

Community Meeting Report

Petitioner: Sinacori Builders

Rezoning Petition No. 2019-023

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 **March 29, 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 **April 11, 2019 at 6:00 p.m.** in the **Community Room** at **South County Regional Library located at 5801 Rea Road Charlotte, NC 28277**. The first attendees arrived by 5:30 p.m. and the last attendee left by 7:40 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 Russ Sinacori and Ed Estridge with Sinacori Builders (Petitioner), and Sara Shirley with American Engineering (Petitioner's Agent).

SUMMARY OF DISCUSSION:

The meeting opened with a brief introduction of the Petitioner and the Petitioner's Agent, an overview of the proposed zoning and site layout, an invitation to sign-in and an overview of the process moving forward. It was emphasized that the purpose of the meeting was to gather information and comments from the community and to answer any questions. The meeting was opened to the community's questions, and the following topics of conversation were discussed:

- **Traffic concerns, ingress/egress for the site**

Existing traffic along Carmel Road was a major concern for the neighbors. Neighbors questioned the ability for the neighborhood to turn left and discussed the logistics of the turn due to the existing median on Carmel Road. Proposed school bus stops were also a concern.

- **Proposed Builder and Elevations, home sizes and price points**

As a builder is not yet determined for the property, many questions arose surrounding the proposed elevations, material commitments, home sizes (square footage and number of floors) and the proposed price points. Concern regarding a similar or better quality for the proposed homes to match the existing neighborhood fabric. It was explained that though there is not a specific builder determined, neighbors could present specific items and commitments to be added to the conditions for rezoning. Items such as height restrictions, number of garage parking spaces, materials, façade embellishments, etc.. were suggested.

Though there was conversation, no specific items were requested to be added to the conditions; though it was requested to have further conversations regarding those commitments.

- **Parking for community**

Concerns about overflow parking into adjacent neighborhoods was discussed. It was stated the neighborhood would provide 2-car garages, and equivalent space in the driveway to allow for parking for each unit, as well as guest parking for the neighborhood.

- **Stormwater concerns**

Drainage across the site and onto other properties was a concern for the adjacent neighbors. It was explained stormwater management areas have been preliminarily located and would be sized appropriately at time of construction plan design to comply with City and State standards and requirements.

- **HOA restrictions**

It was requested for commitments to include individual roll out service for each unit, and for rental properties to be restricted or excluded from the community.

- **Buffers along boundaries**

Questions surrounded the proposed buffers; how much vegetation would be retained as part of the project; and the proposed buffering vegetation along the external property lines. The adjacent townhome neighborhood also requested a buffer along the property line.

- **Landscaping along Carmel**

Concerns for how much vegetation would be provided along Carmel, including the type and quality of proposed landscaping were addressed. It was explained two (2) townhome units would be removed so as to maintain a consistent setback along Carmel Road, allowing for a larger buffer.

- **Existing wildlife**

It was requested to provide breaks in the buffer fencing to allow for wildlife crossings

