



The McAlpine Group, LLC

October 7, 2009

Office of the City Clerk  
Charlotte-Mecklenburg Government Center, 7th Floor, Room C700A  
600 E. Fourth Street  
Charlotte, NC 28202-2857

Re: Community Meeting Report  
North Lake Landing  
Rezoning Petition No. 2009-070

City Clerk,

The McAlpine Group held a Community Meeting for North Lake Landing, Rezoning Petition No. 2009-070 at 6:00 pm on Tuesday, September 22, 2009 at Trinity United Methodist Church located at 6230 Beatties Ford Road, Charlotte, NC 28216.

Petition Number: 2009-070  
Petitioner: McAlpine-North Lake Landing, LLC  
Current Zoning: R-3  
Proposed Zoning: R-5(CD) but limited to 4DUA maximum  
Location: Approximately 31.59 acres located on Beatties Ford Road, 1 mile south of Mt Holly/Huntersville Road

**Summary of Issues Discussed:**

The Community Meeting was attended by attendees as shown on the attached sign-in sheet. The Petitioner's representatives included Lindsey McAlpine and Shane Seagle. Lindsey McAlpine opened the meeting by describing the existing North Lake Landing community status. The current subdivision was approved in 2006 and the development was completed in 2007 under R-3 standards. A builder, Homelife, now known as Homelife Communities, was contracted to "bulk" purchase all 93 lots but defaulted on the contract and did not purchase. We have marketed the lots to nearly every local and national home builder but with no success. Builders are looking for smaller lots in this area. The City Council-adopted North Lake Small Area Plan identifies this property for residential with a density of 4 units per acre. Thus to prevent this community from being vacant, a dump site and an eye-sore, it was decided to rezone the property. The rezoning from R-3 to R-5(CD) will allow minimum 40-foot lot widths but this specific rezoning will only allow a maximum of 4 units per acre as described on the latest site plan. Some additional water and sewer taps will be required, but the existing infrastructure will remain and be utilized. This rezoning plan specifically asks for 33 additional lots.

Questions and Comments:

1. Many questions related to the density. If this plan doesn't work, will the developer or bank be allowed to revise to 5 units per acre?  
**This rezoning will run with the land, the rezoning plan limits density to maximum of 4 units per acre and no more is allowed, unless it goes through the full rezoning process again.**
2. What is the price point of the homes?  
**We can't accurately answer, but we anticipate homes selling from \$120,000s to the \$180,000s.**
3. That price point will bring more crime, gangs and unwanted neighbors.  
**Home values have significantly reduced over the last 2 years. We believe there is a demand for this price point along with good people.**
4. Are the road widths going to be increased?  
**No, existing infrastructure was approved/required by the City and will not change.**
5. Is McClure road going to be widened by the City?  
**Not sure, but could contact the City.**
6. Will there be turn lanes into the subdivision?  
**Yes, there will be a left turn heading south on Beatties Ford Road, as required by the original subdivision approval.**
7. Can the connection to Ambleside be eliminated?  
**No, the City is requiring this connection.**
8. Why are all the connections to "nowhere" required?  
**City has a "Connectivity Policy" and required all stub road.**
9. There are some rocks in my yard from the road widening, can someone help remove?  
**Yes, we will look at it with you.**
10. My driveway is holding water, can someone look at it?  
**Yes, we will look at it with you.**
11. My driveway is cracked, can someone look at it?  
**Yes, we will look at it with you.**
12. Why are you rezoning this property?  
**We are working closely with the bank and potential builders and believe this is the best development for this property.**

Most of the attendees had the older site plan (4.4 DUA), the only change as a result of the Community Meeting was to limit the density to 4 units per acre as shown on the revised site plan.

McAlpine-North Lake Landing, LLC

cc: Councilmember James Mitchell  
Mr. Tom Drake, CMPC  
Mr. Tim Manes, CMPC  
Ms. Sonja Sanders, CMPC

# NORTH LAKE LANDING

## Community Meeting

Petition No. 2009-070

Tuesday, September 22, 2009

Trinity United Methodist Church

6230 Beatties Ford Rd

6:00pm - 7:00pm

### SIGN-IN SHEET

Name: Robvey Williams

Address: 4330 McClure Rd

Phone: 704-608-4435

Email: \_\_\_\_\_

Name: Kristian Zebrosky

Address: 7932 Beatties Ford Road

Phone: 980-235-9317

Email: \_\_\_\_\_

Name: Elizabeth Hotchkiss

Address: 7724 Ambleside Dr

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: Denise Hampton

Address: 4638 McClure Rd

Phone: 704-609-8870

Email: \_\_\_\_\_

Name: Cathy Carpenter

Address: 7831 Beatties Ford Rd

Phone: 980-721-7151

Email: \_\_\_\_\_

Name: Doug DARNELL

Address: 7831 Beatties Ford Rd.

