

COMMUNITY MEETING REPORT
Petitioner: North Wendover Partners, LLC
Rezoning Petition No. 2015-111

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-1 attached hereto by depositing such notice in the U.S. mail on January 15, 2016. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, January 28, 2016 at 6:30 p.m. at The Unitarian Universalist Church of Charlotte located at 234 North Sharon Amity Road, Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Eric Speckman and Chris Warren (North Wendover Partners, LLC), Jim Guyton and Thomas Haapapuro (Design Resource Group), Kevin Summerville and John Shamp (Ryan Homes), and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.).

SUMMARY OF ISSUES DISCUSSED:

Eric Speckman opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

Mr. Speckman stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2015-111. North Wendover Partners, LLC is the Petitioner under this Rezoning Petition. Mr. Speckman explained that the Rezoning Petition is for an approximately 2.5 acre site located on the south side of North Wendover Road between Ellington Street and Churchill Road.

Mr. Speckman explained that the Petitioner would provide the attendees with some history on this rezoning request, provide them with the schedule of events, share the rezoning plan and building elevations with them, and then open up the meeting to a question and answer session.

History of the Rezoning Petition

Mr. Speckman summarized the history of this Rezoning Petition. The Petitioner filed this Rezoning Petition on June 22, 2015, requesting that the site be rezoned from the R-3 zoning district to the UR-2 (CD) zoning district to allow a 54 unit apartment community to be developed on the site.

The Petitioner held a meeting with adjacent property owners on September 2, 2015 at the Unitarian Church to discuss the proposed apartment development. At that meeting, some of the concerns that were expressed by the adjacent property owners included: density (at 22 units per acre), quality of construction, and the rental aspect of the proposed development.

The Petitioner then deferred the Public Hearing on the Rezoning Petition from October 19, 2015 to December 14, 2015 to give it time to consider and implement a different development proposal for this site.

On December 4, 2015, the Petitioner filed an Amended Rezoning Application, requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate the development of a residential community that could contain up to 38 for-sale attached dwelling units, which are townhomes. The Amended Rezoning Application reduces the requested density from 54 units to 38 units, and it changes the product to a for-sale townhome development.

On December 18, 2015, the Petitioner filed with the City a revised Rezoning Plan that depicts the proposed townhome community. Elevations of the proposed townhome units were not a part of that Rezoning Plan, but they will be a part of the Rezoning Plan that the Petitioner will file with the City after the Public Hearing. Mr. Speckman also noted that the Petitioner will also share these elevations at the Public Hearing and show them to the attendees shortly.

The Petitioner then deferred the Public Hearing to January 19, 2016 and then to February 15, 2016.

Mr. Speckman expressed the Petitioner's appreciation for the neighbors' patience through this process.

Schedule

Mr. Speckman outlined the schedule related to the Rezoning Petition (all meetings to be held at the Charlotte-Mecklenburg Government Center):

- **Public Hearing:** Monday, February 15, 2016 at 6 PM
- **Zoning Committee Work Session:** Wednesday, February 24, 2016 at 4:30 PM
- **City Council Decision:** Monday, March 21, 2016 at 6 PM

Mr. Speckman expressed the Petitioner's desire for this to be a collaborative process, and offered to hold additional meetings to address any comments or concerns.

The Site

Mr. Speckman introduced the site and stated Petitioner's belief that the site is appropriate for a townhome development. It is located on a four-lane thoroughfare with R-22 MF zoning to the east of the site and across North Wendover Road. Although there is single family zoning and uses to the south and west of the site, the Petitioner believes that townhomes would provide a good transition from North Wendover Road to the single family homes. The Petitioner further believes that the site is not a good or practical location for single family homes.

The Rezoning Plan

Thomas Haapapuro of Design Resource Group shared the new rezoning plan, and pointed out—

- Driveway moved to central location
- Streetscape along N. Wendover will be developed to accommodate future roadway development (setbacks have been measured from the future roadway edges)
- Some units will be dropped below grade (first story concealed from road view, lower elevation)
- Explained the plantings/landscaping and yards for the units
- All maneuvering will be internal to the site; all parking will be internal, as well (garages accessed from internal street; 2 spaces per unit; 11 overflow/visitor spaces)
- Explained the retaining wall located along the rear of the property which will hug the existing stream buffer
- Explained the planted buffer along rear of the property and softened views from neighboring properties

Mr. Haapapuro then showed a cross-sectional view of the rear of the property—

- Mature trees to stay along the stream buffer
- Explained the retaining wall
- Described the patio fences on ground level

Mr. Haapapuro explained the storm water/runoff system for the property. The property will have an underground retention and piping system that will release slowly into the current system. Accordingly, there will be no impact beyond what currently exists.

