

COMMUNITY MEETING REPORT
Petitioner: ABP Development LLC
Rezoning Petition No. 2019-157

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 December 27, 2019. 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 Tuesday, January 7, 2020 at 6:30 PM at Stonebridge Church Community located at 3700 Prosperity Church 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 Tina Durham of the Petitioner, Frank McMahan of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

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. 2019-157.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, February 17, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. The Zoning Committee is a seven person appointed board that makes recommendations to City Council as to whether or not rezoning requests should be approved or denied. John Carmichael stated that February 17, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, March 3, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speaks at this meeting. Once again, the Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, March 16, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael shared a map and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 8.5 acres and is located on the south side of Polk and White Road, between Hattie Little Street and Mallard Creek Road. The Tradition Golf Course is located immediately to the south of the site and Mallard Creek Park is located to the north of the site.

John Carmichael shared zoning maps that depict the current zoning of the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned R-4, which is a single family zoning district that allows up to 4 dwelling units per acre to be developed on the site. The parcels immediately to the west of the site are zoned R-8 (CD), R-6 (CD), R-4, R-5 (CD) and R-4 (CD). The golf course to the south of the site is zoned R-3, and the parcels to the north and east of the site are zoned R-4.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-4 zoning district to the R-8 MF (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 68 dwelling units. The dwelling units could only be comprised of single family detached dwelling units, single family attached (townhome) dwelling units or a combination thereof.

Frank McMahan then addressed the meeting. Frank McMahan shared the rezoning plan for the site that also depicts the approved rezoning plan for the parcels of land located immediately to the west of the site. In response to a question, Frank McMahan stated that the parcels of land located immediately to the west of the site were rezoned in 2003. Frank McMahan stated that the parcels of land located immediately to the west of the site could be developed with 40 foot wide lots, which would be consistent with any single family detached lots developed on the site. Any townhome lots on the site would be narrower, as they would likely have widths ranging from 24 feet to 26 feet.

Frank McMahan showed and discussed the public street that would be constructed within the site and stated that it would stub to the western property line of the site. Frank McMahan discussed the proposed storm water pond and stated that it would comply with all applicable ordinances.

Frank McMahan stated that this proposed development would have to meet the tree save requirements and it would not adversely impact the golf course. Frank McMahan discussed the tree save requirements in more detail.

Frank McMahan stated that curb and gutter and an 8 foot wide planting strip and a 6 foot wide sidewalk would be constructed along the site's frontage on Polk and White Road. Street trees and street lights would be installed along the site's frontage on Polk and White Road. The new curb and gutter would be located 17.5 feet from the centerline of Polk and White Road.

Frank McMahan stated that if single family attached (townhome) dwelling units are developed on the site, there would likely be some on-street parking.

John Carmichael stated that the exterior building materials would be a combination of brick veneer, similar masonry products, stone, manufactured stone, stucco and cementitious siding. Vinyl could not be used except on windows, doors, garage doors, soffits, trim and railings.

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 comment from an attendee that some new homes are built too close together, Frank McMahan stated that any single family detached dwelling units constructed on the site would have minimum 5 foot side yards and a minimum 10 foot building separation. Buildings containing single family attached dwelling units would have a minimum 16 foot separation between buildings. John Carmichael stated that R-4 also has a minimum 5 foot side yard.

- In response to a question, Frank McMahan stated that the setback from a public street would be 17 feet for a single family detached dwelling unit and 27 feet for single family attached dwelling units. The rear yard would be 50 feet for single family attached dwelling units and 20 feet for single family detached dwelling units. Whether a side yard or a rear yard is required depends upon the orientation of the buildings.

- In response to a question, Frank McMahan stated that it has not been determined yet whether there would be single family attached dwelling units on Polk and White Road. However, dwelling units on Polk and White Road would be alley fed dwelling units and these dwelling units would not have individual driveways from Polk and White Road.

- In response to a question, Frank McMahan stated that if single family attached dwelling units are constructed on the site, the single family attached dwelling units would have garages and there would also likely be on-street parking.

- In response to a question, Frank McMahan stated that there could be a maximum of 68 dwelling units on the site under this rezoning proposal. In terms of the actual number of dwelling units that would be built, it has not been determined yet. However, if only single family detached dwelling units are built, it would be in the range of 45 dwelling units, if only single family attached dwelling units are built, it would be in the 60s.

- In response to a question, Frank McMahan stated that he did not know how many dwelling units would be built on Polk and White Road.

- An attendee expressed a concern about the additional traffic on Polk and White Road that this development would generate. This attendee stated that there is only one outlet. Frank McMahan discussed potential future vehicular connectivity in the area. Frank McMahan stated that the City did not require a traffic study in connection with this rezoning request.

- An attendee who lives on Polk and White Road stated that she often receives letters from individuals who want to buy her property. She asked if she has to sell her property. John Carmichael stated that she does not have to sell her property.

