

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-146

Petitioner: North State Development
Rezoning Petition No.: 2017-146
Property: ± 4.35 acres located on the west side of Old Ardrey Kell Road and south of Providence Road West (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, October 25th, 2017, 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** by depositing the Community Meeting Notice in the U.S. mail on 10/13/2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, October 25th, 2017 at 7:00 PM, at South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Shane Buckner, Shane Seagle, and David Dupree with North State Development, LLC, and Matt Langston with Landworks Design Group. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean provided overview of the Site and described the rezoning process. He explained that the petition proposes to change the zoning of the 4.35 acre Site from R-3 to UR-2(CD). The Petitioner has met with the Planning Department and they have indicated that the Site is appropriate for residential development up to 8 DUA. Mr. MacVean went on to describe the components of the Site Plan and the adjacent land uses that are present.

The Site is made up of six (6) parcels which are currently developed with four (4) older single-family homes and is across Old Ardrey Kell Road from the Brightmore residential community.

The rezoning request proposes to develop the Site with up to 35 townhomes for sale units. The townhomes would be arranged around a central open space/green. The townhome units would be

accessed from an interior private allys. Each of the proposed dwelling units will have a garage. Access to the Site is from Old Ardrey Kell Road.

A 20 foot Class C Buffers and tree save areas will be provided around the perimeter of the Site.

Along Old Ardrey Kell Road a 30 foot setback as measured from the future back of curb will be provided. The Site's frontage on Old Ardrey Kell Road will be improved with curb and gutter a six (6) foot sidewalk and an eight (8) foot planting strip. Old Ardrey Kell Road will also be widened as requested by the City Department of Transportation.

II. Summary of Questions/Comments and Responses:

Attendees also asked about the elevations of the units to which they learned that the units will most likely include elevations that will be all brick and have up to three (3) stories. The buildings will no taller than 48 feet in height. They wanted to know why single family homes aren't being considered and how many homes would be constructed if they were single family homes. There could be up to 13 single-family homes built on the Site under the current zoning. Due to the size of the parcel and Brightmore retirement community across Old Ardrey Kell Road from the Site it was believed that building a town home for sale community would create an appropriate transition as well as bring a housing option and housing variety to the area.

Attendees asked to see examples of design and architecture. The developers are working on a design and hope to have selected a builder in the near future. What kind of lights are being used for this project? There will be 10'-12' pedestrian scale lights. Does North State have any other developments in the area? North State does not have any other developments in the area at this time. However, the company is made up of individuals with years of experience in the development business and has completed a number of developments in the Charlotte area.

There were questions about tree preservation and if it was possible for the City to purchase the Site and make it a park. The trees at South End are designated trees (Champion Trees per Ordinance) and will be preserved. A minimum of 15 % of the Site will be set aside for tree save areas. The specific tree save areas will be determined during the building permit process, but at this time the tree save areas are contemplated to be provided at the perimeter of the Site. There was a request for privacy fencing along North property line. The proposed site plan does not include a privacy fence in the buffer at this time. Attendees inquired about the buffer. There will be a 20' buffer of saved trees and existing trees as well as evergreen shrubs to meet buffer requirements, a 25 foot rear yard will also be provided.

Attendees noted that they have seen increase in water in the creek. They asked about stormwater detention and if there would be a safety fence. Matt explained how stormwater detention works and that a fence was not planned.

It was asked if there will there be a traffic light at Ardrey Kell and Providence Road West? There are likely not enough trips or possible traffic added by this development to justify the addition of a traffic light at the intersection of Ardrey Kell and Providence Road West. Will there be a right turn lane addition? No, but a left turn lane might be required (after the meeting NCDOT confirmed a left-turn lane will not be required). Attendees also wanted to know about Dukes Power Lines in the Right-of-Way. Will the elevated poles be relocated? Yes, it will not affect the existing homes on the adjoining parcels.

Attendees asked about the construction schedule and learned that the project will start August 2018 with 4-5 months of Site Work and 12 months for vertical construction.

