

RECEIVED

COMMUNITY MEETING REPORT

Petitioners: Charter Properties, Inc. and Pulte Home Corporation

Rezoning Petition No. 2016-120

AUG 14 2017

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.

OFFICE OF THE CITY CLERK

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioners 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 July 31, 2017. 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, August 10, 2017 at 6:30 PM in the Fellowship Hall at Steele Creek Presbyterian Church located at 7407 Steele Creek Road in 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 sheets attached hereto as Exhibit B. The Petitioners' representatives at the Community Meeting were John Porter and John Scott Trotter of Charter Properties, Inc., Boyd Stanley and Cisco Garcia of Pulte Home Corporation, Matt Mandle of ESP Associates, Randy Goddard of Design Resource Group and John Carmichael and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioners' representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the meeting and stated that this is the official Community Meeting relating to Rezoning Petition No. 2016-120. He explained that a neighborhood meeting relating to this petition was held on August 11, 2016, and that the request at that time was to rezone approximately 127 acres on the corner of Brown-Grier Road and Steele Creek Road (on the north and south sides of Brown-Grier Road) from R-3 to R-17 MF (CD) and NS. That plan would have allowed for up to 292 multifamily units/apartments, up to 550 townhomes, and up to 80,000 SF of commercial space.

The request has been amended and the new plan includes a reduction in units and in acreage. The new plan is for the approximately 73 acre site located on the north side of Brown-Grier Road between Steele Creek Road and Gallant Lane, and is no longer at the corner of Brown-

Grier and Steele Creek Road. The new plan requests a change from the R-3 zoning district to the R-12 MF (CD) zoning district to accommodate a residential community on the site that could contain up to 292 multi-family dwelling units and up to 339 for sale single-family attached dwelling units (townhomes). The commercial component of the earlier plan has been removed from the amended plan.

John Carmichael then introduced the Petitioners and their representatives. John Carmichael then provided the agenda for the meeting. He explained that after an introductory session, the meeting would break into three stations specific to (1) transportation, (2) the multi-family/apartment component of the development, and (3) the townhome component. John Carmichael explained that, if the rezoning is approved, Charter Properties, Inc. would develop the multi-family portion, and Pulte Home Corporation would develop the townhomes. He then gave attendees an overview of the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, September 18, 2017 at 5:30 PM
- Zoning Committee: Tuesday, October 3, 2017 at 5:30 PM
- City Council Decision: Monday, October 16, 2017 at 5:30 PM

Chris Thomas, who represents the Grier family and attended the meeting on behalf of the landowners, addressed the meeting. He explained that the Griers have been living in this area since the 1760s and gave some history about the area and Steele Creek Presbyterian Church. Chris Thomas explained that the Griers have the last operating dairy farm in Mecklenburg County, but that they are at the point of retirement and need to make different plans for the property in a manner consistent with their responsible stewardship of this land for over 200 years. The Griers are not selling all of their property and will continue to own a significant amount, so they care about what happens in the area. He offered to answer any questions after the meeting.

John Carmichael explained that although the request is to rezone the entire site to R-12 MF (CD), the actual density will be 8.19 units/acre. However, because the density is a fraction over 8 units/acre, the Petitioners cannot request R-8 zoning.

Matt Mandle reviewed the site plan and gave additional background about the site and its location. He explained that the rezoning site is approximately 74 acres and the Petitioners are requesting R-12 MF (CD) zoning for the site, which would allow up to 12 multi-family units per acre. He noted that this plan would, however, only include slightly over 8 units per acre.

Matt Mandle then noted the two development areas on the site—Area A will include up to 292 multi-family units, and Area B will include up to 305 for sale townhomes. He showed attendees an illustrative master plan and pointed out the four primary access points into the site off of Brown-Grier Road. He pointed out that the Petitioners have attempted to improve traffic circulation in this site plan, both inside and outside of the site.

John Porter introduced Charter Properties and provided some examples of other multi-family developments they have built. He noted that he would be happy to answer questions about the apartment component of the development during the break-out sessions.

In response to a question about building height, John Porter explained that they are allowed to build up to 48 feet in the R-12 district, and they expect the buildings mostly to be three story structures, though topography issues might result in some buildings being only two stories.

Boyd Stanley introduced Pulte Home Corporation and offered to answer questions about the townhome portion of the project (including size, building materials, and site design). He noted that Pulte has made changes to the proposed product since the last community meeting.

Matt Mandle noted that there will be amenities on site. John Porter explained that the two development areas would not share amenities. The apartment portion will have its own pool and clubhouse area with workout room and business center, and a dog park. Matt Mandle noted that the townhome amenities will include a pool and cabana house, and a playground.

Randy Goddard introduced Design Resource Group and explained his role in evaluating traffic and transportation issues at the site. He offered to answer questions during the break-out session, including questions about future road projects in the area.

In response to a question, the Petitioners' representatives gave an overview of road configurations on the site and the greenway dedication area.

