

RECEIVED

COMMUNITY MEETING REPORT

**Petitioner: Hopper Communities**

Rezoning Petition No. 2017-053

APR 10 2017

OFFICE OF THE CITY CLERK

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 March 20, 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, March 30, 2017 at 6:30 PM in Flynn Hall at Mouzon United Methodist Church located at 3100 Selwyn Avenue 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 sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Clay McCullough of the Petitioner, Nick Bushon of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's 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 Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael then provided the agenda for the meeting.

John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this Rezoning Petition contains approximately .86 acres and is located on the northeast corner of the intersection of Park Road and Reece Road. John Carmichael pointed out the site on the aerial photographs of the site and the surrounding area. The site is located across Reece Road from the dry cleaner.

John Carmichael shared a zoning map that depicts the site and the surrounding area, and he stated that the site is currently zoned R-4 and R-5. Hopper Communities is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate a residential community on the site that would contain up to 6 single family attached homes (townhomes) and 1 single family detached home. The density would be 8.13 dwelling units per acre.

John Carmichael stated that this is a conditional rezoning request. Therefore, if this Rezoning Petition is approved, the site could only be developed in accordance with the approved rezoning plan and building elevations.

John Carmichael stated that the townhome units would be 3 stories in height with optional rooftop terraces.

Nick Bushon briefly reviewed the rezoning plan. Among other things, he stated that the townhome portion of site would be accessed from Reece Road. The townhome units would have alley loaded garages. Nick Bushon pointed out the tree save areas on the rezoning plan.

In response to a question, Nick Bushon stated that the width of the single family detached home lot is approximately 55 feet at the setback of the home.

Nick Bushon then described the setbacks and yards on the site.

Clay McCullough then reviewed the Reece Road (or front) elevations of the proposed townhomes. He stated that the townhomes would be 3 stories in height with optional rooftop terraces. The primary exterior building materials would be brick and cementitious siding. Each townhome unit would have an alley fed 2 car garage.

An individual asked how wide the garages would be, and Clay McCullough stated 20 feet.

In response to a question, Nick Bushon stated that at this time, there is no additional parking on the rezoning plan other than the 2 car garage for each townhome unit. However, there would be on-street parking opportunities on Reece Road.

In response to a question, Clay McCullough stated that each townhome unit would contain approximately 2,000 to 2,100 square feet of heated space. The townhome units would each have 3 bedrooms.

In response to a question, Clay McCullough stated that the price points of the townhome units should be in the high \$400,000s to the low \$500,000s.

In response to a question, Clay McCullough stated that the height of the townhome units would be approximately 40 feet, excluding the head houses over the stairs to the rooftop terraces.

In response to a question, Clay McCullough stated that a Park Road elevation of the end townhome unit has not been prepared yet, but an elevation will be prepared and included on the Rezoning Plan.

An individual asked if an elevation of the proposed new single family detached home has been prepared. Clay McCullough stated that an elevation of the proposed new single family detached home has not been prepared. Clay McCullough stated that there is an existing single family detached home on that portion of the site. An individual stated that an elevation should be provided. Clay McCullough stated that an elevation of the proposed new single family detached home has not been requested by the Planning Staff.

In response to a question, Nick Bushon reviewed the property lines of the rezoning site.

In response to a question, Nick Bushon showed and discussed the locations of the proposed tree save areas on the site. Nick Bushon stated that tree save areas are required under the Tree Ordinance.

In response to a question, Nick Bushon stated that Craig Robinson is the City's urban forester for this area.

In response to a question, Clay McCullough stated that there would be 4 remaining single family lots on Reece Road between the site and Haven Drive.

In response to a question, John Carmichael stated that we have been advised that the deed restrictions do not apply to that portion of the site on which the townhome units would be located. The deed restrictions do apply to that portion of the site on which a single family detached home is planned to be located.

Individuals stated that they are concerned that the single family lot could have townhome units on it in the future. John Carmichael stated that the deed restrictions should prevent that, and this Rezoning Plan, if approved, would not allow townhome units on the single family lot. Another rezoning request would have to be filed to allow townhomes on the single family lot from a zoning standpoint.