Phone: 704-394-2731

Email: \_\_\_\_\_

Name: PATRICIA DARNELL

Address: 7831 Beatties Ford Rd.

Phone: 704-394-2731

Email: \_\_\_\_\_

Name: BAIN SHARAR

Address: 7901 Beatties Ford Rd.

Phone: 704-394-6658

Email: \_\_\_\_\_



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Address: 4330 McClure Rd  
Phone: 704-392-4592  
Email: \_\_\_\_\_

Name: Marian Carpenter  
Address: 4311 McClure Rd  
Phone: 704-392-6736  
Email: \_\_\_\_\_

Name: Sherry Edwards  
Address: 4530 McClure Rd  
Phone: 704-393-8690  
Email: Sing4fun4u@aol.com

Name: Clint S. Carpenter  
Address: 4311 McClure Rd  
Phone: 704-392-6736  
Email: \_\_\_\_\_

Name: JEFF EDWARDS  
Address: 4530 McCLURE RD  
Phone: 704 393-8690  
Email: \_\_\_\_\_

Name: Michael Story  
Address: 4624 McClure Rd  
Phone: 704)-248-1385  
Email: \_\_\_\_\_

Name: Sarah Blythe  
Address: 7916 Beatties Fl. Rd -  
Phone: 704-399-3146  
Email: \_\_\_\_\_

Name: Billie Jean Simon  
Address: 4021 Ranchview Ln  
Phone: 704-398-0848  
Email: \_\_\_\_\_

F. James Jones  
Name: Susan Blythe  
Address: 7912 Beatties Ford Rd  
Phone: 2: 704-3950689  
Email: SusanBlythe@yahoo.com

Name: Pamela Chapman  
Address: 4304 McClure Rd.  
Phone: (704) 201-4767 / 704-394-9724  
Email: \_\_\_\_\_

Name: Jim Chapman  
Address: 4435 McClure Rd  
Phone: 704 394-9724  
Email: Jim Chapman @ Bellsouth.net

Name: Roger Howard  
Address: 7627 Beatties Ford Rd  
Phone: 704 309 7107  
Email: howardstephen@bellsouth.net

Name: Sam & Theresa Kidd  
Address: 3711 Cowboy Ln  
Phone: 704 622 4531  
Email: \_\_\_\_\_

Name: James + Joyce Stewart  
Address: 7913 Beatties Ford Rd  
Phone: 704-399-8488  
Email: \_\_\_\_\_

Name: Scott Tucker  
Address: 3901 Cowboy Ln  
Phone: 704-634-9621  
Email: Diamond Bart @ yad Tel. net

Name: Link Athena  
Address: 7806 Beatties Ford Rd.  
Phone: 704/394-5575  
Email: linkathena@yahoo.com

Name: Earl Link  
Address: 7806 Beatties Ford Rd.  
Phone: 704/394-5575  
Email: \_\_\_\_\_

Name: Rick Howerton  
Address: 7730 Beatties Ford Rd  
Phone: 704-391-6979 910-1476  
Email: rick@outtaplace.com

Name: Beth Howerton  
Address: 7730 Beatties Ford Rd  
Phone: 704-391-6979 910-1476  
Email: bhowerton7730@gmail.com

Name: ZACHARY HOWERTON  
Address: 7730 BEATTIES FORD RD  
Phone: 704-299-6626  
Email: ZACK@ZYBEK.COM

Address: 7839 Beatties Ford Rd

Phone: 704-400 7712

Email: Kim Stewart14@yahoo.com

Name: Austin Stewart

Address: 7839 Beatties Ford Rd

Phone: 704-400-7712

Email: \_\_\_\_\_

Name: Cindy Kerns

Address: 7919 Beatties Ford Rd.

Phone: Charlotte, NC 28216  
704-875-1020

Email: CKerns@iss.k12.nc.us

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: Franklin Fite

Address: 4550 McClure Rd

Phone: 704-398-1919

Email: F.Fite@duke-energy.com

Name: Meredith Fite

Address: 4550 McClure Rd

Phone: 704-398-1919

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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