

## COMMUNITY MEETING REPORT

**Petitioner: Pulte Homes**

Rezoning Petition No. 2014-63

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** attached hereto by depositing such notice in the U.S. mail on June 12, 2014. A copy of the written notice is attached hereto as **Exhibits B1 and B2**.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday June 23, 2014 at 6:00 at Tom Sykes Recreational Center located at 1501 Euclid Avenue.

### **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 C**. The Petitioner was represented at the Community Meeting by Scott Stone and Cisco Garcia.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Scott Stone, welcomed the attendees and introduced the Petitioner's team. Mr. Scott Stone indicated that the Petitioner proposed to rezone an approximately 2.91 acre site "Marshall Place" located on the south side of Atherton Street between Euclid Avenue and Marshall Place from R-5 & B-2 to UR-2(CD). Mr. Scott Stone explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Cisco Garcia of Pulte Homes provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Cisco Garcia showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Detailed minutes are attached hereto as **Exhibit D**.

Respectfully submitted, this 7<sup>th</sup> day of July, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Pet. No.	TaxPID	OwnerLastIN	OwnerFirst	OwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2014-063	Petitioner	Pulte Home Corporation		Attrn: C. Garcia		11121 Carmel Commons Blvd., Ste. 450		Charlotte	NC	28226
2014-063	Agent	American Engineering		Attrn: B. Fay		8008 Corporate Center Dr., Ste. 110		Charlotte	NC	28226
2014-063	12107703	2421 SOUTH BOULEVARD LLC				16112 WEATHERLY WAY		HUNTERSVILLE	NC	28078
2014-063	12107705	2433 SO BLVD LLC				2324 WOODRIDGE DR		FORT MILL	SC	29715
2014-063	12107523	ARUNDEL-ASHLEY	WENDY L	DAVID T	ASHLEY	428 ATHERTON ST		CHARLOTTE	NC	28203
2014-063	12107443	BARNES	NICHOLAS R	ROBERT A JR	CAMBRUZZI	430 IVERSON WY		CHARLOTTE	NC	28203
2014-063	12107521	BECTON	PEYTON EARL	CONNIE	BECTON	500 ATHERTON ST		CHARLOTTE	NC	28203
2014-063	12107701	BELLA PROPERTIES LLC			C/O PHOENIX TACO LLC	104 MULL ST		MORGANTON	NC	28655
2014-063	12107405	BERRETTA	ELIZABETH ETOILE TODD			2321 SOUTH BV		CHARLOTTE	NC	28203
2014-063	12107403	BLANTON	CLYDE		MURIEL HUGGINS	15936 HY 19		NICHOLS	SC	29581
2014-063	12107442	BUY A HOUSE CHARLOTTE LLC				3113 LANDERWOOD DR		CHARLOTTE	NC	28210
