

Notice to Interested Parties
of Community Meeting

Subject: **Community Meeting – Rezoning Petition 2018-0822**, filed by Kyle Short/Short Development Group, to rezone an approximately 1.57-acre site located at 700 E. Woodlawn Road, on the south side of E. Woodlawn Road between Old Woods Road and Fairbluff Place, from the UR-2 zoning district to the UR-2(CD)SPA zoning district (Parcel ID #17101152)

Date/Time Of Meeting: **Friday, May 11th, 2018, at 6 p.m.**

Place Of Meeting: **YWCA (Art Gallery Room)**
3420 Park Road
Charlotte, NC 28209

We are assisting Kyle Short/Short Development Group, (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone (as Site Plan Amendment) an approximately 1.57 acre site (the “Site”) located on the south side of E. Woodlawn Road, between Old Woods Road and Fairbluff Place, from the UR-2(CD) zoning district to the UR-2(CD)SPA zoning district. The purpose of this rezoning request is to amend the existing zoning and associated conditions to accommodate the development and construction of up to six buildings that could contain a total of up to 18 townhome units and other improvements on the Site.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, representatives of the Petitioner will host a community meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning/site plan amendment 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 host a Community Meeting regarding this Rezoning Petition on Friday, May 11th, 2018 at 6 p.m. at the YWCA located at 3420 Park Road; the meeting will be held in the Art Gallery Room. Representatives of the Petitioner look forward to sharing this rezoning/site plan amendment proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Hollie Colony at (704) 334-3303 x110 or email her at hollie@urbandesignpartners.com.

Respectfully,
Hollie Colony, PLA
Urban Design Partners

Cc: Mr. Kenny Smith, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: April 26, 2018

Community Meeting

Sign-In Sheet

Petitioner - Short Development Group

Rezoning Petition No.: 2018-022

May 11, 2018

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

	NAME	ADDRESS	PHONE	EMAIL
1	Nancy M Cowan	4618 Fairbluff Place	704-451-7416	nancy.cowan@chs.k12on.c.us
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COMMUNITY MEETING REPORT

Petitioner: Kyle Short / Short Development Group

Petition #: 2018-022

Meeting Date: May 11, 2018

Project: Woodlawn Townhomes

Mtg. Location: YWCA (Art Gallery Room), 3420 Park Road, Charlotte, NC 28209

Meeting Time: 6:00 PM

Attendees: Kyle Short – Short Development Group
Hollie Colony – Urban Design Partners
See included attendance sheet for neighbors

Purpose: Presenting Rezoning Petition #2018-022 to the surrounding land owners.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed

Ms. Colony introduced herself and Mr. Short, and then explained their purpose for attending the meeting.

Ms. Colony described the project context within the Madison Park area. She and Mr. Short provided information about the site plan amendment, building size, architecture, proposed unit breakdown, parking, screening, and buffers. She also discussed the proposed right of way offering street frontage for the project as the reasoning for the proposed sidewalk location along Woodlawn Road. Ms. Colony shared a conceptual rendering of the site plan and conceptual cross section renderings of the building in relation to adjacent properties. The conceptual renderings are indicative of the circulation, landscape area, and general aesthetic of the final product.

Questions/Comments by Neighbors:

1. How tall will the townhomes be?

A: No more than 40' and no more than 3 stories.

2. Why are there no longer detached garages?

A: The project budget was unable to work at the density originally planned, and so we had to add units in order to make the project feasible.

3. What will the buffer look like?

A: Along the west side of the property, there will be a 6' tall screening fence and additional trees planted. Along the east side of the property there will be a mixture of evergreen trees, canopy trees, and shrubs to provide screening at various heights.

4. Where will visitors park?

A: There are 6 surface parking spaces, and each unit has space for 2 vehicles in the garage.

5. How will waste removal be handled?

A: Each unit will have a roll out container.

6. Will there be patios or activated spaces that face adjacent properties?

A: There are currently plans for there to be Juliet balconies on the rear of the buildings. There has also been a space located between buildings 3 and 4.

7. Where will the stormwater go?

A: Currently the plan is to capture all the stormwater underground and it will infiltrate into the soil, and overflow will tie into the existing storm structure on site.