Mr. Haapapuro then opened the floor to questions and comments from the attendees. Set out below is a summary of the responses to the questions and the comments and concerns that were expressed at the meeting.

- An attendee asked whether the plan would include any perimeter security fence. Mr. Haapapuro said it was likely there would be some railing or other fencing along the retaining wall for safety reasons.
- An attendee expressed concerns about people from the community going through this development and then through the neighboring properties to access Churchill Road. Mr. Speckman said that the Petitioner is willing to work with neighbors to address these concerns in a satisfactory way.
- An attendee asked about the height of the retaining wall along the rear of the property. Mr. Haapapuro said that (from east to west) it will run from 8' up to 15' followed by decreases to 12' and down to ground level (i.e. no wall) at the westernmost point of the rear property line.
- An attendee expressed some concern about the aesthetics of looking at a retaining wall from his property. Mr. Haapapuro noted that the Petitioner plans to maintain mature trees along the rear of the property. He also noted that the Petitioner is limited to a certain extent by restrictions on additional plantings in the stream buffer.
- Mr. Haapapuro gave a more detailed description of the drainage/storm water system in response to a question. He noted that it will be designed to deal with large rains, like those experienced recently. He also noted that the City will require the Petitioner to meet existing conditions when tying into the existing system.
- An attendee asked about the number of units proposed for the property. Mr. Haapapuro explained that the plans currently show 38 units, but that the site likely will be developed for 37 units. Mr. Haapapuro also explained that the internal roads will be extended slightly beyond the end units to allow for access to garages.
- An attendee asked whether the Petitioner had any plans to connect the internal roads to the right of way on the easternmost side of the parcel. Mr. Speckman noted that this is a paper right of way, and that there were no plans to connect. However, he cautioned that he could not predict what CDOT would require in the future.
- An attendee asked whether the units would be sold as fee simple ownership and what the likely association fees would be. Kevin Summerville, of Ryan Homes, said the units would be owned in fee simple, and that association fees likely would be less than \$100/mo. because there is little common area and no amenities.

Introduction of Ryan Homes, Discussion of Elevations and Sales

Kevin Summerville introduced himself and Ryan Homes. He noted that Ryan Homes has extensive experience building and selling townhomes and single-family homes. Currently, Ryan Homes has 22-25 active subdivision developments in Charlotte.

Mr. Summerville showed the attendees sample elevations and floorplans for the townhomes. He explained they would be 22' wide, all owned in fee simple, with no common corridors (i.e. all single-family attached). The proposed buildings are 3 story structures, and owners would have the option of 3 different floor plans. The units would range between 1500-2200 SF, with 3 bedrooms and 2-3 baths. All units will have 2 car garages.

Mr. Summerville explained that Ryan Homes expects the average sales price for units to be in the upper \$270,000 range. The likely buyer will be single individuals or married couples moving from rental to home ownership. There will be an association to manage the common areas, and monthly fees likely will be in the \$100 range.

Mr. Summerville then opened the floor to questions and comments from the attendees. Set out below is a summary of the responses to the questions and the comments and concerns that were expressed at the meeting.

- An attendee asked whether there would be any restrictions on rental of the units in the association documents. Mr. Summerville advised that those documents had not yet been finalized, but that it was common to include a 12-month minimum rental term on owners to reduce the turnover. He also said it was possible that a percentage rental restriction may be included.
- An attendee asked if the numbers Mr. Summerville gave for square footage included the garages. Mr. Summerville noted that the number includes only heated, living space, and not the garages.
- In response to a question, Mr. Summerville explained the renderings in more detail, noting that there would be concrete patios for ground level yards and elevated decks for those units located along the rear of the property. He noted that no garages would face the neighboring properties to the rear.
- An attendee asked if, upon receiving UR-2 (CD) zoning, the City had the right to hold the Petitioner to the site plan? Jim Guyton, of Design Resource Group, explained that the City would do so.
- An attendee asked if the Petitioner would be willing to share revisions and other efforts to address the neighboring property owners' security concerns before finalizing the site plan. Mr. Speckman said that the Petitioner would do so and be in touch about those revisions.

