

**COMMUNITY MEETING REPORT**  
**Petitioner: Pulte Home Company, LLC**  
Rezoning Petition No. 2017-037

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:**

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 by depositing such notice in the U.S. mail on February 24, 2017. A copy of the written notice for the Community Meeting is attached as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on March 8, 2017 at 6:30 p.m. in the Crown Room at the Hilton Charlotte Executive Park, 5624 Westpark Drive, 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: Boyd Stanley (Pulte Home Company, LLC); Matt Levesque, Matt Mandle, and Alex Bonda (ESP Associates); and John Carmichael and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.).

**SUMMARY OF ISSUES DISCUSSED:**

The meeting began with the PowerPoint presentation that is attached as Exhibit C.

John Carmichael opened the meeting and explained that it was the official Community Meeting for Petition No. 2017-037. He then introduced the Petitioner's representatives and gave an overview of the rezoning schedule:

- Public Hearing: Monday, April 17, 2017 at 5:30 pm at the Government Center
- Zoning Committee Meeting: Tuesday, May 2, 2017 at 4:30 pm at the Government Center
- City Council Decision: Monday, May 15, 2017 at 5:30 pm at the Government Center

Mr. Carmichael then gave an overview of the site and its location. The site is approximately 9.14 acres and is located at the terminus of Starmount Cove Lane, on the east side of South Boulevard. The Arrowood Transit Station is 0.2 miles from the site. Mr. Carmichael reviewed the surrounding zoning designations. Mr. Carmichael explained that the site is currently zoned R-8 (CD), and is surrounded by R-4 (single family) districts except for the R-22MF parcel immediately to the west of this site.

Mr. Carmichael explained that the conditional nature of the existing zoning designation means that there is an approved site plan that governs the use and development of the site. That plan was approved in 1999 and calls for up to 43 single family lots, with a lake in the middle. The property was never developed. Mr. Carmichael then explained that the 2009 Arrowood Transit Station Area Plan proposes residential uses for this parcel, with up to 22 units per acre.

The Petitioner is requesting that the site be rezoned to UR-2(CD), which also is a conditional rezoning. The proposed use is for up to 95 for sale single-family attached (townhome) dwelling units on the site. Mr. Carmichael explained that the conditional nature of this request also means that if approved, the use and development of the site will be governed by the approved site plan. Anyone wishing to do anything different would be forced to go back through the rezoning process.

Mr. Carmichael introduced Matt Levesque of ESP Associates to review the site plan. Mr. Levesque explained that ESP Associates is assisting the Petitioner with the land planning and civil engineering work on this project. He then showed attendees a colored version of the site plan overlaid on the existing map. The entrance to the site is from the end of Starmount Cove Lane off of South Boulevard.

An attendee asked what kind of buffers the Petitioner proposes for the site, and said he would like to see something large. Mr. Levesque noted that the existing approved (1999) plan calls for a 15' buffer within 30' yards; the Petitioner's proposed site plan calls for a 34.5' Class C buffer with a 40' setback to any structure. He then explained the Class C buffer, noting that it calls for use of landscaping, evergreen trees, shrubs, and a fence. The Class C buffer is proposed for the north, east, and south sides of the property. The west side, which abuts the multifamily use, will have a 10' setback because no buffer to the adjacent multifamily use is required.

Mr. Levesque noted that the Petitioner is proposing a turnaround or roundabout at the entrance off of Starmount Cove Lane, which will create a nicer entrance and clearly define the access point into the interior of the site.

The site plan allows for up to 95 townhomes on the site, 22' wide. He noted that these will be similar to the townhomes the Petitioner currently is developing at Park South Station. All of the internal roads will be private streets, and there will be some on-street parking. Each unit will have a garage and driveway. The site also proposes a mail kiosk at the southwest corner, which is a USPS requirement. The Petitioner likely will include parking spaces around the mail kiosk, and expects this area will become a gathering point for residents. Benches and trash cans will likely be added in this area.

The proposed storm water pond is located on the low point of the property and will be used for detention (storm, rain, runoff). This is where water naturally flows today, and the Petitioner's facility will be an improvement that will hold and release water steadily, in a more controlled manner. In addition to runoff created on the site itself, the water quality feature will capture and deal with storm water brought from South Boulevard onto the site

A neighbor asked for elaboration on “who” will deal with storm water and runoff. Mr. Levesque said that would be the developer’s responsibility to address. The neighbor noted that the Army Corps of Engineers has surveyed the area and she is concerned this will not be an easy job. She asked what will happen in the event the developer is unable to adequately address runoff. Mr. Levesque noted that there is a state permitting process, and a process the City requires, whereby a builder must comply with runoff requirements. The developer will have to submit plans and calculations to satisfy these oversight officials that the capture and release will be effective. She then noted that the prior owner told neighbors he would be able to handle the water situation and ended up ruining the property. Mr. Levesque noted that he is unfamiliar with what happened here in 1999 and immediately after, but did state that the requirements in place now impose much more stringent requirements on property owners and developers.

The same neighbor asked Mr. Levesque to elaborate on where the water will be released. He noted that water will run in the same direction as today, given the topo of the site. The resident noted that there is a natural spring behind the property, and further that any development on the site would cause real problems to houses in the Thorncliff Drive area. Mr. Levesque explained that once the water is caught and detained, it is released at a slower rate into the storm easement already put in place by the City. There, the water ties into the existing storm system itself. If the existing system cannot handle that, then the builder has to upgrade it. When asked to expand on this, Mr. Levesque explained that the water is released into the pipe system at the south side of the property, and the developer will have to determine how much water the pipe can handle.

