

Community Meeting Report

Petitioner: Land Partners of America – Joseph Rhodes

Rezoning Petition No. 2019-009

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:

The agent for 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** attached hereto by depositing such notice in the U.S. mail on **February 8, 2019**. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on **February 20, 2019 at 6:00 p.m.** at the **Williamson Pavilion at Hornet's Nest Park located at 6301 Beatties Ford Road in Charlotte, NC 28216**. The first attendees arrived by 5:50 and the last attendee left by 7:30 p.m.

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 C**. The Petitioner was represented at the Community Meeting by Joseph Rhodes with Land Partners of America (Petitioner), and Sara Shirley with American Engineering (Petitioner's Agent).

SUMMARY OF DISCUSSION:

As attendees arrived, Sara Shirley and Joseph Rhodes greeted each person, and invited each to sign-in, take a business card for Sara Shirley for future contact information, and to see the exhibits of the proposed Rezoning Plan. Printed full size exhibits of the proposed site plan were made available for viewing to the neighborhood attendees. Attendees were invited to provide comments and ask questions about the proposed plan.

Sara Shirley and Joseph Rhodes were on-hand and available to answer questions and address concerns with the attendees.

Throughout the conversations held, the following topics were discussed:

General Information provided about the site:

- The rezoning process was discussed as it applies to this site, and how citizens could find information about this project online and via contact information for Sara Shirley;
- General site questions were answered related to the properties involved with this rezoning project – acreage involved, identifying the external boundaries of the site and context of the site within the existing neighborhood;
- Current zoning and uses were discussed and explained, how the site could currently be developed under the existing zones;

- Information about the proposed zone and proposed use was provided and attendees were shown the proposed number of homes, explained the general layout and proposed setbacks from property lines, neighborhood context and how this site would fit into the existing neighborhood;

Comments and/or Concerns addressed about the site:

Traffic impacts for the adjacent neighborhoods. Sara Shirley provided information about the improvements that may be required as part of the proposed development by CDOT and NCDOT, such as left turn lanes, sidewalks, lighting and general road improvements. Sara Shirley also provided a brief explanation for the proposed City project that would provide a traffic signal for the intersection of Beatties Ford and Trinity Road and the estimated date of construction;

Tax impacts. The citizens were concerned about the impacts the proposed development would have on their current tax assessments, as they had recently received notices of personal property tax increases. Sara Shirley stated this would be a question for the City to determine if and how much of an impact this development would have on taxes; and above all the goal for the development is to be a welcome addition to the neighborhood.

Perimeter borders. The pastor representing adjacent Trinity Park Baptist church was concerned about existing foot traffic as it currently impacts the church property. The agent explained trees would need to be preserved to meet the City's tree save requirement, and that there is currently shown a buffer of trees between the proposed homes and the existing church property that is intended to remain as part of this development.

Price Point and Building elevations for proposed homes. The community requested information for the buildings and projected price points. Sara Shirley and Joseph Rhodes explained builders are being interviewed but there is not yet a specified builder. Joseph Rhodes further explained that the intent is for a townhome product, either 2 or 3-stories with a one-car garage, and the price point would be determined at time of construction, based on the market pricing and availability. Citizens were concerned with gentrification of the neighborhood, wanting to make sure this development will be a well-maintained neighborhood (to lessen crime concerns) while not pricing existing residents out of the neighborhood.

Contact List for invitees. The community was concerned about the provided contact list. Sara Shirley explained the contact policy, and also showed the list of neighbors, community, civic, and religious organizations (that the City provides in addition to the surrounding neighbors) that were contacted for the neighborhood meeting. Sara Shirley provided business cards for attendees to provide to neighbors who may have questions in the future, but who were unable or not notified (due to proximity to existing site) about the meeting.

Attendees were thanked for coming, and were able to speak to the Petitioner and his agent. Attendees were provided with business cards to contact the agent if questions or concerns arose in the future.

