

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. Petition # 2018-147**

**Petitioner:** Laurel Street Residential

**Rezoning Petition No.:** 2018-147

**Property:** ± 3.31 acres located at 10701 Mallard Creek Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Tuesday, January 8, 2018, 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 12/27/18. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETINGS:**

The Community Meeting required by the Ordinance was held on Tuesday, January 8 at 7:00 PM, at Piedmont Unitarian Universalist Church 9704 Mallard Creek Rd, Charlotte, NC 28262. The Petitioner also held additional meetings with residents of the Chatham Neighborhood on January 2, 2019, January 17, 2019, January 18, 2019 and February 6, 2019.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Lee Cochran and Rosa Newman with Laurel Street Residential, Scott Kiger with Design Resource Group and Scott Rasner with BB&M Architecture. 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.**

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean then introduced the development team and gave a brief overview of the conditional rezoning process and schedule for this petition. He then turned the meeting over to Lee Cochran with Laurel Street Residential.

Mr. Cochran gave the audience an overview of Laurel Street Residential, a Charlotte based development company that has projects in NC, GA, and VA. He then described the proposed development for the site. This rezoning petition calls for a market-rate, age-restricted, residential community along Mallard Creek Road. The building will offer an independent living facility with amenities to include, but not limited to, controlled access, interior corridors, a game room and

fitness center, and wi-fi access throughout the complex. Mr. Cochran then explained why they had chosen this site. This parcel is in close proximity to nearby commercial businesses, healthcare services, as well as public transit. It will also serve as a transition from the neighboring single-family residences to the commercial amenities.

This type of housing has minimal traffic impact during peak hours, and no impact to schools in the district. The plan proposes one driveway along Mallard Creek Rd to access the site. The building will be constructed using a mixture of masonry materials and hardi-plank. The proposed development initially included single-story buildings for accessory storage along the back of the property along with a 6 foot fence and plantings to create a buffer to the neighboring single-family homes. Subsequently, the exterior buildings for accessory storage were relocated to the interior of the building as noted below.

Mr. Cochran opened the meeting for questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees had concerns about the height of the building and how that would affect their neighboring properties. With neighboring homes being no larger than 2-stories, residents had concerns about privacy and sunlight to their property. The petitioner has planned a 3/4 story-building and is working with their architects and topography to explore alternative height options. The proposed plantings as well as the grading of the site will help to mitigate some of the height concerns as well.

Attendees inquired about traffic mitigation efforts and how the plan would address pedestrian access to and from the site. Currently, NCDOT has a road widening project for Mallard Creek Rd that will expand the existing roadway to a minimum of 4 lanes with a median. It is unlikely that a full movement intersection will be constructed, thus eliminating left turns and potential back-ups on Mallard Creek Rd at the site location. The Petitioner also commented that this rezoning petition will include a 12' multi-use path in front of the property for pedestrian use and access.

Attendees requested a change in the proposed aesthetic of the building to include the character that is currently in the area. The Petitioner explained that the colors and character of the building could be altered and they would like to work with residents in order to find an amicable compromise for the development.

Attendees had concerns about drainage from the site. Scott Kiger with Design Resource Group explained that the water quality and storm water detention structure on site will fill and release water at the same or slower rate than it is currently. One attendee then asked if the size of the stormwater structure would be large enough to mitigate the drainage from the site without effecting the current issues in the neighboring communities. Mr. Kiger explained that the proposed size would be adequate and if not, underground stormwater retention could be explored.

Lee Cochran thanked everyone in attendance and encouraged attendees to stay and ask additional questions. He also expressed his willingness to hold additional meetings and work with the residents to reach a compromise in design and architecture for the site.

The meeting was adjourned

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The Petitioner is working with the neighbors to address their height, buffer and architectural concerns.

A **Follow-Up Community** meeting was held on **Wednesday, February 6, 2019** at **7:00 p.m** at University City Partners, 8801 JM Keynes Drive, Ste 450, Charlotte, NC 28262.

