

Community Meeting Report #2

Petitioner: Land Partners of America – Joseph Rhodes

Rezoning Petition No. 2019-009

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:

The agent for 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 19, 2019**. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on **July 1, 2019 at 6:00 p.m.** at the **Williamson Pavilion at Hornet's Nest Park located at 6301 Beatties Ford Road in Charlotte, NC 28216**. The first attendees arrived by 5:50 and the last attendee left by 8:00 p.m.

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 David Townsend with Land Partners of America (Petitioner), and Sara Shirley with American Engineering (Petitioner's Agent).

SUMMARY OF DISCUSSION:

As attendees arrived, Sara Shirley and David Townsend greeted each person, and invited each to sign-in, take a business card for Sara Shirley for future contact information, and to see the exhibits of the proposed Rezoning Plan. Printed full size exhibits of the proposed site plan were made available for viewing to the neighborhood attendees. Attendees were invited to provide comments and ask questions about the proposed plan.

Sara Shirley and David Townsend were on-hand and available to answer questions and address concerns with the attendees.

Throughout the conversations held, the following topics were discussed:

General Information provided about the site:

- General site statistics were provided about the site and questions were answered related to the properties involved with this rezoning project – acreage involved, identifying the external boundaries of the site and context of the site within the existing neighborhood;
- Current zoning and uses were discussed and explained, how the site could currently be developed under the existing zones;
- Information about the proposed zone and proposed use was provided and attendees were shown the proposed number of homes, amenities and stormwater facilities, the general layout

and proposed setbacks from property lines, neighborhood context and how this site would fit into the existing neighborhood.

- Proposed changes incorporated since the Public Hearing were addressed including: amenity areas and example images, visitor parking and conceptual townhome elevations.

Comments and/or Concerns addressed about the site:

Traffic congestion concerns: Neighbors are concerned about the amount of traffic to-date and traffic to be generated by the proposed development. Issues along Beatties Ford and Trinity Road were discussed such as traffic congestion for the adjacent temple during event hours, adjacent elementary school traffic, and the three existing bus stops along Trinity Road, one on-site and two adjacent. General information about the mitigating improvements that are required as part of the proposed development by CDOT such as left turn lanes, sidewalks, road improvements and rights-of-way dedication were shown on the plan and described by Sara Shirley. Councilman Harlow was on hand to provide general City-wide information on proposed and coming projects for the corridor surrounding the neighborhood.

Perimeter borders and Crime: Neighbors are concerned about existing foot traffic, i.e. trespassing, that exists in their neighborhoods. Sara Shirley pointed out the proposed buffer and tree save areas intended to remain as part of this development and provide vegetative buffering between properties.

Price Point for proposed homes: The community requested information for the projected price points. Sara Shirley and David Townsend explained builders are being interviewed but there is not yet a specified builder and the price point would be determined at time of construction, based on the market pricing and availability. Citizens would like to see a well-maintained neighborhood (to lessen crime concerns) while not pricing existing residents out of the neighborhood.

Parking: Resident and visitor parking was a concern for neighbors, and proposed visitor parking was shown on the plans, as well as the commitment to provide two parking spaces per unit (1 minimum garage space, 1 driveway parking space).

Rentals: Neighbors were concerned that this community could become a rental community. Sara Shirley clarified the units are to be for-sale.

Stormwater Facility: As the proposed stormwater facility is located at the intersection due to the existing grading on-site, neighbors wanted clarification on the type of facility and proposed screening. Sara Shirley explained the facility could be wet or dry depending on the final design, and the difference between both. She further addressed the screening by providing information on the proposed vegetation to surround the facility.

Age-targeted community: Neighbors asked if an age-targeted community had been considered for the site and Sara Shirley answered it has not to-date been considered.

Air Quality along Beatties Ford: One neighbor is concerned with air quality along Beatties Ford and wanted clarification on the types of vegetation proposed.

Attendees were thanked for coming, and were able to speak to the Petitioner and his agent. Attendees were provided with business cards to contact the agent if questions or concerns arose in the future.

