

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-087

Crescent Communities, LLC

Petitioner: Crescent Communities, LLC

Rezoning Petition No.: 2015-087

Property: Approximately 72.20 acres located on the east side of Providence Road, south of I-485 and north of Ardrey Kell Road Extension in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on August 18, 2015, 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** by depositing the Community Meeting Notice in the U.S. mail on August 5, 2015. A copy of the written notice is attached as **Exhibit B**. The Petitioner has also met with representatives of Providence Country Club following the required Community Meeting.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on August 18, 2015 at 7:30 PM, at Providence Presbyterian Church at 10140 Providence Church Lane Charlotte, North Carolina 28277.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Ben Collins, Michael Tubridy and Katie Maloomian with Crescent Communities. Also in attendance representing the Petitioner was Nate Doolittle and Shaun Tooley with LandDesign, Randy Goddard with Design Resource Group and Keith MacVean and Jeff Brown with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Michael Tubridy introduced the development team to the attendees. Mr. Tubridy then turned the meeting over to Mr. MacVean who provided a review of the rezoning process and the rezoning time line. Mr. MacVean provided the attendees the upcoming Public Hearing date, Zoning Committee date and the date of the decision on the Petition. Mr. MacVean also introduced Council Member Driggs to the attendees.

Mr. Tubridy then provided the attendees background information on Crescent Communities. He explained that Crescent is a Charlotte based company focused on development in the Southeast, Southwest and Mid-Atlantic with a mission to create residential, commercial, multi-family and land developments that cultivate communities with lasting legacies. He also described the company's vision which is to "Build Community. Better People's Lives". He also described the company's values of "Be Curious", "Do What's Right", "Innovate Always" and "Deliver Excellence".

He then provided the attendees with examples of recent development Crescent Communities has constructed in Charlotte and in the Southeast.

The meeting was then turned over to Shaun Tooley with LandDesign who described to the attendees the location of the Site and how the Site fit into the context of the area. Mr. Tooley also described the location of other recent rezonings that have occurred in the area and how the property involved in this rezoning request related to those other petitions.

The meeting was then turned back over to Mr. Tubridy who described to the attendees the Canvas Session Crescent Communities had held to develop the vision and experience principles for the proposed residential community. He explained that they had examined what had been built in the area and how the proposed development could differentiate itself from those existing developments. He then described that the theme of the development would focus on bringing people together through the experience of food. The proposed theme would be “Inspired Living for Charlotte’s Culinary Culture”. The principles that would accompany this theme and would help develop the community would be: “Create An Inspiring Culinary Infrastructure”; “Design Inspired by the Modern Restaurant”; “Use Food to Connect Our Community”; and “Give Residents the Inside Track on Charlotte’s Culinary Scene”.

The meeting was once again turned over to Mr. Tooley who provided the attendees additional details on the proposed master plan for the community. The site plan proposes to develop a multi-use master planned community that picks up on the pedestrian and vehicular connections provided by the adjoining Waverly community and as envisioned by the Developers Response process commissioned for the area by the Planning Department. Mr. Tooley then described each of the Development Areas that make up the Site and how they are proposed to be developed. He described that the area along Providence Road would be developed with retail, restaurant, and a hotel uses. The area of the Site between the extension of Golf Links Drive and Ardrey Kell Road would be developed with multi-family residential units, while the area of the Site between the extension of Ardrey Kell Road and Six Mile Creek Road would be developed with a combination of townhomes and single-family detached homes, with the lower density single-family homes being located closer to Six Mile Creek Road.

The meeting was then turned over to Randy Goddard the Transportation Engineer who described for the attendees the proposed roadway improvements that would be implemented as part of the Development of the Site. He described that the Traffic Impact Study was being reviewed by CDOT and NCDOT. He also explained that the Traffic Impact Study (TIS) had taken into account the development proposed by Waverly and Rea Farms and the improvements those developments would be doing and then looked at how the traffic from the Site would affect the area roadways. Mr. Goddard indicated that TIS had looked at a number of intersections along Providence Road and the traffic study had recommended improvements at several of these intersections to mitigate the traffic from the Site. The improvements included additional turn lanes at the intersection of I-485 and Providence Road, Providence Road and Golf Links Drive, and Providence Road and Ardrey Kell Road. He also explained that as part of the development of the Site Ardrey Kell Road and Golf Links would be extended through the Site to the adjoining property. He also explained that eventually as the adjoining property was developed Ardrey Kell Road would also be extended and connected to Tilley Morris.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

