

COMMUNITY MEETING REPORT
Petitioner: Hopper Communities
Rezoning Petition No. 2017-183

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 December 28, 2018. 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, January 10, 2018 at 6:30 PM in Flynn Hall at Mouzon United Methodist Church located at 3100 Selwyn Avenue 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 Bart Hopper, Clay McCullough, Trey Hopper and Tom Dorsett of Hopper Communities, Nick Bushon of Design Resource Group, Andy Bryant of 505 Design 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. 2017-183. John Carmichael stated that the Petitioner held a neighborhood meeting relating to this Rezoning Petition prior to the filing of the Rezoning Petition on November 15, 2017.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is scheduled to be held on Monday, February 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Tuesday, March 6, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this rezoning request on Monday, March 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the site subject to this Rezoning Petition is located on the north side of Runnymede Lane across from Windsor Drive, and the site contains 3.01 acres. John Carmichael shared several aerial photographs of the site and the surrounding area.

John Carmichael stated that the site is currently zoned R-3, which is a single family zoning district. John Carmichael shared a map that depicts the current zoning of the site and the surrounding parcels of land.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate the development of up to 26 for sale townhome dwelling units on the site. The density of this development would be 8.64 dwelling units per acre.

Bart Hopper then addressed the meeting and provided information on Hopper Communities and some of its development projects. More specifically, Bart Hopper discussed the following development projects: SouthPoint at South End, Grandin Heights and Uptown West.

Bart Hopper stated that Hopper Communities designs each of its projects so that each of its projects is complementary to the surrounding community.

Nick Bushon of Design Resource Group then shared the site plan. Nick Bushon stated that up to 26 townhome units would be located on this 3 acre site. Nick Bushon stated that the west side of the site is the higher side of the site. He stated that vehicular access into the site would be from Runnymede Lane, and the access point would line up with Windsor Drive. Nick Bushon stated that the entrance into the site would be attractive.

Nick Bushon stated that the dark green areas on the site plan represent tree save areas. The tree save area along the northern boundary of the site would have a width of 30 feet. Nick Bushon stated that the Petitioner would coordinate with some of the Hassell Place neighbors on supplemental landscaping in the northern tree save area.

Nick Bushon stated that this proposed development would enhance the Runnymede Lane corridor in his view.

Nick Bushon stated that since the November 15 neighborhood meeting, additional parking has been added to the site plan. The amount of parking located on the site was a concern expressed at the November 15 neighborhood meeting. The total number of parking spaces on the site would now be 80 parking spaces, however, a few of the parking spaces located on the access drive into the site could be required to be removed by NCDOT, which would reduce the total number of parking spaces.

Nick Bushon stated that the Petitioner would install a 12 foot wide multi-use path and an 8 foot wide planting strip along the site's frontage on Runnymede Lane.

Andy Bryant of 505 Design then shared renderings of the proposed townhome units and discussed the architectural design of the proposed townhome units. Andy Bryant stated that one of their goals was to create a sense of place.

Andy Bryant stated that there would be four different footprints for the townhome units. The tallest townhome units would be located adjacent to Runnymede Lane. Each individual townhome unit would express its own character.

Andy Bryant stated that the primary exterior building materials would be brick and cementitious siding. The brick would be a mixture of natural color and painted brick.

Andy Bryant stated that the units fronting Runnymede Lane would have three stories and a walkout outdoor terrace that would face the interior of the site. The townhome units located along the western property line would have 2.5 stories with clipped ceilings.

Andy Bryant shared an informational slide that depicts the heights of the buildings located to the rear of the site. The buildings located at the rear of the site would have heights ranging from 35 feet to 40 feet.

Andy Bryant stated that the Petitioner is working on a slight reduction in the height of the townhome units that would front Runnymede Lane.

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 question, Bart Hopper stated that the size of the townhome units would range from 2,000 square feet to over 3,000 square feet, and the price range would likely be \$600,000 to \$700,000 to over \$1 million. Of course, the prices depend upon the market at that time.
- In response to a question regarding amenities that would be located on the site, Andy Bryant stated that there would be a gazebo and open space. Bart Hopper stated that there would not be a swimming pool or a clubhouse.
- An attendee asked if the townhome units would have private outdoor patios, and Bart Hopper stated that each unit would have a patio. This attendee noted that the patios are not depicted on the site plan, and the patios would reduce the amount of open or green space. Nick Bushon stated that the patios are not currently depicted on the site plan. This attendee asked if the brown areas on the site plan represent only the heated space of the townhome units, and Nick Bushon stated that is the case. This attendee then stated that there is more impervious area than is depicted on the site plan. Nick Bushon stated that there would be a little more impervious area due to the patios.
- In response to a question, Nick Bushon discussed how storm water runoff would be handled on the site. Nick Bushon stated that storm water detention would be handled underground and water quality would be handled below or above ground.
- In response to a question, Nick Bushon stated that this site is definitely a fill site. An attendee stated that the Petitioner is trying to squeeze something where it doesn't belong. Nick Bushon stated that they always want to work with the topography of a site.
- An attendee stated that the house located to the east of the site is located in a canyon. Andy Bryant pointed out the tree save areas located adjacent to that property.
- An attendee stated that possibly an agreement could be entered into with the Petitioner regarding matters such as hours of construction and where construction workers can park. This attendee noted that they have entered into such agreements on other development projects. This attendee stated that Council Member Bokhari has requested that CDOT do a corridor study for Runnymede Lane.
- An attendee stated that the existing street trees along Runnymede Lane are ugly, and she asked if the Petitioner would be installing the same types of trees along the site's frontage on Runnymede Lane. Nick Bushon stated that the Petitioner would work with Urban Forestry and NCDOT regarding the types of street trees to be planted along the site's frontage on Runnymede Lane.
- An attendee stated her concerns regarding the amount of traffic on Runnymede Lane and in the area, and particularly the school traffic. This attendee asked if left turns out of this site would be restricted, and John Carmichael stated CDOT has not requested this restriction at this time.

