIAZ	DORISELL			1911 WOODLANDS POINT DR		CHARLOTTE	NC	28216
2019-071	03707327	HINES	DHIMON DESTINEE			6114 ANDREW THOMAS DR APT 112		CHARLOTTE	NC	28269
2019-071	03707328	NICHOLAS	CHARLES JEFFERY			2507 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03707329	LYNCH	GERALD L			1828 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707330	HARRIS	MICHAEL A II	YOLANDA R	HARRIS	1818 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707331	TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2019-071	03707332	WOODLANDS COMMUNITY ASSOC INC				6707-B FAIRVIEW RD		CHARLOTTE	NC	28210
2019-071	03707337	BATTJES	LESIE			1837 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707339	WOODLANDS COMMUNITY ASSOC INC				6707-B FAIRVIEW RD		CHARLOTTE	NC	28210
2019-071	03707387	CHAMBERS	JOHNNY	EMILY	CHAMBERS	1938 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707388	MERKER	MURLETTA			1938 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707389	SCOTT	ZACARY RYAN	OLIVIA LINDSI	BEATTE	1926 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707390	BLACKMON	PAMELA			1922 SOUTHWIND DR		CHARLOTTE	NC	28216
2019-071	03707391	PROGRESS RESIDENTIAL 2015-3 BORROWER LLC				PO BOX 4090		SCOTSDALE	AZ	85261
2019-071	03707392	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2019-071	03707393	LYDIA	LYDIA			1904 WOODLANDS POINTE DR		CHARLOTTE	NC	28216
2019-071	03707394	WOODLANDS COMMUNITY ASSOC INC				6707-B FAIRVIEW RD		CHARLOTTE	NC	28210
2019-071	03740104	JCNAC LP				1226 ROCKHAVEN DR		CHARLOTTE	NC	28216
2019-071	03740105	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-071	03740119	BATES	SHERRY A FERGUSON			2418 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740120	TOWLER	ELAINE K			2424 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740121	EATON	DARRIN L	SUBRENA B	EATON	2430 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740122	BARRAZA	RICKY			2502 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740123	SANCHEZ	SONIA DE SANTIAGE	JOSE L SEGURA	MORAN	2508 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740124	BYNUM	LATYSHA MARIE			2514 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740125	MORRIS	EDDRENA D			2518 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740126	NOUJALM	LOUIS J			2517 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740127	NC	ADRIENNET	ROCCO		2507 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740128	SERVEDIO	JOSEPHINE AURORA	SERVEDIO		1219 OAKDALE COMMONS CT		CHARLOTTE	NC	28216
2019-071	03740129	CSMA BLT LLC				1850 PARKWAY PLACE	SUITE 900	MARIETTA	GA	30067
2019-071	03740130	SHELTON	KATHLEEN M			1211 OAKDALE COMMONS CT		CHARLOTTE	NC	28216
2019-071	03740131	TAYLOR	KENDRA DENIS			1207 OAKDALE COMMONS DR		CHARLOTTE	NC	28213
2019-071	03740132	DEBBOLD	ERIC D	AMY	DEBBOLD	1203 OAKDALE COMMONS CT		CHARLOTTE	NC	28216
2019-071	03740133	POINT AT OAKDALE	ASSOCIATION			% PRISM REAL ESTATE SERVICE		MOORESVILLE	NC	28117
2019-071	03740137	CARTER	SHARON D	CHRISTOPHER L	CARTER	2429 OAKDALE CREEK LN		CHARLOTTE	NC	28216
2019-071	03740143	POINTE AT OAKDALE	ASSOCIATION			PO BOX 4508		MOORESVILLE	NC	28117
2019-071	03740232	VERNON	WILLIAM F JR	JOANNE	VERNON	C/O PRISM REAL ESTATE SERVICE		CHARLOTTE	NC	28216
2019-071	03740233	THE CARLSON LIMITED LIABILITY	CO							

2019-071 03740239 BUCKHALTER	TWANDA			2903 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740240 COLLINS	CORY	VICKIE	HAYES	2909 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740241 WILKERSON	CORRY M	LAKISHA	WILKERSON	2917 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740242 SMITH	MARCO ALEXANDER	ADRIANA LUCIA	SMITH	2921 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740243 WALKER	CORETTA Y			2922 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740244 PROGRESS RESIDENTIAL 2015-2 BORROWER LLC				PO BOX 4090	SCOTTSDALE	AZ	85261
2019-071 03740245 TUBMAN	ELIZABETH W			2914 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740246 PROPERTY OWNER 8 LLC				PO BOX 4090	SCOTTSDALE	AZ	85261
2019-071 03740247 ROYKO	JOSEPH MATTHEW			2906 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740248 BERTONE	ALBERT S	GREGORIA	BERTONE	2902 OAKDALE PASTURE DR	CHARLOTTE	NC	28216
2019-071 03740261 RIDGE ROAD PARTNERSHIP				1329 E. MOREHEAD ST	CHARLOTTE	NC	28204
2019-071 03740262 THE POINTE AT OAKDALE HOMEOWNE	RS ASSOCIATION	SERVICES	C/O KEUSTER REAL ESTATE	PO BOX 681213	CHARLOTTE	NC	28216