Respectfully submitted, this 15th day of April, 2019

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A – Community Contacts

2019-023	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-023	20926215	MCMAHON	SAM H JR	CAROLYN G	MCMAHON	5210 CARMEL RD		CHARLOTTE	NC	28226
2019-023	20932101	WALKER	DONALD G	LUAN S	WALKER	5500 CARMEL RD		CHARLOTTE	NC	28226
2019-023	20932141	RAPHAEL	REMI	LISA	DEUTZ	3627 QUAIL VIEW RD		CHARLOTTE	NC	28226
2019-023	20932148	KOUTSOKALIS	ANDY			4421 WINDWOOD CR		CHARLOTTE	NC	28226
2019-023	20932149	O'MELVENY	CHARLES P	CARANNA M	O'MELVERY	4429 WINDWOOD CR		CHARLOTTE	NC	28226
2019-023	20932216	WADE	STEVEN F II			1729 LOGIE AVE		CHARLOTTE	NC	28205
2019-023	20932217	TPM PROPERTIES LP				3816 MOORLAND FARMS ROAD		CHARLOTTE	NC	28226
2019-023	20932218	STAWSKI	JAMES			5404 CARMEL RD		CHARLOTTE	NC	28226
2019-023	20932219	PATEL	SAUMILKUMAR R	AMIBAHEN S	PATEL	4336 WINDWOOD CR		CHARLOTTE	NC	28226
2019-023	21118401	ALLEN	ROBERT ERNEST JR			5201 CARMEL RD		CHARLOTTE	NC	28226
2019-023	21118402	BRITTON	MARYTA A			5219 CARMEL RD		CHARLOTTE	NC	28226
2019-023	21118403	ORION PROPERTIES LLC				6924 CHATFORD LN		CHARLOTTE	NC	28210
2019-023	21118404	SOUTHEAST COMMERCIAL CORP				7215 PINEVILLE-MATTHEWS RD	STE 300	CHARLOTTE	NC	28226
2019-023	21118405	MCMAHON INVESTMENT GROUP INC				11709 FRUEHAUL DR #232		CHARLOTTE	NC	28273
2019-023	21118406	MOSS	ZORA F		BY MARRIAGE	5417 CARMEL RD		CHARLOTTE	NC	28226
2019-023	21118407	BERRY	CAROLYN B	BENEDICT REGIS	BERRY	6637 OLD REID RD		CHARLOTTE	NC	28210
2019-023	21118408	HOWELL	LEE CARTER			4525 CARMEL VISTA LN		CHARLOTTE	NC	28226
2019-023	21118409	GARDNER	FRANCIS L		FRANCIS L GARDNER R/T	4607 CARMEL VISTA LN		CHARLOTTE	NC	28226
2019-023	21118410	FRIEDLAND	MARC IVAN	JOSEPHINE B	FRIEDLAND	4619 CARMEL VISTA LN		CHARLOTTE	NC	28226
2019-023	21118411	TAPPY FAMILY LLC THE				3600 CYPRESS CLUB DR #B504		CHARLOTTE	NC	28210
2019-023	21118412	REDTAIL, LLC				8525 DOUBLE EAGLE GATE WAY		CHARLOTTE	NC	28210
2019-023	21118413	MCKNIGHT	WILLIAM WESSMAN	DARICIA M	MCKNIGHT	4635 CARMEL VISTA LN		CHARLOTTE	NC	28226
2019-023	21118414	PARETS	DEREK			4637 CARMEL VISTA LANE		CHARLOTTE	NC	28226
2019-023	21118416	CARMEL SOUTH HOMEOWNERS	ASSOC INC			PO BOX 472262		CHARLOTTE	NC	28247
2019-023	21118479	GAGAN	RICHARD P	SUSAN	GAGAN	4601 CARMEL VISTA LN		CHARLOTTE	NC	28226
2019-023	21118481	BRUNE	SUZANN C			5303 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118482	POLHILL	RAY L	MARNA C	POLHILL	5305 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118483	BIGGERS	DEBORAH E			5307 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118484	SCHINDLER	RUDOLPH H	LAWANDA A	SCHINDLER	5309 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118485	READING	SHIRLEY N	EDWARD	MACE	5311 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118486	MCINERNY	SHAWN P			5315 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118487	SWIDER	STANLEY J	NICOLETTA L	SWIDER	5317 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118488	BAUMBACH	GEORGE M	CHARLOTTE R	BAUMBACH	5314 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118489	PERLMAN	DAVID H			5312 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118490	SCHUMACHER	JOHN H	IRENE E	SCHUMACHER	5310 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118491	PARRISH	MARGARET JANE			5308 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118492	COUNTS	ELIZABETH L			5306 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118493	SULLIVAN	JACQUELINE M			5304 WINGEDFOOT RD		CHARLOTTE	NC	28226
2019-023	21118494	CHARLES MONROE KING REVOCABLE	TRUST			5302 WINGES FOOT RD		CHARLOTTE	NC	28226
2019-023	21118499	MCMAHON INVESTMENT GROUP INC				11709 FRUEHAUL DR #232		CHARLOTTE	NC	28273