- Another attendee expressed concerns regarding traffic.
- In response to a question regarding sidewalk improvements, Nick Bushon stated that the Petitioner would install an 8 foot wide planting strip and a 12 foot wide multi-use path along the site's frontage on Runnymede Lane. These improvements would not extend beyond the site.
- In response to a question, Bart Hopper stated that the buyers of these townhome units could be empty nesters. Bart Hopper described in very general terms some of the potential floorplans of the townhome units.
- In response to a question, Andy Bryant stated that he would characterize the architecture as a contemporary take on an English cottage.
- In response to a question, Nick Bushon described the rationale for the layout of the site. The topography of the site was a factor.
- An attendee noted that 7 townhome units back up to the property to the west of the site.
- In response to a question, Nick Bushon stated that the vehicular access point into the site is required to line-up with Windsor Drive.
- In response to a question, John Carmichael stated that the Petitioner will be providing more detail on the retaining walls and the landscaping to be installed along the western property line of the site.
- An attendee asked if a 30 foot setback could be provided from the western property line, and Bart Hopper stated that they will work on providing a little more separation, but it will not be 30 feet.
- In response to a question, Bart Hopper stated that if this Rezoning Petition is approved on March 19, then construction of this project could potentially start at the end of this year or the first quarter of 2019.

The Petitioner's representatives 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:

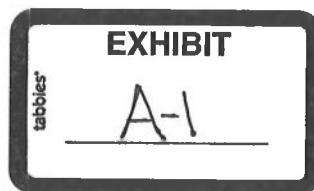
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16th day of January, 2018.

Hopper Communities, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

2017-183	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-183	17507102	MECKLENBURG COUNTY				600 E 4TH ST/11TH FLOOR		CHARLOTTE	NC	28202
2017-183	17509306	MORGAN	SHANNON S	PATRICK ALLEN	MORGAN	3124 FAIRFAX DR		CHARLOTTE	NC	28209
2017-183	17509307	BUNN	DAVID WARNER		DEBORAH E BLYSTONE	3118 FAIRFAX DR		CHARLOTTE	NC	28209
2017-183	17509308	REAVIS	BRADLEY W	ANGELA B	REAVIS	3101 WINDSOR DR		CHARLOTTE	NC	28209
2017-183	17509309	STUART	P CHRISTOPHER	MEGAN SWEET	STUART	3111 WINDSOR DR		CHARLOTTE	NC	28209
2017-183	17509310	HODGES	WILLIAM	KATIE	HODGES	3117 WINDSOR DR		CHARLOTTE	NC	28209
2017-183	17509425	SELWYN AVE PRESBY CHURCH	CHAR N C PRESBY CH USA			2929 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509426	SMITH	SCOTT OWEN			2415 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509427	MINKHORST	DIEDERIK B	FRANCES B	CONNELLY	2421 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509428	AKINS	DAVID M	EVELYN S MILLER	AKINS	2427 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509429	RUSSELL	LORRIE D			2433 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509430	WORLEY	MICHAEL ALLEN		AMELIA WADE	2439 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509431	MANDERSCHIED	RICHARD MICHAEL			2440 HASSELL PLACE		CHARLOTTE	NC	28209
2017-183	17509432	HEDGES INVESTMENT GROUP LLC				2446 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509433	EMMONS	PRISCILLA A	MICHAEL NEAL	EMMONS	2438 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509434	KEARNEY	CHRISTOPHER J	KRISTEN	SCHNEIDER	2432 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509435	TAOSUWAN	CHATCHAI	FELICITAS	TAOSUWAN	2426 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509436	KELLING	KATHRYN MITCHELL			2420 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509437	ROY	SUMANTRA	PRIYA	ROY	2414 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509439	SELWYN AVENUE PRESBYTERIAN	CHURCH CHARLOTTE NC			2929 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509439E	SELWYN AVENUE PRESBYTERIAN	CHURCH CHARLOTTE NC			2929 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509440	HADLEY	THOMAS MARK	CHERYL CAIOLA	HADLEY	206 HALEY HOUSE LN		CARY	NC	27519
2017-183	17509441	PEARSON	MICHELLE	GRIFFITH ANDERSON	PEARSON	3025 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509442	CHANDLER	RICHARD H		C/O ANNE CHANDLER	38 SHADOW LN		WHISPERING PINES	NC	28327
2017-183	17509443	CHANDLER	RICHARD H		C/O ANNE CHANDLER	38 SHADOW LN		WHISPERING PINES	NC	28327
2017-183	17509444	CHANDLER	W SCARBOROUGH JR			PO BOX 5421		PINEHURST	NC	28374
2017-183	17509445	CHANDLER	W SCARBOROUGH JR			345 WEYMOUTH RD		SOUTHERN PINES	NC	28387
2017-183	17509446	BROWN	COLLIN W			2446 RUNNYMEDE LN		CHARLOTTE	NC	28209
2017-183	17509447	GRICE	THOMAS B JR	SUZANNE F	GRICE	2440 RUNNYMEDE LN		CHARLOTTE	NC	28209
2017-183	17509448	BERNARD	SHANE M			2430 RUNNYMEDE LN		CHARLOTTE	NC	28209
2017-183	17509449	MILLER	WADE H			500 WESTOVER DR UNIT 9005		SANFORD	NC	27330
2017-183	17509450	BOARD OF TRANSPORTATION				PO BOX 25201		RALEIGH	NC	27611
2017-183	17509451	SHOCKLEY	STEVEN B			2441 HASSELL PL		CHARLOTTE	NC	28209
2017-183	17509452	HEDGES	KYLE E	ABIGAIL K	HEDGES	2442 HASSELL PLACE		CHARLOTTE	NC	28209
2017-183	17509507	MCDOWELL	JACK	KERRIE	MCDOWELL	3118 WINDSOR DR		CHARLOTTE	NC	28209
2017-183	17509508	HODGES	WILLIAM HENRY	KATHERINE ARNHEIM	HODGES	3112 WINDSOR DR		CHARLOTTE	NC	28209
2017-183	17509509	SPAUGH	RENEE LEIGH		RENEE LEIGH SPAUGH REV/TRUST	2501 RUNNYMEDE LN		CHARLOTTE	NC	28209
2017-183	17509510	ADV INVESTMENTS LLC				PO BOX 36509		CHARLOTTE	NC	28236
2017-183	17509511	MCKINNON	MARY			13706 KENSAL GREEN DR		CHARLOTTE	NC	28278
2017-183	17509512	ROBINSON	DARYL L	LYNN C	ROBINSON	3811 COPPALA DR		CHARLOTTE	NC	28216
2017-183	17509513	WOLF	NATHAN SHANE		DOUGLAS L TURNER	3109 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509514	VARLEY	PIERS A	CATHERINE A	VARLEY	3115 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509515	LARSEN	THOMAS JAMES JR			3121 SELWYN AVE		CHARLOTTE	NC	28209
2017-183	17509701	GOOLSBY	ROBERT KENT	PATRICIA HALEY	GOOLSBY	5824 MASTERS CT		CHARLOTTE	NC	28226
2017-183	17509702	BRAWLEY	JOHN MICHAEL	JENNIFER M	DIGGS	3119 FAIRFAX DR		CHARLOTTE	NC	28209



