

Community Meeting

Sign-In Sheet

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Petitioner - Shane Seagle (NorthState Development, LLC)

Rezoning Petition No.: 2018-146

January 9, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone	Email
1 Georgia Fields	14039 Shopton Rd West	704-277-2977	
2 Kellie W Lee			
3 Caroline Herold	14314 Harbor Estate Rd		katahdin1@pipeline.com
4 Jean & Brian Fagon	Chapel Cove		brianjean2008@gmail.com
5 Jill Klinger	14428 Sledge Rd		JillianKlinger@yahoo.com
6 Betsy Stewart	13916 Sledge Rd		bstewart29@cfl.rr.com
7 RAMONA SHERWOOD	13937 SHOPTON RD W.		
8 Bob & Janice Thompson	13232 Harbor Oaks Ln		Rthompson53@carolina.rr.com
9 RICHARD-PHELEN FINET	14019 SHOPTON RD W		RICH. FINET@GMAIL.COM
10 Willie Fields	14039 Shopton Rd. W.		
11 Tommy Anderson	14301 Crown Harbor Dr		tanderson2045@carolina.rr.com
12 Kelly DENNIS	13408 HARBOR OAKS WALK		kelly7019@gmail.com
13 Martha Campbell	13111 Pine Harbor		mcampbell28209@yahoo.com
14 Shannon & Joseph Calabro	Rushy Blackbird Way		
15 Barry & Lisa Crosby	14340 Shopton Rd. West		
16 Leslie & Eben Rawls	14200 Fountain Ln.		LeslieRawls@carolina.rr.com
17 Amanda Rawls	14100 Fountain Ln.		alf.1852@gmail.com

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	Name	Address	Phone	Email
18	Brian Rich	13824.5 Queens Harbor Rd	704.604-5135	JBRICHTOO@GMAIL
19	Charles Tylon	14301 SHOPTON Rd W	770 881-4477	gofishookisland@gmail
20	Maria Lugo	13115 Horned Lark Dr.	305-606-9512	elias71@msn.com
21	Greg Seagle	11927 Tree Sparrow Rd	704 578 3607	Greg.Seagle@gmail.com
22	Richard Moss	11914 TREE Sparrow Rd	704 773 9290	R.Moss9@aol.com
23	Brian Thimar	11225 Black Brant Ln	304-545-4239	bt205@aol.com
24	Shane Lappert	11225 Black Brant Ln	704.456.9474	Shaneman2878@yahoo.com
25	Daniel Gates	10830 Saltmarsh Lane	704 519 6586	danielbgates@gmail.com
26	Harold Holloway	11423 WhimbRELCT	(704) 298-1021	Harold.Holloway@GMAIL.com
27	Adekunle Adeniji	11246 Black Brant Ln	336-324-0105	mrt5do@gmail.com
28	Kelly Clarke	11210 Black Brant Ln	704-408-7224	KSCIAKE2@aol.com
29	Penny Welsh	13936 Shopton Rd West	704-287-1611	pawelsch5@yahoo.com
30	Mary Uriarte	14301 Shopton Rd	704 996 1701	Yram1124@gmail.com
31	Hth	13323 Harbor Oaks Ln		
32	Donahue	Chapel Cove		
33	Detelippe	Chapel Cove	(312) 576-5578	
34	Hilda Thompson	15201 Shopton Rd W	704-558-0230	

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	Name	Address	Phone	Email
35	Thad Carroll	13309 Harbor Oaks Ln	704-363-0044	superbeth98@gmail.com
36	Will Fortier	13935 Kings Carriage Ln.	919-260-3303	willfortier@hotmail.com
37	ELTON TROTTER	10522 Hawick ct.	612-850-9316	abcsevice1@msn.com

Dianne Thomas	15417 Detlaulland Dr	704-942-6887	ne.dianne@gmail.com
GALE MARTIN	12111 GREY PARTNERS	440-897-6284	jmartinecollins.com

COMMUNITY MEETING REPORT

Petitioner: NorthState Development, LLC

Petition #: 2018-146

Meeting Date: January 9, 2019

Project: Shopton Road West (Single-Family Development)

Mtg. Location: Pleasant Hill Presbyterian Church, 15000 S. Tryon St. Charlotte, NC 28278

Meeting Time: 6:00-7:00 PM

Attendees: Sonny Crater – Madison Simmons Homes
David Dupree – BCB Investments
Shane Seagle – NorthState Development
James Jones – NorthState Development
Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents, Home Owner Associations and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2018-146 to any neighboring residents or Home Owners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

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

Minutes: The following items were discussed

Sonny Crater began by introducing himself, Madison Simmons Homes and NorthState Development.

He continued by describing the types of homes that can be expected in the proposed development. This included the likely tenant's age range, possible floor plans, facades and architectural features. Next, Mr. Crater explained the zoning petition requested lot standards followed by the entire site location along Shopton Road West and its greater context; as well as where the main egress to the development would be located. The undisturbed tree save area which surrounds a large part of the developed areas are highlighted as well as a terminus common green space which some lots front. Mr. Crater points out that on-street parking will be provided on one side of all proposed roads. Finally, he illustrates the range and quality of products that can be expected in the development.