- An attendee asked about the proposed construction schedule and whether Ryan Homes planned to build specs. Mr. Summerville said that Ryan Homes would begin by constructing a model building, but that they would not build speculatively. Buyers like the option to customize their units, so they build after sale. Because they usually sell 4-5 units a month, they are able to keep this approach. As for construction time, Mr. Summerville advised it usually takes Ryan Homes 90 days to construct a building and the units.
- An attendee asked whether the proposal would have any impact on the apartment complex located to the east. Mr. Speckman said there are no concrete plans in place.
- An attendee asked about lighting on the property and on the units. Mr. Haapapuro noted that the property would have 20' fully-capped, pedestrian scale lighting. Mr. Summerville noted that property owners would have an option to put floodlights on their units (and about 50% of buyers usually do). However, he explained that the association documents could include a requirement that those lights be inward facing.

Mr. Summerville thanked the attendees for their comments and questions.

Mr. Speckman adjourned the meeting and thanked the attendees for their time.

Informal Q&A followed between Petitioners, their representatives, and the attendees.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

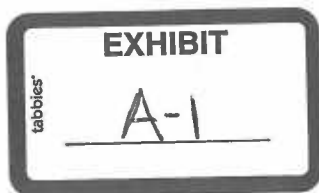
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting. However, Petitioner will work with the adjacent property owners on a perimeter fence.

Respectfully submitted, this 5th day of February, 2016.