2019-023	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-023	Cameron Wood Homeowners Association	Tom	Kirby	9125 Cameron Wood Drive		Charlotte	NC	28210
2019-023	Carmel Acres Homeowners Association	John	Bitter	3860 Carmel Acres Dr		Charlotte	NC	28226
2019-023	Carmel South	Kristy	Faris	5009 Gamton Court		Charlotte	NC	28226
2019-023	Carmen Chace Condominiums Homeowners Association	Helena	Rea	4253 Carmel Forest Dr		Charlotte	NC	28226
2019-023	Carolinas Medical Center - University	Bill	Leonard	4023 Foxmoor Dr		Charlotte	NC	28226
2019-023	Carolinas Medical Center - University	Joe	Labovitz	6260 Carmel Station Av		Charlotte	NC	28226
2019-023	Heydon Hall HOA	Peter	Dwyer	9106 Heydon Hall Circle		Charlotte	NC	28210
2019-023	Montibello Homeowners Association	Eric	Wasson	4311 Deepwood Dr		Charlotte	NC	28226
2019-023	Montibello Homeowners Association	Virginia	Thompson	4208 Rotunda Rd		Charlotte	NC	28226
2019-023	Seven Eagles Homeowners Association	Norman	Cohen	9055 Winged Bourne		Charlotte	NC	28210
2019-023	Shadowlake Neighborhood Association	Susan	Heusinger	6021 Carpenter Dr		Charlotte	NC	28226
2019-023	Touchstone Homeowners Association	Terri	Otten	5140 Carmel Club Dr		Charlotte	NC	28226

Exhibit B – Meeting Notice

March 29, 2019

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING FOR REZONING PETITION NO. 2019-023

Subject: Community Meeting – Rezoning Petition filed by Sinacori Builders to rezone approximately 5.12 acres located on the southeast side of Carmel Rd, north of Carmel Vista Lane and south of Quail View Road in Charlotte, NC to allow for the development of a single family detached and townhome community.

Date and Time of Meeting: Thursday, April 11th, 2019 at 6 p.m.

**Place of Meeting: South County Regional Library
5801 Rea Road
Charlotte, NC 28277**

Petitioner: Sinacori Builders

Petition No.: 2019-023

We are assisting Sinacori Builders (“the Petitioner”) with a rezoning petition recently filed to allow for the development of the site located on the southeast side of Carmel Rd, north of Carmel Vista Lane and south of Quail View 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 5.12 acre site from R-3 (single family) to a proposed zoning of UR-2 (CD) (urban residential conditional district) to allow the development of a single family detached and townhome community. Access to the site will be provided from Carmel 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 Thursday, April 11th, 2019 at 6 p.m. at the South County Regional Library, 5801 Rea Road, Charlotte, NC 28277.** 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 Ed Estridge at (704.975.9560) or Sara Shirley at (704.749.1021)

Thank you.

*Cc: Tariq Bokhari, City Council Member, District 6
Richard Hobbs, City Planning Department (via email)
John Kinley, City Planning Department (via email)*

Date Mailed: March 29, 2019

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

Exhibit B – Meeting Notice 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 – Community Meeting Sign-In Sheet

Neighborhood Meeting Sign-In Sheet for
Carmel Road Properties

Petition #2019-023

Thursday, April 11th, 2019 6 p.m.

