

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-081

Provident Land Services

Petitioner: Provident Land Services.

Rezoning Petition No. 2014-081

Property: Approximately 391 acres generally located on the east and west sides of Amos Smith Road, south of Old Dowd Road and south of the Southern Railroad all within The Vineyards Planned Community and contiguous commercially zoned NS property in Mecklenburg County NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 September 30th, 2014, 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 September 12th 2014. A copy of the written notice is attached as **Exhibit B**. The Petitioner also met with the property owners and residents of the Vineyards, and the surrounding communities on July 17th in addition to a number of smaller group meetings before and after the Rezoning Petition was filed.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on September 30th 2014 at 6:30 PM**, at Hope Community Church, 3205 Sam Wilson Road Charlotte, North Carolina 28214.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Tom Waters and Jonathan McCall with Provident Land Services. Also in attendance representing the Petitioner were: Shaun Tooley with LandDesign; John Johnston, traffic consultant with STV, Inc.; David McCord with D.R. Horton; and Keith MacVean with Moore & Van Allen. Also in attendance was Council member LaWana Mayfield.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of the Development Plan.

Mr. Tom Waters introduced the development team to the attendees and provided a summary of the Petition.

This Petition involves a request to rezone the remaining 391 acres of property within The Vineyards community. The Vineyards community is currently developed with 432 home sites of the originally planned and approved 1,030 lots. All the currently developed home sites have been developed by D.R. Horton Homes. The Petition is asking for no more density that was previously approved (1,030 dwelling units) and is removing the right to develop a portion of the Site with office space or a school. The area set aside for the development of an office building or school is proposed to be developed with up to 60 single-family homes. The site plan proposes to develop the parcels with

various sizes of single family homes. In addition a number of areas original planned for townhomes near the entrance of the community have been converted to areas for new single-family homes.

Mr. Waters then discussed some of the adjustments that have been made to the proposed site plan since the July 17th meeting held with the Community.

He indicated that the portion of the property near the round-about which was originally studied as an area for County Parks and Recreation to use as a park had been converted to additional common open space for the residents of the Vineyards.

Mr. Waters also indicated that he had been in communication with the School system regarding the purchase of a parcel just north of the Site for a future school.

Mr. Waters then described the off-site improvements that are proposed to be implemented before the 481st single family lot is recorded. Under the previously approved plan many of these improvements were not required to be made until more the single-family lots had been recorded.

He indicated that at the intersection of Wilkinson Boulevard and Sam Wilson Road the Petition was proposing to make intersection and traffic signal modifications; additional improvements were also planned for the intersection of Sam Wilson Road and Old Dowd Road. He also indicated that additional roadway improvements would be made at this intersection as part of the development of Parcel K. Parcel K is zoned NS and can be developed with up to 30,000 square feet of non-residential uses.

He also explained that the Petitioner had also agreed to improve existing Amos Smith Road from the existing round-about to the intersection of Midsomer Road with 25 feet of pavement and a five (5) foot sidewalk on one side before the 481st single-family lot is recorded. A 10 foot wide multi-use trail will be constructed on the opposite side of the road as development along that side of Amos Smith Road occurs. He also explained that signage would be installed along Amos Smith Road directing trucks on Amos Smith Road how to turn around. This signage was been installed because in the past trucks have gone all the way to the end of Amos Smith Road without realizing they could not turn around.

He also indicated that the originally planned second bridge on Amos Smith Road over the Norfolk Southern Railroad had been eliminated. He indicated that the City Fire Department and CDOT were both aware of the elimination of the second bridge and had both agreed that it was not needed and could be eliminated. The elimination of the proposed office uses and future school has reduced the total number of trips from the Site to the point that the second bridge was no longer required from a traffic perspective.

To address concerns expressed at prior meetings about emergency access over the Norfolk Southern rail road, Mr. Waters indicated that an application for an at grade emergency vehicle only crossing had been submitted to Norfolk Southern. If approved the Petitioner would agree to construct an at grade emergency vehicle crossing over the Norfolk Southern rail road.

Mr. Waters then explained the rezoning schedule and the date for the upcoming public hearing. The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses

As part of the presentation Mr. Waters explained a number of improvements that would be made to the current amenity area and boat parking area located in the portion of the Vineyards Community previously developed and not part of this rezoning application.

