

COMMUNITY MEETING REPORT  
**Petitioner: Hopper Communities**  
Rezoning Petition No. 2014-089

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 September 26, 2014. 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 Wednesday, October 8, 2014 at 7:00 PM at the DoubleTree by Hilton Hotel Charlotte located at 895 West Trade Street, 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 Bart Hopper and Clay McCullough of Hopper Communities, Lucas Shires of ColeJenest & Stone and John Carmichael of Robinson Bradshaw & Hinson, P.A. Council Member Al Austin also attended the meeting.

**SUMMARY OF ISSUES DISCUSSED:**

The Community Meeting was not well attended, so the meeting was fairly informal.

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that the site subject to this rezoning request is an approximately 2.7 acre site bounded by Grandin Road, West 4<sup>th</sup> Street and Summit Avenue.

John Carmichael stated that the purpose of this meeting is to share Hopper Communities' development proposal for the site with adjacent and nearby property owners and organizations, and to answer your questions. The invitation list for this meeting was provided to us by the Planning Department.

John Carmichael stated that we are required to prepare and file with the City Clerk's Office a Community Meeting Report, and that he will prepare and file the report.

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing before City Council and the Zoning Committee will be held on Monday, October 20, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center, which is located at 600 East 4<sup>th</sup> Street. The Zoning Committee Work Session will be held on Wednesday, October 29, 2014 at 4:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee will consider this rezoning request and make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied. City Council is scheduled

to make a decision on this rezoning request on Monday, November 17, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the majority of the site is currently zoned R-22 MF (HD) (PED), and the remainder of the site is zoned R-8 MF (HD). This site is located in the Wesley Heights Historic District.

John Carmichael stated that R-22 MF is a multi-family zoning district that would allow up to 22 dwelling units per acre, and R-8 MF is a multi-family zoning district that would allow up to 8 dwelling units per acre. Under the existing zoning of the site, without considering the PED overlay district, the maximum permitted density allowed on the site would be 47 or 48 dwelling units. The PED overlay district would increase the allowed density numbers well above 47 or 48 dwelling units.

Hopper Communities is requesting that the site be rezoned to the UR-2 (CD)(HD) and the UR-2 (CD) (HD) (PED) zoning districts to allow the development of a residential community that could contain up to 48 for sale dwelling units. Specifically, up to 44 for sale townhome units and up to 4 for sale quadraplex units that will be located in the existing quadraplex building located on the site. The quadraplex building could be turned into two duplex units.

John Carmichael stated that there is an option on the Rezoning Plan to demolish the existing quadraplex building and to construct 3 townhome units in its place.

John Carmichael shared the Rezoning Plan and stated that vehicular access points into the site would be located on West 4<sup>th</sup> Street. The site would be served by internal alleys. Tree save areas would be located along the northeasterly boundary of the site. Internal sidewalks and pedestrian connectivity would be provided to the adjacent streets. The townhome units adjacent to the streets would front the streets. The internal townhome units would face the internal common areas. The new townhome units would have rear entry, 2 car garages. There would be 2 parking spaces for the quadraplex building, and on-street parking spaces would also be available for the quadraplex units and for overflow parking.

John Carmichael stated that there are architectural standards on the Rezoning Plan. The exterior siding materials of the single-family attached dwelling units would be composed of a combination of brick, stone or similar masonry products and/or hardi-plank/fiber-cement board. Vinyl, EIFS or masonite could not be used as an exterior siding material, however, vinyl could be used on the soffits and trim, including window and door trim, and vinyl windows could be installed. Balcony railings, if installed, would be constructed of a durable prefinished material and would not be painted pressure-treated lumber. Windows would be installed on each floor of the side elevation of an end unit where the side elevation of such end unit is adjacent to a public street to avoid blank walls.

John Carmichael stated that the exterior portions of the dwelling units and other improvements to be constructed on the site would be subject to the review and approval of the Historic District Commission, and a Certificate of Appropriateness would have to be issued by the Historic District Commission prior to the issuance of a building permit or other approvals authorizing the construction of such improvements.

John Carmichael stated that architectural renderings are not a part of this Rezoning Plan because elevations will ultimately have to be approved by the Historic District Commission.

The architectural standards on the Rezoning Plan and the requirement for review and approval by the Historic District Commission should ensure a quality product.

Lucas Shires then discussed the sidewalks, planting strips and street trees that would be located along the site's public street frontages. He stated that the existing street trees would be saved.

An individual in attendance at the meeting asked what the price point of the townhome units would be, and Mr. Hopper stated that the price point would be in the \$300,000s. Mr. McCullough stated that the size of the townhome units would range from approximately 1,700 square feet to approximately 2,000 square feet.

There were no further questions.

John Carmichael thanked everyone for attending the Community 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 Conditional 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 10<sup>th</sup> day of October, 2014.

**Hopper Communities, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Bart Hopper, Hopper Communities (via email)

**DoubleTree by Hilton Hotel Charlotte  
Trade Room, Second Floor  
895 West Trade Street  
Charlotte, NC**

**Wednesday, October 8, 2014  
7:00 P.M.**

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tablets.

**EXHIBIT**

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