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-071	Charlotte Well Being Institute, PLLC	Natalie	Murray	1425 Highfield Court		Charlotte	NC	28216
2019-071	Coulwood Hills Community Council	Scott	Colburn	1618 Ronald Street		Charlotte	NC	28216
2019-071	Oakdale Green home owners association	Christine	Stawinsky	1502 Hollow Maple Dr		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-071 – FH 1524 Sunset Rd., LLC**

Subject: Rezoning Petition No. 2019-071  
Petitioner/Developer: FH 1524 Sunset Rd., LLC  
Current Land Use: Vacant/residential  
Existing Zoning: R-3  
Rezoning Requested: MX-2  
**Date and Time of Meeting:** **Wednesday, July 31<sup>st</sup>, 2019 at 7:00 p.m.**  
Location of Meeting: Pleasant Grove United Methodist Church  
1915 Oakdale Road  
Charlotte, NC 28216

Date of Notice July 17, 2019

We are assisting FH 1524 Sunset Rd., LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on Sunset 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 ± 54.99 acre Site from R-3 to MX-2 to allow the Site to be developed with a combination of single-family homes and townhomes for sale. The Site is divided into two sections by Gutter Branch a tributary to Long Creek.

The area of the Site that is part of Gutter Branch floodway will be set aside as an open space area. A portion of the Gutter Branch open space area will also be set aside for improvement as a future Greenway by County Park and Recreation.

Up to 310 residential dwelling units may be constructed on the Site of which no more than 150 of the allowed units to be townhomes for sale. The portion of the Site on the south side of Gutter Branch will be developed with single-family homes as will the portion of the Site that abuts the Walnut Creek neighborhood. The proposed town homes for sale will be located on the west side of the Site between Sunset Road and Gutter Branch.

Access to the Site will be from Sunset Road, and Oakdale Road the Site will also extend three (3) existing stub streets as required by the Subdivision regulations (Allen Jay Drive, Oakdale Pasture Drive, and Oakdale Creek Lane).

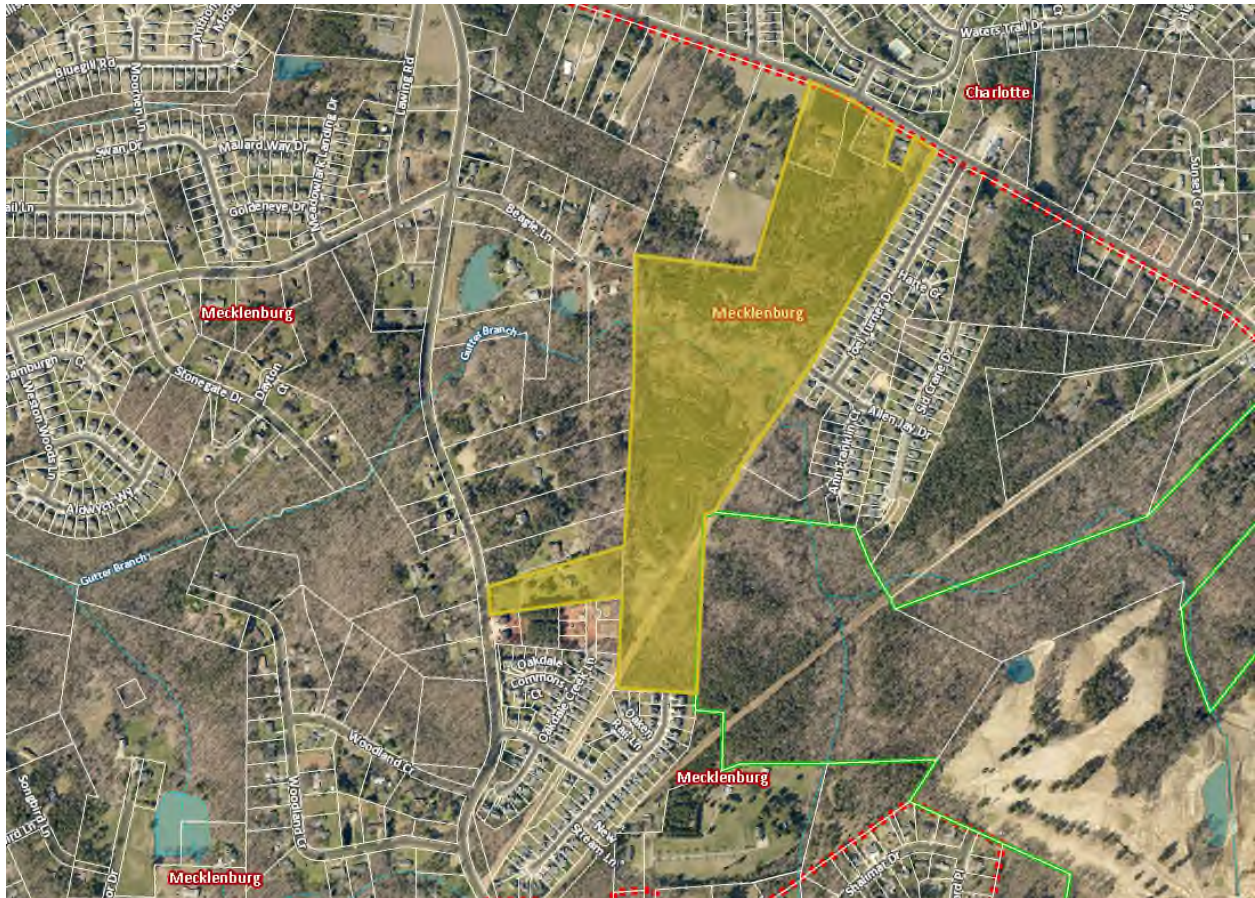
**Community Meeting Date and Location:**