2014-063	12107712	CALM III LLC				8000 TOWER POINT DR		CHARLOTTE	NC	28227
2014-063	12107406	CHADSFORD FAMILY LIMITED	PARTNERSHIP			PO BOX 34443		CHARLOTTE	NC	28234
2014-063	12104116	CHEROKEE SOUTHLINE LLC				111 E. HARGETT ST, STE 300		RALEIGH	NC	27601
2014-063	12107415	CLAPP	JACQUELINE M	ADRIAN M	BARDET	413 ATHERTON ST		CHARLOTTE	NC	28203
2014-063	12107516	COSTNER	MARSHALL	ADAM	WHITEHEAD	417 IDEAL WAY		CHARLOTTE	NC	28203
2014-063	12107510	CUPP	MICHAEL J	BETH L	CUPP	20345 ENCLAVE OAKS CT		CORNELIUS	NC	28031
2014-063	12107441	FURR	JUNE B			444 IVERSON WY		CHARLOTTE	NC	28203
2014-063	14703124	GIBSON	THOMAS	DEBORAH	GIBSON	400 IDEAL WAY		CHARLOTTE	NC	28203-5621
2014-063	12107505	GUVER	RICHARD W II	ANGELA C	GUVER	2421 MARSHALL PL		CHARLOTTE	NC	28203
2014-063	12107612	HAIRE	STEPHANIE L			3224 ELLIOTT STREET		BALTIMORE	MD	21224
2014-063	12107708	HALL JOHNSTON HEIRS LLC				PO BOX 36469		CHARLOTTE	NC	28236
2014-063	12107520	HARRIOTT	STEVEN T JR			504 ATHERTON ST		CHARLOTTE	NC	28203
2014-063	12107449	HARRIS	JANNA D			308 IVERSON WY		CHARLOTTE	NC	28203
2014-063	12107507	HOFFMAN	KERRY P	ALISON B	HOFFMAN	2429 MARSHALL PLACE		CHARLOTTE	NC	28203
2014-063	12107506	HOWELL	DORA C			2427 MARSHALL PL		CHARLOTTE	NC	28203
2014-063	12107417	IRVIN	KIMBERLY			2406 SHARON RD		CHARLOTTE	NC	28211
2014-063	12107408	JAY HOWARD PRODUCTION AUDIO IN				4210 TANGLE DR		CHARLOTTE	NC	28211
2014-063	12107439	JONES	CHESTER			500 IVERSON WAY		CHARLOTTE	NC	28203
2014-063	12107407	JOSO INC				4118 WILD PARTRIDGE DR		CHARLOTTE	NC	28226
2014-063	12107601	KELLER	EDWARD L	CHRISTINE C	KELLER	1104 ST JOHN AVE		MATTHEWS	NC	28104
2014-063	12107704	KENLEY	FORREST O	ANNE L	KENLEY	2324 WOODRIDGE DR		FORT MILL	SC	29715
2014-063	12107709	KILLOUGH PROPERTIES LLC				16112 WEATHERLY WAY		HUNTERSVILLE	NC	28078
2014-063	12107454	KNIGHT	MARVIN R	ELLIE M	KNIGHT	PO BOX 1353		MT PLEASANT	NC	28124
2014-063	12107512	KOLB	PHILLIP	DEDRIA	KOLB	401 IDEAL WAY		CHARLOTTE	NC	28203
2014-063	12107605	LAINIS	HARRY G			1808 SUMMEY AVE		CHARLOTTE	NC	28205-7930
2014-063	12107514	LITTLEFIELD	JOHN	CHERYL	LITTLEFIELD	409 IDEAL WAY		CHARLOTTE	NC	28203-5620
2014-063	12104118	LIVEWELL INC				1706 SOUTH CANNON BV		KANNAPOLIS	NC	28081
2014-063	12104119	MARSH MORTGAGE CO				PO BOX 35329		CHARLOTTE	NC	28235
2014-063	12107447	MATTHEWS	VALERIE S	SHAWN C	STRICKLAND	7420 DUNCANS RIDGE WAY		FUQUAY VARINA	NC	27526