The attendees asked a number of questions about the proposed transportation improvements and how the traffic impact study had looked at traffic in the area. The attendees wanted to know if the traffic impact study had taken into account the traffic from the other developments that have been

approved in the area. Another attendee wanted to know which roadways the Site would use to come and go from the Site. Mr. Goddard explained that the Traffic Impact Study had taken into account the previously approved developments in the area and the roadway improvements those developments would be doing and then added the Site's traffic to determine what additional improvements need to be made to the roadway system. He also explained that until Ardrey Kell Road was connected to Tilley Morris Road the Site's traffic would be using the three connections to Providence Road to access the Site. He also explained that most of the trips in the area are toward the interchange with I-485. One attended wanted to know if an additional southbound lane was going to be constructed along Providence Road south Ardrey Kell Road and were there other improvements that could be done to the area roadways. Mr. Goddard indicated that as part of the Rea Farms development a third south bound lane would be added along Providence Road south of Ardrey Kell Road he also indicated that a redesign of the I-485 and Providence Road Interchange was an additional improvement that could be done, but he explained that kind of improvement was the responsibility of NCDOT.

Another attendee wanted to know if the Traffic Impact Study (TIS) had looked at the impact of the development on the intersection of Tilley Morris Road and Ardrey Kell Road. Mr. Goddard explained that since a connection from the Site to Tilley Morris was not currently planned none of the Site traffic was assigned to the intersection of Tilley Morris and Ardrey Kell Road. He also explained that a round-about was been planned for the intersection of Ardrey Kell Road and Tilley Morris Road as part of a new single-family development located at this intersection. Many of the attendees had questions about this planned round-about and how it would impact on the operation of Tilley Morris Road. The Petitioner agreed to coordinate a meeting with CDOT and the developer constructing the round-about so the residents could ask questions regarding the round-about and its operation and its effect on Tilley Morris Road. This meeting was held on Tuesday September 8th at the Government Center.

One attendee asked questions about the price point of the proposed homes and the anticipated rent for the apartments. Mr. Collins indicated that rents are anticipated to be about \$1,200 a month for a one-bedroom unit and about \$1,600 a month for a two bedroom unit. The single-family homes are anticipated to be in the 650K to 750K price range.

One attendee wanted to know about the future greenway along Six Mile Creek. It was explained that a portion of the floodplain along Six Mile Creek would be dedicated to County Parks and Recreation for the future Six Mile Creek Greenway. The timing of the construction of greenway was currently undetermined.

Another attendee wanted to know about the impact of the development on area schools. The Petitioners representatives explained that CMS had estimated fewer school age students would be generated by the proposed development than the existing R-3 single-family zoning. One attendee mentioned that as part of the Rea Farms development a new elementary school was proposed for the area which would help accommodate the school age children from this growing area of Charlotte.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition were made as a result of the Community Meeting.

CRESCENT COMMUNITIES, LLC

cc: Mayor Dan Clodfelter, and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission

Mike Davis, Charlotte Department of Transportation (CDOT)
Ben Collins, Crescent Communities, LLC
Michael Tubridy, Crescent Communities, LLC
Shaun Tooley, LandDesign
Nate Doolittle, LandDesign
Randy Goddard, Design Resource Group, PA
Jefferson W. Brown and Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-087	23111612	BLOHM	MICHAEL J	LAURA J	BLOHM	526 HAMPSHIRE HILL RD		MATTHEWS	NC	28105
2015-087	23113110	CLARK	DALE E	CLARK	REVOCABLE TRUST OF DALE E	629 WINGRAVE DR		CHARLOTTE	NC	28270
2015-087	22915303	DAVIS	RON	DEIRDRE DONELLA	DAVIS	807 BETHLEHEM RD		KINGS MOUNTAIN	NC	28086
2015-087	23111618	DOCK	MELISSA FUNICETANE	ELAYNE	DOCK	404 HAMPSHIRE HILL RD		MATTHEWS	NC	28105
2015-087	23111617	DUMMERT	JASON	ERIN M	DUMMERT	414 HAMPSHIRE HILLS RD		MATTHEWS	NC	28105
2015-087	22917114	ERRON BRADY PROPERTIES LLC				5402 SHOAL BROOK CT		CHARLOTTE	NC	28277
2015-087	22917106	HESTER S LLC		ADVISORS LLC	C/O COMMERCIAL PROPERTY	PO BOX 97		SELMA	NC	27576
2015-087	22917100	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-087	22917111	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-087	22917112	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINK DR #207		CHARLOTTE	NC	28277
2015-087	22917113	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-087	22917115	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-087	23123101	MARSH MORTGAGE CO	J HOUSTON III	ANNABELLE MATTHEWS	KELLY	PO BOX 35329		CHARLOTTE	NC	28235
2015-087	23113307	MATTHEWS	AUDIES F			PO BOX 37327		GASTONIA	NC	28054
2015-087	22915304	MOORE	MAGGIE B			5109 ALLISON LN		CHARLOTTE	NC	28277
2015-087	22915309	MOORE	SHAWN S			5117 ALLISON LN		CHARLOTTE	NC	28277
2015-087	23111616	PATRICK		MARY-JANE	PATRICK	422 HAMPSHIRE HILL RD		MATTHEWS	NC	28105
2015-087	23113107A	PROVIDENCE ROAD FARMS LLC			C/O CROSLAND SOUTHEAST	201 S COLLEGE ST	SUITE 1300	CHARLOTTE	NC	28105
2015-087	23113107B	PROVIDENCE ROAD FARMS LLC			C/O CROSLAND SOUTHEAST	201 S COLLEGE ST	SUITE 1300	CHARLOTTE	NC	28202
2015-087	23114121	PROVIDENCE WOODS SOUTH INC				1740 E INDEPENDENCE BLVD		CHARLOTTE	NC	28205-6020
2015-087	23111613	BEVES	IRENE	ANGELA	CALAMIA	516 HAMPSHIRE HILL RD		MATTHEWS	NC	28105
2015-087	23111615	SCHEPER	STEVEN P	JENNIFER M	SCHEPER	430 HAMPSHIRE HILL RD		MATTHEWS	NC	28105
2015-087	23113111	SHILOH I LLC				ONE TELEVISION PL		CHARLOTTE	NC	28205
2015-087	22915902	SMITH	EDDIE LEE		WILLIAM DAVIS SMITH	1800 CUMMINGS AVE		CHARLOTTE	NC	28216-4609
2015-087	22915908	SMITH	HENRY			11116 PROVIDENCE RD		CHARLOTTE	NC	28227
2015-087	23113117	SOLUS WAVERLY OWNER LLC				1111 METROPOLITAN AV	SUITE 325	CHARLOTTE	NC	28204
2015-087	23113105	STAR CITY DEV CO INC				1 TELEVISION PL		CHARLOTTE	NC	28205-7038
2015-087	22915307	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2015-087	22915307	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2015-087	22917105	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2015-087	22917117	STATE EMPLOYEES CREDIT UNION				3476 STATEVIEW BLVD		FORT MILL	SC	29715
2015-087	23111620	US BANK NATIONAL ASSOCIATION			C/O WELLS FARGO BANK NA			MATTHEWS	NC	28105
2015-087	23111614	WEBSTER	DALE E	MARY W	WEBSTER	506 HAMPSHIRE HILL RD				

Pet. No.	First Name	Last Name	Organization	Mailing Address	Rel. City	M. Mailing	Print Email	Alt Email
2015-087	David	Templin	Berkley HOA	5415 Westford Lane	Charlotte	NC 28277	dmtemplin@windstream.net	
2015-087	Bob	Meht	Berkley Homeowners, Inc.	5400 Crossbill Court	Charlotte	NC 28277		
2015-087	Allan	Morgan	Berkley Homeowners	5438 Kinross Lane	Charlotte	NC 28277		
2015-087	Al	Stevens	Prvidence Albour	10536 Providence Albour Drive	Charlotte	NC 28270		
2015-087	Thomas	Bruce	Prvidence Albour	4750 Ashwood Lane	Charlotte	NC 28270		
2015-087	John	Morgan	Prvidence Albour HOA	4600 Ashwood Lane	Charlotte	NC 28270		
2015-087	Carolyn	Stevens	Prvidence Albour Women's Club	10536 Providence Albour Drive	Charlotte	NC 28270		
2015-087	Kathryn	Dunlap	South Hall HOA	4019 Tilley Morris Road	Matthews	NC 28105		
2015-087	Brian	Gonsak	South Hall HOA	10228 South Hall Drive	Charlotte	NC 28270		
2015-087	Dorothy	Coplin	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270		

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-087 –Crescent Communities, LLC

Exhibit B

Subject:	Rezoning Petition No. 2015-087
Petitioner/Developer:	Crescent Communities, LLC
Property:	72.20 acres located on the east side of Providence Road, south of I-485 and north of Ardrey Kell Road extension.
Existing Zoning:	R-3
Rezoning Requested:	MUDD-O and MX-2 (Innovative)
<u>Date and Time of Meeting:</u>	<u>Tuesday, August 18th, 2015 at 7:30 p.m.</u>
Location of Meeting:	Providence Presbyterian Church 10140 Providence Church Lane (Fellowship Hall) Charlotte, NC 28277
Date of Notice:	Mailed on August 5, 2015

We are assisting Crescent Communities, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for 72.2 acres located on the east side of Providence Road, south of I-485 and north of Ardrey Kell Road extension (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone two vacant parcels on the east side of Providence Road, south of I-485 and north of Waverly from R-3 (Single-Family Residential) to MUDD-O (Mixed Use Development District Optional) and MX-2 (Innovative) (Mixed Use, Innovative) to allow the Site to be developed with a high quality residential based mixed-use community with retail, and restaurants uses and a hotel.