Lee Cochran, with Laurel Street Residential, thanked those in attendance and explained that the follow-up meeting was scheduled in response to the neighborhood concerns for the proposed development. He then introduced Rosa Newman with Laurel Street Residential, Scott Kiger with Design Resource Group, Scott Rasner with BB&M Architecture and Keith MacVean and Dujuana Keys with Moore & Van Allen. Also in attendance were Darlene Heater with University City Partners and Councilmember Greg Phipps, Councilmember for district 4.

Mr. Cochran shared the revised rezoning schedule for this petition and highlighted key changes to the previously submitted plans. The revised submittal will include the following:

- lowered building elevations so that there are no more than 3 stories adjacent to the single family residences;
- shifted building over by 10 feet to increase distance between adjacent single family homes;
- larger buffer screening with a mix of 50% evergreen and 50% large mature trees;
- removed exterior storage and accessory buildings so that buffer could be larger and consistent in more areas of the site
- broke up the trash areas in two (2) locations with an 8ft masonry enclosure and gate so that they were not all concentrated into one place;
- concerns regarding light pollution addressed by incorporating full cut-off residential lighting limited to 15ft in height;
- Relocating the proposed BMP to underground water detention with sand filters and slow release; and
- changes to the roofline and building character.

Many residents were pleased with the changes to the previously approved plans and appreciate the willingness of the Petitioner to make revise plans and work with the community to address their concerns.

One attendee asked if the materials for the fencing in the buffer could be changed to hardi-plank. Mr. Cochran will look at the cost and see if this is feasible. Vinyl fencing is common to privacy fencing and was preferred, over wood, by the adjacent residents.

Attendees asked if this would be an income restricted property that accepts vouchers or subsidies. Will any of the units be maintained for income restricted tenants? Mr. Cochran explained that this is a market-rate development with no public financing or tax credits. The units will increase in rent as the market dictates.

Residents had continued concern with the building height and aesthetic. Scott Rasner explained that the 3-story portion of the building, adjacent to the single family homes, will be a maximum of 45ft in height including the newly designed roof. The 4-story portion of the building, fronting

Mallard Creek Road, will have a maximum height of 56ft including the roof. The back of the building, facing residential, will be constructed of the same materials as those proposed for the frontage along Mallard Creek Road.

The Petitioner is continuing to work with residents to research alternate fencing and window materials. They are also working with the property owners that directly border the site to provide agreeable buffer materials and options.

Lee Cochran closed the meeting and encouraged attendees to stay and ask additional questions. Mr. Cochran thanked everyone for their attendance and the meeting was adjourned.