A neighbor asked when, if the rezoning is approved, construction is likely to begin. John Carmichael noted that the Petitioners would be required to complete the transportation improvements they are required to construct before a certificate of occupancy will be issued for the first building on the site. Randy Goddard responded to questions about the timing of public road projects in the area by noting that CDOT reports that their projects on Brown-Grier Road and Steele Creek Road have been accelerated. John Porter and Boyd Stanley explained that, if the rezoning is approved, they would do offsite improvements first and under the "best case scenario" likely would not begin construction of buildings on the site until the third quarter of 2018, with the first apartment units ready for move-in in mid-2019. John Porter added that the Petitioners' road infrastructure commitments likely will be in the \$1.5 million to \$2 million range, and that it is possible the City will ask the Petitioners to write the City a check for that amount so that the City can do the work.

In response to a question about rents and size of the apartments proposed, John Porter noted that the rezoning petition requests up to 292 multi-family units. The development would have 1, 2, and 3 bedroom apartments and rents would range from \$800/mo. for a one bedroom unit to \$1,400/mo. or \$1,500/mo. for three bedroom apartments. The average rent would be \$1,100/mo. (for a two bedroom). He expects that the average age of residents would be 37 years old, based on their other developments, and their residents usually stay for 2-3 years. Boyd Stanley responded to a similar inquiry about the townhome development by explaining that the prices will largely be driven by market conditions at the time of sale, but he expects the prices will

range from the low \$200,000s to the low \$300,000s. Their buyers include first time homeowners, young families, single professionals, and retirees.

An attendee asked why the Petitioners were asking for R-12 when they were only planning slightly more than 8 units/acre; why not request R-9 or some other zoning district? John Carmichael explained that there is no zoning district between R-8 and R-12, and the Petitioners must request R-12 if they plan to exceed 8 units/acre. He also explained that the request is conditional, meaning there is a site plan that limits the number of units and site layout, and commits the Petitioners to any architectural commitments and transportation improvements on the plan. To deviate from the site plan, the Petitioners would have to go back through the rezoning process. Boyd Stanley explained that if the site will not accommodate the number of townhomes planned, for example, they might build fewer; but in any event, there is no possibility to exceed the maximum number of allowed units on any approved site plan. John Porter added that, in his experience, residents can depend on the City's planning staff to carefully read notes and site plans, and to make sure that those restrictions are not exceeded.

A number of residents raised questions about airport noise and inquired whether the Petitioners will incorporate elements in the site plan that seek to mitigate noise on the site (e.g. building materials that insulate sound). John Porter noted that they generally are more concerned with mitigating noise between apartments and floors, and have not had any issues with their other developments in the airport flight path. Boyd Stanley said he was unaware if Pulte had discussed this issue, but would follow up on it. Both John Porter and Boyd Stanley added that if their residents/buyers are concerned about this, they will be concerned, as well. Boyd Stanley also noted, in response to a question, that he does not know if any disclosures about the flight path would be required in their sales materials or agreements, but would follow up on this issue. He also assured the attendees that Pulte would comply with all legal requirements.

Councilmember LaWana Mayfield, who attended the meeting, acknowledged challenges associated with the airport's flight paths and how much of that is outside of the City's control. She added that these issues are likely to become more acute as the airport expands and expressed a desire that the City work with residents and developers to think about the impact that will have on growth in the area.

A resident asked for more information about how the greenway area will be built out on site. John Carmichael explained that the Petitioners will be dedicating the area to the County, and they have not been asked to build anything on site. John Porter explained that this is, in large part, because the County does not yet know what it wants to see.

Before the breakout sessions, John Carmichael explained how the Petitioners issued invitations to this meeting. The City provides a list of neighbors within 300 feet of the rezoning site's property line, as well as registered neighborhood leaders within one mile of the property. The Petitioners requested that the City provide an updated list for this community meeting, and that list used the boundaries of the original 127 acre site. John Carmichael also used the sign-in sheet from the neighborhood meeting and, if he could read the address or the e-mail provided, he sent a letter or e-mail to the attendees.

The community meeting was devoted to three break-out sessions. Set out below is a description of the discussion at each breakout session.

A. Multi-family/Apartment Component

Many attendees asked for detail about the proposed building layout for the multi-family component, the greenway area, and open space on the site. John Porter and John Scott Trotter reviewed the site plan with these neighbors.

Many attendees had very specific thoughts about how they hope to see the greenway develop in this area, and how the greenway dedication on this site would tie-in to those plans. John Porter explained the dedication process and Charter Properties' experience with dedications on other projects.

A representative of a neighborhood association requested assistance from the Petitioners in the conversations they are having with CDOT and others about the eventual development of the greenway. They are very concerned to see that it develops in a manner that preserves connectivity and continuous use (e.g. bikers having tunnel access underneath road crossings, rather than sending them to intersections, and other ways to preserve continuous access). John Porter agreed to help with those conversations.