## EXHIBIT

### A

List of property owners notified

2014-063	12107511	MCCALL	LLOYD S	PENELOPE W	MCCALL	2511 MARSHALL PL	CHARLOTTE	NC	28203
2014-063	12107508	MCCALL	LLOYD SAMUEL III	PENELOPE W	MCCALL	2501 MARSHALL PL	CHARLOTTE	NC	28203
2014-063	12107456	MERRITT	ELIZABETH O			401 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107404	MOOSE	TAYLOR			6001 PATRICK PL	CHARLOTTE	NC	28210
2014-063	12107445	OM PROPERTIES &	HOMES LLC			27 MONTROSE AVE #1ST FLOOR	BROOKLYN	NY	11206
2014-063	12107519	OSUNA	RAFAEL	JENNIFER	FRINGS	508 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107504	PARKER	JAMES F	CHARLOTTE P	PARKER	5501 CLOSEBURN RD	CHARLOTTE	NC	28210
2014-063	12107414	RADIANT PROPERTIES LLC				PO BOX 689	RUTHERFORD COLLEGE	NC	28671
2014-063	12107501	RED FOX RESIDENTIAL LLC				2429 RED FOX TRAIL	CHARLOTTE	NC	28211
2014-063	12107440	RICHARDT	ELIZABETH COOKE			448 IVERSON WAY	CHARLOTTE	NC	28203-5633
2014-063	12107419	RITCHIE	MARY ANN			PO BOX 5032	CHARLOTTE	NC	28299
2014-063	12107503	ROBINWOOD ENTERPRISES LLC				335 HORTON GROVE RD	FORT MILL	SC	29715
2014-063	12107509	SANDERS	JAMES A JR	NANCY W	SANDERS	210 NE 39TH ST	OAK ISLAND	NC	28465
2014-063	12107446	SANFORD	DANIEL JOHN	ASHLEY ELIZABETH	ERB	414 IVERSON WY	CHARLOTTE	NC	28203
2014-063	12107413	SCHERMERHORN	KEITH T			405 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107614	SHARP	THOMAS			2409 EUCLID AV	CHARLOTTE	NC	28203-5648
2014-063	12107616	SHARP START AUTO REPAIR LLC	% THOMAS E SHARP			2409 EUCLID AV	CHARLOTTE	NC	28203
2014-063	12107412	SOVIE	JOEL			327 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107608	STACK	CHARLES THOMAS			8029 WINDJAMMER DR	TEGA CAY	SC	29708
2014-063	12107518	STEVENSON	JOHN	STERLING	STEVENSON	512 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107604	STUBBS	MARY HELMS			2508 MARSHALL PL	CHARLOTTE	NC	28203
2014-063	12107524	THIEL	ANDREW J	KILEY	THIEL	424 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107450	THOMPSON	RICHARD A	ROSE E	THOMPSON	3321 CORNISH PL	CHARLOTTE	NC	28210
2014-063	12107513	THORNBURG	NEAL P			1019 WESTBROOK DR	CHARLOTTE	NC	28202
2014-063	12107611	THREE M PROPERTIES LLC				PO BOX 78965	CHARLOTTE	NC	28271-7045
2014-063	12107515	TOWNSEND	JULIE E	MARY K	LAM	413 IDEAL WAY	CHARLOTTE	NC	28203
2014-063	12107615	TPM PROPERTIES LIMITED PARTNER				3816 MOORELAND FARMS RD	CHARLOTTE	NC	28226
2014-063	12107418	UTSEY	DEREK M			425 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107411	WARMOTH	FRANCIS J	CRYSTAL G	WARMOTH	323 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107522	WASTON	DAVID J	PHONEKHAM	BOUAPHANH	127 NORTH TRYON ST	CHARLOTTE	NC	28202
2014-063	12107409	WEIL LIMITED PARTNERSHIP				311 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107525	WEINBERG	ASSAF	AMY	WEINBERF	418 ATHERTON ST	CHARLOTTE	NC	28203
2014-063	12107416	YORK PROPERTIES LLC				117 W 1ST ST	CHARLOTTE	NC	28098-1404
2014-063	12107606	YOUNG	TONY		DEBRA SUE	1301 GREYLYN DR	CHARLOTTE	NC	28226-5105

# EXHIBIT

## B1

Example letter to notified  
property owners



### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Louise Shackford  
1908 Wood Dale Terrace  
Charlotte, NC 28203

**Subject:** Community Meeting -- Rezoning Petition 14-63 filed by Pulte Homes to rezone approximately 2.9 acres located at Marshall Place, Euclid Avenue and Atherton Street to allow the development of a townhome community.

**Date and Time of Meeting:** Monday, June 23, 2014  
6:00 pm

**Place of Meeting:** Tom Sykes Rec Center  
1501 Euclid Ave.  
Charlotte, NC 28203

**Petitioner:** Pulte Homes  
**Petition No.:** 2014-63

Good afternoon,

We are assisting Pulte Homes (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.9 acre site (the "Site") located at Marshall Place, Euclid Avenue and Atherton Street from the R-5 and B2 zoning district to 4R-2 zoning district. The purpose of the rezoning is to permit the development of a townhome community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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-Mecklenburg Planning Commission'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

*American Engineering Associates – Southeast, PA ♦ North Carolina Engineering License C-3881  
8008 Corporate Center Drive, Suite 110, Charlotte, NC 28226 ♦ 704-375-2438 ♦ [www.American-EA.com](http://www.American-EA.com)*

the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, June 23, 2014 at 6:00pm at Tom Sykes Rec Center located at 1501 Euclid Ave. Charlotte, NC 28203. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Scott D. Stone at 704-375-2438.