A resident asked if the plans call for 4 story structures. Mr. Levesque explained that these would be two story townhomes, and the resident responded that he doesn’t want to see anything above the current surrounding roof lines, which he contends was in the 1999 plan.

Returning to runoff and water on the site, a neighbor noted that the pond on the site, which the prior owner drained, has a pipe in the middle of it, presumably for drainage and is probably still on the site.

A neighbor asked about wetlands protections, and Mr. Levesque noted that the Petitioner has a wetlands expert working with the Army Corps of Engineers to try to determine what is, and is not, wetlands. He explained that if land is identified as wetlands, it must be protected and the Petitioner will have to adjust its approach.

Mr. Levesque noted that the project will provide pedestrian improvements along Starmount Cove Lane, intended to support pedestrian traffic from South Boulevard and the transit station into the site. Planning Staff has expressed a desire for more internal sidewalks, and the Petitioner is determining how to implement that request.

Mr. Levesque showed an illustrative depicting a typical Class C buffer, which provides a mixture of trees and shrubs. He explained in response to a question about preserving existing trees that the ideal scenario is to preserve as many existing trees as possible. In some instances, however, storm water or grading issues require the developer to go into the existing tree coverage and remove trees. The developer then must replant trees inside the buffer.

A resident expressed skepticism about the replacement of trees that have been removed, given how long it takes for the replacement trees to reach the same height as what is removed.

An attendee asked for more information about the proposed fence included in the buffer. Mr. Levesque said a Class C buffer requires any fence to be 6' tall and either masonry or solid wood. Mr. Carmichael added that the fence must be opaque.

A neighbor asked if this community will have its own HOA, or would be blended into the existing HOA in the surrounding neighborhood. Boyd Stanley explained that this community will have its own HOA.

Mr. Stanley introduced himself and said a few words about the Petitioner. He then reviewed conceptual elevations with the attendees. The renderings show 22' wide units, and there likely will be two floor plan options: (1) a 1,492 SF +/- model and (2) a 1,600 SF +/- model. The units will have 3 bedrooms and 2.5 baths.

Mr. Stanley showed a photograph of the exterior of a unit at the Petitioner's Park South Station project, and explained that although this is a good representation of the scale of the project proposed for this site, the vinyl used in this image will not be used at Starmount Cove Lane. The Petitioner will use hardi-plank with brick and stone accents for this project. Mr. Stanley showed a photograph of a comparable product.

He explained that all units will have one car garages with 20' driveways. He expects the price point to begin in the \$190,000s to the low-\$200,000s. The Petitioner believes the development will be attractive to millennials and residents who want to use transit and enjoy the convenience of having an HOA that will handle all yard care, common areas, street maintenance, landscaping, and exterior structure maintenance. He added that the Petitioner expects the development will have private, roll-out trash service rather than a dumpster.

An attendee expressed concerns about the impact of construction on the existing residents.

Another neighbor asked if the Petitioner could convince her that South Boulevard would be able to support the traffic this project would add. Mr. Levesque explained that the City evaluates additional traffic impact to determine if a traffic impact analysis must be performed, or if additional turning lanes or other road improvements are required. Mr. Carmichael explained that for this rezoning request, however, the City did not require a TIA because the increased expected trips per day for the rezoning proposal, versus what currently could be done by right on the site, was insufficient to warrant a TIA.

An attendee expressed concern about the single entrance point and likelihood that the only reasonable access will be right turns off of South Boulevard heading north.

Mr. Stanley confirmed that the Petitioner will use buried power lines, in response to a question about power lines.

A neighbor asked why, if the City wouldn't approve 50 houses in 1999, the Petitioner thought that it would be feasible to build at the scale it proposes. Mr. Stanley explained that the area plan concludes that this location can now accommodate this level of density. The neighbor said the issue in 1999 was traffic, just as today. Mr. Stanley noted that traffic is an issue, but that the introduction of the light rail makes today's situation different from 1999. Mr. Levesque noted that the Petitioner's site plan actually proposes less density than what the area plan calls for.

An attendee asked if the Petitioner had done any research to determine if there will be a market of buyers for these townhomes. Mr. Stanley said the Petitioner's marketing team thinks the project will work and will be an asset to the surrounding community. The attendee said he was skeptical it would be an asset if the units are selling for less than the surrounding homes. Mr. Stanley and Mr. Levesque responded that options and extras will drive the price of these units up.

A number of attendees expressed concern about these units ending up being purchased by investors and then rented. Mr. Stanley noted that there are mechanisms a developer can put in place to protect against this, but that the Petitioner hasn't yet concluded how it will handle this. Mr. Carmichael noted that the site plan calls for these to be for-sale units, so the development as a whole could not be turned into apartments/rentals. However, absent some affirmative restriction, individual owners would be able to rent their homes. An attendee noted that he would like to see the developer implement some mechanism to restrict the number of rentals. Mr. Stanley committed to investigating this and to the Petitioner reaching a determination on this point.

Mr. Stanley also promised to follow up on the price point for these homes, in response to a question from the audience about how the prices and an absence of a cap on rentals might negatively impact the ability of certain purchasers to get first-time home buyer (FHA) loans.

Mr. Stanley responded to a question about amenities in the development and noted there would be no pool or clubhouse. He noted that the Petitioner cannot presently estimate the monthly HOA dues. A neighbor invited the Petitioner to consider an agreement with the existing local pool at Starmount, whereby the Petitioner would pay for upgrades to the pool and residents would have access.