Many attendees asked for information about the design of the buildings, and the Petitioners shared photographs of other Charter Properties projects that are representative of what will be done on this site. They also noted that there will be architectural and materials limitations in the site plan.

An attendee asked why there was not more separation between the two components of the development, just a road. John Porter noted that some residents in these communities do want to live along the streets because they like a more urban feel, whereas others prefer to be away from the road. They want to appeal to both interests. This neighbor expressed some concern that the likely rents for this development are too low and would not bring in the right type of renters, and wondered why the Petitioners aren't planning to charge rents along the lines of what developers are getting in South End or Uptown. John Porter explained that the suburban market will not support those higher rents and that they prefer at this site to provide a more affordable option for those seeking it (e.g. teachers, police officers, firefighters, etc.). Finally, the neighbor asked why the Petitioners decided to leave out a retail component. John Porter noted that the Petitioners had been unable to find a retail tenant and that most of that use has migrated to other developments close to this site, which are performing very well. Unlike retail, however, he noted that if you build a quality residential project, you will attract tenants.

In response to a question about the relative density of this project, compared to others in the area, John Porter pointed to some of the surrounding projects that are R-17 developments, with higher density. Given the large greenway area to be dedicated, and because density allowances are calculated site-wide, John Porter explained that the multi-family area will likely "feel" denser inside the development area.

A neighbor asked why the Petitioners are interested in doing this project here, and expressed concern about the number of apartment developments going up in the area. John Porter expressed the Petitioners' confidence that there is demand for this project, and that this area is popular because of its access to the airport, interstate, and also strong employers in the area. In response to a follow up question about the impact on schools, John Porter noted that the Petitioners are waiting to hear from CMS about the schools impact, and also whether the schools in the area are at capacity. However, given their mix of 1, 2, and 3 bedroom units, he expects relatively few families with children in the apartment area.

John Porter explained that the Petitioners had not considered any over-55 restricted housing because it is a product and model they have no experience developing. He noted that he expects the apartment complex will have some over-55 residents who no longer want to take care of a house, for example.

A neighbor asked about design and if any of the local heritage would be incorporated into the project. John Porter stated that they are considering including some kind of farmhouse or other heritage design.

A community representative asked why the buildings are only going to be three stories. John Porter explained that most neighbors tell them that they don't want to see more than three stories, and they often are upset about that height. He also noted that moving to four stories creates code requirements (like elevators) and other higher costs. This will be market rate housing, but they aim to keep rents reasonable to attract the neighbors they want to see in these communities.

This resident expressed a general concern about the number of multi-family developments coming to this area, school crowding, and traffic issues. She thought that the Petitioners showing commitment to the community, through scholarships or other giving at the local schools, for example, would be appreciated. John Porter said that he would listen to requests, but noted that this development will contribute a higher share of property taxes than a typical multi-family development, and also thinks there will be relatively few children added to the schools from the multi-family component of this project, particularly as compared to what would come with a single-family development.

In response to a question about sidewalks and pedestrian amenities, John Porter reviewed sidewalk locations in the site plan and also noted that the Petitioners try to accommodate their residents' desire for walking space and dog parks.

An attendee noted that in addition to access to Uptown and proximity to the airport, one reason people live out here is greenspace—but they don't see much green space spread across this plan. John Porter explained that the Petitioners are dedicating the greenway and making the development denser in the build areas to accommodate that, rather than spreading out the tree save areas. He also noted that the Petitioners would add trees around the buildings on the site.

B. Townhome/For-sale Component

Boyd Stanley noted that both the townhome and apartment communities would have separate amenities, and they would not be shared.

Boyd Stanley confirmed that the commercial portion has been removed from this site plan. Currently, the commercial area to the north of the site is serving as a commercial hub for the area. It was also discussed that bringing in residential areas like we are proposing is a “base” for starting other retail areas. If this development is successful, then the area west of the site could be developed in the future.

There was a discussion of preservation of the Dixie River Road extension area on the site until it is needed for road expansion and then turned over to the City.

The greenway would be dedicated to the county and not be developed. The community would like to make sure that natural areas are considered in the plan.

There was a concern about parking for all the units. It was explained that all the townhomes have garages for the residents and that on street parking would be provided throughout the site.

It was asked if Pulte would make a large donation to the school next to the site. Pulte said this would be something to discuss further as the project moves along.

The community would like the project to incorporate design ideas and similarities to Baxter, including the possibility of having the commercial component come back into the plan to encourage this feel.

Several residents expressed a desire to see a YMCA brought to the area.

Attendees appreciated the green space preserved on the site, and would like to see that children can walk or ride their bikes to school. They want the plan to provide a safe path for pedestrian connections.

Boyd Stanley noted that the likely price range for townhomes would be between the low-mid \$200K and low \$300K. The 22 foot product would be about 1,500 SF with one garage and the 28 foot product would be about 2,200 SF with a two car garage.