cc: Mayor and Members of Charlotte City Council  
David Pettine, Charlotte Mecklenburg Planning Department  
Rosa Newman, Laurel Street Residential  
Lee Cochran, Laurel Street Residential  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2018-147 TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-147 02901104	WAITING ROOM I LLC				10810 MALLARD CREEK RD		CHARLOTTE	NC	28262
2018-147 02901105	GALLOWAY STORE LLC				10174 CLAYBROOK DR		CHARLOTTE	NC	28262
2018-147 02901106	COLUMBIA COCHRAN COMMONS LLC			C/O REGENCY CENTERS	PO BOX 790830		SAN ANTONIO	TX	78279
2018-147 02901132	HIGH FAMILY PARTNERSHIP I LP		ROBERTS, INC	C/O FELLERS, SCHEWE, SCOTT &	PO BOX 450233		ATLANTA	GA	31145
2018-147 02901169	TOKA2 LLC				4200 CAMERON OAKS DR		CHARLOTTE	NC	28211
2018-147 02901170	BPS-MC HOLDINGS LLC			ATTN: DR BINIT SHAH	9735 KINCEY AVE STE 100		HUNTERSVILLE	NC	28078
2018-147 02901177	UNIVERSITY REAL ESTATE INVESTORS LLC				4600 PARK RD SUITE 370		CHARLOTTE	NC	28209
2018-147 02901180	UNIVERSITY REAL ESTATE INVESTORS LLC				4600 PARK RD SUITE 370		CHARLOTTE	NC	28209
2018-147 02936111	THINK GROUP LLC				7808 DISTRICT DR		CHARLOTTE	NC	28213
2018-147 02936124	TRADITION AT MALLARD CREEK LLC	THE		C/O PENOBSCOT CORPORATION	545 CEDAR LN	2ND FL	TEANECK	NJ	07666
2018-147 02936305	MILLER	JASON M			2620 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936306	WILLIAMS	CHAD E			2616 MERION HILLS CRT		CHARLOTTE	NC	28269
2018-147 02936307	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2018-147 02936308	TRUT	CHAD S	CYNTHIA J	TRUTT	5672 PRESCOT CT		CHARLOTTE	NC	28269
2018-147 02936309	KALE	JAMES E			2604 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936310	RICHARD	CHARLES DEAN	SUE W	RICHARD	2603 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936311	HEMLER	DENISE			2607 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936312	WILEY	JANE A			2611 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936313	JONES	CARLA D			2615 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936314	TAITE	JOHN	JENNIFER A	TAITE	2619 MERION HILLS CT		CHARLOTTE	NC	28269
2018-147 02936315	SIMMONS	VELDA			10820 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-147 02936316	MCCULLOUGH	MELONY CHARIES			10816 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-147 02936317	FUSSELL	R DALE	RHONDA R	FUSSELL	10810 TRADITION VIEW DR		CHARLOTTE	NC	28270
2018-147 02936318	JOSHI	PRATIK			10806 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-147 02936319	GARRETT	BART			10802 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-147 02936320	POWELL	LELAND T	CARLEEN O	POWELL	3120 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936321	OBENSCHAIN	MICHAEL P II	ANDREA M	OBENSCHAIN	3114 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936322	MCCRRAW	JONATHAN DANIEL			3110 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936323	HICKMAN	RYAN NIKO			3106 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936324	SPENCE	DONALD W	BRENDA W	SPENCE	36042A HWY 740		ALBEMARLE	NC	28001
2018-147 02936325	BUSHAHRI	YAQOUB M			3044 PARKER GREEN TRAIL		CHARLOTTE	NC	28269
2018-147 02936326	SHEPHERD	WILLIAM	PHILIP JR	SHEPARD	3040 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936327	TEELING	JOHN	TRACY	TEELING	3034 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936328	PETTINATO	KEVIN			3030 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936329	VAUGHN	OPHER S	ELAINE I	VAUGHN	3026 PARKER GREEN TRL		CHARLOTTE	NC	28212
2018-147 02936330	WILLIAMS	WILLIE L	CHONG H	WILLIAMS	3022 PARKER GREEN TRAIL		CHARLOTTE	NC	28269
2018-147 02936331	REID	KENNETH L	DONNA M	REID	3018 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936332	NANNINI	FLORA W	CRAIG P	NANNINI	3014 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936333	CORKERY	PAUL J	MEGAN R	CORKERY	3008 PARKER GREEN TRL		CHARLOTTE	NC	28269
2018-147 02936334	MCDONALD	ANTHONY B	LAKISHA L	MCDONALD	3004 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936335	PERRIN	MARK D	EILEEN F	PERRIN	3000 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936336	BENDER	JOHN F	KATHLEEN O	BENDER	3005 PARKER GREEN TRAIL		CHARLOTTE	NC	28269
2018-147 02936337	PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-147 02936338	RODDEY	TWAN	MISTY	RODDEY	3019 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936339	HUNTER	JEFFREY L	MEREDITH G	HUNTER	3029 PARKER GREEN TR		CHARLOTTE	NC	28269
2018-147 02936340	GABLE	BONNIE C			3033 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936341	TRAN	BAN T	MAKI	MATSUI	3039 PARKER GREEN TR		CHARLOTTE	NC	28269
2018-147 02936342	SYED	ATHAR M	NORA ALICIA	BARCO	3043 PARKER GREEN TRAIL		CHARLOTTE	NC	28269
2018-147 02936343	LIU	CHENG HSIEN	HUA CHIA	LIU	3101 PARKER GREEN TL		CHARLOTTE	NC	28269
2018-147 02936344	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2018-147 02936345	FARRIS	MICHAEL SHANE	SARAH ANN	FARRIS	3111 PARKER GREEN TRL		CHARLOTTE	NC	28269
2018-147 02936346	BRADFORD	WILLIAM			3115 PARKER GREEN TRAIL		CHARLOTTE	NC	28269
2018-147 02936347	WGH NORTH CAROLINA LLC				103 FOULK RD STE 900		WILMINGTON	DE	19803
2018-147 02936355	NICHOLS	MARRISSA VIVIAN			10820 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-147 02936356	RAUB	KYLE MATTHEW	MARGARET ANN	GRIFFIN	10716 TRADITIONAL VIEW DR		CHARLOTTE	NC	28269
2018-147 02936357	JONES	EDWARD B	LEAH K	JONES	10712 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-147 02936358	DANIEL	LISA A			13016 EASTFIELD TD SUITE 200-292		HUNTERSVILLE	NC	28078
2018-147 02936359	GRANT	MICHAEL P	ANNA RUTH	GRANT	10704 TRADITION VIEW DR		CHARLOTTE	NC	28211
2018-147 02936381	CHATHAM HOMEOWNERS ASSOCIATION	OF MALLARD CREEK INC			PO BOX 79032		CHARLOTTE	NC	28271