Keith MacVean thanked everyone for their time and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Shane Seagle, North State Development, LLC
Matt Langston, Landworks Design Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-146	22314109	EARNHEART	HASKELL G	FAYE W	EARNHEART	10304 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-146	22314110	STANLEY	JOSEPH CRAIG			2028 FITZHUGH LN		WEDDINGTON	NC	28104
2017-146	22314111	DORMAN	JERRY W	PEGGY J	DORMAN	10226 AUDREY-KELL RD		CHARLOTTE	NC	28226
2017-146	22314128	EARNHEART	HASKELL G	FAYE W	EARNHEART	10304 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-146	22314146	ANSARI	YAS	ARMITA	MARASHI	11364 BALLANTYNE CROSSING AV		CHARLOTTE	NC	28277
2017-146	22314511	CARROLL	WILLIAM GORDON II	JENNIFER NOELLE STANCIL	CARROL	10344 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314512	SHAFER	GARY MARK			10338 GUNNNISON LN		CHARLOTTE	NC	28227
2017-146	22314513	KEEN	WILLIAM G JR	DEBRA	KEEN	10332 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314514	FISCH	STEPHEN R	ALISON S	FISCH	10326 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314515	HUNT	JAMES A			10320 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314516	TZEKOVA	MAIA			10314 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314517	RAMOS	HUBERT AGUILAR	ANTONETTE ACOSTA	RAMOS	10310 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314518	WHITE	JAMES A II			3917 AYRSHIRE PL		CHARLOTTE	NC	28210
2017-146	22314519	REGAN	MICHAEL T		LAURA S REGAN (H/W)	10302 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314520	ROMANO	ROSS W	THERESA J	ROMANO	10303 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314521	CLARK	JOHN	ANNE	CLARK	10307 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314522	SZAKACS	CAMERON B	DONNA J	NISLALA	10311 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314523	GOULD	DANIEL G	NATALIE C	GOULD	10315 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314524	MACDONALD	ELIZABETH S	RODERICK J	MACDONALD	10323 GUNNNISON LANE		CHARLOTTE	NC	28277
2017-146	22314525	FERGUSON	WILLIE T	SHERRY A	FERGUSON	10329 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314530	TRAPANI-STROUT	GINA			10337 GUNNNISON LN		CHARLOTTE	NC	28277
2017-146	22314540	SARDON	RENZZO	ROCIO	SARDON	10301 PROVIDENCE RD W		CHARLOTTE	NC	28277
2017-146	22314548	RYLAND GROUP INC THE				3600 ARCO CORPORATE DR STE 200		CHARLOTTE	NC	28273
2017-146	22314549	LIM	CHURLZU	HYE	YOUNG KIM	9913 CAMBRIDGE FOREST CT		CHARLOTTE	NC	28277
2017-146	22314550	SATHULURI	SUNDEEP	NISHA	SANKARANARAYANIAN	9917 CAMBRIDGE FOREST CT		CHARLOTTE	NC	28277
2017-146	22314551	SHAHBAZ	FAKHAR	SHEEMA	FAKHAR	9921 CAMBRIDGE FOREST CT		CHARLOTTE	NC	28277
2017-146	22314552	MICHALS-BUCHER	CHRISTINE	JAMES G	BUCHER	9920 CAMBRIDGE FOREST CT		CHARLOTTE	NC	28277
2017-146	22314553	YELLARI	RAJASHEKARA R	SUNITHA	MUDUPULAVEMULA	9916 CAMBRIDGE FOREST CT		CHARLOTTE	NC	28277
2017-146	22314554	GAURAV	VISHAL	SHIKHA	GAURAV	9912 CAMBRIDGE FOREST CT		CHARLOTTE	NC	28277
2017-146	22314555	RYLAND GROUP INC THE				3600 ARCO CORPORATE DR STE 200		CHARLOTTE	NC	28273
2017-146	22314560	THE ESTATES AT OAKHAVEN HOMEOWNERS ASSOCOATION INC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-146	22314561	THE RYLAND GROUP INC				3600 ARCO CORPORATE DR ,SUITE 200		CHARLOTTE	NC	28273
2017-146	22314601	THE RYLAND GROUP INC				3600 ARCO CORPORATE DR STE 200		CHARLOTTE	NC	28273
2017-146	22314602	RANGAMANI	LAKSHMIKANTH	POORNA	LAKSHMIKANTH	12009 ARBOR OAK WAY		CHARLOTTE	NC	28277
2017-146	22314632	RAY	BISWAJIT S	SMITA	RAY	16621 ARDREY PLACE DR		CHARLOTTE	NC	28277
2017-146	22319529	SUTHAR	SAMIR	NISHA	SUTHAR	8932 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2017-146	22319530	GOPALAN	HARINARAYANAN	USHA	THAYYIL	8926 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2017-146	22319531	AGARWAL	ANSHUMAN	PRERNA	AGARWAL	8922 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2017-146	22319532	SIDDAMREDDY	SASHIDHAR	DEEPTI	YETTELLA	8918 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2017-146	22319537	THE ESTATES AT OAKHAVEN HOMEOWNERS ASSOCIATION INC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-146	22901105	BRIGHTMORE OF S CHARLOTTE	LIBERTY HEALTHCARE PROPERTIES OF			2334 SOUTH 41ST ST		WILMINGTON	NC	28403
2017-146	22901418	KATHROTIA	RAJESH	SARA	KATHROTIA	15017 CAPRICORN LANE		CHARLOTTE	NC	28277
2017-146	22901419	DUPREE	WILSON JR	S RENEE	COVINGTON-DUPREE	15023 CAPRICORN LN		CHARLOTTE	NC	28277
2017-146	22901420	CHEN	SHI QIAO	FENG HUAN	LAI	15024 CAPRICORN LN		CHARLOTTE	NC	28277
2017-146	22901421	WU	GUOWEI	PINGPING	TAO	1725 LELA AVE		CHARLOTTE	NC	28208
2017-146	22901422	TALPUR	SHAHID I	NAILA Y	TALPUR	15010 CAPRICORN LN		CHARLOTTE	NC	28277
2017-146	22901498	INC	ALLYSON PARK COMMUNITY ASSOC			6719-C FAIRVIEW RD		CHARLOTTE	NC	28210

