

COMMUNITY MEETING REPORT
Petitioner: Spectrum Properties
Rezoning Petition No. 2017-033

This Community Meeting Report is being filed with 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:

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 12-22-2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on 1-4-16 at 6:00PM at Wingate by Wyndham, 7841 Gateway Lane NW Concord, NC 28027

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 – please note the sign-in sheet has 6 attendees but 7 attended (one couple only signed in as one person). The Petitioner was represented at the Community Meeting by Ian Wagoner and Jim Dulin of Spectrum Properties and Jim Guyton of Design Resource Group.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner welcomed all those in attendance and introduced themselves as well as Jim Guyton, project Landscape Architect. The Petitioner indicated its proposal of a Site Plan Amendment to amend the development notes in rezoning petition #2001-132 affecting approximately 28.86 acres on Odell School Road across from Amanda Ellen Road allowing residential uses to be located on portions of the master plan designated for office and retail that allow currently allow for residential uses in mixed use buildings. The Petitioner described that the purpose of the meeting was to present our proposal and answer any questions or concerns of nearby residents and property owners.

The Petitioner described the original master plan as outlined in petition #2001-132 and the subject site as it located within that master plan. The Petitioner used the originally approved master plan as well as a version of the plan with the subject property highlighted including the major proposed public and private street network within the community. The Petitioner then described the type of development allowed on the subject property and the proposed amendments to the site plan notes and what affect how that would affect the final development of the site. The Petitioner also described its experience and company history and provided personal contact information.

Questions and Responses:

1. Why are you suggesting making the site plan amendment? The road network contemplated by the original site plan assumed that the area of the subject property deemed to be mixed use would be in a much denser intersection. The final road layout left the parcel in a much less accessible and commercially viable position for retail or office uses.
2. What type of buffer will there be between the property and adjacent land owners? There will be a heavily landscaped buffer between 50' – 75' around the north and west side of the site and an NCDOT road separating the property from the adjacent property to the east.
3. How will the property be accessed? The property will be accessed just east of the site in a similar location to the property's current access.
4. What type of buildings will be on the property? The property will consist of mainly 3 story, garden-style, wood-frame apartment buildings. In very select locations, there will be buildings split between 2 and 3 stories front to back and 3 to 4 stories front to back due to the grades and topography of the site.
5. How many units are you planning to build? The property will contain 322 units. The Petitioner is not asking for any additional units than were allowed for in the originally approved master plan.
6. Will the units be 'low income' units? The units will be market rate.