The attendees asked a number of questions about these planned improvements. Mr. Waters explained that new junior Olympic pool was being constructed with advanced funds provided by the

Petitioner which would be paid back as new lots are sold and homes are constructed. He also explained that the existing boat parking area was going to be expanded. One resident wanted to know the depth of the proposed pool while another wanted to know why an additional pool was better when it was already planned. Mr. Waters indicated that the depth of the pool would be determined by the HOA's insurance policies. Mr. Waters explained that the advantage provided by this rezoning request was that it allowed the proposed pool improvements to occur much sooner and that was something the community had asked for. A number of the residents also asked questions about the expanded boat parking area. One person wanted to know what the boat parking area would be constructed of and another person wanted to know if the boat parking area would be screened. Mr. Waters indicated the boat parking area would be constructed from gravel with sufficient depth to keep the area from getting muddy. He also indicated that the boat parking area would have landscaping to help screen it from the adjoining homes.

A number of questions were asked about the elimination of the provision to construct a second bridge on Amos Smith Road over Norfolk Southern rail road. Mr. Waters explained a proposal to provide an at grade crossing for emergency vehicles which would be constructed by the Petitioner if Norfolk Southern approved the crossing. The crossing would be gated and would be designed by LandDesign the crossing could be paved or gravel but that decision had not been made. Paving the crossing could make it attractive to use by non-emergency vehicles.

A number of questions were asked about which areas would be built next if the rezoning request was approved and when that might occur. It was explained that Parcel I would be next area to be developed since it is served by existing utilities. After that Parcel A would be looked and development would move down Amos Smith Road. These new phases of development are expected to start 12 to 18 months after the approval of the rezoning petition.

Several of the attendees wanted to know about other possible amenities and boat storage areas that would be constructed in other areas of the Site. It was explained that each development area had open space areas and additional boat storage areas were planned under the Duke Power transmission lines and would be built as they are needed.

One attendee wanted to know if curb and gutter would be constructed on Amos Smith Road. Mr. Waters indicated that curb and gutter was not proposed along Amos Smith Road in order to help preserve the existing trees located along the road that would be part of a 50 foot buffer proposed along both sides of the road. He also indicated that a 30 foot buffer was also going to be provided along River Walk Way.

Another attendee asked questions about how storm water run-off would be handled. Mr. Waters indicated that the Site would be required to comply with the City's Post Construction Storm Ordinance which would require permanent on-site water quality and storm water detention on the Site as development occurred.

A number of questions about the cost of the new homes were also asked. Mr. Waters indicated that the price points would be similar to what is currently being built. A question about the price point of the homes in Parcel G was also asked. It is anticipated that the homes in this area will range between 200 and 500 thousand dollars but final pricing had not been set.

One attendee asked about the protest petition rules and how they worked and who could file a protest petition. The protest petition rules and procedures were explained to the attendees.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

A number of changes were made to the Petition as a result of numerous meetings with the residents.

PROVIDENT LAND SERVICES, LLC

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
Solomon Fortune, Planning Department
Mike Davis, CDOT
Dennis Rorie, CDOT
Tom Waters, Provident Land Services, LLC
Shaun Tooley, LandDesign
Keith MacVean, Moore & Van Allen

Provident Land Services (Turnstone Group)

Rezoning Petition 2014-081

Community Meeting

Tuesday, September 30, 2014

7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
27	Steve Wood	5204 El Molino Dr	508-776-5665	swood@e@gmail.com
28	Cory Pharr	4201 Bright Rd	843-826-2458	cory.pharr@gmail.com
29	Rebecca Cooper	4219 Bright Rd		rebecca.n.cooper@gmail.com
30	Shannon Smith	8626 Sequoia Grove	704-614-0097	SSmithqueer@yahoo.com
31	Donna Manuel	4026 La Crema Dr	702-493-0714	dbb0714@aol.com
32	Mary Kay Hagen	9002 Carners Creek	980-236	shumway46@gmail.com
33	Paul Bassett	9401 River Walk Way	784-595-3562	kubess1211@aol.net
34	Vicki Olson	6101 Ames Smith Rd.	704-905-8227	PLIVEWOOD@TELESENSORS
35	RICHARD LIVENGOOD	"	"	USA.COM
36	Ron Freeman	9419 River walkway	786-333-1551	
37	Sandra Tartar	9219 Riverwalk Way	706-340-4528	satarstone@gmail.com
38	DAVID DANCIGAS	3245 ELYSE MANOR CT	704-570-8309	ddp15nefun@gmail.com
	Julie Sneed	8538 Loxton Cir	704-701-1066	stocknblonde@gmail.com