A resident noted that runoff from the site ends up in Little Sugar Creek, and is concerned it won't support all the runoff created by this much more impervious surface. Another attendee noted concern that clearing trees from the site creates additional runoff problems. Mr. Levesque explained that this is not necessarily the case, and that the onerous approval process is intended to leave the runoff situation better, or no worse, than what is currently the case. He noted that the City monitors, through annual inspection, maintenance of the storm water facility. Mr. Carmichael noted that post-construction controls were adopted after 1999, and that this is among the issues the Petitioner can investigate and return to discuss with the neighbors. Mr. Levesque added that the 1999 requirements for dealing with water were not as onerous as what applies today. The attendees noted that they would like to have engineers at the follow up meeting to address these issues with them.

A neighbor asked how the size of the proposed retention pond on the site plan was determined, and Mr. Levesque noted that it is conceptual at this point, but reflects what they expect would be necessary for this site. The specifics of size and location will be finalized as site data is gathered.

A number of attendees were concerned about use of QuickTrip's rear drive as a cut-through, and U-turns and other traffic issues surrounding access onto Starmount Cove Lane from South Boulevard.

A neighbor noted that the residents would like to see renderings of the rear view of these buildings (the view from neighboring properties). Mr. Carmichael confirmed that the Petitioner's engineers could prepare that. The same neighbor then asked about whether the proposed buffer was Code minimum, and expressed a desire that the Petitioner do more and create more permanent foliage (e.g., evergreens). He also noted concern about the impact of this development on air flow across the site. Finally, he noted that a 6' fence was promising, but that he still had concerns about exactly what the view would be from neighboring properties. Mr. Levesque confirmed that they could prepare renderings showing distances and sight lines.

An attendee asked if the fence would be inside or outside the buffer area. Mr. Carmichael noted that the fence would have to be inside the inner half of the buffer, closer to the townhomes than to the neighboring homes. He confirmed that the HOA would have responsibility for maintaining the fence and buffer areas.

When asked about how long this project likely will take, Mr. Levesque and Mr. Stanley explained that it likely would be less than 3 years.

Mr. Stanley confirmed that there will be a mixture of exterior design. Mr. Levesque confirmed that the Petitioner would not be entitled to remove trees from adjacent properties during construction.

In response to a question, Mr. Stanley offered to research an example of a community developed by the Petitioner that is adjacent to an existing mature neighborhood.

An attendee asked what the Petitioner would do if the rezoning request is not approved. Mr. Stanley said that the development group that currently owns the site likely would market it, or develop it as currently approved. When asked if the Petitioner would consider reducing the number of units or adding amenities, Mr. Stanley said that those changes would make the project less viable and thus could not be done.

A number of residents noted concern about what would happen to the deer displaced upon development of this site, and which mean a lot to the neighborhood.

Mr. Carmichael offered, on behalf of the Petitioner, to come back and hold an additional meeting with the attendees to discuss changes made to the site plan.

The meeting adjourned and the Petitioner's representatives thanked the attendees for their time.

Informal Q&A followed between Petitioner's 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.

Respectfully submitted, this 13<sup>th</sup> day of March, 2017.