Several residents were concerned that the price for the townhomes was too low and inaccurate. Boyd Stanley explained that this price estimate is based on market research and similar townhome communities. Prices are responsive to market demand.

Many attendees expressed concern about local schools operating at capacity, and the effect of this additional development on schools.

C. Traffic and Transportation

Randy Goddard discussed the future section for Brown-Grier Road and showed a plan that depicts the section. This section will have 4 lanes and buffered bike lanes will be located on both sides of Brown-Grier Road. This new section of Brown-Grier Road will run from Steele Creek Road to Arrowood Road. It will be a multi-modal facility.

Randy Goddard discussed the widening of Steele Creek Road and stated that NCDOT will widen Steele Creek Road from I-485 to Shopton Road West. It will be a 6 lane divided facility. It will then be a 4 lane road from Shopton Road West to the State line.

An area resident asked if the developer will widen Brown-Grier Road when the site is developed. Randy Goddard stated that the developer will construct some improvements to Brown-Grier Road on the site side of Brown-Grier Road or pay money to the City to do the improvements when the City widens Brown-Grier Road. Randy Goddard described the improvements that the developer would construct.

Randy Goddard stated that even if the developer pays money to the City for improvements to Brown-Grier Road, the developer will still be required to do some improvements to Brown-Grier Road to make sure there is safe ingress and egress to and from the site. Randy Goddard described these site access improvements.

Randy Goddard stated that there could be a traffic signal in the future at the intersection of Brown-Grier Road and Cedar Hill Drive.

Randy Goddard stated that any improvements required to be constructed by the developer must be completed prior to the issuance of the first certificate of occupancy for the site.

If the developer pays money to the City in lieu of constructing certain improvements, the money must be paid to the City prior to the issuance of the first certificate of occupancy for the site.

Randy Goddard confirmed that the commercial component has been removed from the rezoning request.

Randy Goddard stated that the internal street network has been designed to comply with the street network recommended in the Developer Response. As you can see, the internal street network is similar to a grid system, and a grid system of streets will be established over time in the immediate area.

In response to a question, Randy Goddard showed the nearby schools on a map.

Randy Goddard stated that improved Brown-Grier Road will be a multi-modal facility. One of the goals of the design is to push pedestrians as far as possible away from the street. The cross-section on Brown-Grier Road has buffered bike lanes and multimodal pathways that are set back far from the roadway for walkability and safety.

Randy Goddard stated that Steele Creek Road will have planting strips and sidewalks after it has been improved.

Randy Goddard explained that the site has dedicated area for the specific use of the Dixie River Road extension that will tie into the existing roadway network and will be a crucial part of the connectivity displayed by the City's document that outlines the future roadway network (Steele Creek Developer Response).

Randy Goddard showed the collector streets that will be located within the site.

Randy Goddard explained that the Brown-Grier roadway widening is a part of the City planned project that is anticipated to begin construction between 2021-2022.

In response to a question, John Carmichael showed where the greenway will be located on the site.

Randy Goddard stated that if the developer builds the required improvements to Brown-Grier Road rather than paying money to the City, the improvements will need to fit in with the City's improvements to Brown-Grier Road.

The ultimate section for Brown-Grier Road will not have a right turn lane into site. There will be two thru lanes heading west on Brown-Grier Road.

In response to a question, Randy Goddard stated that the need for right turn lanes is based on speed and traffic volume.

In response to a question, John Carmichael stated that the developer probably prefers to pay funds to the City rather than building all of the required improvements on Brown-Grier Road.

Randy Goddard reiterated that even if the developer cuts a check to the City, the developer will still be required to construct safe access improvements.

An area resident stated that he would prefer that the developer construct the improvements rather than the City. Randy Goddard stated that the City prefers not to rip up improvements when it constructs its project.

An area resident stated that he will be speaking with the City to inquire if the City will construct a tunnel under Brown-Grier Road for the greenway.

In response to a question regarding the mitigation of traffic due to this development, Randy Goddard described the transportation improvements associated with this proposed development.

Randy Goddard explained that the cross-section on Brown-Grier Road has buffered bike lanes on both sides of the road for additional safety, along with a planting strip and 10' multimodal pathway on both sides of the street.

A resident asked what would be done to ensure the safety of bikers. Randy Goddard explained that the buffered bike lanes provide additional safety by pushing the bike further away from the vehicle traffic on the roadway. In addition, the multimodal path, which is even further from the roadway due to the planting strip, is a 10' wide path that will allow bikes as well.

The meeting was then adjourned.

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of August, 2017.

