

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-101

Kolter Acquisitions, LLC

Petitioner: Kolter Acquisitions, LLC
Rezoning Petition No.: 2015-101
Property: 371 acres located on the north side of Albemarle Road east of I-485 and west of Rocky River Church Road

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 24, 2015, 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 14, 2015. A copy of the written notice is attached as **Exhibit B**. The Petitioner also met with representatives of the East Side Coalition on August 27th to review the proposed plans for the Site.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on September 24, 2015 at 7:00 PM, at Cornerstone Baptist Church located at 8947 Albemarle Road, Charlotte, NC 28227.

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 John Morgan and Eric Van Schaik with Kolter Acquisitions, LLC. Also in attendance representing the Petitioner was Shaun Tooley with LandDesign and 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.

John Morgan with Kolter Acquisitions introduced the development team to the attendees. He then explained that Kolter was very excited about the Site and the Cresswind development.

Mr. Morgan then introduced the Kolter Group (the Petitioner) to the attendees. He explained that the Kolter Group is made up of four companies; Kolter Homes, Kolter Land Partners, Kolter Urban and Kolter Hospitality. Each of these companies specializes in a different type of development. Kolter Homes was a home builder, Kolter Land Partners specialized in land development, Kolter Urban specialized infill condominium development and Kolter Hospitality on hotel development.

Mr. Morgan explained that Kolter base was located in the southern Florida market were most of its developments were currently located but it was expanding into Georgia, North and South Carolina.

Kolter Homes is focused on providing outstanding customer service, through four brand pillars; Creating Better Communities, Amenity Rich Environments, Innovative Home Designs, and Superior Quality. Kolter Communities are well amenitized communities with quality homes that are very close to being custom built homes.

Mr. Morgan described the two main market segments that Kolter Homes serves, it builds primary residences and active adult housing communities with the brand name Cresswind. Which is the product planned for this Site. Cresswind communities are focused on the following principals; Lifelong Learning, Health & Nutrition, and Relationships. Cresswind Communities have full time activity directors that help create special and active communities for the residents.

The location of the Site and the different components of the development were then described. The Site wraps around the proposed Site for the new hospital proposed by Novant at the intersection of Albemarle Road and I-485. The proposed development will have three different development areas with the Active Adult Community being the largest part. The other two areas are proposed to be developed with office uses or a continuing care residential community in one area and neighborhood center in the second area. It was explained that it was important to have retail and office uses/amenities in close proximity and easily accessible to residents of the Cresswind Community either by walking, golf carts or by driving.

Mr. Morgan then explained the components and programs that would make up Cresswind Charlotte. The Community is expected to have up to 850 homes with a large community amenity center/club house, and extensive active and passive parks and open spaces, and trails. The amenity center would include, a club house, tennis courts, pickle ball courts, a pool, demonstration kitchen, exercise rooms and outdoor entertainment areas.

He also explained that Kolter would be involved in all aspects of the development of the Site starting with the development of the Site, the building the homes, and managing the property after the development was completed, which would help create a seamless process for residents of the community who would only have to deal with one company.

He also explained that Cresswind Charlotte would be an Active Adult Community focused on paths, trails, a large percentage of open space and a development form that fits into the natural features of the Site. The Site would also have network of interconnected roads that would provide access to the different areas of the Site as well as the neighborhood center and eventually the adjoining hospital.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

The attendees asked a number of questions about the future residents of the community. They also wanted to know if children would be allowed to visit and would the restrictions on the age of residents carry over to subsequent buyers of the homes. It was explained that the residents of the Community would be over the age of 55 and children would be allowed to visit but the length of the stay was limited. The restriction on the age of the home buyers was part of the covenants of the development and ran with the property for a minimum of 30 years.

One attendee was worried about residents of the Cresswind trespassing on her property to gain access to the County Park located on the north side of Camp Steward Road. The petitioner's representatives pointed out that an open space area and tree save area would be located between her property and the new homes.

It was also pointed out that the Petitioner was working with the adjoining Larkhaven golf course to provide golf cart access to the course by the residents of Cresswind.

The Petitioner also discussed that there was a great need and demand for these type of communities in the Charlotte Area.

A number of questions about the timing of the development were asked. The Petitioners representatives indicated that the western portion of the Site would be where construction would first begin and then the development would move to the eastern portion of the Site with eventual connections to Camp Stewart Road and Rocky River Church Road. The connection to Camp Stewart would be in the later phases of the development which could be up to six to eight years away. A similar development in Myrtle Beach sold about 100 homes per year, so it is expected this development would take about eight years to complete.

The first phase of the development would include the amenity area and club house plus about 12 to 15 models for residents to tour and help them decide what type home they would like.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition were made as a result of the Community Meeting.