**Pulte Home Company, LLC, Petitioner**

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

# EXHIBIT A-1

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-037	17316220	ALARCON	EDWIN S			7017 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316243	ALVACOR INVESTMENTS LLC				PO BOX 471668		CHARLOTTE	NC	28247
2017-037	17316228	BAKER	SHARON W			7141 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316227	BLACK	JOHN AARON			7133 STARVALLEY RD		CHARLOTTE	NC	28210
2017-037	17316229	BRISTER	JOSHUA G	JESSICA R	MARTIN	7201 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316209	BROACH	JAMES THOMAS			2240 PROVIDENCE RD		CHARLOTTE	NC	28211
2017-037	17316225	BUFFKIN	WILLIAM D			7109 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17317416	BUSCH	ELLIS GRAHAM	JENNIFER L	SPIL	7109 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316226	CAUDLE	SONJA MCCOTTER			7117 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316214	CLAYTON	J WALLACE	COLEEN S	CLAYTON	7032 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316251	COTTER	TRACEY L			7300 WOODSTREAM DR		CHARLOTTE	NC	28210
2017-037	17316263	DARDIS	THOMAS R			11132 KNIGHT CASTLE DR		CHARLOTTE	NC	28277
2017-037	17316255	DERRICK	ROBERT EARL	SHERRY H	DERRICK	7110 STERNCREST PL		CHARLOTTE	NC	28210
2017-037	17317415	DIETRICH	JOHN			1300 W MOREHEAD ST		CHARLOTTE	NC	28208
2017-037	17316210	DIXON	DAVID E	BRITTANY A	DIXON	120 HUNTER SPRING LN		MOORESVILLE	NC	28117
2017-037	17317410	FELTEN	TROY P	CHRISTINA R	FELTEN	7007 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17317412	FLORES	CHRISTINO	MARITZA	REYES	7023 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316260	FORD	LINDA W			7117 ROCKCLIFF CT		CHARLOTTE	NC	28210
2017-037	17316254	FORNEY	KERMIT R	LILA M	FORNEY	7114 STERNCREST PL		CHARLOTTE	NC	28210
2017-037	17316221	FREEMAN	CAROLYN M			7025 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316212	GILL	WILLIAM JEFFREY	MIYAKO M	GILL	7100 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316258	GM PROPERTIES LLC				16733 REINSCH DR		DAVIDSON	NC	28036
2017-037	17316253	GRAF	DÁRYL E			7117 STERNCREST PL		CHARLOTTE	NC	28210
2017-037	17316247	GREEN	HOWARD LEE	HERMAN RAY	GREEN	6916 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17317407	GREENE	DAVID M	SUSAN P	GREENE	6929 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316208	HAMELIN	TYLER			7132 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17317413	HARDY	ALLISON L	SANDRA M	HARDY	7031 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316241	HARDY	STEPHANIE A			7014 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316245	HART	MERLE M			6930 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316287	HDP MALLARD RIDGE LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2017-037	17316222	HECHT	MARIANNE J	GAIL S	MILLER	7033 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316236	HOVIS	SABDRA I			7108 THORNHILL DR		CHARLOTTE	NC	28210
2017-037	17316215	HUDGINS	CAROL A			7024 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316244	HULL	FLOYD E, III & W		ALICE S	6938 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316207	KASTRICHES	DENNIS J			7140 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316248	KEIGHLEY	IRVING K	PAMELA H	KEIGHLEY	1 MILTON ST		N PROVIDENCE	RI	02911
2017-037	17317408	KNOX	JOHN			6937 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316240	KUSYK	RICHARD			422 W BROADWAY #2		NEW YORK	NY	10012
2017-037	17316267	LITTLE	HELEN J			1305 CORTON DR APT A		CHARLOTTE	NC	28203
2017-037	17316211	MAI	PHUNG MINH		LOAN XUAN HO	7108 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316250	MANZANAREZ	MICHAEL TROY			7310 WOODSTREAM DR		CHARLOTTE	NC	28210
2017-037	17316269	MASON	MARY F			7116 STARLITE PL		CHARLOTTE	NC	28210
2017-037	17316252	MCCAIN	KENNETH FRANKLIN	MARGARET	MCCAIN	7113 STERNCREST PL		CHARLOTTE	NC	28210
2017-037	17317406	MEEK	BRUCE B	VIRGINIA C	MEEK	6923 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316237	MILLER	STACEY JOYCE			7100 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316268	MILLER	WARREN ROBERT III			7113 STARLITE PL		CHARLOTTE	NC	28210
2017-037	17316235	MORRISON	KATHY HINSON			7116 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17317409	NANJI	NAWAZISH G	XIOMARA	ROJAS-NANJI	7001 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316259	NEIGHBORS	HOWARD B			7113 ROCKCLIFF CT		CHARLOTTE	NC	28210
2017-037	17316223	NGO	TUONG T	PHUONG L	NGO	7041 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316239	NICHOLS	ANNA S			7030 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316265	OWEN	SUZANNE M	DANIEL	MINTON	7110 WOODSTREAM DR		CHARLOTTE	NC	28210
2017-037	17316249	PAPAEVAGELOU	KONSTANTINOS ILIAS	PARASKEVI MODIATIS	PAPAEVAGELOU	7316 WOODSTREAM DR		CHARLOTTE	NC	28210
2017-037	17316206	PHILLIPS	SUE ANN			6917 WRENTREE DR		CHARLOTTE	NC	28210
2017-037	17316216	PLLANA	ENGJELL R	DAVNINE	PLLANA	7010 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316231	PMC OF CHARLOTTE LLC				PO BOX 12461		CHARLOTTE	NC	28220
2017-037	17316224	POWERS	THOMAS EDWARD & W		JEAN B	7101 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316238	PUTNAM	DONALD GEORGE			7036 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316257	RAYFIELD	BARBARA J			7101 ROCKCLIFF CT		CHARLOTTE	NC	28210
2017-037	17317411	ROTARESCU	CORNELIU	ALINA	ROTARESCU	7015 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316213	SELLERS	PAIGE ALISON			7040 STARVELLEY DR		CHARLOTTE	NC	28210
2017-037	17316218	SHROYER	PATRICIA O'HARA			733 PLANTATION ESTATES DR APT A110		MATTHEWS	NC	28105
2017-037	17316261	STAMOULIS	DIONYSIA			7407 QUAIL HILL RD		CHARLOTTE	NC	28210
2017-037	17316278	STARMOUNT-PRESSON ASSOCIATES LLC			ATTN: JERRY C RIGBY	1220 S KINGS DR		CHARLOTTE	NC	28207
2017-037	17317414	STROUPE	DANIEL R			9129 COVEY HOLLOW CT		CHARLOTTE	NC	28210
2017-037	17316230	SUTHAR	VASUDEVBHAI G	SHANTABEN V	SUTHAR	7209 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316234	TADYCH	STACEY DIANNE			7122 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316266	TAH 2015-1 BORROWER LLC				PO BOX 480220		CHARLOTTE	NC	28269
2017-037	17316219	TRIEU	HAI Y		NGHI HUYNH	7009 STARVALLEY DR		CHARLOTTE	NC	28210
2017-037	17316264	TRUONG	LIEN THI			7118 WOODSTREAM DR		CHARLOTTE	NC	28210
2017-037	17316262	UPCHURCH	BOBBY GLENN			150 PARK DR		CHESTER	SC	29706
2017-037	17316256	WESTON	GREGORY P			7100 STERNCREST PL		CHARLOTTE	NC	28210
2017-037	17316242	WHITNEY	MARYBETH P	LUKE	WHITNEY	7006 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17316246	WILSON	COREY M			6924 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037	17317405	WOOD	GREGORY J	JANET R	WOJCIK	6919 THORNCLIFF DR		CHARLOTTE	NC	28210
2017-037		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TYRON STREET, SUITE 1900		CHARLOTTE	NC	28246
2017-037		PULTE HOME COMPANY, LLC c/o CISCO GARCIA				11121 CARMEL COMMONS BOULEVARD	SUITE 450	CHARLOTTE	NC	28226