Charter Properties, Inc. and Pulte Home Corporation, Petitioners

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2016-120	Berewick Neighborhood Association	Beverly	Berglass	6327 Breckfield Court		Charlotte	NC	28278
2016-120	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2016-120	Steele Creek Residents Association	Dave	Wiggins	13938 Dingess Rd		Charlotte	NC	28273
2016-120	Steele Oaks Braddock Green	Mimi Forbes	Beele	11506 Split Pine Ct		Charlotte	NC	28273
2016-120	Steele Oaks Braddock Green	Robin	Steen	10539 Queensmead Cr		Charlotte	NC	28273
2016-120	Steelechase HOA	Fela	Babb	3222 Silver Spur Court		Charlotte	NC	28273
2016-120	Twelve Oaks	James	Canup	12005 Charing Grove Ln		Charlotte	NC	28210

**ADDITIONAL COMMUNITY MEETING MAILING LIST
REZONING PETITION NO. 2016-120**

Tu Tai Nguyen
10036 Meadowmead Ct
Charlotte, NC 28273

Carolyn Murray
11153 Whitlock Crossing
Charlotte, NC 28273

Carol Wilson
14747 Lions Paw Street
Charlotte, NC 28273

Cathy Lee
12722 Tucker Crossing
Charlotte, NC 28273

John Miller
10019 Wildwood Muse
Charlotte, NC 28273

Terry Archambault
9040 Meadowmead Ct
Charlotte, NC 28273

Ingrid Ruppalt
16501 Jefferson Pl
Charlotte, NC 38270

Mary Swenson
1440 Harding Pl
Charlotte, NC 28204

Frances Campbell
14114 Brown Grier Rd
Charlotte, NC 28273

Stuart Hall
6217 Castlecove Rd
Charlotte, NC 28278
Bob Diamond
11436 Red Hickory Ln

Charlotte, NC 28273

Larry Zweibohmer
14323 Pintail Landing Ln
Charlotte, NC 28278

Walter Neely
13601 Erwin Rd
Charlotte, NC 28283

Janine Lafferty
6614 Glenlivet Ct
Charlotte, NC 28278

Nora L. McEachen
2929 Silverthorn Dr
Charlotte, NC 28372

Marcia Zeron
10003 Meadowmead Ct
Charlotte, NC 28273

Karl Froelich
13822 Point Lookout Rd
Charlotte, NC 28278

Dave Loggins
13938 Dingess Rd
Charlotte, NC 28273

Kendra Henry
3116 Rhett Ct
Charlotte, NC 28273

Joyce Robinson
1960 Aston Mill Pl
Charlotte, NC 28273

Genia Hooks
4533 Arabello Dr
Charlotte, NC 28273

Melissa Dicks
10210 Cannarti Dr
Charlotte, NC 28273

Barb Woodruff
13809 Woody Point Rd
Charlotte, NC 28278

Randall Reyes
4014 Cedar Hill Dr
Charlotte, NC 28273

Crispin Angeles
___ Cedar Hill Dr
Charlotte, NC 28273

Mary Myers
10317 Illoria Dr
Charlotte, NC 28273

Jennifer Styczen
5827 Kelyn Hills Dr
Charlotte, NC 28278

Gary Lee
12722 Tucker Crossing
Charlotte, NC 28273

Loren Schofield
7425 Hamilton Bridge Rd
Charlotte, NC 28278

Susan Towl
8715 Lenox Pointe Dr
Charlotte, NC 28273

Gary Ruppalt
16501 Jefferson Pl
Charlotte, NC 28270

Scott Hamilton
2313 Parkhighland Ct
Charlotte, NC 28273

Jose Diaz
13504 Diadem Ct
Charlotte, NC 28273

Amelia Cheshorn
14600 Majestic Oak Dr
Charlotte, NC 28278

Adrian Stiefel
5802 Langwell Ln
Charlotte, NC 28278

John & Libby McGlaughlin
14108 Brown Grier Rd
Charlotte, NC 28273

Carla Diamond
11436 Red Hickory Ln
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Justin McDonald
2100 O'Hara Dr
Charlotte, NC 28273

Gonzalo Frias
13722 Glen Abbey Dr
Charlotte, NC 28278

Lon Nigro
4230 Steele Oaks Dr
Charlotte, NC

Rosa Graces
2933 Silverthorn Dr
Charlotte, NC 28273

Natasha Brown
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Chris Moffat
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Pat & Sandy Hart
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Charlotte, NC 28273