An individual expressed concerns regarding the lack of additional parking on the site. This individual also stated that on-street parking on Reece Road is a concern because of the volume of traffic on that road due to the school traffic.

Parking was a general concern expressed at the meeting, and individuals expressed the concern that people would park on Haven Drive.

Another individual stated that it could be difficult to park on Reece Road because it is a tight road and because there is a great deal of school related traffic.

An individual stated that providing additional parking on the site would be a plus.

Nick Bushon stated that the rezoning team would consider if additional parking can be provided on the site.

In response to a question regarding trash pick-up, Clay McCullough stated that the City may allow roll-outs, or garbage could be picked up by a private service.

In response to a question regarding the timing of development, Clay McCullough stated that if the rezoning is approved on June 19, 2017, then it would take 4 to 6 months to obtain the required permits. The site work would then take approximately 6 months, and then it would take approximately 8 months to complete the vertical construction.

An individual asked if the single family lot could be removed from the rezoning request. An individual stated that it seems odd to include the single family lot and it seems suspicious. An individual asked why the single family lot needs to be rezoned to the UR-2 zoning district. Nick Bushon stated that it makes sense from a planning standpoint to include the single family lot. The required tree save area is located on a portion of the existing single family lot.

Nick Bushon stated that he has tried to create an attractive streetscape along Reece Road.

In response to a question, Nick Bushon stated that there are not many existing trees on the site. The developer will have to plant additional trees.

An individual asked if Hopper Communities has developed any other projects in Charlotte. Clay McCullough stated that Hopper Communities has developed other projects in Charlotte, and he mentioned projects on Youngblood Street and on Grandin Road. Clay McCullough suggested that folks go to Hopper Communities' website to look at its projects. Clay McCullough stated that Hopper Communities designs its townhome units specifically for each site.

An individual stated that she did not like the design of the townhome buildings.

The meeting was then adjourned and John Carmichael thanked the attendees for attending the meeting.

**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 10<sup>th</sup> day of April, 2017.

**Hopper Communities, Petitioner**

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

Pet_No.	taxpid	ownerlast	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-053	14919108	4000 PARK ROAD LLC				4000 PARK RD		CHARLOTTE	NC	28209
2017-053	17518339	BARNETT	JEFFREY C	HILL D	SCHEIDT	1127 REESE RD		CHARLOTTE	NC	28209
2017-053	17518306	CAPEHART	ROY E			3920 HAVEN DR		CHARLOTTE	NC	28209
2017-053	17518226	CHARLOTTE MECKLENBURG BOARD OF	EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2017-053	14919109	CUTTER	BRYANT W	NANCY L	CUTTER	123 BREVARD CT		CHARLOTTE	NC	28202
2017-053	17518333	DURBIN	CATHLEEN H			3833 PARK RD		CHARLOTTE	NC	28209
2017-053	17518312	EARL	MAUREEN S	JAMES TODD	EARL	3908 HAVEN DR		CHARLOTTE	NC	28209
2017-053	17518332	FLECK	LISA CHRISTINE			3827 PARK RD		CHARLOTTE	NC	28209
2017-053	17518331	FRYE	LISA S		THE LISA S FRYE REVOC/TRUST	5924 MAMOLAKE RD		CHARLOTTE	NC	28270
2017-053	17518303	HALPERN	MARCELO A			2742 PICARDY PL		CHARLOTTE	NC	28209
2017-053	17518104	HAWKINS PARK RD LLC				PO BOX 410151		CHARLOTTE	NC	28241
2017-053	17518334	HENNESSY	EMILY			3901 PARK RD		CHARLOTTE	NC	28209
2017-053	17518301	HUFFSTETLER	LOIS H			711 SANDRIDGE RD		CHARLOTTE	NC	28210
2017-053	17518302	HUFFSTETLER	LOIS H			711 SANDRIDGE RD		CHARLOTTE	NC	28210
2017-053	17518336	HUFFSTETLER	LOIS H			711 SANDRIDGE RD		CHARLOTTE	NC	28210
2017-053	17518310	JOHNSON	THELMA D			3832 HAVEN DR		CHARLOTTE	NC	28209
2017-053	17518102	KIMBERLEE APARTMENTS INC				1300 REECE RD		CHARLOTTE	NC	28209
2017-053	17518341	LOT 6 AND 7 OF PARK RD TERRACE TREE SAVE ASSOCIATION				1125 REECE RD		CHARLOTTE	NC	28209
2017-053	17518340	MONZITTA	ISABELLA BURBANK	MICHAEL LOUIS	MONZITTA	1131 REECE RD		CHARLOTTE	NC	28209
2017-053	17518203	O'BOYLE	TIM			19511 SCHOONER DR		CORNELIUS	NC	28031
2017-053	14919110	PARK ROAD BAPTIST CHURCH				3900 PARK RD		CHARLOTTE	NC	28209
2017-053	17518311	PEZZO	ERIC C	TONI R	PEZZO	3826 HAVEN DR		CHARLOTTE	NC	28209
2017-053	17518335	PRESSLEY	ANDREW W			3907 PARK RD		CHARLOTTE	NC	28209
2017-053	17518101A	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2017-053	17518101C	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2017-053	17518101D	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2017-053	17518105	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2017-053	17518304	SCHILL FAMILY RENTALS LLC				7006 FINE ROBE DR		INDIAN TRAIL	NC	28079
2017-053	17518309	SHERMAN	JANNA LESLIE	JULIAN ZOHAN	JACOBS	3900 HAVEN DR		CHARLOTTE	NC	28209
2017-053	17518308	SULLIVAN	MAUREEN E	JAMES TODD	EARL	3908 HAVEN DRIVE		CHARLOTTE	NC	28209
2017-053	17518201	VAUGHN & CO				211 DELLWOOD AVE		CHARLOTTE	NC	28209
2017-053	17518202	VAUGHN & CO LLC				PO BOX 790946		CHARLOTTE	NC	28206
2017-053	17518307	VINCENT	RUBY CANNON			3914 HAVEN DR		CHARLOTTE	NC	28209
2017-053	14920420	WELLMON FAMILY LP				PO BOX 790035		CHARLOTTE	NC	28206
2017-053		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON STREET	SUITE 1900	CHARLOTTE	NC	28246
2017-053		HOPPER COMMUNITIES, INC. (C/O BART HOPPER)				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203