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2017-037	Ashley	Gilbert	Spring Valley	6114 Colchester Place	Charlotte	NC 28210
2017-037	Ashlynn	Kelker	Huntingtowne Farms NA	2741 Pencoyd Lane	Charlotte	NC 28210
2017-037	Christine	Weber	Quail Hollow Estates HOA	7510 Quail Hill Road	Charlotte	NC 28210
2017-037	Craig	Harmon	Starmount NA	6932 Wrentree Dr	Charlotte	NC 28210
2017-037	Demetra	Dunlop	Neighbors Bordering Celanese	1814 Delchester Drive	Charlotte	NC 28210
2017-037	Doug	Bell	Huntingtowne Farms NA	2916 Burnt Mill Road	Charlotte	NC 28210
2017-037	Eric	May	Starmount NA	6400 Candlewood Drive	Charlotte	NC 28210
2017-037	Kim	Pragel	Quail Hollow Estates IV HOA	2400 Brantford Drive	Charlotte	NC 28210
2017-037	Mary	Settlemire	Park Quail Neighborhood Coalition NA	7632 Quail Hill Road	Charlotte	NC 28210

## **EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting—**Rezoning Petition No. 2017-037** filed by Pulte Home Company, LLC to request the rezoning of an approximately 9.14 acre site located on the east end of Starmount Cove Lane between Thorncliff Drive and South Boulevard

**Date and Time of Meeting:** Wednesday, March 8, 2017 at 6:30 p.m.

**Place of Meeting:** Hilton Charlotte Executive Park (Crown Room)  
5624 Westpark Drive  
Charlotte, North Carolina 28217

We are assisting Pulte Home Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 9.14 acre site located on the east end of Starmount Cove Lane between Thorncliff Drive and South Boulevard from the R-8 (CD) 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 95 for sale single-family attached dwelling units (townhomes).

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 Wednesday, March 8, 2017 at 6:30 p.m. in the Crown Room at the Hilton Charlotte Executive Park located at 5624 Westpark Drive 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 or Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Kenny Smith, Charlotte City Council District 6 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 24, 2017

## **EXHIBIT B**

Starmount Cove Site  
NEIGHBORHOOD MEETING  
Wednesday, March 8, 2017  
SIGN-IN SHEET

Name: MAT MANDIE  
Address: \_\_\_\_\_  
Phone: ESP MOBILE  
Email: \_\_\_\_\_

Name: BOND STANLEY  
Address: \_\_\_\_\_  
Phone: PLATE  
Email: \_\_\_\_\_

Name: Carol Freeman  
Address: 7025 Starvalley Dr  
Phone: 704-552-2429  
Email: \_\_\_\_\_

Name: Alice B. Hull  
Address: 6938 Thorncliff Dr.  
Phone: 704-552-2512  
Email: \_\_\_\_\_

Name: Floyd Hull  
Address: 6938 Thorncliff Dr  
Phone: \_\_\_\_\_  
Email: hullfo@gmail.com

Name: Gregory Wood  
Address: 6979 Thorncliff Dr.  
Phone: 704-552-6359  
Email: greg.wood@griffinbrunson.com

Name: HENRY GORDON  
Address: 7116 Sherbourne Dr. Charlotte NC 28210  
Phone: 704-301-4920  
Email: henry.gordon@gmail.com

Name: DEX PONDA  
Address: \_\_\_\_\_  
Phone: ESP MOBILE  
Email: \_\_\_\_\_

Name: MAT LEVESQUE  
Address: \_\_\_\_\_  
Phone: ESP MOBILE  
Email: \_\_\_\_\_

Name: TED JOHNSON  
Address: 7033 STARVALLEY DR  
Phone: 704-556-7655  
Email: tjohn431555@aol.com

Name: Janet Wojcik  
Address: 6919 Thorncliff Dr.  
Phone: 704-552-6359  
Email: janetwojick@gmail.com

Name: Tracy G  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Michael Baranowski  
Address: 7400 Thorncliff Drive  
Phone: 704-622-4500  
Email: baranowskimpd@gmail.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Starmount Cove Site**  
**NEIGHBORHOOD MEETING**  
**Wednesday, March 8, 2017**  
**SIGN-IN SHEET**

Name: Jean Powers  
Address: 7101 Starvalley Dr  
Phone: 704-552-2543  
Email:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Ed Powers  
Address: 7101 Starvalley Dr  
Phone: 704-552-2543  
Email:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Jean Powers  
Address: 7101 Starvalley Dr  
Phone: 704-756 8017  
Email:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Elijah Pitman Jr  
Address: 7016 BRUNNHEST DR.  
Phone: 704.916-9270  
Email: RECLOSINGTEAM@GMAIL.COM

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Anna Nichols  
Address: 7030 Thorneliff Dr.  
Phone: CLT, NC  
Email: danichols@carolina.rr.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Starmount Cove Site  
NEIGHBORHOOD MEETING  
Wednesday, March 8, 2017  
SIGN-IN SHEET

Name: NAWAZISH A - NANJI

Address: 701 THORNCLIFF DRIVE

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

Email: nicky.nanji@gmail.com

Name: Virginia Meek

Address: 6923 Thorncliff Dr.

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

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

Name: Robert Meek

Address: 6923 Thorncliff Dr.

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

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

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

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

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

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

Name: STACEY TADYCH

Address: 7122 THORNCLIFF DR.