James Sosebee
9111 Steele Creek Rd
Charlotte, NC 28273

Brian Malec
11703 Egrets Point Dr
Charlotte, NC 28278

Brenda DiModugno
9925 Barrends Ln
Charlotte, NC 28278

Tanya Loftin
13815 Brown Grier Rd
Charlotte, NC 28273

Stuart Hain
6700 Wheeler Dr
Charlotte, NC 28211

Cindy Wright
10129 Steele Creek Rd
Charlotte, NC 28273

Randy Higgins
10424 Quiet Bay Ct
Charlotte, NC 28278

Ross Hysmith
13923 Gauley Cir
Charlotte, NC 28273

WP Lockwood
13914 Appling Ln
Charlotte, NC 28278

Bettina Pauley
3206 Amay James Ave
Charlotte, NC 28208

Kori Shawndon
16310 Wrights Ferry Rd
Charlotte, NC 28278

Tammy Ofsanik
9111 Inverness Bay Rd
Charlotte, NC 28278

Keshay & Chris Lynch
9919 Meadowmead Ct
Charlotte, NC 28273

Zela Babb
3222 Silver Spur Ct
Charlotte, NC 28273

Denise Potter
12017 Wych Ln
Charlotte, NC 28273

Carolina Potter
12017 Wych Ln
Charlotte, NC 28273

Casey Bolen
16300 Wrights Ferry Rd
Charlotte, NC 28278

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – **Amended Rezoning Petition No. 2016-120** filed by Charter Properties, Inc. to request the rezoning of an approximately 73.79 acre site located on the north side of Brown-Grier Road between Steele Creek Road and Gallant Lane from the R-3 zoning district to the R-12 MF (CD) zoning district

Date and Time of Meeting: Thursday, August 10, 2017 at 6:30 p.m.

Place of Meeting: Fellowship Hall at Steele Creek Presbyterian Church
7407 Steele Creek Road
Charlotte, NC 28217

We are assisting Charter Properties, Inc. (the “Petitioner”) in connection with Amended Rezoning Petition No. 2016-120 that requests the rezoning of an approximately 73.79 acre site located on the north side of Brown-Grier Road between Steele Creek Road and Gallant Lane from the R-3 zoning district to the R-12 MF (CD) zoning district. The purpose of this rezoning request is to accommodate a residential community on the site that could contain up to 292 multi-family dwelling units and up to 339 for sale single family attached dwelling units (townhomes).

You may recall that a Community Meeting regarding this Rezoning Petition was held on August 11, 2016. At that time, the site subject to this Rezoning Petition contained 127.23 acres, and the request was to rezone the site to accommodate up to 292 multi-family dwelling units, up to 550 for sale single family attached dwelling units and up to 80,000 square feet of commercial uses. As noted and described above, Rezoning Petition No. 2016-120 has been amended.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Amended 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 Amended Rezoning Petition on Thursday, August 10, 2017 at 6:30 p.m. in the Fellowship Hall at Steele Creek Presbyterian Church located at 7407 Steele Creek Road in Charlotte. 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. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 31, 2017

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Pulte Home Corp., Petitioner
Rezoning Petition No. 2016-120

Community Meeting Sign-in-Sheet

Fellowship Hall at Steele Creek Presbyterian Church
7407 Steele Creek Road, Charlotte, NC

Thursday, August 10, 2017
6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Frances Campbell	14114 Brown-Grier Rd	704-588-4686	fcampbell@carolina.cc.com
2.	Shelly Reid			shellyncharlotte@yahoo.com
3.	SANDRA FRANCIS	12128 CHARING GROVE LANE	704-588-4580	SANDRA.FRANCIS@REASAN.COM
4.	Dave Wiggins	13938 Dingess Rd	704-584-5483	info@steelecreekresidents.org
5.	Pam Dudeck	4108 ⁸ Coopersdale Rd	704-588-9891	pdudeck@juno.com
6.	Deanna Webster	7027 GARAMOND WOODS DR	340 514 - 5582	deannamiller42@gmail.com
7.	Daniel Gates	10830 Saltmarsh Lane	704 518 6586	danielbgates@gmail.com
8.	Fela Babb	3222 Silver Spur Ct	704-962-0099	FelaBabb@gmail.com
9.				
10.				
11.				

Pulte Home Corp., Petitioner
Rezoning Petition No. 2016-120

Community Meeting Sign-in-Sheet

Fellowship Hall at Steele Creek Presbyterian Church
7407 Steele Creek Road, Charlotte, NC

Thursday, August 10, 2017
6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Jenna Libby McLaughlin	14108 Brown Birch Rd	704 588-1269	magloughlinj@bellsouth.net
2.	Donahue	Chapel Cove	864-706-5883	donahutmar@gmail.com
3.	NANCY DE FEUPLE	Chapel Cove	3125TG 5570	ORTHWAN@YAHOO.COM
4.	Karl Froelich	13822 Paddock Road	704.621.8105	Kfroelich1@qmail.com
5.	Daniel Herrera	2032 Millerton Me.	862-881-2367	daniel@donherrera.com
6.	Debi Zupkin	4101 Coopersdale Rd	980 229 3309	dzipkin48@gmail.com
7.	Diane Carter	5601 Wilkison Blvd	704 359 4630	ddcarter@clt.airport.com
8.	BRIAN MALEC	11703 EGRETS POINT DR. 28278	704-504-3787	FATYRZ@YAHOO.COM
9.	Cindy Wright	10129 Steele Creek Rd.	704-588-6212	cynthiacdisprch@bellsouth.net
10.	Roger Williams	10128 Steele CK. Rd	704-588-2389	RAW7380@GMAIL.COM
11.				