Questions/Comments by Neighbors:

1. What is the initial time frame for development?

A: We hope for Rezoning approval in February. From there our permitting process may take up to a year or better. It may be a year and a half or so before construction happens.

2. Can you explain in more detail what care will be provided because this area is in the Lower Lake Wylie Watershed Protected Area?

A: The watershed will provide guidelines on the total impervious area on site. Existing water quality buffers on site will remain the same if the site is less than 24% impervious. If the proposed impervious area is greater than 24% impervious the buffers will increase, up to 100'.

3. Explain what "Tree Save Area" actually means? Are these areas planted, landscaped, etc.?

A: These areas will be undisturbed and left as is.

4. Comment: There is a dilapidated structure in the creek on this property that is causing debris to wash downstream and cause blockages/flooding. It probably needs to be cleaned out.

5. Can we have a list of who the points of contact will be moving forward?

A: Yes, we are happy to talk to anyone and field all questions. (business cards are exchanged)

6. Is there any insight of what the traffic effects on Hwy 160 (corrected to Shopton Road West) will be?

A: We will be adding traffic, but we will also be putting a turn lane in to help alleviate some stacking. We will not be adding more traffic than there would be with a by-right R-3 development.

7. What are the price points as it relates to Chapel Cove?

A: Our product is designed to attract the baby boomer market where smaller lots with common yard maintenance are highly desired. While our homes are somewhat smaller, the per foot sales prices are much greater than the homes in Chapel Cove.

8. Will there be ingress/egress off of Shopton?

A: Yes, we are proposing one access off of Shopton Road (points out on presentation where that is located).

9. Are there any stubs to adjacent properties required?

A: We are being asked to provide these stubs, and we may, but we are still taking that under consideration.

10. Will this development be on City water?

A: Yes, there will be City water and sewer.

11. What does the black arrow represent (indicating a black arrow on the site location slide)?

A: That is the approximate location of where the main entry into the development will be.

12. Comment: There is much concern about the Laughing Gull extension and what sort of cut-through traffic problems this may create. Audience members want to know if anyone from CDOT or the City are present to explain the need for the connection.

13. Comment: Think that using Chapel Cove as a tactic to sell the proposed home.

14. What is the price point for the R-3 by-right portion of the development?

A: That is not exactly known at this time, but we have been talking to Chapel Cove and there is a good chance the by-right product will resemble that development.

15. Did you talk to surrounding property owners to try and acquire more land?

A: No, and we do not expect to.

16. We don't want to look at the backs of garages and homes and would like to see a buffer along the western property line.

A: Between the power line easement, and the rear yards there will be quite a bit of distance between your home and the proposed homes. We are willing to investigate that and discuss that topic with you.

17. Why not keep it all R-3 as stands today?

A: We are targeting a different group of people. This is not to build "cheaper" homes. Our homes price per square foot will be greater to that of the adjoining neighborhood. We could come in as R-3 for the entire site but based on our research there is a need for this type product, and we want to provide that. In addition, we have proposed construction material standards that would not be required under by-right zoning. Those materials include items such as cement fiber siding and architectural shingles

18. You said there would be on-street parking allowed?

A: Yes. (points out locations)

19. How far will the homes be from the back of curb?

A: They will be roughly 20-25' from the back of curb.

20. Will the turn lane be right at Woody Point Road on the other side of Shopton Road?

A: It will begin close to that location yes.

21. I am concerned that based on the area plan (Steele Creek) you are asking for an exception and not giving the neighboring public any exchanges. Also, I am concerned about the style looking different than Chapel Cove and the clustered look of the homes verses what is out there.

A: The City has actually slated this area as up to 6 dwelling units per acre and the proposed development would still keep that number to under 3. If you can consider what can go there by right, we are actually giving you a much better situation. Someone could buy this property, mass grade it and put up a product that is by-right, but at a much lower price point.

22. This can't become townhomes if this plan were to hit a speed bump or another recession occurred?
- A: No. This will be a conditional rezoning, so we will be tied to the conditions as well as the conceptual site plan and layout. For someone to build townhomes, they would have to rezone again.
23. Have you thought about leaving the by-right R-3 portion of the development a wooded buffer?
- A: No, we have not considered that, but we will be providing significant rear yards for the properties abutting the exterior property line.
24. Will the cell tower cause any issue?
- A: No. We don't believe that should cause us any problems.
25. Will there be any common open space along Shopton Road West similar to what the Sanctuary has provided?
- A: You may be seeing the right-of-way dedication as CDOT is requesting we provide quite a bit of dedication along our portions of Shopton Road West. Until that widening happens, this will appear as green space.
26. Is this development in the City Limits?
- A: No, but it is in the ETJ.
27. Do you know what the HOA fees will be?
- A: We do not, but we hope they will be around \$100.00 a month.
28. Will there be monumentation along with the naming of the development?
- A: Yes, we will certainly have an identity for the development.