2018-147	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-147		Timothy	Burgess	2215 Maycroft Dr		Charlotte	NC	28262
2018-147	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2018-147	Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
2018-147	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
2018-147	Chatham	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
2018-147	Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
2018-147	Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
2018-147	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2018-147	Colvard Park	Tanner	Suttles	3225 Colvard Park Way		Charlotte	NC	28269
2018-147	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2018-147	Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2018-147	Freedom West Community Action Association	Richard L.	Eppey	2026 Chipstone Rd		Charlotte	NC	28262
2018-147	Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
2018-147	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
2018-147	Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
2018-147	Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
2018-147	Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2018-147	Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2018-147	Lexington	Robert	Davis	2345 Treymore Lane		Charlotte	NC	28262
2018-147	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2018-147	Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
2018-147	Prosperity Point Homeowners Association	Cosby	Quinlan	3030 Driwood Court		Charlotte	NC	28269
2018-147	Ramblewood Neighborhood Association	Denise	Hallett	11020 David Taylor Dr		Charlotte	NC	28262
2018-147	Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
2018-147	Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-147 – Laurel Street Residential**

Subject: Rezoning Petition No. 2018-147

Petitioner/Developer: Laurel Street Residential

Current Land Use: residential

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Tuesday, January 8, 2018 at 7:00 p.m.**

Location of Meeting: Piedmont Unitarian Universalist Church  
9704 Mallard Creek Rd  
Charlotte, NC 28262

Date of Notice: 12/27/18

We are assisting Laurel Street Residential (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at 10701 Mallard Creek Road (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 ±3.31 acre Site from R-3 to UR-2(CD) to allow the Site to be developed with a residential building designed for seniors.

The age restricted residential building may contain up to 90 units. The proposed residential dwelling units will be located in a single building that is oriented toward Mallard Creek Road. Parking for the residents will be located behind the building.

Adjacent to the single-family homes located in the Chatham Neighborhood a 15 foot buffer with a solid six (6) foot fence will be provided. A minimum of 15% of the Site will be set aside as tree save area.

The Site’s frontage on Mallard Creek Road will be improved with street trees and a multi-use path. Access to the Site will be via a driveway on Mallard Creek Road.