Best Regards,



Scott D. Stone, PE, LEED AP  
Managing Principal  
American Engineering Associates – Southeast, PA

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Date Mailed: 6/12/2014



8008 Corporate Center Drive  
Suite 110  
Charlotte, NC 28226

ELIZABETH COOKE  
448 IVERSON WAY  
CHARLOTTE, NC 28203-5633

Attention: Community Meeting Notice

**EXHIBIT**

**B2**

Example envelope to  
notified property owners

## EXHIBIT

C

Sign-in Sheet

## Marshall Place Community Meeting

SIGN-IN SHEET

PETITIONER: Pulte Homes

REZONING PETITION NO.: 2014-063

June 23, 2014

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please PRINT CLEARLY.

Name	Address	Phone No.	Email
John Fryday	1119 Beekman Pl.	704-372-0001	joh@fryday-doyne.com
Si S Kaplan	1320 Fillmore	704-375-2464	hjakaplan@aol.com
AARON NEWLANDER	625 E KINGSTON AVE	704-334-3145	
Liz Merritt	401 Atherton St	704-525-8858	eoakleym@yahoo.com
Keith Ederington	405 Atherton St	995-4578	keith724376@gmail.com
Charles Stach	2404 Marshall	704-527-6915	
MARCEL DAWSON	525 ATHERTON ST	617-500-5559	MTDAWSON@HOTMAIL.COM
VERONICA DAWSON	525 ATHERTON ST	617-500-5559	N/A.
Walt Guyer	2421 Marshall Pl	704-460-8403	wgyer@gmail.com
Angela Guyer	2421 Marshall Pl	704-620-4411	angela.guyer@yahoo.com bhscarolinas.com
ADRIAN BARDET	413 ATHERTON ST.	650-544-5817	bardet@gmail.com
Joel Soule	327 Atherton St	315-771-1338	JoelSoule@gmail.com
James Warmoth	323 Atherton St	704-564-9764	james@warmothlaw.com
Alison Hoffman	2429 Marshall Pl	704-763-6011	alison.hoffman1@gmail.com
Kerry Hoffman	2429 Marshall Pl.	704-231-5322	kerryphoffman@yahoo.com
Jill Walker	1140 Lurgan Pl		
TONY YOUNG	850 MARSHALL PL	704-491-5833	Young Tony 9112@gmail.com
Mark Moffett	2412 Marshall	704-502-4015	mtmoffett@aol.com
Dedria Kolb	401 Idealway	704-953-9562	dedria.harper@gmail.com
Panchali San	2501 Marshall Pl	704-697-5628	panchali@cobaltbls.com



# EXHIBIT

## D

### Meeting Minutes



## Meeting Minutes

Date: June 23, 2014

Location: Tom Sykes Center – Dilworth Elementary

Subject: **Marshall Place  
Community Meeting  
2014-063**

Prepared By: Scott Stone, American Engineering

Copied: Penny Cothran, City of Charlotte Planning Dept.  
Claire Lyte-Graham, City of Charlotte Planning Dept.  
Cisco Garcia, Pulte Homes

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A Community Meeting was held on June 23, 2014 in the Tom Sykes Recreation Center at the Dilworth Elementary School. This location was chosen based on its central place for the Dilworth neighborhood and the fact that the Dilworth Community Development Association (DCDA) holds its regular meetings in the same location.

The meeting started at approximately 6:15 pm and was attended by 20 people. The attendees were a mix of representatives of DCDA and immediate neighbors / property owners of the proposed project. The meeting was led by Scott Stone of American Engineering, and Cisco Garcia of Pulte Homes, representing the petitioner.

Stone presented the most current version of the site plan, which he indicated had very recently been submitted to the City. Jill Walker, chair of DCDA's Land Use Committee indicated that she had observed that the revisions had already been posted to the City rezoning website. Stone indicated that several modifications had been made since the Open House, based on neighborhood comments. This version was also based on input received from DCDA's comments during two previous meetings. American Engineering met with DCDA twice prior to the petitioner file the rezoning application, in an attempt to develop the project collaboratively.