2018-022	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-022	14916206	PATTERSON	JAMES MIMS JR			1418 BINFORD CT		CHARLOTTE	NC	28212
2018-022	14916208	EAGLE HOLDINGS & DEVELOPMENT	INC			C/O J RONALD MARTIN CPA	1850 E THIRD ST,STE 305	CHARLOTTE	NC	28204
2018-022	14916210	HASTON	DONALD W	CYNTHIA S	HASTON	621 PACER LN		WAXHAW	NC	28173
2018-022	14916211	HASTON	DONALD WILLIAM		CYNTHIA SOUTHALL	621 PACER LN		WAXHAW	NC	28173
2018-022	14916212	BARTON	CHRISTOPHER B			719 E WOODLAWN RD		CHARLOTTE	NC	28209
2018-022	14916213	GRACE METHODIST CHURCH				737 E WOODLAWN RD		CHARLOTTE	NC	28209
2018-022	14916220	EAGLE HOLDINGS & DEVELOPEMNT	INC			C/O J RONALD MARTIN CPA	1850 E THIRD ST,STE 305	CHARLOTTE	NC	28204
2018-022	17101126	HEINEMAN	ERIC			5101 MURRAYHILL RD		CHARLOTTE	NC	28210
2018-022	17101127	HOLLINS	RYAN ALEXANDER			PO BOX 12372		CHARLOTTE	NC	28220
2018-022	17101128	THOMOPOULOS	PATRICIA B			5111 MURRAYHILL RD		CHARLOTTE	NC	28210
2018-022	17101139	WALKER	STEPHEN M	STEPHANIE M	WILFONG	4814 ZEPHYR LN		CHARLOTTE	NC	28209
2018-022	17101140	BOUCK	MILDRED T		THE COY U BOLICK LIVING TRUST	817 SHEFFIELD DR		GREENWOOD	IN	46143
2018-022	17101141	BLACKMON	JOYCE A			4639 FAIRBLUFF PL		CHARLOTTE	NC	28209
2018-022	17101142	PITSER	PAMELA BURKHART			4645 FAIRBLUFF PL		CHARLOTTE	NC	28209
2018-022	17101143	SIMMS	GARRY M			598 BEATEN PATH RD		MOORESVILLE	NC	28117
2018-022	17101144	FAIRBLUFF BIBLE CHAPEL INC				4650 FAIRBLUFF PL		CHARLOTTE	NC	28209
2018-022	17101145	LOWERY	JAMES B	BERNICE D	LOWERY	4642 FAIRBLUFF PL		CHARLOTTE	NC	28209
2018-022	17101146	BETHEA	GLORIA J		BY MARR	2320 TATTERSALL DR		CHARLOTTE	NC	28210
2018-022	17101147	BAKER	CHAD			4918 SALERA LN		INDIAN LAND	SC	29707
2018-022	17101148	COWAN	NANCY M			8040 GOLF COURSE DR N		DENVER	NC	28037
2018-022	17101149	WHITE	JAMES A II			3917 AYRSHIRE PL		CHARLOTTE	NC	28210
2018-022	17101150	MOORE	BRYAN D	AMY A	VISCHETTI	4600 FAIRBLUFF PLACE		CHARLOTTE	NC	28209
2018-022	17101151	HELMKE	WILLIAM S			718 E. WOODLAWN RD		CHARLOTTE	NC	28209
2018-022	17101152	SHORT	KYLE			2328 BAY ST		CHARLOTTE	NC	28205
2018-022	17101159	RODRIQUEZ	JORGE O	CARMEN T	RODRIQUEZ	4700 OLD WOODS RD		CHARLOTTE	NC	28209
2018-022	17101160	KLOSS	MICHEAL C.			4704 OLD WOODS RD		CHARLOTTE	NC	28209
2018-022	17101172	2017-2 IH BORROWER LP				1717 MAIN ST STE 2000	C/O INVITATION HOMES	DALLAS	TX	75201
2018-022	17101173	BLAISDELL	BENJAMIN W			710 ROME CT		CHARLOTTE	NC	28209
2018-022	17101174	BERTRAND	ROMAIN SABIN LEON	ELIZABETH SUSAN ROTH AUS	BERTRAND	714 ROME COURT		CHARLOTTE	NC	28209
2018-022	17101175	KINKEL	RICHARD LOUIS			718 ROME CT		CHARLOTTE	NC	28209
2018-022	17101176	KAHLER	CATHLEEN J			7148 RAMSGATE RD		CHARLOTTE	NC	28270
2018-022	17101177	DOMBOS	BRADLEY			726 ROME CT		CHARLOTTE	NC	28209
2018-022	17101178	BRENNAN	DAVID R			729 ROME CT		CHARLOTTE	NC	28209
2018-022	17101179	SMITH	EDWARD	ELLEN	SMITH	9607 BROKEN ARROW CT		MINT HILL	NC	28227
2018-022	17101180	ZAHLAN	LEILA AMAL	ABDELHADI RICH	LAHBABI	3054 WAMATH DR		CHARLOTTE	NC	28210
2018-022	17101181	ROBERTS	FREDERIC P	KATHERINE G	ROBERTS	6045 STIREWALT RD		KANNAPOLIS	NC	28081
2018-022	17101182	STUMPF	SANDRA LEE			713 ROME CT		CHARLOTTE	NC	28209
2018-022	17101183	MARSHALL	ANGELA C			1630 S MINT ST		CHARLOTTE	NC	28203