Respectfully submitted, this 8th day of March, 2019

cc: Tammie Keplinger, Charlotte-Mecklenburg Planning Department

Exhibit A

2019-009	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
					C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR		CHARLOTTE	NC	28202
2019-009	03710101	MECKLENBURG COUNTY						CHARLOTTE	NC	28210
2019-009	03710103	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710107	GRIFFIN	RONALD B	LARRY A	GRIFFIN	16232 LEWARD LN		HUNTERSVILLE	NC	28078
2019-009	03710108	GRIFFIN	RONALD B	LARRY A	GRIFFIN	16232 LEWARD LN		HUNTERSVILLE	NC	28078
2019-009	03710109	CHADWICK	AMY JOY	GERALD	CHADWICK	11418 ABERNATHY RD		CHARLOTTE	NC	28216
2019-009	03710144	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710145	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710146	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710147	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03710148	TRIMURTI TEMPLE DEVASTHANAM				3010 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-009	03712102	TRINITY METHODIST CHURCH				6230 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-009	03714101	CLIMER	MOZELLE E		E GUY	6500 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-009	03714102	CLIMER	ELMER G		VALLEY M E	6500 BEATTIES FD RD		CHARLOTTE	NC	28216
2019-009	03714103	CALDWELL	DONALD SAMONDS	MARILYN	CALDWELL	107 LISMARK DR		MOORESVILLE	NC	28117
2019-009	03714104	PARKER	ROY L	MARGARET J	PARKER	1924 SLATER RD		CHARLOTTE	NC	28216
2019-009	03714105	BEATTIES FORD-TRINITY	PARK BAPTIST CHURCH			9117 TRINITY RD		CHARLOTTE	NC	28216
2019-009	03714106	PSFC PROPERTIES LLC				PO BOX 2273		INDIAN TRAIL	NC	28079
2019-009	03714107	BEATTIES FORD TRINITY	PARK BAPTIST CHURCH			9117 TRINITY RD		CHARLOTTE	NC	28216
2019-009	03714108	AL-ASFAR	MUSTAFA			5000 E INDEPENDENCE BLVD		CHARLOTTE	NC	28212
2019-009	03714204	RICHMOND	IDA M			5217 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714205	FREEMAN	TIMOTHY, JR			5223 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714206	ABLE	CLARENCE	DORIS W	ABLE	5229 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714207	BREWER	EDWARD EUGENE & W		MARTHA Y	5235 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714208	REID	GORDON KINLEY	EVA T	REID	5239 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714209	ASHFORD	DOROTHEA B			5243 ELDERBANK DR		CHARLOTTE	NC	28216
2019-009	03714329	FERGUSON	JONATHAN L			4704 MCCLURE RD		CHARLOTTE	NC	28216
2019-009	03715105	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			PO BOX 30035		CHARLOTTE	NC	28230
2019-009	03715677	HOME SFR BORROWER LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	1110 STRAND ST STE 2A		CHRISTIANSTED	VI	00820
2019-009	03715678	WASHINGTON	REEVA D			4000 CRAVEN HILL RD		CHARLOTTE	NC	28216
2019-009	03715679	GANDY	LARRY JAMES		ANN MARIE	4003 CRAVEN HILL RD		CHARLOTTE	NC	28216
2019-009	03715680	MATTHEWS	JOSEPH S	BRIANA	FALCONE	4007 CRAVEN HILL DR		CHARLOTTE	NC	28216
2019-009	03715681	PAGE	CARMAINE LOLEITA			4011 CRAVEN HILL RD		CHARLOTTE	NC	28216

2019-009	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-009	Bahama-Havana Park Homeowners Association	Alvin	Bond	5021 Casino Dr		Charlotte	NC	28216
2019-009	Bahama-Havana Park Homeowners Association	Calvin	McDougal	5121 Hawaii Dr		Charlotte	NC	28216
2019-009	Bahama-Havana Park Homeowners Association	Carolyn	Ellis	8217 Bella Vista Ct		Charlotte	NC	28216
2019-009	Bahama-Havana Park Homeowners Association	Lonnie	Newsom	5024 Casino Dr		Charlotte	NC	28216
2019-009	Beatties Ford/Trinity Park Community Association	Eric	Miller	9901 Clairemore Pl		Charlotte	NC	28216
2019-009	Belmont Community Association	Patricia	Adams	8201 Bella Vista Ct		Charlotte	NC	28216
2019-009	Historic West End Neighborhood Association (HWENA)	Calvin	McDougal	5121 Hawaii Drive		Charlotte	NC	28216
2019-009	Hyde Park Estates	Alan	Purvis	4201 Hyde Park Drive		Charlotte	NC	28216
2019-009	Hyde Park Estates	Eddie	Hoover	5918 Crestwood Dr		Charlotte	NC	28216
2019-009	Hyde Park Estates Community Association	Ray	Cantey	4374 La Brea Drive		Charlotte	NC	28216
2019-009	Hyde Park Neighborhood Association	Clayton S.	Reid	6008 Crossbow Ct		Charlotte	NC	28216
2019-009	Hyde Park Neighborhood Association	Johnny	Johnson	4620 Meridian Drive		Charlotte	NC	28216
2019-009	Idlewild South Neighborhood Association	Tony	Bastfield	4247 Hyde Park Dr		Charlotte	NC	28216
2019-009	J H Gunn Neighborhood Association	Bea	Kiser	4244 Hyde Park Dr		Charlotte	NC	28216
2019-009	Lexington	Veronica	Foster	6929 Silver Garden Ln		Charlotte	NC	28216
2019-009	Preston Village & Pawtucket	Loleita	Page	4011 Craven Hill Drive		Charlotte	NC	28216
2019-009	Rolling Hills at Parkside	Tiffany	Haskins	7400 Icon Way		Charlotte	NC	28216
2019-009	Sullivan's Trace Homeowners Association	Bailey	Dunmire	3522 Mallory Taylor Ln		Charlotte	NC	28216
2019-009	Trinity Park & Beatties Ford Park	Peggy	Mason	5338 Evanshire Dr		Charlotte	NC	28216
2019-009	Trinity Park Neighborhood Association	Betty	Worthy	9106 Felddbank Dr		Charlotte	NC	28216