Respectfully submitted, this 8th day of July 2019

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A – Invitee List

2019-009	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-009	03710101	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR		CHARLOTTE	NC	28202
2019-009	03710103	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710107	GRIFFIN	RONALD B	LARRY A	GRIFFIN	16232 LEWARD LN		HUNTERSVILLE	NC	28078
2019-009	03710108	GRIFFIN	RONALD B	LARRY A	GRIFFIN	16232 LEWARD LN		HUNTERSVILLE	NC	28078
2019-009	03710109	CHADWICK	AMY JOY	GERALD	CHADWICK	11418 ABERNATHY RD		CHARLOTTE	NC	28216
2019-009	03710144	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710145	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710146	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710147	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710148	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03712102	TRINITY METHODIST CHURCH				6230 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-009	03714101	CLIMER	MOZELLE E		E GUY	6500 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-009	03714102	CLIMER	ELMER G		VALLEY M E	6500 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-009	03714103	CALDWELL	DONALD SAMONDS	MARILYN	CALDWELL	107 LISMARK DR		MOORESVILLE	NC	28117
2019-009	03714104	PARKER	ROY L	MARGARET J	PARKER	1924 SLATER RD		CHARLOTTE	NC	28216
2019-009	03714105	BEATTIES FORD-TRINITY	PARK BAPTIST CHURCH			9117 TRINITY RD		CHARLOTTE	NC	28216
2019-009	03714106	PSFC PROPERTIES LLC				PO BOX 2273		INDIAN TRAIL	NC	28079
2019-009	03714107	BEATTIES FORD TRINITY	PARK BAPTIST CHURCH			9117 TRINITY RD		CHARLOTTE	NC	28216
2019-009	03714108	AL-ASFAR	MUSTAFA			5000 E INDEPENDENCE BLVD		CHARLOTTE	NC	28212
2019-009	03714204	RICHMOND	IDA M			5217 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714205	FREEMAN	TIMOTHY JR			5223 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714206	ABLE	CLARENCE	DORIS W	ABLE	5229 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714207	BREWER	EDWARD EUGENE & W		MARTHA Y	5235 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714208	REID	GORDON KINLEY	EVA T	REID	5239 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714209	ASHFORD	DOROTHEA B			5243 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714329	FERGUSON	JONATHAN L			4704 MCCLURE RD		CHARLOTTE	NC	28216
2019-009	03715105	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			PO BOX 30035		CHARLOTTE	NC	28230
2019-009	03715677	HOME SFR BORROWER LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	1110 STRAND ST STE 2A		CHRISTIANSTED	VI	00820
2019-009	03715678	WASHINGTON	REEVA D			4000 CRAVEN HILL RD		CHARLOTTE	NC	28216
2019-009	03715679	GANDY	LARRY JAMES		ANN MARIE	4003 CRAVEN HILL RD		CHARLOTTE	NC	28216
2019-009	03715680	MATTHEWS	JOSEPH S	BRIANA	FALCONE	4007 CRAVEN HILL DR		CHARLOTTE	NC	28216
2019-009	03715681	PAGE	CARMAINE LOLEITA			4011 CRAVEN HILL RD		CHARLOTTE	NC	28216

2019-009	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-009	Bahama-Havana Park Homeowners Association	Alvin	Bond	5021 Casino Dr		Charlotte	NC	28216
2019-009	Bahama-Havana Park Homeowners Association	Calvin	McDougal	5121 Hawaii Dr		Charlotte	NC	28216
2019-009	Bahama-Havana Park Homeowners Association	Carolyn	Ellis	8217 Bella Vista Ct		Charlotte	NC	28216
2019-009	Bahama-Havana Park Homeowners Association	Lonnie	Newsom	5024 Casino Dr		Charlotte	NC	28216
2019-009	Beatties Ford/Trinity Park Community Association	Eric	Miller	9901 Clairemore Pl		Charlotte	NC	28216
2019-009	Belmont Community Association	Patricia	Adams	8201 Bella Vista Ct		Charlotte	NC	28216
2019-009	Historic West End Neighborhood Association (HWENA)	Calvin	McDougal	5121 Hawaii Drive		Charlotte	NC	28216
2019-009	Hyde Park Estates	Alan	Purvis	4201 Hyde Park Drive		Charlotte	NC	28216
2019-009	Hyde Park Estates	Eddie	Hoover	5918 Crestwood Dr		Charlotte	NC	28216
2019-009	Hyde Park Estates Community Association	Ray	Cantey	4374 La Brea Drive		Charlotte	NC	28216
2019-009	Hyde Park Neighborhood Association	Clayton S.	Reid	6008 Crossbow Ct		Charlotte	NC	28216
2019-009	Hyde Park Neighborhood Association	Johnny	Johnson	4620 Meridian Drive		Charlotte	NC	28216
2019-009	Idlewild South Neighborhood Association	Tony	Bastfield	4247 Hyde Park Dr		Charlotte	NC	28216
2019-009	J H Gunn Neighborhood Association	Bea	Kiser	4244 Hyde Park Dr		Charlotte	NC	28216
2019-009	Lexington	Veronica	Foster	6929 Silver Garden Ln		Charlotte	NC	28216
2019-009	Preston Village & Pawtucket	Loleita	Page	4011 Craven Hill Drive		Charlotte	NC	28216
2019-009	Rolling Hills at Parkside	Tiffany	Haskins	7400 Icon Way		Charlotte	NC	28216
2019-009	Sullivan's Trace Homeowners Association	Bailey	Dunmire	3522 Mallory Taylor Ln		Charlotte	NC	28216
2019-009	Trinity Park & Beatties Ford Park	Peggy	Mason	5338 Evanshire Dr		Charlotte	NC	28216
2019-009	Trinity Park Neighborhood Association	Betty	Worthy	9106 Feldbank Dr		Charlotte	NC	28216