Phone: 704-965-0954

Email: trik6fqn71@yahoo.com

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

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

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

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

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

Starmount Cove Site  
NEIGHBORHOOD MEETING  
Wednesday, March 8, 2017  
SIGN-IN SHEET

Name: Jessica Brister  
Address: 1201 Starvalley Dr.  
Phone: 478-320-6039  
Email: jessabrister@yahoo.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Jim MASSMAN  
Address: 7421 WATERCRESS RD  
Phone: 704 905 052  
Email: JMASSMAN@CAROLINA.RR.COM

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: TROY FELTEN  
Address: 7007 THORNCLIFF DR  
Phone: 803 325 5810  
Email: TROY.FELTEN@GMAIL.COM

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
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Email: \_\_\_\_\_

# EXHIBIT C

# Rezoning Petition No. 2017-037

Starmount Cove Lane Site

Pulte Home Company, LLC, Petitioner

Community Meeting

March 8, 2017

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

# Development Team

- Boyd Stanley, Pulte Home Company, LLC
- Matt Levesque, ESP Associates
- Matt Mandle, ESP Associates
- Alex Bonda, ESP Associates
- John Carmichael, Robinson, Bradshaw & Hinson
- Ty Shaffer, Robinson, Bradshaw & Hinson

# Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Land Use Plan/Rezoning Request
- IV. Review and Discussion of Site Plan
- V. Review and Discussion of Elevations
- VI. Question, Answer and Comment Session

## Rezoning Schedule

- Public Hearing: Monday, April 17, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, May 2, 2017 at 4:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, May 15, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