GRIER PROPERTY

Petition No. 2016-120

Community Meeting

Steele Creek Presbyterian Church

Thursday, August 10, 2017



Agenda

I. Introduction

- a) Development Team
- b) Process/Schedule



II. Grier Property

- a) Location
- b) Rezoning Submittal
- c) Development Areas
- d) Conceptual Elevations
- e) Transportation

Development Team

- John Porter, Charter Properties
- John Scott Trotter, Charter Properties
- Cisco Garcia, Pulte Home Company, LLC
- Boyd Stanley, Pulte Home Company, LLC
- Randy Goddard, Design Resource Group
- Matt Mandle, ESP Associates
- John Carmichael, Robinson, Bradshaw & Hinson
- Ty Shaffer, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, September 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 3, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 16, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

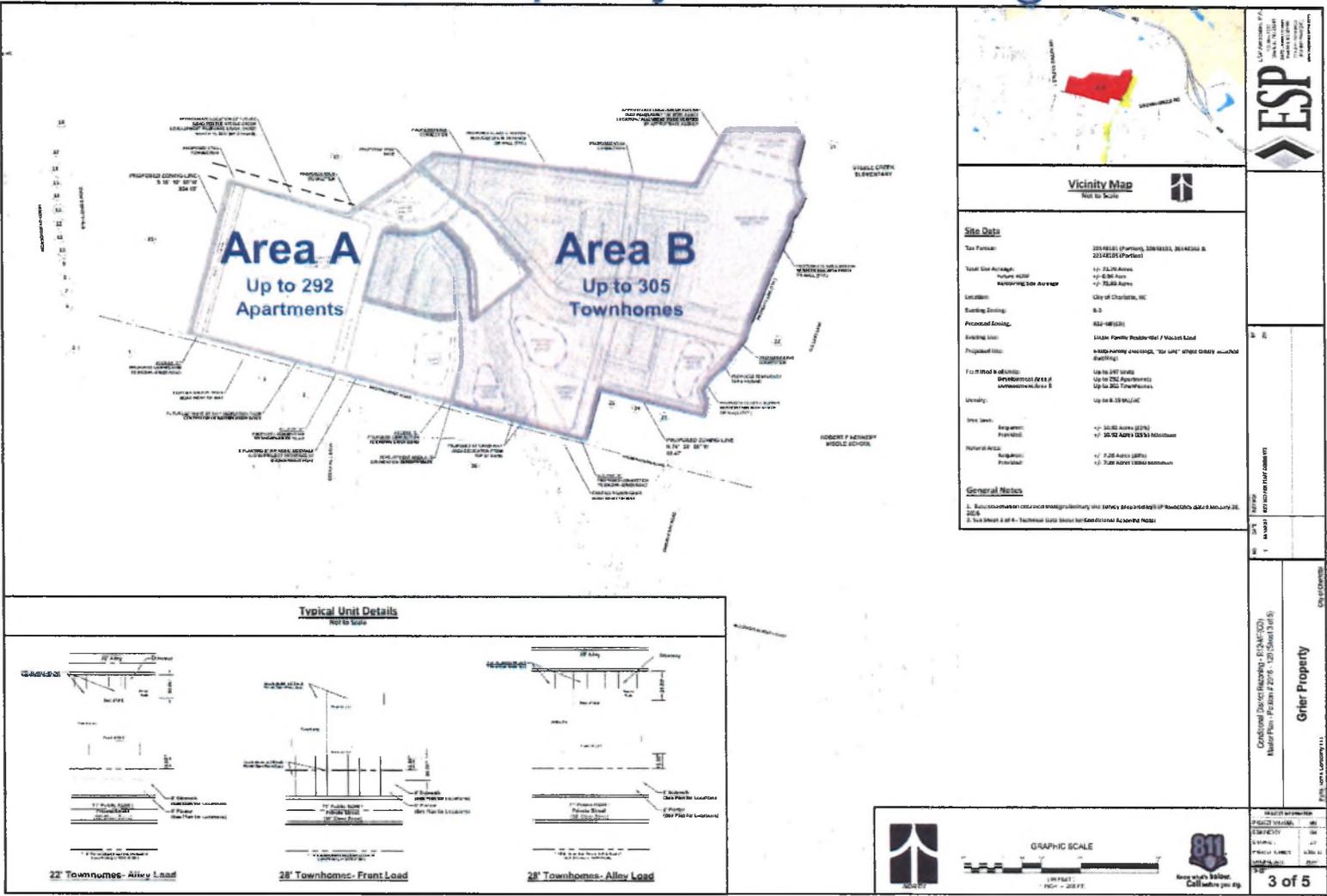
Grier Property – Location



