

Sign in Sheet

- (1) Kathleen Garbriech
121 Creek Valley Dr.
- (2) Bethel U Dale
132 Creek Valley Dr.
- (3) David Konfara
8700 Lorraine Dr
- (4) Mike DeMilt
129 Creek Valley Drive
- (5) AJ & Christine Pruss
8613 Lorraine Drive
- (6) Habib Sargatchi 8600 Lorraine Dr
- (7) Cape Walden 8502 Lorraine Dr.
- (8) Scott Belford 8507 Lorraine Dr.
- (9) ~~Blanche~~ R. Curlee 8635 Sargill Dr
- (10) TED R. BROWN 704-330-1111
- (11) Marcia Rodda 8621 Lorraine Dr
- (12)

Notice to Interested Parties
of Community Meeting

Subject: Community Meeting – **Rezoning Petition 2018-167**, filed by Ronald Staley, Jr. (Verde Homes, LLC), to rezone approximately 1.74 acres made up of 1 parcel located at 8515 Sardis Road from the R-3 zoning district to the R-8MF(CD) zoning district (Parcel ID 213-114-12).

Date/Time of Meeting: **Monday, February 4, 2019, from 6:00-7:00 p.m.**

Place of Meeting: **Sardis Presbyterian Church
6100 Sardis Road
Charlotte, NC 28270**

We are assisting Ronald Staley, Jr. (Verde Homes, LLC), (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 1.74-acre site (the “Site”) located 8515 Sardis Road from the R-3 zoning district to the R-8MF(CD) zoning district (Parcel ID 213-114-12). The purpose of this rezoning request is to allow for the townhome development, while limiting the maximum allowable residential units on site as described under the R-8MF zoning district.

Representatives of the Petitioner will make a presentation 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.

In the meantime, should you have any questions or comments, please call me, Paul Pennell, at (704) 334-3303 x125 or email me at paul@urbandesignpartners.com.

Respectfully,
Paul Pennell, PLA
Urban Design Partners, PLLC

Cc: Mayor Vi Alexander Lyles
Mr. Tariq Bokhari, Charlotte City Council District 6
Mr. Edmund H. Driggs, Charlotte City Council District 7

Date Mailed: January 21, 2019

COMMUNITY MEETING REPORT

Petitioner: Verde Homes LLC, Ronald Staley, Jr.

Petition #: 2018-167

Meeting Date: February 4, 2019

Project: Sardis Road Townhomes

Mtg. Location: Sardis Presbyterian Church, 6100 Sardis Rd, Charlotte, NC 28270

Meeting Time: 6:00 PM

Attendees: Ronald Staley Jr. - Verde Homes LLC
Mina Vazeen – Property Owner
Paul Pennell – Urban Design Partners
Nevin Chamberlain-Gentry – Urban Design Partners

The Community Meeting was attended by neighboring residents and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2018-167 to any neighboring residents or Home Owners Association members who were in the rezoning mailer radius or spoke to the Petitioner 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

Paul Pennell began the meeting by introducing an overview of the project location in the Sardis Forest Neighborhood.

He continued with a brief history of the site and the current resident, Mina Vazeen; Mr. Pennell gave the current zoning and the proposed zoning, R-8 MF. Mr. Pennell explained the south district future land use plan and how it applies to this project. He gave an overview of the lot dimensions and where the most recent rezoning has taken place near the site. He further explained that the site is planned to be redevelopment and would be converted into 12 Multi-Family residential For Sale Townhomes. These townhomes will be age restricted and made available to individuals of age 55 and up. The proposed new Townhome units were described, in that, they would be constructed to represent and coordinate with the architecture already found in the neighborhood. Mr. Pennell wrapped up the presentation by pointing out the key site features on the site plan and by showing an overview of the rezoning process schedule. Mr. Pennell opened the floor for questions and comments.

Questions/Comments by Neighbors:

1. How will the driveway work? Will there only be one way in and out?

A: There will be a shared driveway entrance which will serve all 12 townhomes on site. It will be 26' wide and will allow for a safe entry/exit onto Sardis Rd.

2. Comment/Question – There is a creek on-site. How will you build on top of it?
A: We are not aware of any creeks on site, none have shown up on the survey. There are some storm drainage easements which will be addressed.
3. How does the parking work for the project?
A: Each townhome has a two-car garage and a driveway pad which will accommodate 2 more cars. There will also be eight guest parking spaces on site. This will allow for 56 total cars to be parked on site.
4. What will the square footage of the homes be?
A: Each townhome unit will be 2,000 to 2,500 Square feet.
5. Will there be elevators.
A: Yes. An elevator will be provided to help the nature of the units remain age restricted and targeted toward a 55 and up demographic.
6. How will trash be handled?
A: The development will be provided with its own trash collection area and each unit will be provided roll-outs which will be housed in each unit's garage until trash collection day.
7. Will the roll-outs be put out along the edge of Sardis Rd?
A: No. There will be an internal area for roll-outs and a collection service will remove the waste.
8. Can we get a copy of the site plan?
A: Yes. The site plan is made public and can be found at Rezoning.org. All information for this rezoning is available there and will remain public record.
9. Is the nearby development on Sardis Rd. North the same as this rezoning?
A: We are not aware of that project and its details.
10. What is the estimated time of construction?
A: Construction would last around 18-24 months. The project would be phased, to allow for Pre-sales and would progress as the units were developed.
11. How do you access the units?
A: There will be the front main entry and an entry through each garage. The units along Sardis Rd will have a sidewalk leading from each door to the sidewalk along Sardis Rd to have direct access.
12. Will there be a fence or wall along Sardis Rd?
A: Yes. We plan to have a barrier of sort, most likely a nice brick wall along the edge of Sardis Rd to give some privacy to the residents.