EXHIBIT

A-1

tabbles

Pet_No.	Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
2017-053	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln	Charlotte	NC	28209
2017-053	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd	Charlotte	NC	28209
2017-053	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place	Charlotte	NC	28210
2017-053	Madison Park Homeowners Association	Kay	Tawney	4532 Wentworth Place	Charlotte	NC	28209
2017-053	Myers Park Homeowners Association	Sadler	Barnhardt	2032 Princeton Avenue	Charlotte	NC	28207
2017-053	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd	Charlotte	NC	28209
2017-053	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr	Charlotte	NC	28209
2017-053	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive	Charlotte	NC	28209

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-053** filed by Hopper Communities to request the rezoning of an approximately .86 acre site located on the northeast corner of the intersection of Park Road and Reece Road from the R-4 and R-5 zoning districts to the UR-2 (CD) zoning district

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

**Place of Meeting:** Mouzon United Methodist Church  
Flynn Hall  
3100 Selwyn Avenue  
Charlotte, NC 28209

We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately .86 acre site located on the northeast corner of the intersection of Park Road and Reece Road from the R-4 and R-5 zoning districts 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 6 for sale single family attached (townhome) dwelling units and 1 for sale single family detached dwelling unit.

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.

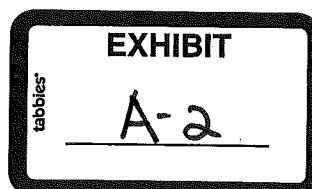
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, March 30, 2017 at 6:30 p.m. in Flynn Hall at Mouzon United Methodist Church located at 3100 Selwyn Avenue in Charlotte.** Representatives 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. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: March 20, 2017



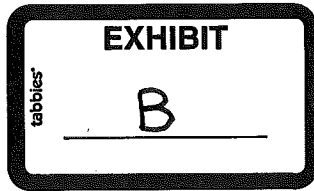
Hopper Communities, Inc., Petitioner  
Rezoning Petition No. 2017-053