	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-183		Maury	Finger	316 fieldbrook place		Charlotte	NC	28209
2017-183	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte	NC	28209
2017-183	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte	NC	28209
2017-183	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte	NC	28209
2017-183	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte	NC	28209
2017-183	Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte	NC	28209
2017-183	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte	NC	28211
2017-183	Barclay Downs Homeowners Association	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
2017-183	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte	NC	28211
2017-183	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
2017-183	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte	NC	28209
2017-183	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte	NC	28209
2017-183	Club Colony	David	Terrell	2601 Roswell Ave.		Charlotte	NC	28209
2017-183	Deering Oaks	Beth	Carpenter	2400 Richardson Dr		Charlotte	NC	28211
2017-183	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte	NC	28209
2017-183	Huntington Forest Homeowners Association	Shelly	Jackson	4523 Park Rd		Charlotte	NC	28237
2017-183	Lake Norman	Jessie	Crosswhite	1300 Reece Rd	Unit 316	Charlotte	NC	28209
2017-183	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte	NC	28215
2017-183	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte	NC	28209
2017-183	Madison Park Homeowner's Association	Douglas	Welton	4532 Wentworth Place		Charlotte	NC	28209
2017-183	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte	NC	28210
2017-183	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place		Charlotte	NC	28209
2017-183	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte	NC	28209
2017-183	Mouzon United Methodist Church	Charles	DiRico	3100 Selwyn Avenue		Charlotte	NC	28209
2017-183	Myers Park Manor	Brad	Wallace	215 Tranquil Av		Charlotte	NC	28209
2017-183	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte	NC	28209
2017-183	Park Plaza I	Cassandra	Lowery	4523 Park Road		Charlotte	NC	28237
2017-183	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte	NC	28209
2017-183	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte	NC	28209
2017-183	Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte	NC	28209
2017-183	Setter Trace Lane	Joe	McElhaney	2801 Selwyn Av		Charlotte	NC	28209

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-183** filed by Hopper Communities to request the rezoning of an approximately 3.01 acre site located on the north side of Runnymede Lane between Selwyn Avenue and Fairfax Drive from the R-3 zoning district to the UR-2 (CD) zoning district

Date and Time of Meeting: Wednesday, January 10, 2018 at 6:30 p.m.

Place of Meeting: Mouzon United Methodist Church
Flynn Hall
3100 Selwyn Avenue
Charlotte, NC 28209

We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 3.01 acre site located on the north side of Runnymede Lane between Selwyn Avenue and Fairfax Drive from the R-3 zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 26 for sale single family attached (townhome) dwelling units.