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-146		Robert	Barrows	10213 Benderloch Drive		Charlotte	NC	28277
2017-146	Ballantyne Residential Property Owners Association Inc.	David	McKinnon	10514 Old Wayside Rd		Charlotte	NC	28277
2017-146	Cobblestone Homeowners Association, Inc	Robert	Rodite	9664 Chaumont Ln		Charlotte	NC	
2017-146	Farmington Homeowners Association	Kim	Hombs	16303 Farmchase Ct		Charlotte	NC	28277
2017-146	Kenilworth/Amberleigh Homeowners Association	Anthony	Fabiano	10491 Gunnison Lane		Charlotte	NC	28277
2017-146	Kenilworth/Amberleigh Homeowners Association	William	Iacoe	10483 Guinnison Ln		Charlotte	NC	28277
2017-146	Larkhaven Homeowners Association	Jamila	Griffey	8028 Lansford Rd		Charlotte	NC	28277
2017-146	Plaza/Eastway Partners/North East Community Organization	Maxine	Eaves	16907 Commons Creek Dr		Charlotte	NC	28277
2017-146	Providence West Homeowners Association	Bob	Gambon	8142 Sealey Ct		Charlotte	NC	28277
2017-146	Providence West Homeowners Association	Eric	Marshall	8115 Sealey Ct		Charlotte	NC	28277
2017-146	Providence West Homeowners Association	Jeff	Zyats	8110 Lansford Rd		Charlotte	NC	28277
2017-146	Scots Hill Homeowners Association	Kevin	Williams	14910 Scothurst Ln		Charlotte	NC	28277
2017-146	Southeast Coalition of Neighborhood Associations	Dorothy S.	Coplon	9924 Highlands Crossing Dr		Charlotte	NC	28277
2017-146	The Vineyard	Eric	Howard	10201 Ventana Ct		Charlotte	NC	28277
2017-146	Vineyard Neighborhood Association	Bryan	English	10520 Russian River Place		Charlotte	NC	28277
2017-146	Wyndham Homeowners Association	Kristan	Gehrman	15211 Wyndham Oaks Dr		Charlotte	NC	28277
2017-146	Yorkmont	Liz	Clasen-Kelly	16304 Sturkie Ct		Charlotte	NC	28206

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-146 – North State Development

Subject: Rezoning Petition No. 2017-146

Petitioner/Developer: North State Development

Current Land Use: Vacant/residential

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, October 25th at 7:00 p.m.**

Location of Meeting: South Mecklenburg Presbyterian Church – Mecklenburg Hall
8601 Bryant Farms Road
Charlotte, NC 28277

Date of Notice: October 13, 2017

We are assisting North State Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the property located on the west side of Old Ardrey Kell Road and south of Providence Road West with a high quality townhome for sale community (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±4.35 acre Site from R-3 to UR-2(CD). The Site is made up of six (6) parcels which are currently developed with four (4) older single-family homes and is across Old Ardrey Kell Road from the Brightmore residential community.

The rezoning request proposes to develop the Site with up to 35 townhomes for sale units. The townhomes would be arranged around a central open space/green. The townhome units would be accessed from an interior private street each unit will have a garage. Access to the Site is from Old Ardrey Kell Road.