Community Meeting Sign-in Sheet

Mouzon United Methodist Church  
Flynn Hall  
3100 Selwyn Avenue  
Charlotte, NC 28209

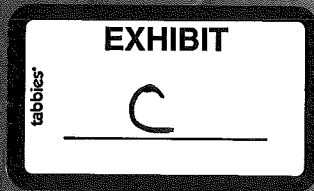
Thursday, March 30, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Bob Binner	1323 Townes Rd.	704-522-0140	woodmize6@cs.com
2.	Todd Earl	3908 Haven Dr.	704-906-7522	jt_earl@hotmail.com
3.	Jill Scheidt	1127 Reece Rd.	865 466-5093	j'scheidt78@gmail.com
4.	Janna Sherman	3900 Haven Dr	310-991-5315	jannasherman@yahoo.com
5.	ELLENOR BARNHART	3335 Windsor Oak	704-527-6415	gohiking@mindspring.com
6.	Anne Schworon	1232 MARLWOOD TERR	704-523-3036	
7.				
8.				
9.				
10.				
11.				
12.				





# Rezoning Petition No. 2017-053

Hopper Communities, Inc., Petitioner

Community Meeting

March 30, 2017

ROBINSON  
BRADSHAW

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

## Development Team

- Clay McCullough, Hopper Communities, Inc.
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

# Agenda

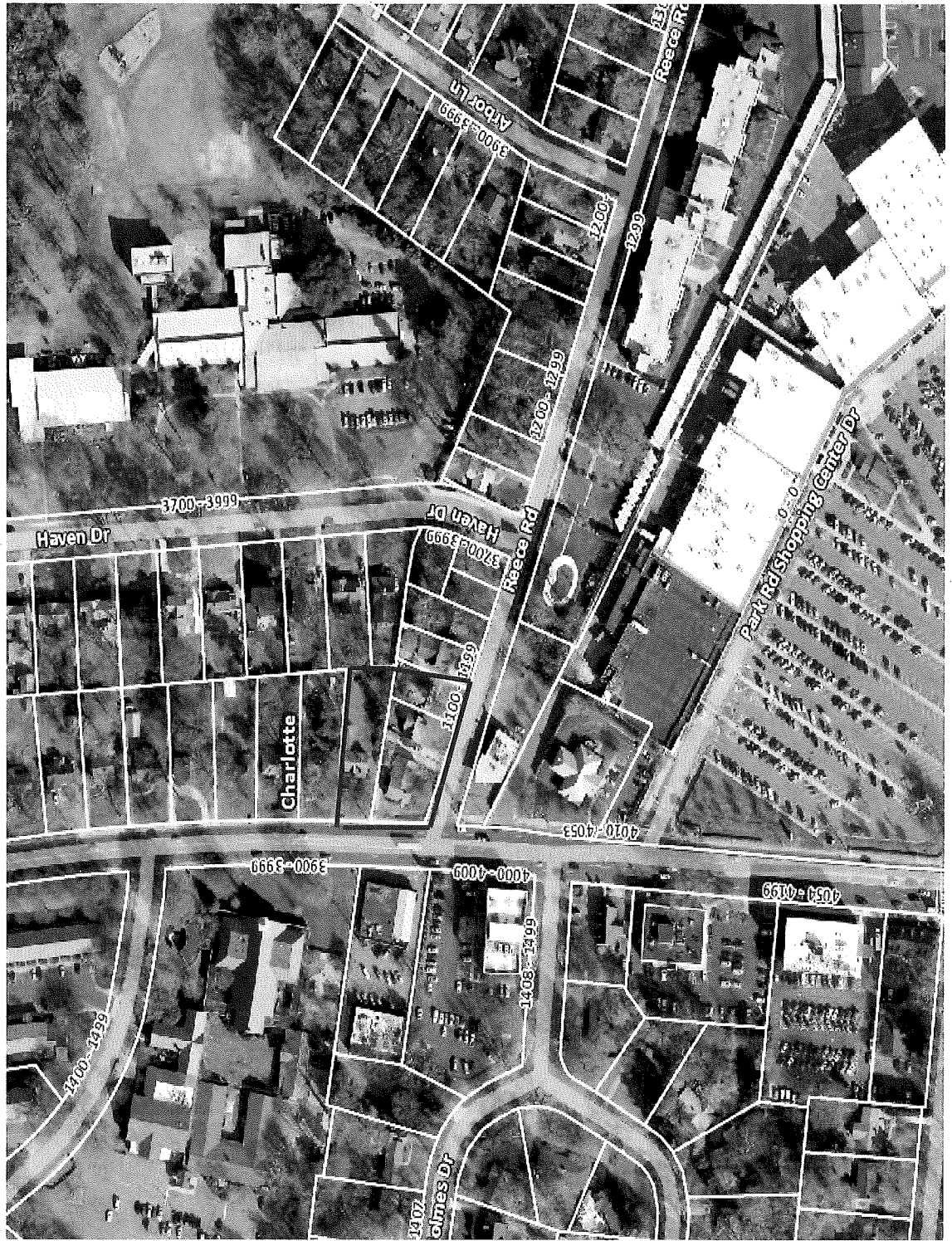
- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review and Discussion of the Site Plan/Architecture
- V. Question, Answer and Comment Session