North Wendover Partners, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via e-mail)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via e-mail)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pat. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MaBAddr1	MaBAddr2	City	State	ZipCode
2015-11	15707295	465 NORTH WENDOVER RD				465 N WENDOVER RD		CHARLOTTE	NC	28211
2015-11	15707259	ATHANS	ATHANASIOS G			PO BOX 1094		MATTHEWS	NC	28106
2015-11	15707261	BARRON & HOMESLEY PROPERTIES	LLC			445 N WENDOVER RD STE 100		CHARLOTTE	NC	28207
2015-11	15707257	BERKELEY PROPERTIES INC				497 N WENDOVER RD		CHARLOTTE	NC	28211-1064
2015-11	15707296	BELOURI PROPERTIES INC				465 N WENDOVER RD		CHARLOTTE	NC	28211
2015-11	15707269	CHARLOTTE MECKLENBURG	HOSPITAL AUTHORITY THE			PO BOX 32861		CHARLOTTE	NC	28232-2861
2015-11	15709314	DUFFY	SCOTT T	MARY S	DUFFY	4810 HARDWICK RD		CHARLOTTE	NC	28211
2015-11	15707268	ECH INVESTMENTS LLC				425 N WENDOVER RD		CHARLOTTE	NC	28210
2015-11	1570821	ESKRIDGE	BRAD	ERIN	ESKRIDGE	4022 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15709713	GLASGOW	JAMES STEPHEN		LYNNE S COHEN	3931 MELCHOR AVE		CHARLOTTE	NC	28211
2015-11	15707395	GUFFIN	SHAWN T	STEPHANIE W	GUFFIN	4017 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15707258	HESTER	WILLIAM G	JUDITH J	HESTER	5925 CARNEGIE BV UNIT 200		CHARLOTTE	NC	28209
2015-11	15707263	HESTER	WILLIAM G	JUDITH J	HESTER	5925 CARNEGIE BV UNIT 200		CHARLOTTE	NC	28209
2015-11	15707270	HESTER	WILLIAM G	JUDITH J	HESTER	5925 CARNEGIE BV UNIT 200		CHARLOTTE	NC	28209
2015-11	15707297	HESTER	WILLIAM G	JUDITH J	HESTER	5925 CARNEGIE BV UNIT 200		CHARLOTTE	NC	28209
2015-11	15707316	HORNE	CHARLES EDWARD JR			2044 S WENDOVER RD		CHARLOTTE	NC	28211
2015-11	15707312	JAMES	PHILIP L	MOLLIE T	JAMES	4011 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15707309	JOHNSON	HENRY L JR	SUSAN K	JOHNSON	3921 CHURCHILL RD		CHARLOTTE	NC	28273
2015-11	15707266	KARRIS	PATRICIA REV LIVING TRUST	EVANGELIA	KAPERONIS	4508 PINELAND PL		CHARLOTTE	NC	28277
2015-11	15707103	KINNEY	DAVID LEE			2758 LAKE SHORE RD S		DENVER	NC	28037-8935
2015-11	15707104	KINNEY	DAVID LEE			2758 LAKE SHORE RD S		DENVER	NC	28037-8935
2015-11	15707105	KINNEY	DAVID LEE			2758 LAKE SHORE RD S		DENVER	NC	28037-8935
2015-11	15707201	KINNEY	DAVID LEE			2758 LAKE SHORE RD SOUTH		DENVER	NC	28037-8935
2015-11	15709717	KMETZ	JAMES J	LYNSEY TRAYNHAM	KMETZ	415 ASHWORTH RD		CHARLOTTE	NC	28211
2015-11	15708522	LEWIS	ERICA A	CATHERINE M	LEWIS	4014 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15707311	LINDBERGER	JESSIE T		N LOUIS O LINDBERGER	PO BOX 308		WACO	NC	28169
2015-11	15707265	LINGER PROPERTIES LLC				6309 WOODLEIGH OAKS DR		CHARLOTTE	NC	28226
2015-11	15707284	LOWMAN	SAMUEL E			457 N WENDOVER RD		CHARLOTTE	NC	28211
2015-11	15707214	M F HENDERSON CONSOLIDATED LLC				PO BOX 35144		CHARLOTTE	NC	28235
2015-11	15707206	MALPHURS	RALPH V			721 WRISTON PL		CHARLOTTE	NC	28209
2015-11	15707102	MALPHURS	RALPH VICTOR			721 WRISTON PL		CHARLOTTE	NC	28209
2015-11	15709718	MAYNARD	DAVID K	KATHERINE GORDON	MAYNARD	425 ASHWORTH RD		CHARLOTTE	NC	28211
2015-11	15707314	MCMAANEUS	MARCUS G	JANE L	MCMAANEUS	4033 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15707264	MEHTA	PIRUL C	MALTI P	MEHTA	458 N WENDOVER RD		CHARLOTTE	NC	28211
2015-11	15707262	METROLINA IMAGE LLC				6936 N 35TH ST		CHARLOTTE	NC	28211
2015-11	15707313	MILLER	JOHN MICHAEL	JILL	MILLER	4021 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15707298	MORRIS	BETTIE SPRINT			1700 W 1ST ST		WINSTON SALEM	NC	27104
2015-11	15707315	NCBT(DIVISON OF SCBT)				700 GERVAIS ST #400		COLUMBIA	SC	29201
2015-11	15707336	NCBT(DIVISON OF SCBT)				700 GERVAIS ST #400		COLUMBIA	SC	29201
2015-11	15707337	NCBT(DIVISON OF SCBT)				700 GERVAIS ST STE 400		COLUMBIA	SC	29201
2015-11	15707096	PNES ON WENDOVER LLC THE				3422 WINGSOR DR		CHARLOTTE	NC	28209
2015-11	15707310	ROBERTS	DAN S			3941 CHURCHILL RD		CHARLOTTE	NC	28211
2015-11	15707299	ST	CLAIR SANDRA L			421 N WENDOVER RD		CHARLOTTE	NC	28211-1064
2015-11	15707317	STAGER	RICHARD BRET	JENNIFER	STAGER	342 WENDOVER HILL CT		CHARLOTTE	NC	28211
2015-11	15707267	STEPHENS-WALTERS	KATHRYN J			6411 CREOLA RD		CHARLOTTE	NC	28266
2015-11	15707315	TAYLOR	ROBERT P	JANE K	TAYLOR	3949 MELCHOR AVE		CHARLOTTE	NC	28211
2015-11	15707260	VANTAGE PROPERTIES LLC				1328 CHADSFORD PL		CHARLOTTE	NC	28211
2015-11	15707216	WELLER	JAMES W		LILLIAN S ET AL	2146 ROSWELL AVE		CHARLOTTE	NC	28207