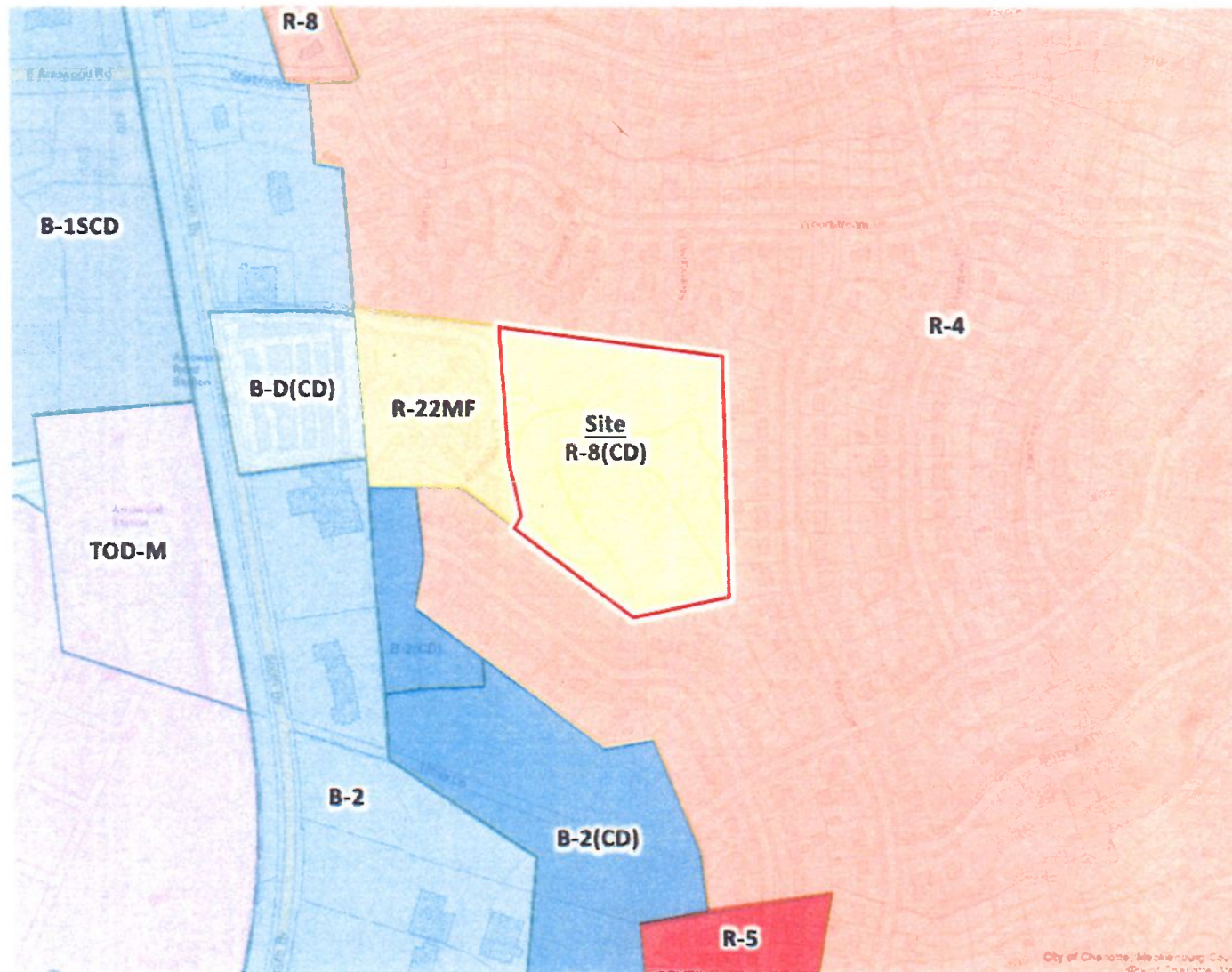
# Site



# Site



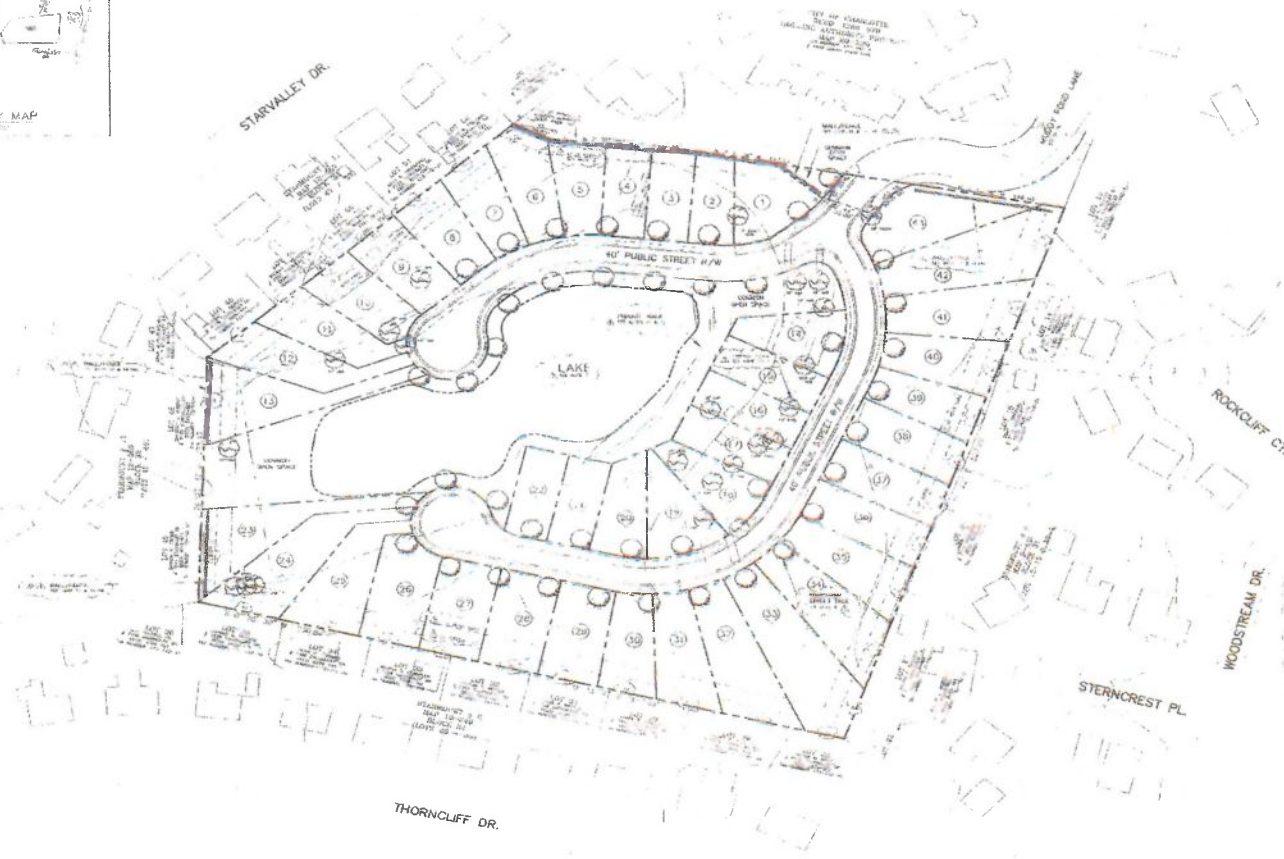
# Existing Zoning of the Site





## Existing Zoning of the Site

- Site is currently zoned R-8 (CD), which is a conditional zoning district
- Development and use of the site are governed by the approved conditional rezoning plan
- Approved conditional rezoning plan permits the development of up to 43 single family detached homes on the site

[illegible]

Existing Zoning	R-4
Proposed Zoning	A-8 (CD)
Tax Parcel No.	173-162-78
Site Area	9.19 Acres
Minimum Number of Lots	<3
Minimum Lot Area	3500 SF
Minimum Lot Width	40 Feet
Minimum Setback	20 Feet
Minimum Rear Yard	20 Feet
Minimum Side Yard	5 Feet

Scale: 1/4" = 1'

THE QUALITATIVE AND QUANTITATIVE DATA FROM THE SURVEY OF THE DEVELOPMENT OF CHARACTERISTICS OF INDIVIDUALS IN THE AREA OF LAW WILL BE OF INTEREST TO A COMMUNITY THAT IS CONCERNED WITH THE QUALITY OF LIFE OF THE PEOPLE.

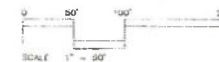
**\*FOR PUBLIC HEARING\***  
Rezoning Petition No. 99-27