**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 Tuesday, January 8<sup>th</sup>, 2018, at 7:00 p.m. at Piedmont Unitarian Universalist Church 9704 Mallard Creek Rd, Charlotte, NC 28262.** 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  
Rosa Newman, Laurel Street Residential



Lee Cochran, Laurel Street Residential  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location





Laurel Street Residential – Mallard Creek Seniors Rezoning Petition No. 2018-147  
Community Meeting – January 8, 2019 @ 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	Sue W. Richards	2603 Merion Hills Ct.	704 451-0301	drichards3@carolina.rr.com
2	Kenner & Donna Reis	3018 PARKER CENTRAL	704-596-6068	DonnaWReis@bellsouth.net
3	JEFF & MARGARETH HUNTER	3029 PARKER GREEN TRAIL	704-597-1688	JHUNTER81@BELLSOUTH.NET
4	Bonnie Gable	3033 Parker Green Trl	704-576-8364	bcgable@gmail.com
5	SYLVESTER & ELAINE VAUGHN	3026 PARKER GREEN TRAIL	980 299-8990	
6	Cindy Brown	10815 Tradition View		
7	CHERYL BROWN	10815 TRADITION VIEW	704-402-3441	CBROWN1085@Bellsouth.net
8	Willie & Chong Williams	3022 Parker Green Trl.	704-609-8397	WilliamW3022@gmail.com
9	Kevin & Sarah Pettinato	3030 Parker Green Trl	336-870-8786	Kevinpettinato@gmail.com
10	PAULA GUGINO	11110 Tradition View DR	704 503 0200	P5664GUGINO@AOL.COM
11	David & Townsend	11117 Tradition View Dr	704 562 0678	david@astille.com
12	David DROGE	11039 TRADITION VIEW DR	704-578-6677	dcdroge@msn.com
13	Steve & Martha Johnston	10809 Tradition View Dr	704-510-9734	sjohnston1@carolina.rr.com
14	AMAR & NORA SYED	3043 Parker Green Trl	704-560-9925	Syed1255@bellsouth.net

Laurel Street Residential – Mallard Creek Seniors Rezoning Petition No. 2018-147  
Community Meeting – Januray 8, 2019 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	Karen G. Hambright	10174 Claybrooke Drive	704-547-0294	Bloss1017@aol.com
16	Joe Childress	10721 Tradition View Dr.	704-467-0147	joechildress@hotmail.com
17	Sylvester Vaughn	3026 Parker Green Trl.	980 299-8990	VAUGHN.0Pher@yahoo.com
18	C.H. Liu	3103 Parker Green Trl	704 519 9158	chliu/t@gmail.com
19	Carol L Lancelin	3045 Tifton Grass Ln	704-737-9352	Lancel4818@bellsouth.net
20	Steven Carroll	11225 Tradition View Dr	204-975-5652	steven.carroll@hdrinc.com
21	Barbara Kumnick	10825 Tradition View	704-516-9834	abkumnick@bellsouth.net
22	Alan Kumnick	"	"	"
23	Ed Kale	2604 Marion Hills Ct.	704-350-3051	ed.kale@gmail.com
24	Bill Bradford	3115 Parker Green Tr.	704 218 1332	Bill Bradford 3115 @ Gmail.com
25	George Smith	10700 TRADITION	704 962-6698	george.p.smith@webpages.com
26	DON SPENCE	3102 PARKER GREEN TR	704-510-4281	donspence1@att.net
27	Greg Moser	10528 Tradition View Dr	704-526-7630	grgmoser@gmail.com
28	Margaret Donovan	10801 Tradition View Dr	704 942 4264	lavenderemd@gmail.com