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, July 31<sup>st</sup>, 2019, at 7:00 p.m. at Pleasant Grove United Methodist Church, 1915 Oakdale Rd, Charlotte, NC 28216.** 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  
David Pettine, Charlotte Mecklenburg Planning Department  
Andy Ferrell, FH 1524 Sunset Rd., LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location





FH 1524 Sunset Rd., LLC Rezoning Petition No. 2019-071  
Community Meeting – July 31, 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	Cynthia Williams	2304 Oakdale Creek Ln	104 398-1724	cwilliams1014@att.net
2	MOSES PRYOR	3522 JOEL TURNER DR	704-733-9395	moses.pryor@gmail.com
3	Ray WALLACE	1121 Beagle LN	704-650-8207	RAY WALLACE
4	Tikita Craig	5127 Oakdale Pasture Ln	704-352-6529	Tikita.Craig@gmail.com
5	CORETTA PARKER	2922 Oakdale Pasture Dr	704 907 4594	corettalove@aol.com
6	Lou NOUTAIN	2517 OAKDALE CREEK LN	866-866-8646	LOUNOUTAIN@YAHOO.COM
7	Carolyn Hedgecove	3619 Joel Turner Dr	980 275 9733	Cariehedge@yahoo.com
8	Bill & Donna HOLLAR	1422 Sunset RD	704-763-2619	billhollar@gmail.com
9	Kurtis Treackelbach	1400 Sunset Rd	704-522-1140	kurtist@intercombuilding.com
10	Adan Jaramillo	1166 Beagle Lane	704-400-2335	AdanJ300@gmail.com
11	Tahise Johnson	5819 Lake Vista Ln	908 358 8087	tahisajohnson@gmail.com
12	NATHANIEL BRISKER	2320 OAKDALE CREEK LN	704 392 3061	NDRISKER@AOL.COM
13	Kendra Taylor	1207 Oakdale Commons	<del>908</del> 919-727-6390	Ktaylor@mail@aol.com
14	Nicole Telesco	Oakdale Creek Lane JSN Homes LLC	201-247- 0509	nicole@bpanamericas.com

**FH 1524 Sunset Rd., LLC Rezoning Petition No. 2019-071  
Community Meeting – July 31, 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
15	Peter Walter	3214 Oakdale Rd	336 588 5280	kingfishersblade @yahoo.com
16	Craig Grimm	Waxham NC	7044412630	craiggrimm@gmail.com
17	Nadine Prim Williams	1216 Rockett Haven Dr <sup>28716</sup>		
18	CORRETTA P. FERRELL	2034 PRIMA RD	704 392-0703	
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				

FH 1524 Sunset Rd., LLC Rezoning Petition No. 2019-071  
 Community Meeting – July 31, 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
29	Thomas Cathcart	2423 Oakdale Creek	7046056634	
30	Laurie Primm	3616 Linden Court	704-39-2035	
31	Subrena Eaton	2430 Oakdale Creek Ln	704-393-2136	
32	Willie Williams	1226 Rock House Dr	704-398-8800	
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				

FH 1524 Sunset Rd., LLC Rezoning Petition No. 2019-071  
Community Meeting – July 31, 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
57	Mark Cottings	2932 Oakdale Rd	201-494-6139	dlcottings@optonline.net
58	Tarena Griffin	2806 Oakdale Pasture <sup>Dr</sup>	980.297.8182	tarena.kgriffin@gmail.com
59	Kathy Yount	2830 Oakdale Pasture	704.661.5455	Kathystalking@bellsouth.net
60	Devin Saunders	1305 Oaker Hill Lane	704.763-8491	devin.saunders24@gmail.com
61	Twanda Buckhalter	2903 Oakdale Pasture	704-777-5194	TwandaBuckhalter@gmail.com
62				
63				
64				
65				
66				
67				
68				
69				
70				