# Rezoning Schedule

- Public Hearing: Monday, May 15, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, May 30, 2017 at 4:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, June 19, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

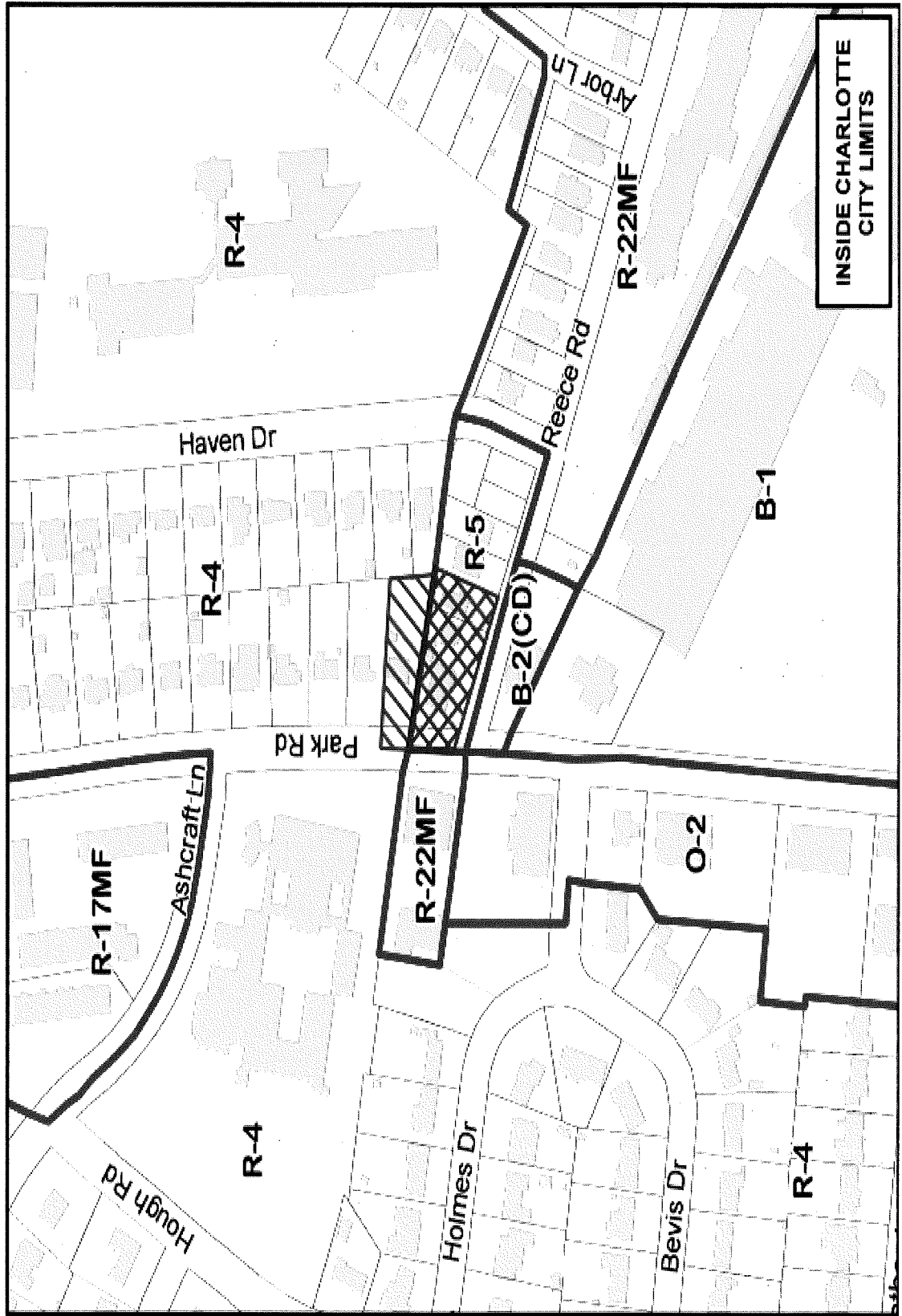
# Site - .086 Acres



# Site



# Existing Zoning





## Rezoning Request

- Requesting the rezoning of the site from the R-4 and R-5 zoning districts to the UR-2 (CD) zoning district to accommodate the development of 1 single family detached home and 6 single family attached homes (townhomes) on site



R-4

ANDREW W. PRESSLEY  
3907 PARK RD  
CHARLOTTE NC 28209  
PARCEL: 175-183-35

R-4

RUBY CANNON VIGOR  
3914 HAVEN DR  
CHARLOTTE NC 28209  
PARCEL: 175-183-37

R-4

RUBY E. CANNON  
3920 HAVEN DR  
CHARLOTTE NC 28209  
PARCEL: 175-182-02

PARK ROAD  
(60' PUBLIC ROW)

REECE ROAD  
(PUBLIC ROW VARIES)

R-22MF

RYAN W. CUTLER & NANCY L. CUTLER  
123 BREVARD CT  
CHARLOTTE NC 28202  
PARCEL: 149-191-09

R-4

ADRIAN T. CHURCH  
LOTTE NC 28209  
PARCEL: 149-191-0

14' SETBACK FROM PARK ROAD  
FUTURE BACK OF CURB (TYP.)  
(PER PARK WOODLAWN AREA PLAN)