KOLTER ACQUISITIONS, LLC

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Sonja S. Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Rick Grochoske, Charlotte Department of Transportation (CDOT)
John Morgan, Kolter Homes, LLC
Eric Van Schaik, Kolter Homes, LLC
Shaun Tooley, LandDesign, Inc.
Dale Stewart, LandDesign, Inc.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2015-101	11123332	WOODLAND BEAVER FARMS LLC			501 E MOREHEAD ST	CHARLOTTE	NC	28202-2642
2015-101	11123333	WOODLAND BEAVER FARMS LLC			501 E MOREHEAD ST	CHARLOTTE	NC	28202-2642
2015-101	11123334	WOODLAND BEAVER FARMS LLC			501 E MOREHEAD ST	CHARLOTTE	NC	28202-2642
2015-101	13715204	WOODROW M ALLEN FAMILY PROP I	LLC	JENNIFER	30328 ALLEN-MUNN LN	CHARLOTTE	NC	28227
2015-101	11121205	WYER	CHARLES C		12828 OLD IRON LN	CHARLOTTE	NC	28215
2015-101	11123673	ZNOVETS	NATALIA		9127 LEAH MEADOW LN	CHARLOTTE	NC	28227

Per No.	First Name	Last Name	Apn	Org Label	Mailing Address	Mail City	M. Mail Zip	Print Email	Alt Email
2015-101	Douglas	Moens		Bruffield Farms HOA	6820 Brancut Court	Charlotte	NC 28215		
2015-101	Vernetta	Porterrell		Turtle Rock HOA	5123 Timberlog Lane	Charlotte	NC 28215		
2015-101	Debra	Porterrell		Armsongate Court	900 Armsongate Court	Charlotte	NC 28215		
2015-101	Sandra	Zane		Cedarbrook Acres NA	7725 Cedarbrook Drive	Charlotte	NC 28215	Critter-Stich@aol.com	
2015-101	Jamila	Griffey		Larkhaven HOA	12333 Hamilton Jones Drive	Charlotte	NC 28215	Critter-Stich@aol.com	
2015-101	Vernetta	Michell		Turtle Rock Owners Assoc.	5520 Sunset Court	Charlotte	NC 28215	vmichell7@gmail.com	
2015-101	Gary	Smith		WINTERWOOD	8029 Winterwood Drive	Charlotte	NC 28215-9318	glsmithnc@yahoo.com	

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-101 –Kolter Homes, LLC

Subject: Rezoning Petition No. 2015-101

Petitioner/Developer: Kolter Homes, LLC

Property: 371 acres located on the north side of Albemarle Road east of I-485 and west of Rocky River Road.

Existing Zoning: R-3, R-12MF & B-1(CD)

Rezoning Requested: NS & MX-1(Innovative)

Date and Time of Meeting: **Thursday, September 24, 2015 at 7:00 p.m.**

Location of Meeting: Cornerstone Baptist Church
8947 Albemarle Road
Charlotte, NC 28227

Date of Notice: Mailed on September 14, 2015

We are assisting Kolter Homes, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 371 acres (the “Site”) located on the north side of Albemarle Road east of I-485 and west of Rocky River Road. 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 a 371 acre Site from R-3 (Single-Family, Residential), R-12MF (Multi-Family, Residential), and B-1(CD) (General Business, Conditional) to MX-1 (Mixed Use, Innovative) and NS (Neighborhood Services). The site plan associated with this rezoning request proposes to develop the Site with an Active Adult single-family residential community, a neighborhood shopping center with office uses and a Continuing Care Residential Community.

The MX-1 (Innovative) portion of the Site contains approximately 335 acres and will be developed with an Active Adult Residential Community with up to 850 single-family homes. The residential community will be located on the interior of the Site and has a common boundary with the Larkhaven Golf Course. The Active Adult Residential Community will be designed to be a pedestrian friendly community with a network of streets that work with the existing topography and other natural features to create a series of open spaces and tree save areas that are connected with ample sidewalks and multi-purpose trails. The community will also have a well-designed and equipped clubhouse tailor for the community’s residents. The primary access to the residential community will be from Albemarle Road at new signalized intersection. Additional access to the community from Rocky River Road and Camp Stewart Road will also be provided. The streets within the residential community will be public streets designed to meet public street standards.

The portion of the Site along Albemarle Road will be developed with a neighborhood shopping center, including offices uses and a continuing care residential community with up to 230 units. The neighborhood shopping center will be interconnected via new public streets, sidewalks and multi-use trails to the Active Adult residential community. The neighborhood shopping center will provide the residents of the Active Adult residential community easy and convenient access to neighborhood serving retail and office uses without having to access Albemarle or leave the Site.

The neighborhood shopping center will have two access points along Albemarle Road as well as access to Rock River Road.

The public street network that will be constructed as part of the development of the Site will also provide for a future connection to new the hospital that will be constructed along Albemarle just to the west of the Site.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission'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 Thursday, September 24th at 7:00 p.m. at the Corner Stone Baptist Church – at 8947 Albemarle Road, Charlotte, North Carolina 28227.** 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 Dan Clodfelter and Members of Charlotte City Council
Sonja S. Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Rick Grochoske, Charlotte Department of Transportation (CDOT)
John Morgan, Kolter Homes, LLC
Eric Van Schaik, Kolter Homes, LLC
Shaun Tooley, LandDesign, Inc.
Dale Steward, LandDesign, Inc.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Kolter Homes, LLC
Rezoning Petition No. 2015-101
Community Meeting
September 24, 2015 @ 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Cindy Backley	3913 Camp Stewart Rd Char. (336) 228-1176		clackey55@yahoo.com
2	Billy Joyce Hill	12435 Albemarle Rd. Charlotte NC 28227	704.545.4254	WSH1982@yahoo.com
3	Jerry & Rachel Helms		704-609-5263	
4	Jerry Woolery	8947 Albemarle Rd 28227	704-537-1097	
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