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 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.

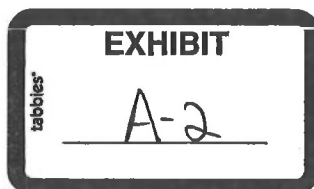
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 10, 2018 at 6:30 p.m. in Flynn Hall at Mouzon United Methodist Church located at 3100 Selwyn Avenue in Charlotte. Representatives 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: Mr. Tariq Bokhari, Charlotte City Council District 6 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 28, 2017





Hopper Communities, Petitioner
Rezoning Petition No. 2017-183

Community Meeting Sign-in Sheet

Mouzon United Methodist Church
Flynn Hall
3100 Selwyn Avenue
Charlotte, NC 28209

Wednesday, January 10, 2018

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Collin Brown	2800 Brimcliff R	704 641-8522	Collin.Brown@kligates.com
2.	Chrissy Brown	2446 Runnymede	704-779-3150	Chrissy.brown130@gmail.com
3.	Kelly Dunbar	3346 Willow Oak	704-517-7966	kellydunbar@live.com
4.	Ann Miller	2420 Runnymede Ln.	704-307-1124	ahw1021@gmail.com
5.	Olen Smith	2300 Wolfe Ridge Rd	704-552-6505	olenb.smith@bellsouth.net
6.	Tom Grice	2440 Runnymede Ln	704-608-2222	gricehaus@aol.com
7.	Suzanne Grice	" "	704-292-8677	Suzannegrice@me.com
8.	William Green	3015 Clamh	704-366-1541	
9.	DEBBIE DITNER	3831 Barclay Downs	704 493 7472	didditner@gmail.com
10.	Don CAMPBELL	721 Gower Ave #605	614-599-7220	doncayitso@yahoo.com
11.	ANDERSON PEARSON	3025 SELWYN AVE	704.333.5530	gandersonpearson@gmail.com
12.	Bill Roberts	3629 Barclay Downs Dr	307 704-2298	mcpops20AOL.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
13.	Carla Weyrick	1315 Holmes Dr. 28209		Carla.weyrick@allentate.com
14.	Jo Ellen Bray	3118 MICHAEL SAKER 28209	704-521-8118	
15.	Mitchell Kelling	2420 Hassell Pl.		kmk102272@gmail.com
16.	REBECCA KANT	2500 SATIRE RD	704-521-4221	rkant@archmatters.com
17.	David Tschirhart	2017 E. Woodlawn Rd	704-807-4452	dtschirhart@legacycre.com
18.	PIERS VARLEY*	3115 SELWYN AVE	917.498.6302	piersvarley@gmail.com
19.	Richard H. Chandler	316 Woods Rd Glenside Pa	19038 (215)872-5077	
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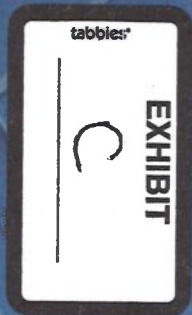
* requested email of present. if possible

Rezoning Petition No. 2017-183

Hopper Communities, Petitioner

Community Meeting

January 10, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Information on Hopper Communities
- V. Review of the Site Plan
- VI. Review of Architecture/Design
- VII. Question, Answer and Comment Session