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Community Meeting Date and Location:

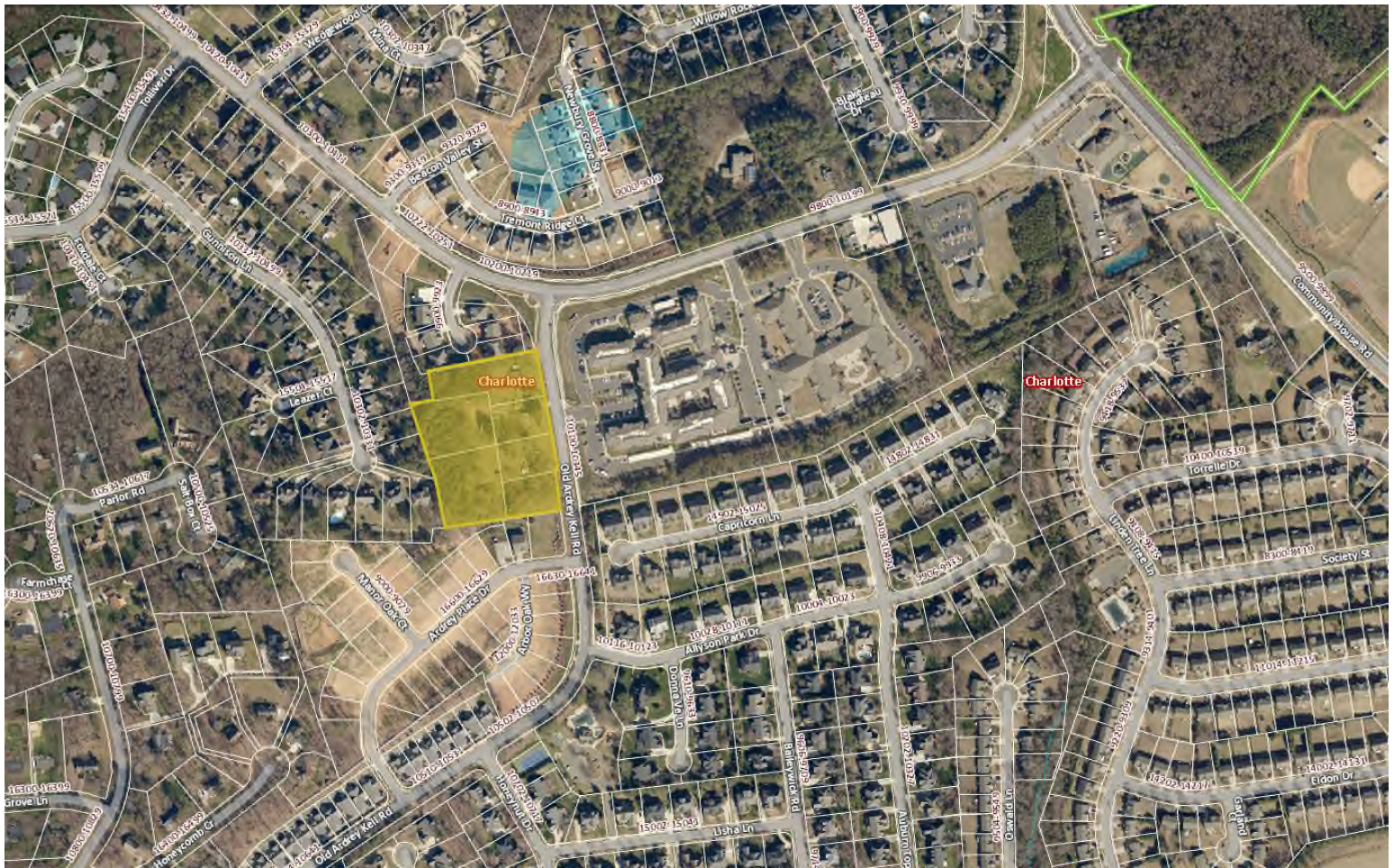
The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, October 25th, at 7:00 p.m. at South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department

Shane Seagle, North State Development, LLC
Matt Langston, Landworks Design Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



NorthState Development – Old Ardrey Kell Road Rezoning Petition No. 2017-146
Community Meeting – October 25th, 2017 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	* FAKHAR SHAHBAZ	9921 CAMBRIDGE FOREST CT., CHARLOTTE, NC 28277	(704) 819-4326	fakhar7@yahoo.com.
2	JERRY DORMAN	10226 OLD ARDREY-KELL	(704) 609-1114	DORMANS FLOORING @ I CLOUD
3	* Jim Bucher	9920 Cambridge Forest Ct	(912) 545-7936	Jycombe SBC GLOBAL. nat ^l com
4	Renee Dupree	15023 Capricorn Lane.	—	mrsrdupree@aol.com *
5	Lynne Douglas	10501 Salt Box Ct.		
6	Kim HombS	16303 Farmchase Ct.	(704) 408.7216	@naturalanimal2020@gmail.com
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