Laurel Street Residential – Mallard Creek Seniors Rezoning Petition No. 2018-147  
Community Meeting – January 8, 2019 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
29	CHRS & LISA LAM	11011 TRADITION VIEW DR	980-250-5224	clam625@yahoo.com
30	CLINT SHEPHARD	3040 PARKER GREEN TRL	704 608 5113	
31	Philip Shepard	"	704 577 1422	
32	Tracy Teeling	3034 Parker Green Trl	980 402 5400	tracy.teeling@gmail.com
33	Tina Teeling	3034 Parker Green Trl	704 891 5026	john.teeling@mac.com
34	Kathy + John Bender	3005 Parker Green Trl	704-704-2224	Kobender@carolina.rr.com
35	Elizabeth Gelgel	11026 Tradition View Dr	704-408 3917	
36	MARY COFFEY	11027 TRADITION VIEW DR	704-568-3336	coffey.mary.te@gmail.com
37	Linda Senger	10711 Tradition View Dr	704 301 1826	clhareahomes@gmail.com
38	Irene Tassar	11105 Tradition View Dr.	704-363-0974	
39	WASAHAT SYED	10906 TAVERNAT PARKWAY	704-661-6920	WSYED@ATT.NET
40	Brett Cochran	10702 Mallard Creek Rd.	704 614-7776	Brett@LKniditwork.com
41	Jeanne DeMello	11111 Tradition View Dr.	704-953-9118	jdemello433@gmail.com
42	Dawn Maschhaupt	10765 TRADITION View DR	704-507-5794	Dmaschhaupt@gmail.com

Laurel Street Residential – Mallard Creek Seniors Rezoning Petition No. 2018-147  
Community Meeting – Januray 8, 2019 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
43	KIMBERLY MCCRAW	3110 parker green tr	704 910 2920	K6DAVIS7@hotmail.com
44	JACK BOOKER	10909 Tradition View Dr	704-778-2901	Booker Fam@aol.com
45	Denise Hemler <sup>Shelly</sup> <del>Shelly</del>	2607 Merion Hills Ct	704-595-7642	dhenl4@gmail.com
46	John/Jenn Tait	2619 Merion Hills Ct	704 549 9512	johnandjennifer@me.com
47	Krista Marshall	10921 TRADITION VIEW DR	704-548-1493	
48	WILLIAM SPIEGEL	10753 TRADITION VIEW DR	980-721-4128	wspiegel@carolina.rr.com
49	Ronald Williams	11226 Trad V. Dr	704-412-2432	
50	Dorel/Porter	11219 Tradition View Dr	704-502-2407	dorel.porter@gmail.com
51	Gabriel Burgos	10732 Tradition View Dr	704-649-4214	gburgos 704@yahoo.com
52	Shere Burgos	10732 Tradition View Dr	704-453-1868	nsghen@yahoo.com
53	MARK PERIN	3000 PARKER GREEN TR	704-502-3949	
54	David Russell	11100 Lorwind Ct.	440-781-2286	dowspeed@aol.com
55	Cathie Clarkson	3001 Silver Birch Dr.	704 562 8200	cclarkson@afpdnav.com
56				

Laurel Street Residential – Mallard Creek Seniors Rezoning Petition No. 2018-147  
Community Meeting – Januray 8, 2019 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
57	Je			
58	Margaret Ann Raub	10714 Tradition View Dr.	704 968 6539	margaretann.griffin@gmail.com
59	Francene V. Greene	759 Lyerly Ridge Rd	704 953 7781	Agreene@gmail.com
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# **FOLLOW-UP COMMUNITY MEETING**

## **PETITION # 2018-147 – Laurel Street Residential**

**Date and Time of Meeting:**

**Wednesday, February 6, 2019 at 7:00 p.m.**

**Location of Meeting:**

University City Partners  
8801 JM Keynes Drive, Ste. 450  
Charlotte, NC 28262

**Date of Notice:**

January 29, 2019

Laurel Street Residential would like to invite you to a follow-up community meeting to provide an update on the rezoning efforts for the site located at 10701 Mallard Creek Road (the “Site”). The developer would like to bring the community up to date on changes made to the plans post the initial plan submittal and in response to community feedback.