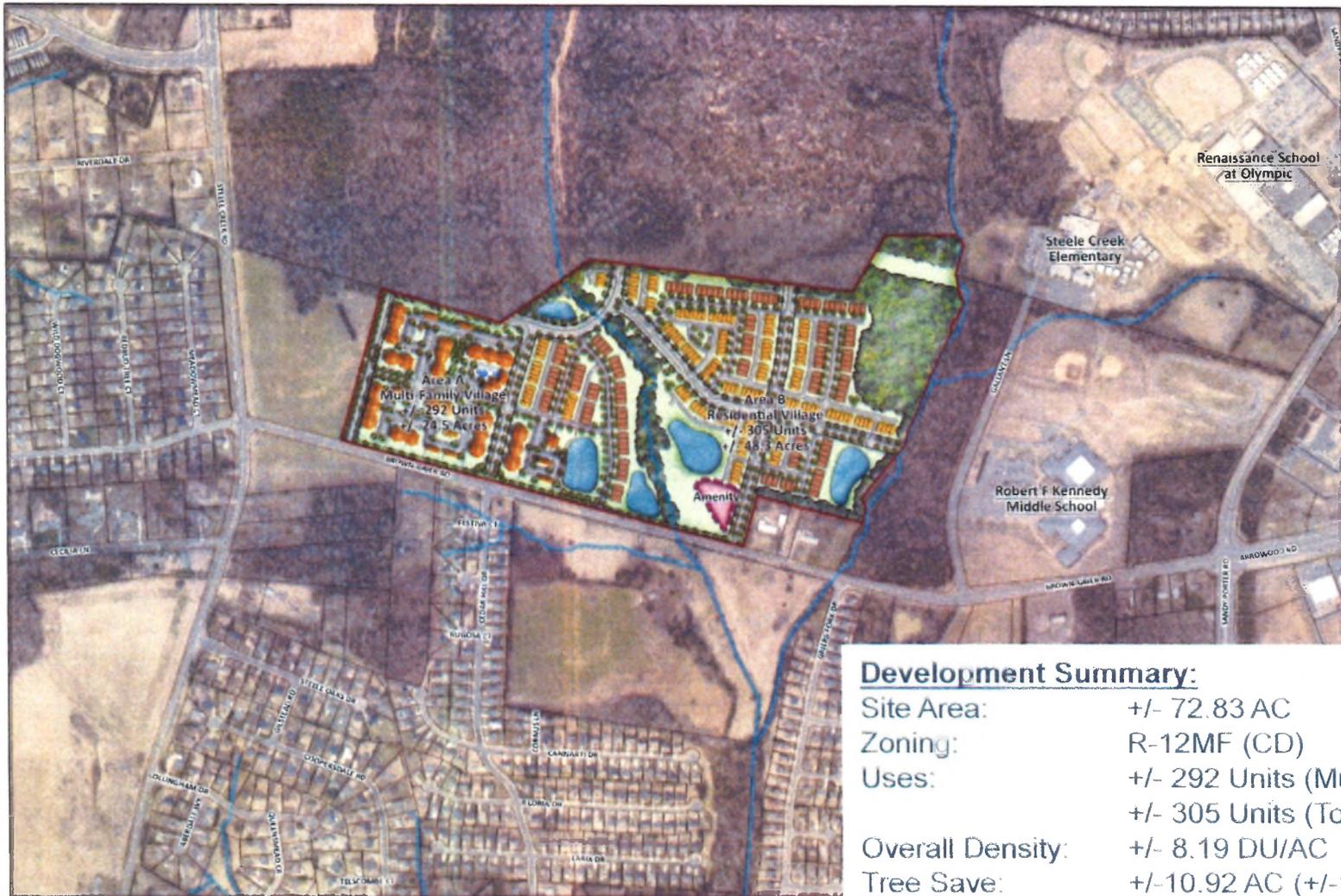
Grier Property – Location



Grier Property – Rezoning



Grier Property – Illustrative Master Plan



Area A – Multi-Family Village



Area A – Multi-Family Village



Area A – Multi-Family Village



Area B – Residential Village



Area B - Development Summary:

Acreage:	+/- 48.3 AC
Proposed Zoning:	R-12MF(CD)
Proposed Uses:	Up to 305 Units Townhomes

Area B – Residential Village



Transportation



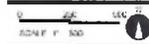
DRG
DESIGN
RESOURCE
GROUP

1520 SOUTH BLVD. SUITE 215
CHARLOTTE, NC 28203
704-371-4176

BROWN-GRIER TIA-SWA
CHARLOTTE, NC

CHARTER PROPERTIES, INC.
1520 SOUTH BLVD. SUITE 215
CHARLOTTE, NC 28203
704-371-4176

AREA of
INFLUENCE



PROJECT # 276-005
DATE 05/17/17

MAY 2017

REVISIONS:

LEGEND

- Traffic Signal
- Stop Sign Control

Figure 1

Breakout Sessions

- I. Residential Townhomes
- II. Multi-Family Apartments
- III. Transportation