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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Jarrit Slaven	6411 Amos Smith Rd	704-577-9871	janmark@bellsouth.net
2	Dawn O'Connor	5628 Plantation Ridge Rd	704-906-6635	dawn-oconnor@bellsouth.net
3	Klaus G. Maitre	6501 Amos Smith Rd	704-607-2000	516 MAGROUPE@BELLSOUTH.NET
4	Anne J. Schenk	6041 Amos Smith	704-867-4535	annefschenk@gmail.com
5	Larry Sykes	3433 FARR HILL RD	704-392-2763	LSIGLARE38@gmail.com
6	Adrian Treviño	9104 Carneros Cr Rd	972-540-5530	adrianluis@yaho.com
7	Mary + Bill Ramsey	4323 Bright Rd	980-236-8140	ramseyml61@yahoo.com
8	Norma Bob Arnold	9046 Carneros Creek Rd	804-399-1160	normold888@gmail.com
9	PAHEL A ROWLAND	9135 CARVEROS CREEK	704-595-3599	POCANTOWL@qmail.com
10	Diana & Barry Carter	9110 Carneros Creek Rd	980-236-7809	dcarter4912@gmail.com
11	DARRELL Volinski	9008 CARVEROS CREEK RD	828-275-5672	LV Fisher@bellsouth.net
12	Steve & Maria Bokowski	9146 Carneros Creek	704-931-5004	MB - Home 5130 Yahoo.com
13	Nancy Sloan Johnson	9042 Carneros Creek Rd	704-595-3558	len.johnson@earth.net

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Robert & Peggy Knecht	9026 Carneros Crk Rd	704-399-9017	Bestgrndps 70@yahoo.com
15	Mary Goggin	9135 Carneros Creek Rd	704-595-3595	rocncowl@gmail.com
16	DON KING	4038 LA CREMA	980 236 7487	DBKING927@gmail.com
17	LEE + CHER WOOD	4630 River Buff Ct	704-393-9100	CHERANDCEE@aol.com
18	Patricia Klein	8929 Carneros Creek	404-626-9727	pattiklein@att.net
19	Lee Holman	6509 Amos Smith Rd	704 392 3611	-
20	Lilibry Holman	" " "	" "	libholman@aol.com
21	Jim Blair	6403 Amos Smith Rd	704 398 9580	jimbblair1@gmail.com
22	Nick Jones	6617 Amos Smith Rd	704 534 3280	nickjonesathome@gmail.com
23	WILLIAM DEARBORN	9323 RIVER WALK WAY	704 595 7718	BDEARBORN@gmail.com
24	Roy Joslin	4621 River Bluff Ct	704 575 3703	royfan51@gmail.com
25	Mayhugh Hoene	4405 Clos Du Val	704-351-5682	maggieshugh@
26	Ryan PEARCY	3249 Furse Manor Ct. Rd	317-490-7320	rtpearcy@gmail.com

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
40	Steven & Brooke Burton	8725 Artesa Mill Ln	704 614 3439	Sburton7833@qmail.com
41	Tanisha Wright	3424 Madrigal Ln		Wright-t-30@hotmail.com
42	Karin Lee	5038 El Moline Dr.		Kiki8690@gmail.com
43	Pete & Laurie McElveen	5220 Plantation Ridge Rd	704 595 7112	
44	Jim & Lynda Transue	9203 Carreros Creek Rd	980-226-8251	jtransue@hotmail.com
45	Buddy Maudley	6108 MIDSONIER RD	704 393-1092	BMAUDLEY@CSCSNG.COM
46	Tony Baca	10018 CASA NUEVA DR	704-490-7799	TONY_BACA@GMAIL
47	Jessica Commis	5922 MIDSONIER	818 398 0930	JessicaCommis@mac.com
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