Exhibit B

February 8, 2019

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING FOR REZONING PETITION NO. 2019-009

Subject: Community Meeting – Rezoning Petition filed by Land Partners of America to rezone approximately 16.0 acres located northeast of the intersection of Beatties Ford Road and Trinity Road in Charlotte, NC to allow for the development of a townhome community.

Date and Time of Meeting: Wednesday, February 20th, 2019 at 6 p.m.

**Place of Meeting: Hornet’s Nest Park – Williamson Pavilion
6301 Beatties Ford Road
Charlotte, NC 28216**

Petitioner: Land Partners of America – Joseph Rhodes

Petition No.: 2019-009

We are assisting Land Partners of America (“the Petitioner”) with a rezoning petition recently filed to allow for the development of the site located northeast of the intersection of Beatties Ford Road and Trinity Road (“the Site”). We would like to take this opportunity to provide you with basic information regarding the Petition and to invite you to attend a community meeting for discussion.

Background and Summary of Request

This rezoning petition involves a request to rezone the approximately 16.0 acre site from a split zoning of R-3 (single family) and B-2 (business) to a proposed zoning of R-8 MF (CD) (multi-family conditional district) to allow the development of a townhome community. Access to the site will be provided from Beatties Ford Road and Trinity Road. Please see the site map on the following page.

Community Meeting Date and Location:

Charlotte Mecklenburg Planning Department’s records indicate that you are 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, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, February 20th, 2019 at 6 p.m. at the Williamson Pavilion in Hornet’s Nest Park, 6301 Beatties Ford Road, Charlotte, NC 28216.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting. Meeting location is shown on the following page.

Should you have any questions about this project, you may call Joseph Rhodes at (770.713.7622) or Sara Shirley at (704.749.1021)

Thank you.

*Cc: Justin Harlow, City Council Member, District 2
Richard Hobbs, City Planning Department (via email)
Michael Russell, City Planning Department*

Date Mailed: February 8, 2019

*American Engineering Associates – Southeast, PA
8008 Corporate Center Drive, Suite 110, Charlotte, NC 28226 ♦ 704-375-2438 ♦ www.American-EA.com*

Exhibit B – cont'd.



American Engineering Associates – Southeast, PA
8008 Corporate Center Drive, Suite 110, Charlotte, NC 28226 ♦ 704-375-2438 ♦ www.American-EA.com

Exhibit C

Beatties Ford and Trinity Road
Community Meeting Sign-In Sheet
 Petitioner: Land Partners of America
 Rezoning petition number: 2019-009
 February 20, 2019
 Williamson Pavillion – Hornet’s Nest Park

	Name	Address	Phone	Email
1	Sara Shirley	8008 Corporate Center Dr. Suite 110	704-749-1021	sshirley@american- e.com
2	DAVID Tomlinson	2059 CONDOR AVE	701-484-0636	DT@BLACKOAKS LLC
3	Brian Caldwell	5524 Evanshire Dr.	704-394-5538	LLC
4	Wilson Rhyme	5506 EVANSHIRE DR	704-891-1526	
5	Gregory B. Gandy	5313 Elderbank Dr.	704-392-9604	gandy@adl.com
6	Steve Ryan	5324 Elderbank, Dr	704-392-8349	
7	Peggy Mason	5338 Evanshire Dr.	704-606-1092	pres. of Assoc. TrinityNA@gmail.com
8	Timothy Freeman	5353 Elderbank Dr.	704-392-1663	
9	Beth Kucena	LI	LI	
10	GONG ANARA	9920 Rockwood	704-651-2886	
11	Lola Zimmerman	5409 Evanshire Dr	704-394-1311	
12	Jean Frye	5306 Elderbank Dr.	704-394-3747	
13	Vicki Scott	5325 Elderbank Dr	704-712-2243	
14	Loretta Ingram	5325 Elderbank Dr	704-712-2243	
15	RAYMOND GANTLEY	4374 La BREA DR.	704-451-3849	RAY4374@ATT.NET
16	Pastor Eric R. Miller	9115 Trinity Rd Cit NC 28216	704-604-4217	pastormiller@trinity parkbc.org
17				
18				
19				
20				