- John Carmichael reiterated that whether a rear yard or a side yard is required is based on the orientation of the buildings.

- In response to a question, Frank McMahan described the storm water pond.

- In response to a question, Frank McMahan stated that the dotted lines on the aerial photographs represent a Duke Power easement.

■ The lack of existing sidewalks on Polk and White Road was discussed. Council Member Johnson provided to an attendee the name of a contact with the City to discuss sidewalks on Polk and White Road.

■ In response to a question, Frank McMahan stated that the Petitioner would not be the developer of the parcels of land located immediately to the west of the site.

John Carmichael 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:

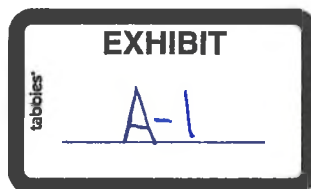
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13th day of January, 2020.

ABP Development LLC, Petitioner

cc: Mr. Michael Russell, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-157	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-157	1	02934103	ABP DEVELOPMENT LLC				5136 BERKELEY PARK CT		CHARLOTTE	NC	28270
2019-157	1	02934104	ABP DEVELOPMENT LLC				5136 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	1	02934105	ROBINSON	ROBERT L			2901 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934106	ABP DEVELOPMENT LLC				5136 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	1	02934107	WILSON	RAY L			2939 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934108	ABP DEVELOPMENT LLC				5136 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	1	02934109	WILSON	RAY LEWIS			2939 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934110	WILSON	RAY L			2939 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934111	PRIDE	TIMOTHY COLIN			10162 FOREST LANDING DR		CHARLOTTE	NC	28213
2019-157	1	02934123	HELMUELLER	SHAWN CHARLES	EMILY	HELMUELLER	2551 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934124	FOUR SOUTH GROUP LLC				4061 BIRKSHIRE HEIGHTS		FORT MILL	SC	29708
2019-157	1	02934125	JOHNSON	JAMES A	TIFFANY M	JOHNSON	2623 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934229	GHOSSAINY	SAFIA			3527 SOUTH BANK CT		MATTHEWS	NC	28105
2019-157	1	02934230	ABP DEVELOPMENT LLC				5316 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	1	02934231	LEMMOND	MICHAEL H	BRENDA P	LEMMOND	PO BOX 18465		CHARLOTTE	NC	28218
2019-157	2	02934232	ABP DEVELOPMENT LLC				5316 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	3	02934233	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-157	1	02934236	ABP DEVELOPMENT LLC				5136 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	1	02934241	HARRIS	MARY LOUISE			2536 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934242	BARNETTE	RAYMOND			2844 POLK AND WHITE RD		CHARLOTTE	NC	28269
2019-157	1	02934250	ABP DEVELOPMENT LLC				5136 BERKELEY PARK CT		CHARLOTTE	NC	28277
2019-157	1	02934251	ROBINSON	ROBERT L			2901 POLK AND WHITE RD		CHARLOTTE	NC	28262
2019-157	1	02934252	BARNETTE	HAMPTON LEROY	JOSEPH LOUIS	BARNETTE	811 TREVA ANNE DR SW		CONCORD	NC	28027
2019-157	1	02934253	BARNETTE	JOSEPH LOUIS			5368 HESPERUS DR		COLUMBIA	MD	21044
2019-157	1	02971101	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202



2019_157 ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_157	Timothy	Burgess	2215 Maycroft Dr		Charlotte	NC	28262
2019_157 Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2019_157 Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Trl		Charlotte	NC	28269
2019_157 Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2019_157 Chatham	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2019_157 Chatham Homeowners Association	William	Shepherd	3040 Parker Green Trail		Charlotte	NC	28269
2019_157 Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Trl		Charlotte	NC	28269
2019_157 Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2019_157 Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2019_157 Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2019_157 Hayden Commons HOA	Heidi	Pruess	10430 Baskerville Ave		Charlotte	NC	28269
2019_157 Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2019_157 Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Trl		Charlotte	NC	28269
2019_157 Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2019_157 Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2019_157 Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2019_157 Lexington	Robert	Davis	2345 Treymore Lane		Charlotte	NC	28262
2019_157 Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2019_157 Prosperity Point Homeowners Association	Cosby	Quinlan	3030 Driwood Court		Charlotte	NC	28269
2019_157 Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2019_157 Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2019_157 Remount/Parker Heights Area	Valeria	Avery	10109 Fairlea Dr		Charlotte	NC	28269
2019_157 Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269
2019_157 Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charlotte	NC	28269
2019_157 University Park North Community Association	Bettye C.	Walker	4528 Highcroft Ln		Charlotte	NC	28269
2019_157 Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269
2019_157 Villages Of Leacroft Homeowners Association	Joseph L.	Mercier	10321 Billingham Dr		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-157** filed by ABP Development LLC to request the rezoning of an approximately 8.5 acre site located on the south side of Polk and White Road, between Hattie Little Street and Mallard Creek Road

Date and Time of Meeting: Tuesday, January 7, 2020 at 6:30 p.m.