APPROXIMATE LOCATION  
OF FUTURE BACK OF CURB (TYP.)  
(PER PARK WOODLAWN AREA PLAN)

13' PLANTING STRIP FROM  
EXISTING BACK OF CURB  
TO PROPOSED SIDEWALK  
(TO PRESERVE FUTURE PARK ROAD CURB  
PER PARK WOODLAWN AREA PLAN)

EXISTING CURB LINE ALONG  
PARK ROAD TO REMAIN (TYP.)

8' PLANTING STRIP AND  
6' SIDEWALK

TYPE II MODIFIED DRIVEWAY

14' SETBACK FROM REECE ROAD  
EXISTING BACK OF CURB

3 STORY TOWNHOMES  
WITH OPTIONAL ROOFTOP  
TERRACES (TYP.)

10' REAR  
SETBACK (TYP.)

PROPERTY LINE (TYP.)

SINGLE FAMILY HOME AND GARAGE  
LOCATIONS ARE FOR CONCEPTUAL REFERENCE  
ONLY. LOCATIONS TO BE  
ESTABLISHED DURING PERMITTING

SINGLE FAMILY LOT (TYP.)

5' SIDE YARD SETBACK (TYP.)

POTENTIAL TREE SAVE/  
REPLANT AREA (TYP.)

15' UTILITY EASEMENT (TYP.)

POTENTIAL TREE SAVE/  
REPLANT AREA (TYP.)

PROPERTY LINE (TYP.)

N03°07'10"E  
CH=92.76  
R=2151.50  
L=92.77

N00°36'44"E  
CH=63.29  
R=2151.50  
L=63.29

N03°07'21"W  
CH=81.60

S20°53'50"W

126.52'

65'54"

65'6"

65'8"

65'0"

66'2"

66'4"



Scale: 1/8" = 1'-0"



# Park & Reece Townhomes

Reece Road Streetscape Elevation  
30 March 2017



# Questions and Comments