As part of the development of this Site the Petitioner will be extending Ardrey Kell Road and Golf Links Drive as well as constructing a network of streets that will facilitate interconnectivity between the Site, Waverly and other parcels located east and south of the Site.

The portion of the Site located between Providence Road and Ardrey Kell extension will be developed with a pedestrian friendly multi-family residential community with restaurants, a hotel and retail uses. This portion of the Site will be zoned MUDD-O. The proposed buildings will be oriented toward the proposed streets with parking areas to the rear. A network of eight (8) foot and six (6) foot sidewalks will be provided along the new streets that connect the proposed uses to one another and to the adjoining properties to create a walkable mixed-use community.

The portion of the Site south and east of Ardrey Kell Road extension will be developed with a combination of single-family detached, duplex, triplex, quadraplex and attached homes. This portion of the Site will be zoned MX-2(Innovative). A network of streets, sidewalks and open space areas will be developed within this portion of the Site as required by the MX-2 (Innovative) zoning district. This network of streets and sidewalks will link this portion of the Site to the adjoining mixed-use communities as well as the future greenway along Six Mile Creek.

A portion of the Site adjacent to Six Mile Creek will be dedicated to County Parks and Recreation for greenway purposes.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, August 18th at 7:30 p.m. at Providence Presbyterian Church (in the Parlor) – at 10140 Providence Church Lane, Charlotte, North Carolina 28277.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Ben Collins, Crescent Communities, LLC
Michael Tubridy, Crescent Communities, LLC
Nate Doolittle, LandDesign
Shaun Tooley, LandDesign
Randy Goddard, Design Resource Group
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Crescent Communities, LLC
Rezoning Petition No. 2015-087
Community Meeting
August 18, 2015 @ 7:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Jacqui Gentile	3920 Fawn Hill Rd	704-534-9682	bjgentile@gmail.com
2	Eloyné Dock	404 Hampshire Hill Rd	704-846-0129	kdismcgregor@yahoo.com
3	WALTER MARTI	717 HAMPSHIRE HILL RD	571-239-9753	WALTERMARTI1@GMAIL.COM
4	WALTER MARTI	WALTER MARTI		WALTERMARTI1@GMAIL.COM
5	Tom & Julie Sheehan	3309 Fawn Hill Rd.	704-321-0540	Juliesheehan80@gmail.com
6	Melissa Luther	626 Hampshire Hill Rd	704-846-3340	MLUTHER@CINCINNATI.NC.COM
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13				Exhibit C
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Crescent Communities, LLC
Rezoning Petition No. 2015-087
Community Meeting
August 18, 2015 @ 7:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	IRV Schwebel	10922 Round Rock Rd	704-451-9222	IRVING.SCHWABEL@GMAIL.COM
16	Doug Borthke	10909 Fox Hedge Rd	704-770-8035	doug.borthke@gmail.com
17	Tyler Boulch	4012 Fern Hill Rd	704-246-6824	gub0815@yahoo.com
18	Loria Muncie	5209 Kirby Meadows Ct		gmureko@yahoo.com
19	Dale Webster	506 Hampshire Hill Rd	704-517-0205	dalewebster webstede@gmail.com
20	Carole Stejeh	5026 Addington Ct	704-321-2730	stejeh2@gmail.com
21	Amy Gershen	3103 Fawntail Rd	704-708-9518	aggershen@outlook.com
22	Kurt Bombier	11236 Creek Pointe Drive	704-453-6169	bombier@bellsouth.net
23	Eric Lerner	12505 Portman Rock Ct	704-536-8337	eric@actionp/psideas.com
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Crescent Communities, LLC
Rezoning Petition No. 2015-087
Community Meeting
August 18, 2015 @ 7:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Ram Escut	11013 Spice House Ct	704 651-1237	RESCHERT@AOL.COM
30	MIKE SALLASOTES	13220 PAVINGSTONE COFFEE CT	704-443-7821	MIKE.SALLASOTES@GMAIL.COM
31	Lara King	10931 Deerberry CT		larasehna@hotmail.com
32	Matth Daitch	11211 Creek Pointe Dr	704-321-0813	matthdaitch@yahoo.com
33	Breitt Thomas	3901 Fawn Hill Dr	704 443 5125	BreittThomas@yahoo.com
34	A.S. Venit	3020 Fawn Hill Rd	704-562-3971	A.S.Venit@gmail.com
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