Development Team

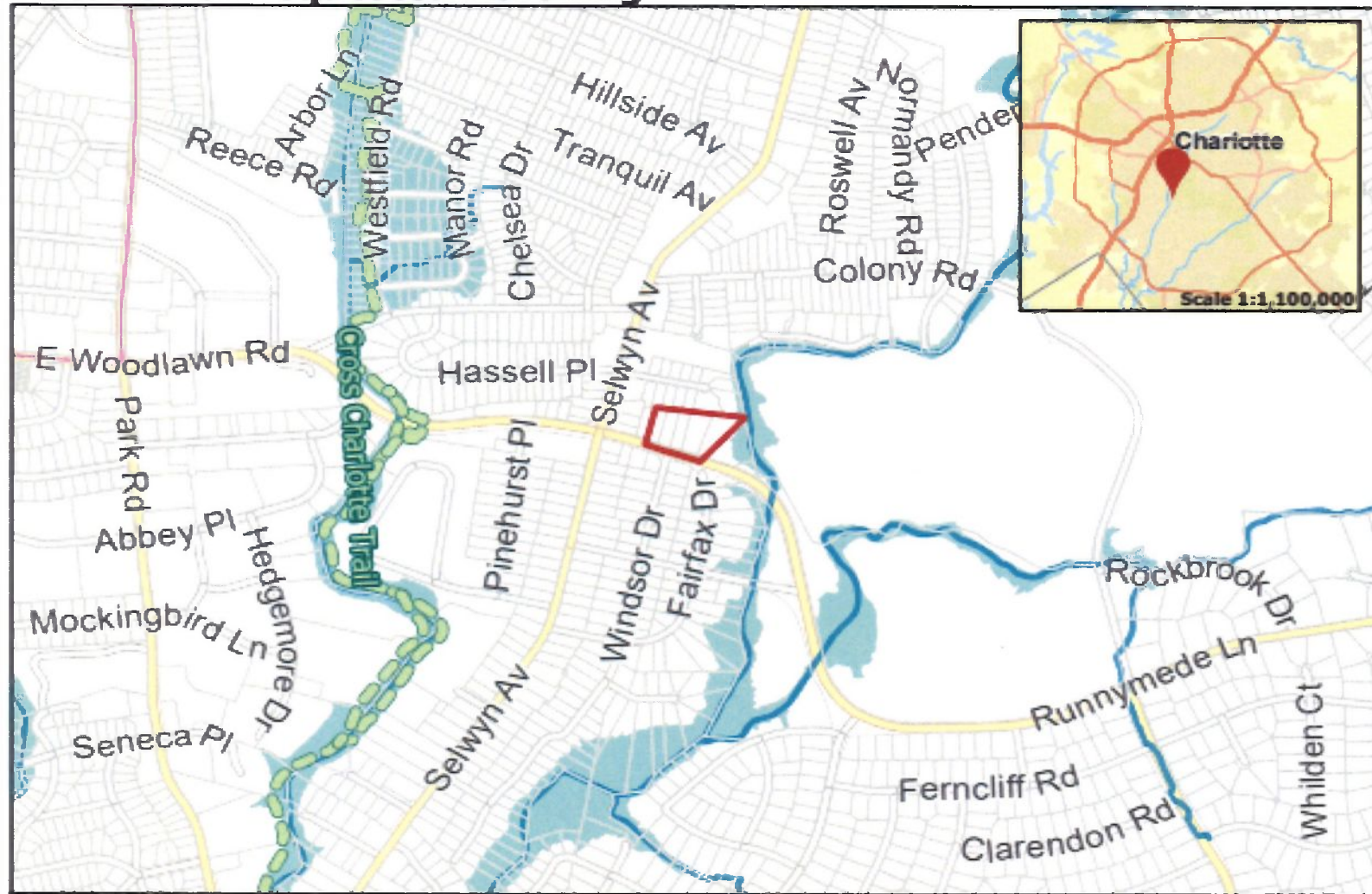
- Bart Hopper, Hopper Communities
- Clay McCullough, Hopper Communities
- Tom Dorsett, Hopper Communities
- Nick Bushon, Design Resource Group
- Andrew Bryant, 505 Design
- John Carmichael, Robinson, Bradshaw & Hinson

