

COMMUNITY MEETING REPORT
Petitioner: PDAN Holdings, LLC
Rezoning Petition No. 2019-164

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 December 31, 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 January 7, 2020 at 6:00 PM at Hope Church, which is located at 4100 Johnston Oehler Rd. Charlotte, NC 28269.

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 Dan McCahan, PDAN Holdings, LLC – Developer; Nick Tosco, Poyner Spruill LLP – Attorney; and Sean Paone, Cole Jenest & Stone, P.A. – Land Planner/Civil Engineer.

SUMMARY OF PRESENTATION/DISCUSSION:

The Agenda for the Community Meeting, which is attached hereto as Exhibit D, was passed around to all of the individuals in attendance. The Community Meeting was called to order by Nick Tosco, on behalf of Dan McCahan with the Petitioner PDAN Holdings, LLC (“Petitioner”), at approximately 6:05 p.m. Mr. Tosco welcomed the attendees and introduced the team of individuals assisting the Petitioner with the proposed rezoning. Mr. Tosco then asked each of the attendees to introduce themselves.

Mr. Tosco stated that the Petitioner is proposing to rezone an approximately 1.1 acre site, located at 3900 Johnston Oehler Rd. Charlotte, NC 28269, and identified as Parcel No. 02930131 (the "Site"), from the R-3 zoning district to the R-8MF (CD) zoning district. Mr. Tosco explained the rezoning process and timeline in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

Mr. McCahan then provided background information about the Petitioner's experience, how he acquired the property, and how he intended to develop the proposed project. The proposed project would involve developing up to eight (8) attached single family residential dwelling units on the Site. Mr. McCahan stated that he intended to keep the existing house located on the site and develop townhomes that would each have three bedrooms and two stories, as well as duplexes where each unit would have one bedroom and one bathroom.

At this point, Sean Paone discussed the Site, the proposed project, and the site plan. Displays were presented to the attendees, which included the proposed site plan for the Site. Mr. Paone explained the physical features of the property, the development plans (including the structure(s) to be built on the Site), communications with the City staff, and the requirements under the Charlotte Zoning Ordinance for rezoning and developing the Site.

The attendees then asked questions to the Petitioner's representatives and agents. A question was raised with regards to parking and what the site plan shows for where cars will be parked. It was explained that there will be one or two car garages and a parking envelope to accommodate the cars as prescribed in the Charlotte Zoning Ordinance. There were also questions about setbacks, tree save area, and screening/fencing. The requirements for setbacks were explained – 5 ft. for the side yard, 20 ft. for the rear yard, and 20 ft. from the right-of-way – as well as the tree save – 15% of the total acreage. Mr. McCahan also stated that he cannot make a determination about any fencing until he better determines how exactly the proposed project will be constructed.

Questions were raised with regards to what the storm drainage and maintenance/landscaping on the property will look like. Mr. Paone explained that there is currently a catch basin/inlet box in the corner of the property, as well as curb and gutter along the road/sidewalk. Mr. McCahan further explained that he intends to landscape the Site in a way that captures a lot of stormwater and maintains the grass and vegetation on the Site similar to the other properties he has developed.

Attendees asked about the proposed traffic impacts from the schools and nearby rezonings. It was explained that the Petitioner is still working with the City on access to and from the Site, but the primary reason for traffic is the public high school and private school located nearby. The traffic and congestion is the worst during pick-up and drop-off times for the schools, but it is otherwise manageable. There was discussion of setting up a meeting with the Schools and the City to work through the traffic/congestion issues. It was also explained that the adjacent property was recently approved for 440 residential units, so the traffic/congestion impact from the Site (which will have at most 8 units) is small in comparison to the adjacent project.

One attendee asked questions about how the property will be used, including whether the units will be rented or sold and for how much. Mr. McCahan explained that he intended to rent the units and has not determined what the exact rent will be, but thinks it will be approximately \$800 for the duplex units and \$1,400 for the townhome units. Questions were also asked about background checks and safety. Mr. McCahan explained that he does his own property management and described the very thorough background checks he performs on potential residents for all of his properties. He also explained that he lives very close by, so he has a personal interest in making sure his residents are good neighbors and that the area is as safe as possible.

A question was raised regarding the utilities on the property and Mr. McCahan explained he has been talking with Duke Energy, but does not anticipate any problems with service. He explained that the Site is already receiving all utility services.

Finally, an attendee asked about how the rest of the rezoning process will work and when a revised site plan will be available. It was explained that the Petitioner plans to revise the site plan in accordance with the public and City comments, and will meet with the City on January 8, 2020. Mr. Tosco thanked the attendees for their questions and comments and then closed the Community Meeting at approximately 7:10 p.m.