**Background and Summary of Request:**

This Petition involves a request to rezone the ±3.31 acre Site from R-3 to UR-2(CD) to allow the Site to be developed with an age restricted residential community.

**Community Meeting Update:**

The new rezoning petition and associated site plan to be filed as part of this rezoning request proposes to make the following changes to the previously submitted conditional plan, including changes due to community input:

- Building Height and Scale
- Location and Screening of Trash
- Building Architecture
- Buffer Size and Treatment
- Drainage
- Lighting

We look forward to discussing these updates with you at the Follow-Up Community Meeting. In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Rosa Newman, Laurel Street Residential  
Lee Cochran, Laurel Street Residential  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location





# Follow-Up Community Meeting 2.6.19 2018-147

Name	Address	Email
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1	Sue Richards	2603 Merion Hills Ct. drichards3@carolina.rr.com
2	GAINES E. MILES	3042 TIFTON GRASS LN GAINES.MILES@gmail.com
3	Bill SPIEGEL	10758 TRADITION V Dr. wspiigel@carolina-rr.com
4	Kimberly McCLAW	3110 Parker Green Tr kgdavis7@hotmail.
5	Willie Williams	3022 Parker Green Trl. Williams W 3022@gmail.
6	C.H. Liu	3103 Parker Green Trl chliu11@gmail.com
7	Bonnie Gable	3033 Parker Green Trail bcgable@gmail.com
8	SYLVESTER & ELAINE VAUGHN	3026 PARKER GREEN TR. ENVA
9	MARTURIE OLIVER	2622 SAWGRASS Rdx Pl postypenny@gmail.c
10	Melony McCullough	10816 Tradition View Dr. melonye1@gmail.com
11	ATHAR SYED	3043 Parker Green Trl syed1255@bellsouth.net

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# Follow-up Community Meeting 2.6.19

## 2018-147

	Name	Address	Email
26	Alan C. Kurn	10825 Tradition View Drive	
27	Cheryl Brown	10815 " "	" CBROWN1085@BellSouth.NET
28	Cindy Brown	" "	CBROWN1085@BellSouth.NET
29	Barbara Kumnick	10825 TRADITION VIEW DR.	28269
30	Alan Kumnick	" " " "	" "
31	Steven Carval	11225 Tradition View Dr	28269
32	DONALD W. SPENCE	3102 PARKER GR. TR.	28269
33	Denise Hall	11110 Tradition View Dr	28269
34	PAULA GUGINO	11110 TRADITION VIEW DR.	PS664GUGINO@AOL.COM
35	Kevin White	10916 Tradition View Dr	28269
36	Maki Matsui	3039 Parker Green Trail	28269
37	CLINT SHEPHERD	3040 PARKER GREEN TR	shepard.shepherd@gmail.com
38	Philip Shepard	" " " "	budsheps7@gmail.com
39	Sarah Farris	3111 Parker Green Tr	sarahfarris8@gmail.com
40	Jack Booker	10909 Tradition View Dr	BookerFam@AOL
41	Wesley Jordan	11102 Balata Ct	wjordan98@yahoo.com
42	David Townsend	11117 Tradition View Dr	david@aselle.com
43	ETIENNE MAYRAND	11046 TRADITION VIEW DRIVE	ETIENNE.MAYRAND@OUTLOOK.COM
44	DAVID DROGE	11039 TRADITION VIEW Drive	ddroge@msn.com
45	JOHN TEELING	3034 PARKER GREEN TR	JOHNTEELING@MAC.COM
46	Dawn Maschhaupt	10765 TRADITION VIEW DR	dmaschhaupt@gmail.com
47	Nia Peace	2640 Sawgrass Ridge Pl.	NiaPeace@gmail.com
48	Greg Phipps	600 E. 4th Street	gaphipps@charlottenc.gov
49	Tracy Teeling	3034 Parker Green Tr	tracy.teeling@smail.com
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