2018-022	17101184	KAHLER	CATHLEEN J			7148 RAMS GATE RD		CHARLOTTE	NC	28270
2018-022	17101185	LY	CHARLOTTE T	DUNG K	LY	5510 CHEDWORTH DR		CHARLOTTE	NC	28210
2018-022	17101186	KING	PATRICIA E	STEVEN P	KING	175 SENLAC HILLS DR		CHAGRIN FALLS	OH	44022
2018-022	17101187	NGUYEN	LUONG VAN		PHAN THI	9924 REDBUD TREE CT		CHARLOTTE	NC	28273
2018-022	17101188	REYNOLDS	DANA J			708 PENWAY CT		CHARLOTTE	NC	28209
2018-022	17101189	AGARWALLA	ISWAR L	AKHAYBONTI D	AGARWALLA	9922 DEER SPRING LN		CHARLOTTE	NC	28210
2018-022	17101190	ARMSTRONG	VERTIS M			715 PENWAY CT		CHARLOTTE	NC	28209
2018-022	17101191	ROBINSON	DARYL L	LYNN C	ROBINSON	4811 COPPALA DR		CHARLOTTE	NC	28216
2018-022	17101192	CURL	DEBRA A			705 PENWAY CT		CHARLOTTE	NC	28209
2018-022	17101193	POLITIS	HELEN			5415 PROVIDENCE RD		CHARLOTTE	NC	28226
2018-022	17102137	RUSH	TIMOTHY R	PENELOPE J	RUSH	8904 WINGED BOURNE RD		CHARLOTTE	NC	28210
2018-022	17102138	SYSWERDA	HEIDI MARLE			4648 HUNTER CREST LN		CHARLOTTE	NC	28209
2018-022	17102139	GRIFFITH	DAVID E			4644 HUNTER CREST LN		CHARLOTTE	NC	28209
2018-022	17102140	HASTINGS	ANNA K			4640 HUNTER CREST LN		CHARLOTTE	NC	28209
2018-022	17102141	MORRISON	MATTHEW W			4632 HUNTER CREST LN		CHARLOTTE	NC	28209
2018-022	17102142	ESPIRITU	ELVIN J		MARIA C TAGULAO	4628 HUNTER CREST LN		CHARLOTTE	NC	28209
2018-022	17102146	EVERETT COMPANY AT HUNTER CREST LLC				PO BOX 12234		CHARLOTTE	NC	28220

2018-022	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-022	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte	NC	28209
2018-022	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte	NC	28209
2018-022	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte	NC	28209
2018-022	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte	NC	28209
2018-022	Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte	NC	28209
2018-022	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte	NC	28209
2018-022	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2018-022	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2018-022	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2018-022	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2018-022	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2018-022	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209
2018-022	Hampton Place Homewoners Association	Jason	Cook	845 Burnley Road		Charlotte	NC	28210
2018-022	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte	NC	28209
2018-022	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte	NC	28209
2018-022	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte	NC	28209
2018-022	Madison Park Homeowner's Association	Douglas	Welton	4532 Wentworth Place		Charlotte	NC	28209
2018-022	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte	NC	28210
2018-022	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte	NC	28210
2018-022	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place		Charlotte	NC	28209
2018-022	Madison Park Homeowner's Association	Martin	Doss	5223 Londonderry Rd		Charlotte	NC	28210
2018-022	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte	NC	28209
2018-022	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd		Charlotte	NC	28209
2018-022	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316		Charlotte	NC	28209