South County Regional Library
5801 Rea Road
Charlotte, NC 28277

	Name	Address	Phone	Email
1	FRANCIS GARNER	4607 CARMEL VISTA LN	704 575 5153	
2	LUAN & JERRA WALKER	5500 CARMEL	704 543 8782	
3	FRANK BOLT	3931 WINDWOOD CR	704-542-7745	BOLTELEKTRON@BELLSOUTH.NET
4	Joe & Robin Canady	5120 Dunes Ct	704.541.1392	
5	Bill Gill	5104 Dunes Ct.	704-560-5640	WHTGILL3@OUTLOOK.COM
6	Phil TAPPY	4625 CARMEL VISTA	704.556-1268	phil.tappy@gmail
7	SCOTT Hubbard	4232 Carmel Forest Dr.	704-604-3625	f3shoe@gmail.com
8	Marc Friedland	4619 Carmel Vista	704 651 1135	marc@marcfriedland.us
9	PHYLLIS FENNO	4918 TORREY PINES CT	864-985-2067	pheno@bellsouth.net
10	BONNIE YECKLEY	5334 SANDTRAP LN	704-541-6196	bonnie.yeckley@mc.com
11	Netta Moseley	5034 Sunningdale Ct.	704-661-5531	nettam@cardina.rr.com
12	NEIL GRACE	4925 VIRGINIAN LN	704 541-1056	
13	Ashley Aymar	6915 Carmel Hills Dr		ashley.aymar@amc.ll.com
14	MARGIE DEVENDORF	6924 WANNAMAKER LN	704-915-0777	morgie@dev@kw.com
15	Kendra Seidle	4656 DANRIDGE DR.	704-341-7143	
16	DEE SUMLIN	4919 VIRGINIAN LN	704-542-4969	SUMLIN@JUNO.COM
17	Suzann Brune	5303 Ningedfoot Rd.	904-962-1827	suzannbrune@gmail.com
18	JANE PARRISH	5302 WINGEDFOOT RD	704-615-3268	jparrish002@cardina.rr.com
19	RICHARD & SUSAN GAGAN	4001 CARMEL VISTA LN	704-907-9831	rpmcgub@gmail

Exhibit C – Community Meeting Sign-In Sheet cont'd.

20	JOHN & JEANNE EVANS	4100 TORREY PINES CT	980-533-5058	
21	BRIAN SYMONS	3830 WINDWOOD	803-596-1090	
22	SCOTT DOVER	3817 WINDWOOD	704-491-0455	
23	Jeanne Dover	11	704-491-0455	
24	STANLEY SWIDER	5317 WINGED FOOT	704-544-9949	
25	DENNIS BOOTHE	4011 WINDWOOD CIR	919-636-0178	
26	WILL & DARICIA MCKNIGHT	4635 Carmel Vista	704-542-4991	
27	Stewart Daly	5336 Sandtrap La	704-575-3187	
28	Matthew Kamm	3516 Foxridge Rd.	704-720-2866	
29	Scott Stevens	15605 SULLIVAN RIDGE DR	704-400-5040	
30	Matthew Hagler	8104 Brackenhouse Ln	704-408-8867	Mhagler@commercial.com
31	Dan McMahon	5210 Carmel Rd.	704-904-1452	
32	Tom Abemethy	3825 Windwood Cir	704-650-5482	
33	Dan Donohod	4725 Lindstrom Dr.	(980) 272-9291	
34	Doug Aymar	6915 Carmel Hills Dr.	203-981-1209	
35	George Lind	3901 Windwood Circle	704-840-4649	
36	Tara Lescinsky	4833 Dawnridge Dr	919-760-0073	tara.lesinsky@gmail.com
37	Chris Karras	3516 Foxridge Rd.	704-542-2655	chris.karras@gmail.com
38	Steve SAXON	5813 Tillery Dr.	704-641-5378	
39	BARBARA & ART BOLZ	5318 SANDTRAP	704-544-2244	
40	NHORA GOMEZ	5813 Tillery Dr.	(704) 641-7225	
42	Millie Norris	6732 Carmel Hills D	704-650-2778	
43	Jeff Scott	3920 Windwood Circle	704-604-7283	
44	Janine Medlin	4225 Asherton Dr.	704-763-8205	4medlin@gmail.com

Exhibit C – Community Meeting Sign-In Sheet cont'd.

45	Arlene Dunn	5601 Carmel Sp. Ave	704-807-0905
46	Jane Turner	Carmel Hills Dr.	704-649-8752
47	Susan Heusinger	10201 Carpenter Dr.	sheusingers@bellsouth.net
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