**Starmount Subdivision**  
For Diamond Oak Development  
Charlotte, North Carolina

**SITE**  
DESIGN  
INCORPORATED

4030 Gannaway Drive  
Charlotte, NC 28212  
Phone: 704-595-1745  
Fax: 704-595-1080

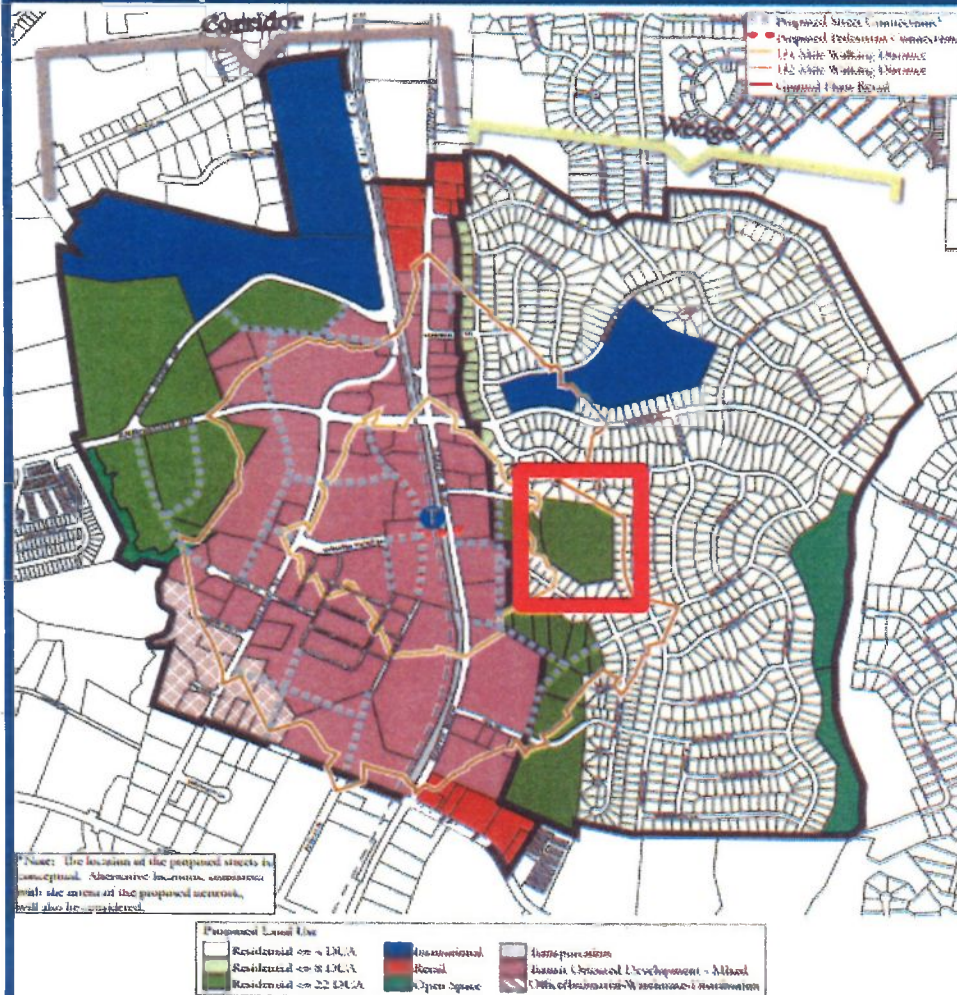
RZ-1



# Arrowood Transit Station Area Plan (2009)

## Arrowood Transit Station Area Plan

### Map 3: Recommended Future Land Use



#### Proposed Land Use

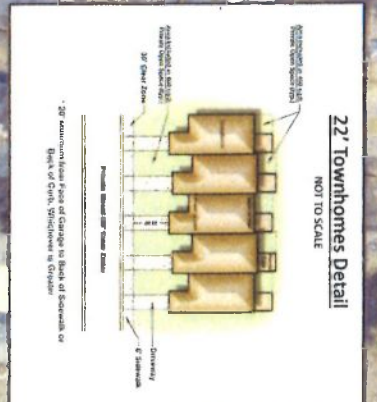
Residential <= 4 DUA	Institutional	Transportation
Residential <= 8 DUA	Retail	Transit Oriented Development - Mixed
Residential <= 22 DUA	Open Space	Office/Industrial-Warehouse-Distribution



## Rezoning Request

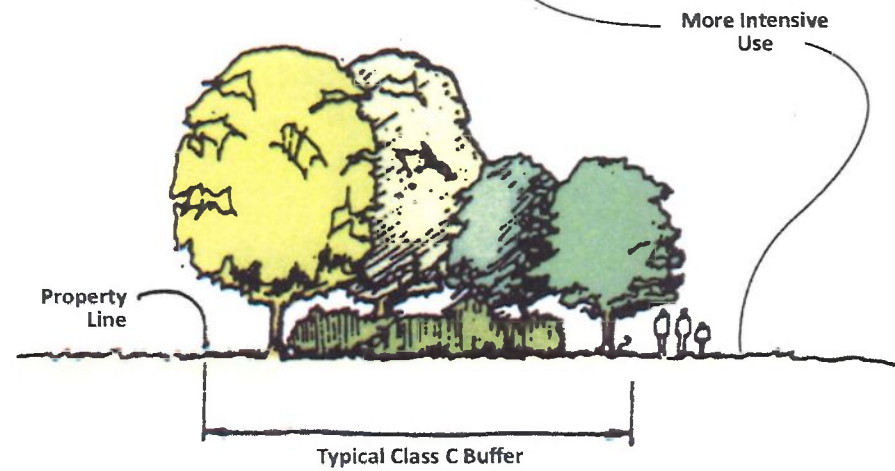
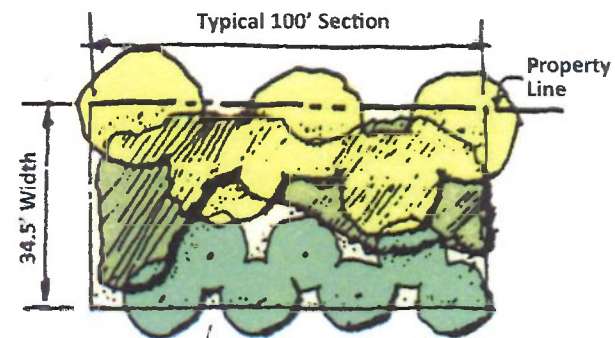
- Requesting the rezoning of the site to the UR-2 (CD) zoning district to accommodate the development of a maximum of 95 for sale single family attached (townhome) dwelling units on the site
- Conditional rezoning request

DO NOT RELY ON THIS DOCUMENT





- Concentrate Plants Towards Property Line
- Plants should be Massed to Achieve Maximum Effect
- 25% Evergreen Trees
- 75% Evergreen Shrubs
- 25% Large Maturing Trees



\* See Figure 12.302 in the Charlotte Code of Ordinances

# Conceptual Elevations









# Questions and Comments