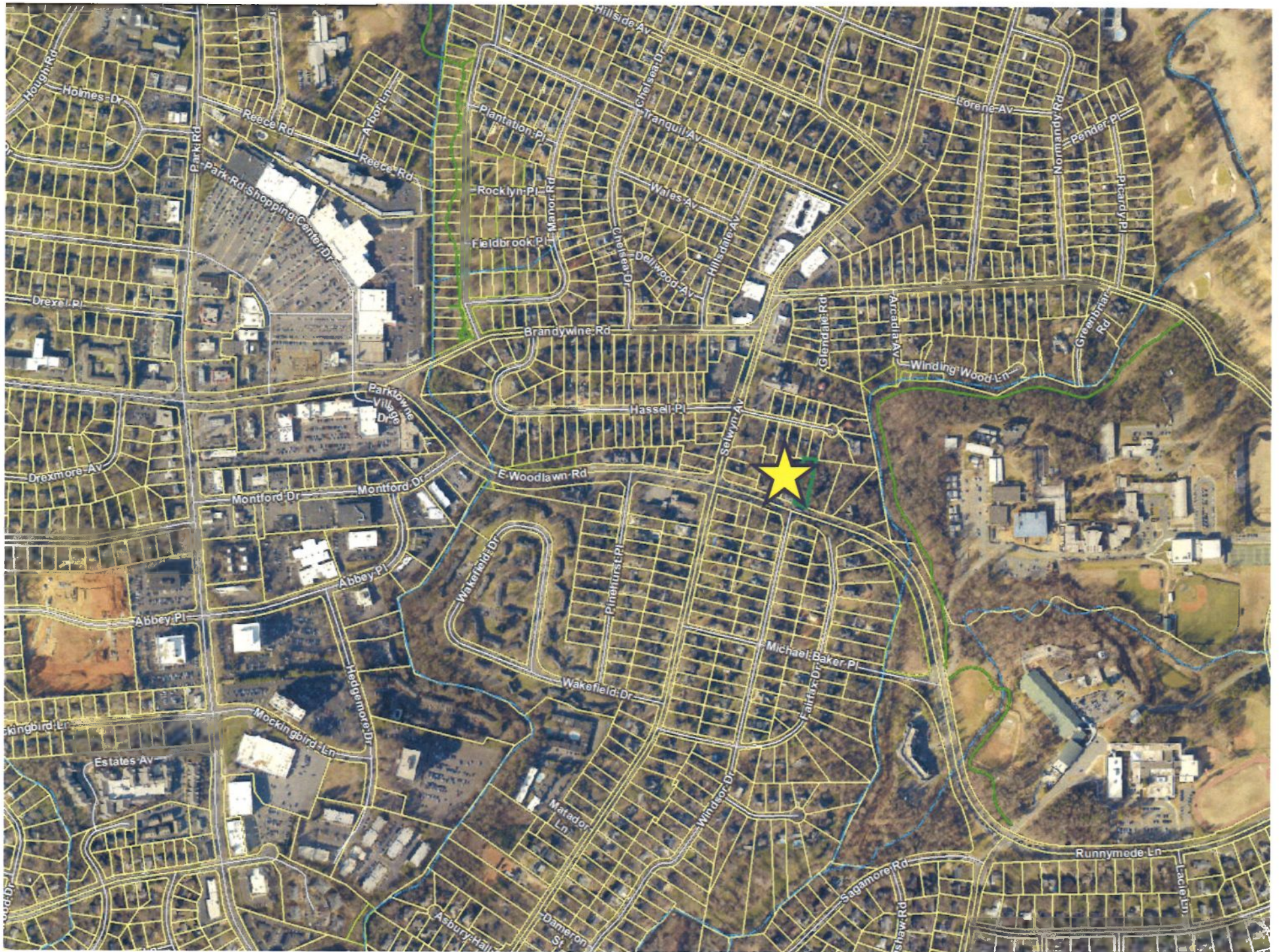
Rezoning Schedule

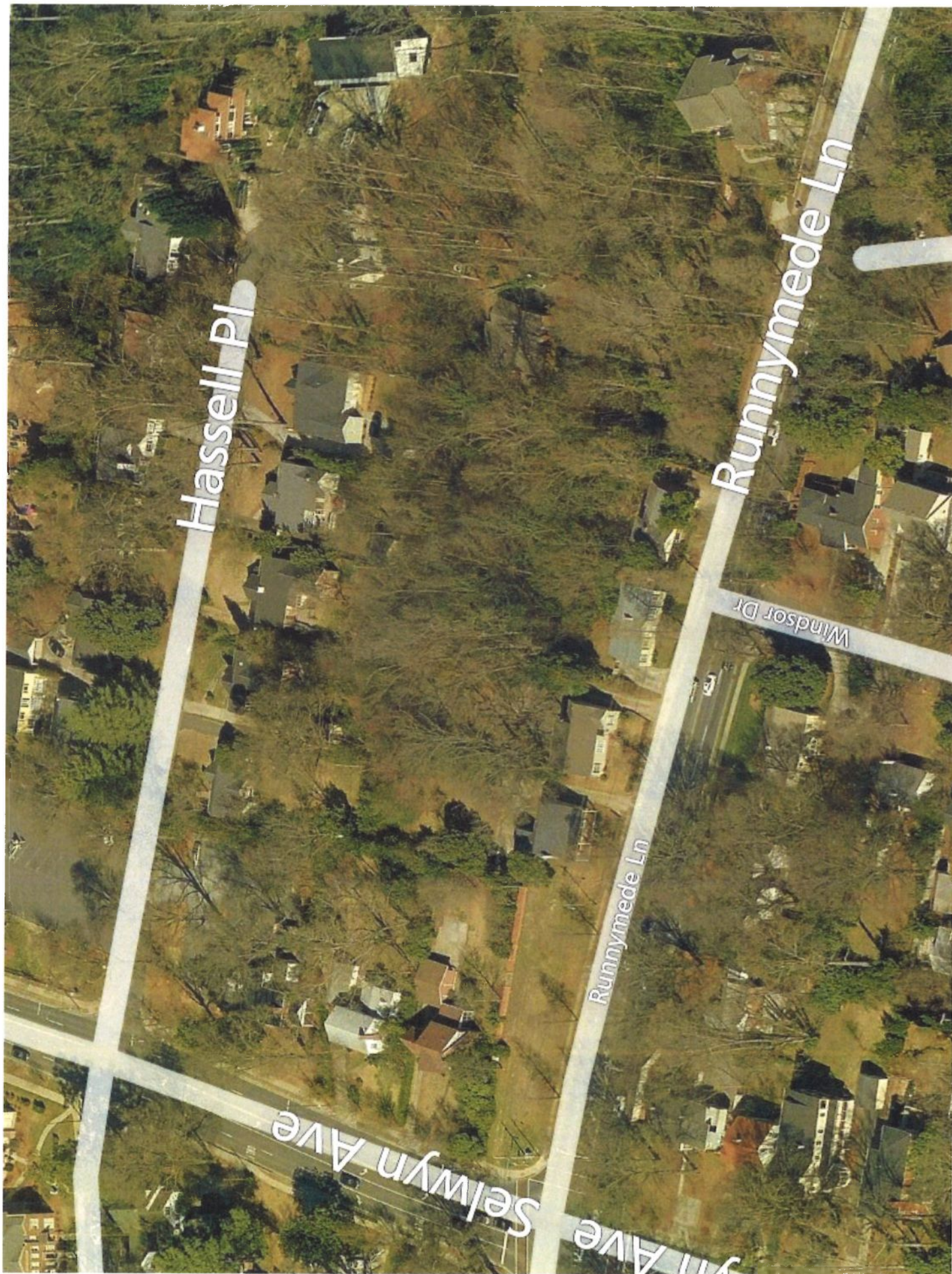
- Public Hearing: Monday, February 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 6, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