13. Will all buildings be built, or will there be a chance of only some buildings being built?

A: All buildings will be built. The project will eventually be built exactly as the approved site plan is shown.

14. What is the area around the perimeter of the site? (Hatched area on plan)

A: This area is a perimeter tree save which will save existing trees around the edge of the site to provide privacy and separation from the neighboring properties. There will be supplemental plantings, as well as required buffer plantings in some areas.

15. Will the trees be protected, or will they all be replaced with tiny trees?

A: Yes, the trees in the tree save area will be protected using all required methods of tree protection by the city of Charlotte. We will be supplementing any tree save areas with further plantings if needed. We will plant the required 2-inch trees, which will be able to establish themselves quicker than a larger caliper tree and will catch a larger planting in a short time.

16. Where will the entrance be during construction?

A: The construction entrance will be located in the same position as the driveway entry depicted on the site plan. This will allow for only one point of entry/exit to prevent construction vehicles from entering too close to Oak Creek Drive.

17. Where does all of the storm water go?

A: The storm water will be captured in the area near the back of the site labeled stormwater quality. This area will be a dry detention pond which will capture stormwater, and clean it per required standards, and slowly release the water over a period of a few days. This will help prevent erosion and could improve any existing stormwater issues nearby.

18. What will happen to the existing creek?

A: We are still not aware of any existing creeks or streams on site. Any stormwater drainage ditches or easements will be considered and re-routed to allow for the most efficient method of stormwater containment.

19. Will the pond cause a mosquito problem? There are already many mosquitoes in this area.

A: The pond will not cause any additional issues with mosquitoes. Mosquitoes are attracted to area with stagnant or un-moving water. This pond will move and drain over a period of a few days or less, so the water will constantly move.

20. How are the four townhomes in the back of the site accessed? Will there be a front door?

A: Each townhome will be accessible by a 2-car garage with individual driveways, and there will be a secondary entrance on the opposite side of the unit for pedestrian access as well. There is currently no sidewalk shown to the rear of these units, but this could be incorporated into the project as it moves into land development.

21. Will you be widening the road as part of this project?

A: No. We will be negotiating with CDOT on right-of-way dedication to allow for future widening of the road in this area. The plan shows an 8-foot planting strip and an 8' sidewalk per current roadway standards.

22. What is the timeline of the rezoning and land development process?

A: The rezoning timeline will be per the rezoning schedule, and then land development will proceed for a few more months. Once land development drawings are approved and building permits are issued, construction can begin.

23. What is the estimate of the construction timeline? When would you expect construction to begin?

A: We would expect construction to begin in spring or summer of 2020. We expect to build the units by building group and would expect these to be built in 18-24 months' time.

24. What is the price range of the units? What will the selling prices be?

A: We expect this product to be in the \$400,000 range. The units will be over 2,000 square feet, not including the un-heated space of the two-car garage.

25. What is the reason for building an age restricted community?

A: We see the need in the community for age restricted homes to allow for individuals to live in a nice home, with accessible amenities and not be forced to live far away from uptown. There will be HOA services and outdoor maintenance so the residents will not have to be responsible for their own upkeep.

26. Will this rezoning open the door for all nearby properties to be rezoned and create a large area of townhome communities?

A: Zoning and land development view all rezoning cases on a case-by-case basis. We can not determine what the impacts of the rezoning here would be, but we know this project would stand alone on its own platform. The density we are attempting to achieve is R-8 MF or 8 units per acre, but we will be further restricting the maximum density allowance to 6.9 DUA. We want to keep the density down as much as we can, while still having a viable project.

27. Comment – This property is very small, and these townhomes will be crammed in like the other project. This will be a very big inconvenience for the nearby neighbors. Is this the kind of development we want to have in our neighborhood? (Resident is referencing a nearby project with higher density and as a comparison)

28. Comment/Question – Landscape is very important to our community, will there be trees and extra landscape areas taken into consideration?

A: The project will have buffer areas with required tree and shrub plantings. There will also be tree save areas bordering the entire site which are designed to provide more privacy for the residents of the townhome community, and also provide more screening for adjacent property owners.

29. Will utility work affect Sardis Rd or cause any long road closures?

A: We do not expect it to. There will only be one sewer and water tap into the utilities in Sardis Rd, this should not take long or cause a long road shutdown.

30. How wide is the townhome unit?

The units are currently shown as 24 feet wide and 50 feet deep. The width is very typical of townhomes in this current market.

31. Comment/question – I work from home and rely on electricity and internet for my job, will the utilities of the neighbors be affected by this construction?

A: The utility services should not be interrupted by this development. There are procedures put in place to prevent prolonged periods of service interruption for nearby users.

32. When is the next meeting we can come to?

A: The next meeting will be in about two months. This will be the rezoning public hearing at the city. The dates would either be April 15th or May 20th.

33. Comment- It sounds like we all need to go to the public hearing and tell them we do not support this rezoning.

34. Where is the rezoning sign and why is it not posted at the project location?

A: We have been attempting to find out why there is no sign posted at the site. We will also be pursuing an answer to this question.

35. Will the site plan change before it is approved?

It is possible, but not likely. What you see on the plan here will not change much before the final hearing and approval. It is very unlikely we would be allowed more freedoms or more density, so any changes would most likely be more restrictive.

Mr. Pennell thanked the neighbors and nearby residents for attending and closed the meeting.