An overview of the project was presented which included 37 for sale townhomes, and a proposed rezoning of UR-2 from the existing R-5 and B-2. A goal for the project was to serve as transitional development between the commercial properties on the west side of Euclid (fronting South Blvd) and the single family units on the east side of Marshall Place. The UR-2 zoning was selected to match the recently approved rezoning by David Weekly Homes on adjacent parcels. It was noted that the previously approved project was at a density greater than 20 units per acre and the proposed project is less than 13 units per acre.



Notable elements of new plan which was presented included:

- The pocket park in the center of the site was removed to provide more of a setback and a tree save area along Marshall Place;
- Based on the reconfiguration, one of the four rows of units (running east-west) was removed (attempting to address concerns of side-facing units);
- Three existing trees (14", 18" Beech, 38" spruce) along Marshall Place, near Atherton Street, were identified as trees which will be able to be saved in the development. A 50" oak was also identified as an additional tree which might be saved providing the City allow for flexibility in sidewalk location. This was a change in the site plan directly addressing neighbor concerns during the Open House;
- Revised architectural renderings of elevations were presented. The previous renderings illustrated townhomes primarily with brick and stone facades. The new version – which was specifically designed in response to neighborhood comments and their desire for the project to blend in with existing Dilworth style – included siding, roof-covered porches for most units, shutters, columns, and various styles of pitched roofs. The side units had more windows so that it avoid the blank wall feel. While the columns were not angled which is considered "craftsman style," which is similar to many Dilworth properties, the petitioner indicated that this was not practical for a townhome design. It was noted by American Engineering that the side units would be heavily screened by street trees and tree save areas;
- On-street parking still exists on Euclid and Marshall Place, but a few spaces were removed to accommodate neighbor concerns. The reduction of on-street parking allowed for a greater setback and an increase in landscaping.
- Stormwater pond was removed at the southern end and the area will be used for tree save. Stormwater management is now planned to be underground.

Concerns were raised regarding the east-west configured units which are side-facing. There was strong opposition to any plan that had any units which did not face the street. American Engineering indicated that the shape of the property limit the ability to build two rows of units while maintaining the necessary unit length, driveways, alley, and required set-backs.

The fact that three units along Marshall Place were not front facing was the single issue with the strongest opposition.

A discussion occurred regarding wrap-around porches. The petitioner indicated that they were willing to change the design to include wrap-around porches on the sides of the end units so that the façade would have more interest. Furthermore, the porches would add to the traditional Dilworth style. The neighbors directly across

the street on Marshall Place indicated that they were indifferent to the wrap-around porch idea and did not feel that it helped enough the appearance.

The tree save concept and requirement was discussed. It was explained to neighbors that where saving the trees is not possible or existing trees do not exist on a site, planting of new trees will be included in tree save calculations. The neighbors were very passionate about the trees, expressing that the trees made the neighborhood feel like Dilworth.

The build-out schedule was discussed as neighbors had concerns about the length of time construction would be occurring. It was explained that the site would be graded, infrastructure (roads and utilities) installed, and perimeter landscaping installed within the first few months of construction. After the major construction was complete, the pads would be ready and the building construction would begin. An initial building (set of units) would be constructed including a model. Buildings would then be released in stages as sales were completed.

There were several residents who had no problem with redeveloping the two commercial lots at the corner Euclid Avenue and Atherton Street, which are zoned B-2 and within the New Bern Station Area Plan. The petitioner indicated that redevelopment of such a small area is likely not practical.

In general, many of the residents expressed the desire for a Bungalow-type style design and/or single family development on the property.

There were property owners present who were favorable to the plan. There were three individuals who indicated that they were happy with the plan and would support the rezoning.

The petitioner agreed to continue to:

- Look at ways to adjust the plan to address concerns;
- Inquire with the city regarding the sidewalk layout in attempts to save additional trees
- Revise rendering to better illustrate how the units would look and feel on the property.