Exhibit B – Mailed Notice

June 20, 2019

NOTICE TO INTERESTED PARTIES OF SECOND COMMUNITY MEETING FOR REZONING PETITION NO. 2019-009

Subject: *Community Meeting – Rezoning Petition filed by Land Partners of America to rezone approximately 16.0 acres located northeast of the intersection of Beatties Ford Road and Trinity Road in Charlotte, NC to allow for the development of a townhome community.*

Date and Time of Meeting: **Monday, July 1, 2019 at 6 - 8p.m.**

Place of Meeting: **Hornet's Nest Park – Williamson Pavilion
6301 Beatties Ford Road
Charlotte, NC 28216**

Petitioner: *Land Partners of America – Joseph Rhodes*

Petition No.: *2019-009*

We are assisting Land Partners of America ("the Petitioner") with a rezoning petition recently filed to allow for the development of the site located northeast of the intersection of Beatties Ford Road and Trinity Road ("the Site"). We would like to take this opportunity to provide you with basic information regarding the Petition and to invite you to attend a community meeting for discussion. Please note this second meeting is in addition to the initial community meeting held on 2/20/19, is being held to address request from the public hearing.

Background and Summary of Request

This rezoning petition involves a request to rezone the approximately 16.0 acre site from a split zoning of R-3 (single family) and B-2 (business) to a proposed zoning of R-8 MF (CD) (multi-family conditional district) to allow the development of a townhome community. Access to the site will be provided from Beatties Ford Road and Trinity Road. Please see the site map on the following page.

Community Meeting Date and Location:

Charlotte Mecklenburg Planning Department's records indicate that you are 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, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, July 1, 2019 at 6 p.m. at the Williamson Pavilion in Hornet's Nest Park, 6301 Beatties Ford Road, Charlotte, NC 28216.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting. Meeting location is shown on the following page.

Should you have any questions about this project, you may call Joseph Rhodes at (770.713.7622) or Sara Shirley at (704.749.1021)

Thank you.

Cc: *Justin Harlow, City Council Member, District 2
Richard Hobbs, City Planning Department (via email)
Michael Russell, City Planning Department*

Date Mailed: *June 20th, 2019*

*American Engineering Associates – Southeast, PA
8008 Corporate Center Drive, Suite 110, Charlotte, NC 28226 ♦ 704-375-2438 ♦ www.American-EA.com*

Exhibit B – Mailed Notice – cont'd.



Exhibit C – Sign-In Sheet

Community Meeting Sign-In Sheet for Beatties Ford and Trinity Road

Petition #2019-009

Petitioner: Land Partners of America

Monday, July 1st, 2019 6 p.m.

Williamson Pavilion – Hornet's Nest Park

	Name	Address	Phone	Email
1	Sara Shirley	8008 Corporate Center Dr.	704-375-2438	sshirley@american- ea.com
2	Johnny Johnson	3416 KENTIALE	704-342-1266	
3	Joe Green	5510 Elderbank Dr.	704-258-9008	van-nrg@hotmail.com
4	Wilson Rhyne	5506 EVANSHIRE DR.	704-891-1526	
5	DAVID TOWNSEND	2059 COWDEND AVE	901-484-0630	TOWNSEND79@gmail.com
6	JARANNIA THAIR	6441 Beatties Ford Rd.	704-287-6305	muchjg@yahoo.com
7	Ronald Ross	3100 DAWNSHIRE AVE	704-399-5959	rossrd@hotmail.com
8	Brian Caldwell	5524 Evanshire Dr	704-394-5538	
9	Carolyn Stanley	6643 Autumn Gate Ln	704-391-7942	
10	Reeva Washington	4000 Craven Hill Drive	704-819-0298	ReevaDA@yahoo.com
11	Aza Lee Williams			
12	Rev Eric R. Miller	9115 Trinity Rd	704-604-4217	pastormiller@trinitypark bc.org
13	Dean Frye	5306 Elderbank	704-394-3947	JMEEDE
14	Raymond Cantey	4374 Labrea DR	704-451-3849	5306 E. 102 RAY93@ATT.NET
15	Sharon Bridges	5242 Elderbank Dr	704-562-2494	
16	Jessica Davis	9529 Birdwatch Ln.	980-224-0335	jdavis212@me.com
17	Justin Harlow	600 E. 4th Street		
18	Johnny R. Johnson	4620 Meridian Dr	704-398-6463	RAVJRY@GAILMAIL.COM
19	Peggy Mason	5338 Evanshire Dr.		trinityparkna@gmail.com

Bobby Drake 3123 Dawnsire Ave. bobby p
(104)968-3271 -tacten@state.co

Exhibit C – Sign-In Sheet – cont'd.

20	Steven Wallace	9312 Edgewood Dr	704-598-9583	gyrie & Hatim
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