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2015-111	Jan	Abrams	Cotswold Homes Condominiums HOA	110 Wondenwood Drive	Charlotte	NC 28211
2015-111	Lori	Polite	Echo Hills NA	800 Fugate Avenue	Charlotte	NC 28205
2015-111	George	Wallace	Grier Heights Economic Foundation	3100 Leroy Street	Charlotte	NC 28205
2015-111	Thelma	Mungo	Hillsboro Acres Neigh. Watch	1114 Nancy Drive	Charlotte	NC 28211
2015-111	Maureen	Cherry	Randolph Park Civic Assoc.	4733 Gaynor Road	Charlotte	NC 28211
2015-111	Richard	Alexander	Sedgewood Circle/Meadowbrook	3853 Sedgewood Circle	Charlotte	NC 28211
2015-111	Robert	Weis	Wendover Hills NO	325 Meadowbrook Road	Charlotte	NC 28211
2015-111	Kelly	Voler	Churchill Downs	4808 Walker Road	Charlotte	NC 28211
2015-111	Albert	Busedu	Gaynor Arms HOA	4527 Gaynor Road, Unit 301	Charlotte	NC 28211
2015-111	Michael	Long Nguyen	Vietnamese Assoc. of Charlotte	338 S Sharon Amity Road, Unit 305	Charlotte	NC 28211
2015-111	Bill	Thorpe	Sedgewood Lake Drive HOA	514 Sedgewood Lake Drive	Charlotte	NC 28211
2015-111	James	Hardy	Eastover Resident's Assoc.	816 Hungerford Place	Charlotte	NC 28207
2015-111	William	Mileham	Sedgewood Place HOA	1111 Sedgewood Place Court	Charlotte	NC 28211
2015-111	Heather	Renner	Cotswold/Sheraton Park NO	2611 Danbury Street	Charlotte	NC 28211
2015-111	R	Sprague		715 N. Wendover Road	Charlotte	NC 28211

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-111** filed by North Wendover Partners, LLC to request the rezoning of an approximately 2.48 acre site located on the south side of North Wendover Road between Ellington Street and Churchill Road from the R-3 zoning district to the UR-2 (CD) zoning district

**Date and Time
of Meeting:** Thursday, January 28, 2016 at 6:30 p.m.

Place of Meeting: The Unitarian Universalist Church of Charlotte
234 North Sharon Amity Road
Charlotte, NC

We are assisting North Wendover Partners, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 2.48 acre site located on the south side of North Wendover Road between Ellington Street and Churchill Road from the R-3 zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 38 single family attached dwelling units.

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 Thursday, January 28, 2016 at 6:30 p.m. at The Unitarian Universalist Church of Charlotte located at 234 North Sharon Amity Road. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

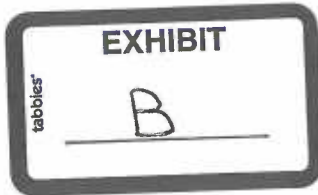
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: January 15, 2016





North Wendover Partners, LLC, Petitioner
Rezoning Petition No. 2015-111

Community Meeting Sign-in Sheet

The Unitarian Universalist Church of Charlotte
234 North Sharon Amity Road
Charlotte, NC

Thursday, January 28, 2016
6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Kevin Summerville	Ryan Thomas	856-630-6177	KSummerv@NVRInc.com
2.	Hank + Susan Johnson	3921 Churchill Rd.	704-494-542	hjohnsonjr@carolinavt.com
3.	MARC McMANEVS	4033 CHURCHILL RD.	704-365-3335	MARC@SOUNDPOSTAUDIO.COM
4.	STEVE GLASCOO	3931 Melrose Ave	704-362-0008	WILFLEX@CAROLINA.RR.CO
5.	DAN S. ROBERTS	3941 Churchville	704-366-7171	dsr717@hotmail.com
6.	PHILIP JAMES	4011 Churchville Rd.	704 965 2262	PLJAMES@CAROLINA.RR.CO
7.				