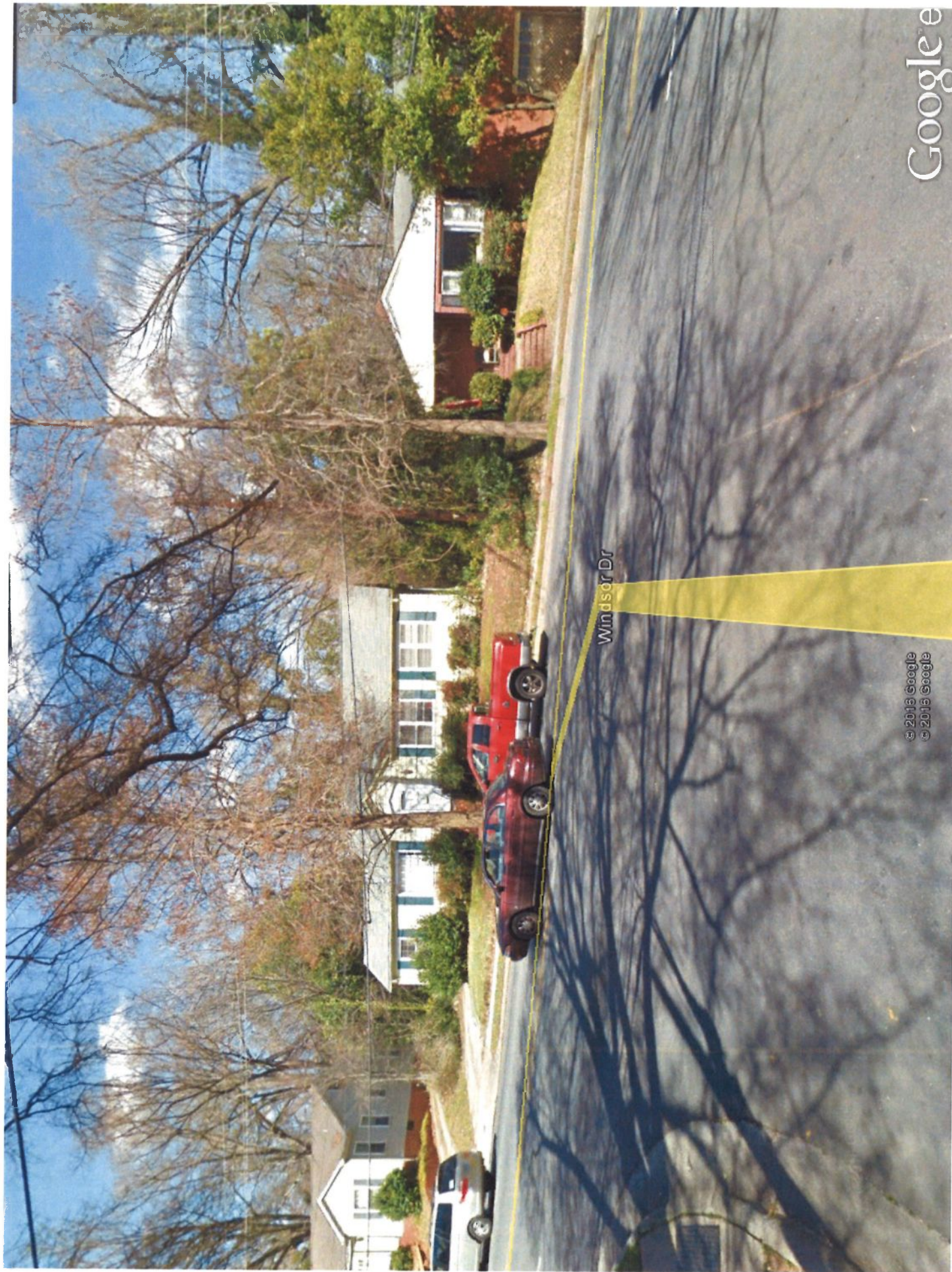
Site – 3.01 Acres

Location of Requested Rezoning





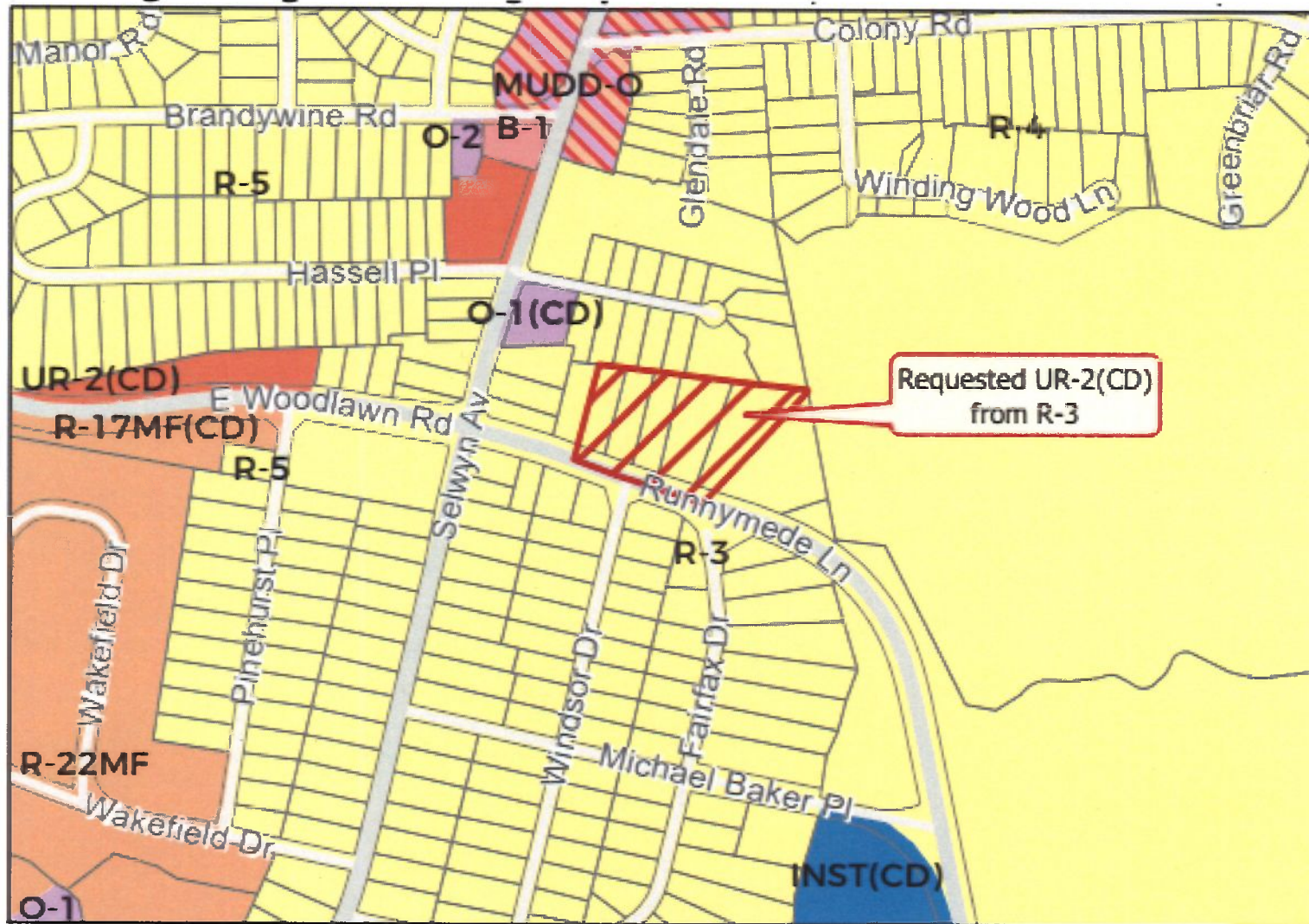




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Existing Zoning/Rezoning Request



Rezoning Request

- Requesting that the site be rezoned from the R-3 zoning district to the UR-2 (CD) zoning district to accommodate the development of up to 26 townhome units on the site
- Requested density is 8.64 dwelling units per acre



Hopper Communities



SOUTHPOINT

AT SOUTH END



HOPPER
COMMUNITIES

75 LUXURY TOWNHOMES
IN SOUTH END



Grandin Heights

Community

44 LUXURY TOWNHOMES
IN WESLEY HEIGHTS





74 LUXURY TOWNHOMES
IN WESLEY HEIGHTS / SEVERSVILLE

Site Plan





Architecture/Design



PROPOSED RE-DEVELOPMENT RUNNYMEDE LN.



FRONT ELEVATION at RUNNYMEDE LANE



ENTRY VIEW FROM ACROSS RUNNYMEDE LN.



SIDEWALK ALONG RUNNYMEDE LN.



NOTE: Treesave & Property Line Plantings not shown here

COURTYARD VIEW AT REAR PROPERTY LINE (HASSELL PL.)



REAR ELEVATION (HASSELL PL.)

TREESAVE AND PLANTING ZONES: Refer to Civil/Landscape Exhibits.
WEST PROPERTY LINE: Terraced retaining walls with Planting Zone.
NORTH PROPERTY LINE: Treesave with supplemental understory planting & trees.