Place of Meeting: Stonebridge Church Community
3700 Prosperity Church Road
Charlotte, North Carolina 28269

We are assisting ABP Development LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 8.5 acre site located on the south side of Polk and White Road, between Hattie Little Street and Mallard Creek Road, from the R-4 zoning district to the R-8 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain a maximum of 68 dwelling units. The dwelling units could only be comprised of single family detached dwelling units, single family attached dwelling units or a combination thereof.

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 Planning, Design & Development 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 Tuesday, January 7, 2020 at 6:30 p.m. at Stonebridge Church Community located at 3700 Prosperity Church 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.

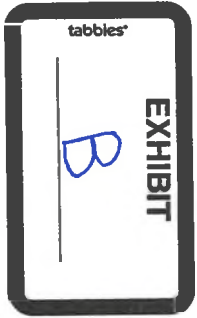
Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: December 27, 2019

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Community Meeting Sign-in-Sheet

ABP Development LLC, Petitioner -- Rezoning Petition No. 2019-157

Stonebridge Church Community
3700 Prosperity Church Road, Charlotte, NC 282269


Tuesday, January 7, 2020 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Shawn + Emily HelmueLLer	2551 Park + white	715- 715 781-9305	SChelmueLLer@gmail.com
2.	Renee Johnson			Renee.Johnson@charlotte.nc.gov
3.	Robert Robinson	2901 Park + white	704-804-2265	
4.				
5.				
6.				
7.				
8.				
9.				

Rezoning Petition No. 2019-157

ARP Development LLC, Petitioner


Community Meeting
January 7, 2020



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Rezoning Team

- Tina Durham, ABP Development LLC
- Frank McMahan, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson




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Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review and Discussion of the Site Plan
- V. Question, Answer and Comment Session




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Current Rezoning Schedule

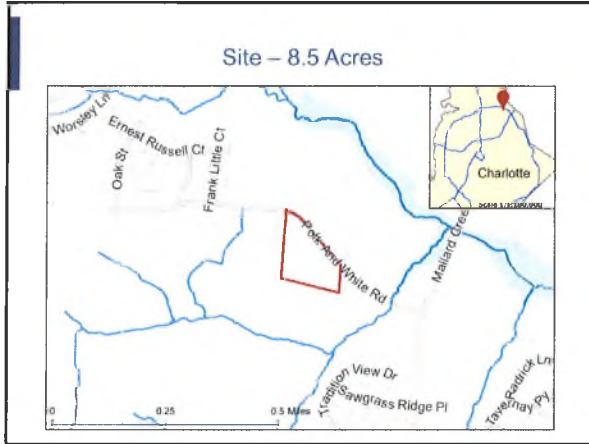
- Public Hearing: Monday, February 17, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 3, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 16, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

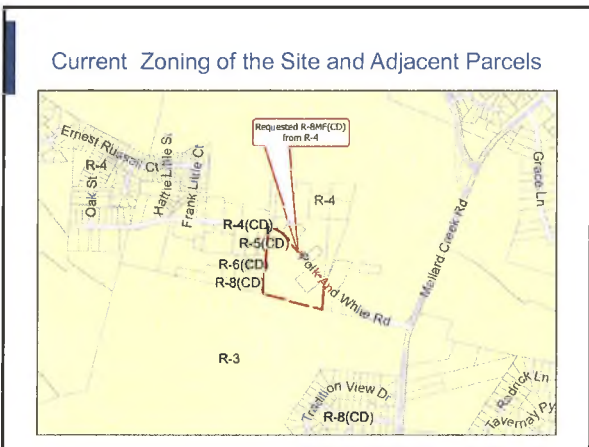
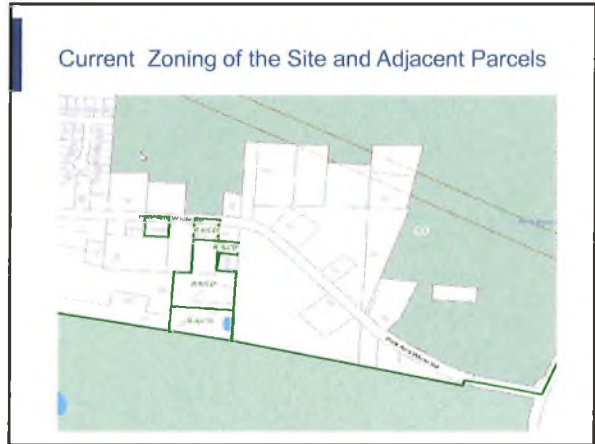


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Rezoning Request

Requesting that the site be rezoned from the R-4 zoning district to the R-8 MF (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 68 dwelling units.

The dwelling units could only be comprised of single family detached dwelling units, single family attached dwelling units (townhomes) or a combination thereof.

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