Respectfully submitted, this 6th day of January, 2017

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit A

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-033	02919307	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-033	02919301	BALAO	NATHALIE NOEL	MAURO G	CABRERA	8614 BRANSCOMB DR		CHARLOTTE	NC	28262
2017-033	02920110	BEARD	DONALD P	MARY C	BEARD	2610 BEARD RD		CHARLOTTE	NC	28269
2017-033	02920102	BEARD	J WAYNE	PAMELA M	BEARD	2900 BEARD RD		CHARLOTTE	NC	28269
2017-033	02920106	BLANCHARD	JANET ELAINE	CHARLES MICHAEL	BLANCHARD	104 LLAMA WAY		BLACK MOUNTAIN	NC	28711
2017-033	02920123	BLANCHARD	JANET ELAINE	CHARLES MICHAEL	BLANCHARD	104 LLAMA WAY		BLACK MOUNTAIN	NC	28711
2017-033	02919302	CACERES	LUIS CESAR	SALMA LEONOR DE	CACERES	576 PUTTING DR		FORT MILL	SC	29715
2017-033	02920101	DAVIS	WILLIAM LEONARD	MALLORY GUENTHER	DAVIS	3100 BEARD RD		CHARLOTTE	NC	28269
2017-033	02920121	DEPARTMENT OF TRANSPORTATION				1505 MAIL SERVICE CENTER		RALEIGH	NC	27699
2017-033	02919353	ELDER	CARLAS Y			8440 ANGWIN PL		CHARLOTTE	NC	28262
2017-033	02919303	ETCHEVERRY	HECTOR			8604 BRANSCOMB DR		CHARLOTTE	NC	28262
2017-033	02919315	FERNANDEZ	IRMA SOSA			2627 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02920107	GARRISON	C J REV/TRUST		MARY T GARRISON REV/TST	7024 MONTGOMERY RD		CLOVER	SC	29710
2017-033	02920124	GARRISON	C J REV/TRUST		MARY T GARRISON REV/TST	6215 NORTH RD		YORK	SC	29745
2017-033	02919354	GILBERT	PHILLIP P	KATELYN R	COLLISHW	8436 ANGWIN PL		CHARLOTTE	NC	28269
2017-033	02919304	GONZALEZ	MARIO			2622 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02919312	HUSTEK	CHRISTOPHER			2615 BRIDGEWATER LN		CHARLOTTE	NC	28262
2017-033	02919310	JENKINS	LENNETTE ALEXANDRIA			2603 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02919309	KELLY	CHARLES MITCHELL			2602 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02919313	MILLER JR	ANDREW BERNARD			2619 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02919305	PICKETT	WILLIAM B	NELLIE L	PICKETT	2618 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02920117	POLITIS	ANDY	GWEN	POLITIS	9625 CALLIS CT		HARRISBURG	NC	28075
2017-033	02919308	PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2017-033	02920109	ROBBINS	DANIEL S	VIVIAN B	ROBBINS	2700 BEARD RD		CHARLOTTE	NC	28269
2017-033	02919306	VROBEL	CHRISTINA M	JASON A	MORRIS	2631 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02920116	WALLACE	RICHARD A	LINDA B	WALLACE	3200 BEARD RD		CHARLOTTE	NC	28269
2017-033	02920118	WALLACE	RICHARD A	CONNIE P	WALLACE	3124 BEARD RD		CHARLOTTE	NC	28262
2017-033	02919314	WIGGINS	ERIC L			2623 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033	02919311	ZEINER	MARK			2609 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-033		DESIGN RESOURCE GROUP				2459 WILKINSON BLVD	STE 200	CHARLOTTE	NC	28208
2017-033		SPECTRUM PROPERTIES				201 S. TRYON ST	STE 550	CHARLOTTE	NC	28202

Exhibit A (Cont'd)

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2017-033	Frank	Matthews	Stoney Ridge HOA	5736 Coopers Ridge Lane	Charlotte	NC	28269
2017-033	Guy	Eberhart	Dominion Village HOA	10025 Dominion Village Drive	Charlotte	NC	28269
2017-033	Kim	Holley	HEMS (Harris, Eastfield, Mallard, Statesville)	5722 Kinglet Lane	Charlotte	NC	28269
2017-033	Mickey	Kidwell	Robyns Glen HOA	2711 Chickadee Drive	Charlotte	NC	28269
2017-033	Myron	Brown	Homewood Acres Comm. Assoc.	12420 Fellowship Drive	Charlotte	NC	28262

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Site Plan Amendment filed with the Charlotte-Mecklenburg Planning Commission by Spectrum Properties requesting a Site Plan Amendment affecting approximately 28.86 acres located on Mallard Creek Road between Ridge Road and Amanda Ellen Rd, Charlotte NC, 28262. The petition contemplates amending the current zoning notes from Rezoning Petition 2000-132 stating that allowable residential uses in areas designated for retail and/or office uses must be a mixed use and within mixed use structures to additionally allow for residential uses in solely residential structures. The total number of residential units proposed does not exceed the amount of units allowed under Rezoning Petition 2000-132.

Date and time of meeting: Wednesday, January 4, 2017, from 6 p.m. to 7:30 p.m.

Place of meeting: Wingate by Wyndham 7841 Gateway Lane NW, Concord, NC 28027 Tel 704-979-1300

Petitioner: Spectrum Properties

Petition No.: 2017-033

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is required to hold a Community Meeting prior to the Public Hearing on this Site Plan Amendment for the purpose of discussing this Site Plan Amendment proposal with nearby property owners and organizations. The Charlotte Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, located across the street from, or are near the Site.

As the Petitioner, we give you notice and invite you to attend this Community Meeting. We look forward to sharing this Site Plan Amendment proposal with you and answering any questions you may have. Feel to reach out to me via email or phone at the contact information below.

Sincerely,

Ian Wagoner
Spectrum Properties
201 S. Tryon Street, Suite #550
Charlotte, NC 28202
iwagoner@spectrum-properties.com
704-338-3250

Date mailed: Thursday December 22, 2016

CC: Kimberly Byrd – Office of the City Clerk