EAST PROPERTY LINE, BMP & RETAINING WALL: Treesave zone with supplemental planting, including at base, terracing and top of segmental retaining wall.

BUILDING HEIGHTS: Building heights will not exceed the standard Zoning Height Limitations. Heights and Reductions (from preliminary submittal and neighbor meeting) are proposed as follows:
BUILDING H: 40FT. No reduction from previous. See special factors.
BUILDING G: 35ft. 5ft Reduction.
BUILDING F: 35ft. 10ft Reduction.
BUILDING E: 40ft. 5ft Reduction.

BUILDING WALL MATERIALS: Brick (natural, painted and/or whitewashed) and Fiber Cement siding are to be the two primary façade (below roofline) materials. An overall (taken across all buildings and all façades) minimum ratio of 2:1 (brick to siding / 66% Brick) shall be maintained. Furthermore, for façades facing the property line at Hassell Place, a minimum ratio of 4:1 (brick to siding / 80% Brick) shall be maintained.

EXTERIOR LIGHTING: All exterior lighting (Building Mounted and Pole Mounted) are to be shielded "dark sky" type lighting to prevent glare and bleed onsite and onto adjacent properties.
 The façades facing the Hassell Place property line shall have no Exterior lights mounted to the Buildings.

DOORS: The façades facing the Hassell Place property line shall have no Exterior Doors.



SUPPLEMENTAL COMMUNITY CONSIDERATIONS

REAR ELEVATION (HASSELL PL.)