Respectfully submitted, this 13th day of January, 2020.

cc: Donna Johnson-McNeil, Charlotte-Mecklenburg Planning Department

2019-164	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-164	1	02930129	CLARK	THERESA A			3900 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-164	1	02930130	BARKER	TRAVIS R			3916 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-164	1	02930131	PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 200-263		HUNTERSVILLE	NC	28078
2019-164	1	02930132	JOHNSTON	TIMOTHY GRAY	(1/2 B/W & 1/2 B/D)		9634 HAMPTON OAKS LN		CHARLOTTE	NC	28270
2019-164	1	02930133	JOHNSTON	HARVEY W R/T			4217 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-164	1	02933107	MECKLENBURG COUNTY		C/O REAL ESTATE /FINANCE DEPT		600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-164	1	02933108	PATTERSON	MERYL M			3801 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-164	1	02946192	HIPP	JOY C			PO BOX 480111		CHARLOTTE	NC	28269



2019_164	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_164	Devonshire Neighborhood Association	Cindy	Peninger	4816 Avalon Forest Ln		Charlotte	NC	28269
2019_164	Hayden Commons HOA	Heidi	Pruess	10430 Baskerville Ave		Charlotte	NC	28269
2019_164	Highland Creek HOA	Heather	Casselberry	6107 Skyline Dr		Charlotte	NC	28269
2019_164	Highland Creek HOA	Stacie	Purcell	6121 Chavel Ln		Charlotte	NC	28269
2019_164	Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2019_164	Mallard Glen Village Homeowners Association	Carolyn	Sands	4503 Ridge Rd		Charlotte	NC	28269
2019_164	Pond Side Homeowners Association	Frank	Erwin	12310 Panthersville Dr		Charlotte	NC	28269
2019_164	Prosperity Ridge Homeowners Association	Lenee	Martin	6116 Prosperity Church Rd		Charlotte	NC	28209
2019_164	Prosperity Village Area Association	Dr. Brett	Kubricht	10210 Prosperity Park Dr	Unit 400	Charlotte	NC	28269
2019_164	Prosperity Village Area Association	Kathy	Gister	4601 Fairvista Drive		Charlotte	NC	28269
2019_164	Prosperity Village Area Association	Shika	Raynor	6403 Ridgeview Commons Dr		Charlotte	NC	28269
2019_164	Prosperity Village Area Association	Shika	Raynor	6403 Ridgeview Commons Drive		Charlotte	NC	28269
2019_164	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269
2019_164	Stoney Creek HOA	Raymond	Sheffield	6217 Creek Breeze Road		Charlotte	NC	28269
2019_164	Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charlotte	NC	28269
2019_164	University Park North Community Association	Bettye C.	Walker	4528 Highcroft Ln		Charlotte	NC	28269
2019_164	Villages Of Leacroft Homeowners Association	Joseph L.	Mercier	10321 Billingham Dr		Charlotte	NC	28269
2019_164	Wyndham Hills	Denise	Williams	6230 Shelley Ave		Charlotte	NC	28262



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by PDAN Holdings, LLC to rezone approximately 1.1 acres located at 3900 Johnston Oehler Rd. Charlotte, NC 28269 (Parcel No. 02930131) to permit the development of the property for up to eight (8) attached single family residential dwelling units.

Date and Time of Meeting: January 7, 2020 at 6:00 p.m.

Place of Meeting: Hope Church
4100 Johnston Oehler Rd.
Charlotte, NC 28269

Petitioner: PDAN Holdings, LLC

Petition No.: 2019-164

We are assisting PDAN Holdings, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 1.1 acre site located at 3900 Johnston Oehler Rd. Charlotte, NC 28269, and identified as Parcel Number 02930131 (the “Site”), from the R-3 zoning district to the R-8MF (CD) zoning district. The purpose of the rezoning is to permit the development of the Site for up to eight (8) attached single family residential dwelling units.

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 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 January 7, 2020, at 6:00 p.m. at Hope Church, which is located at 4100 Johnston Oehler Rd. Charlotte, NC 28269. The Petitioner's representatives look forward to sharing this rezoning proposal with you and 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 Nick Tosco at (704) 342-5275.

cc: Greg Phipps, City Councilmember District 4

Date Mailed: December 31, 2019

A yellow rectangular label with a black border. The word "EXHIBIT" is printed in bold black capital letters at the top. Below it, the letter "C" is handwritten in blue ink. A horizontal line is drawn below the letter "C". On the left side, the word "tabbles" is printed vertically in black lowercase letters.

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

Please **PRINT CLEARLY.**

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PDAN Holdings, LLC

Proposed Residential Development @ 3900 Johnston Oehler Rd.

Rezoning Petition 2019-164 Community Meeting

**Hope Church
4100 Johnston Oehler Rd.
Charlotte, NC 28269**

6:00 p.m. — January 7, 2020

Meeting Agenda

- I. Introductions (Nick Tosco)
- II. Rezoning Application and Timeline (Nick Tosco)
- III. Project Overview (Dan McCahan)
- IV. Project Description (Sean Paone)
- V. Discussion / Next Steps (All)