

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-043

Petitioner: Diamondback Acquisition Company, LLC

Rezoning Petition No.: 2019-043

Property: ± 43.583 acres located along Belmeade Drive (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 Thursday, April 25th, 2019, 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 April 15, 2019. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, April 25th, 2019 at 7:00 PM, at Moore's Chapel United Methodist Church.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Paul Holst with Diamondback Acquisition Company, LLC and Chris Todd and Katie Bradley with Timmons Group. Also in attendance were Keith MacVean and Dujuana Keys 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 introduced the development team and gave a brief overview of the conditional rezoning process and schedule. He then reviewed the site location and proposed rezoning plans. The site is proposed to be developed with single-family homes and townhomes, for sale, not to exceed 176 total dwelling units. Access to the site will be from Belmeade Drive with roadway improvements and a right-of-way dedication for the future Sam Wilson extension.

Paul Holst gave a brief overview of Diamondback Acquisition Company which is based in Greensboro. They currently have a project in Charlotte located along Mt Holly-Huntersville Road that includes garage townhomes and single-family homes.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about traffic and the proposed mitigation efforts for the area. The petitioner has proposed a widening of Belmeade Drive to incorporate a left turn lane into the site. CDOT is currently studying the area to assess the need for additional roadway improvements.

One attendee asked if the site will connect to the Whitewater Center. There is a conditional plan in place for the adjacent Whitewater Center property that includes a connection to this site but the site is not currently in development.

Attendees inquired about the building configuration and buffers to the adjoining neighborhood. The orientation of the streets, lots, and buildings is dictated by the site configuration, which is narrow and long and has environmental features that inhibit the buildings from facing the proposed open spaces. The site will have buffers with a berm and tree save areas towards the rear of the site.

There were questions pertaining to stormwater and access to City water and sewer. The proposed site plan includes stormwater detention measures to mitigate overflow from the creek to the East. The site will be constructed with a pump station that includes access to City water and sewer.

Finally, attendees asked if there were any hurdles present to obtaining this rezoning and what is the alternative should this petition not be approved. We are still early in the rezoning process and will have to meet with City Council and address any comments received from the City Staff before going to a vote for approval. By-right, the site can be developed with approximately 100 single-family homes, which generate more traffic trips than the proposed plan.

Keith MacVean thanked everyone in attendance and welcomed attendees to stay and ask additional questions of the developer should they chose.

The meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes to the petition as a result of this meeting.

cc: Justin Harlow, City Council District 2 Representative
David Pettine, Charlotte Mecklenburg Planning Department
Paul Holst, Diamondback Acquisition Company, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-043	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2019-043	05307204	GORDON	WILLIAM S	PATRICIA D	GORDON	9725 HATFIELD RD PO BOX 12932	CHARLOTTE	NC	28278
2019-043	05307215	HARDIN	GERRY GORDON JR	REBECCA	GROFF	10454 MOORES CHAPEL RD	CHARLOTTE	NC	28421
2019-043	05307223	GROFF	ROGER	KATHY	ROBERTSON	10456 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2019-043	05307224	ROBERTSON	SCOTT	KATHY	ROBERTSON	10456 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2019-043	05307225	ROBERTSON	SCOTT	KATHY	ROBERTSON	10460 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2019-043	05307226	BELL	KAY B	LAURAN B	MCUGGAN	338 S SHARON AMIT RD # 231	CHARLOTTE	NC	28214
2019-043	05307227	WINTERS	JESSICA			10472 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2019-043	05307233	WALKER	ANTHONY TODD			10460 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2019-043	05307234	MCUGGAN	LAURA BELL			PO BOX 11906	CHARLOTTE	NC	28220
2019-043	05307625	BELMEADE GREEN HOMEOWNERS	ASSOCIATION INC				CHARLOTTE	NC	28214
2019-043	05307641	FREMPPONG	TAMIESHA				CHARLOTTE	NC	28214
2019-043	05307642	PEREZ	RAMONA C			10523 HUGUE WY	CHARLOTTE	NC	28214
2019-043	05307643	DREY	KEVIN			7917 PEBLERIDGE DR	CHARLOTTE	NC	28214
2019-043	05307644	GHAFOORI	ZHAULHAQ	FNU	FAHIMA	10531 HUGUE WY	CHARLOTTE	NC	28214
2019-043	05308407	KELLY	SANDRA J		JAMES AND JOANNE JOHNSTON IRREVOCABLE TRUST	1331 MCCORKLE RD	CHARLOTTE	NC	28214
2019-043	05308408	PATTERSON	KIMBERLY J	MATTHEW J	PATTERSON	1401 MCCORKLE RD	CHARLOTTE	NC	28214
2019-043	05308414	PATTERSON	CHASE ANDREW	SARA REBERAH B	PATTERSON	1411 MCCORKLE RD	CHARLOTTE	NC	28214
2019-043	05325103	MULLIS	BURETTE FRANKLIN			2317 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05325104	WITHROW	ALAN T		(TRUSTEE/F/T)	10400 JOHN PRICE RD LOT 51	CHARLOTTE	NC	28214
2019-043	05325105	MEDINA-CASTRO	FRANCISCO JAVIER	GABRIELA	REVNOSO-EQUIVEL	2401 BELMEADE DR	CHARLOTTE	NC	28227
2019-043	05325108	RED ROOM LLC				4607 PINE NEEDLE TRAIL	MINT HILL	NC	28227
2019-043	05325109	PEREZ	JACINTO MENDOZA	GLORIA HERNANDEZ	ESPINOZA	2417 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05325110	BALLARD	BARBARA COURTNEY	BETTY B	RIDDLE	411 V-8 STREET	DALY CITY	CA	94014
2019-043	05325111	SULLIVAN	GEORGE LARRY JR		JONES	682 VILLA ST UNIT 3	KANNAPOLIS	NC	28214
2019-043	05327101	JONES	GEORGE MARK	KIMBERLY HARPER		2611 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05327103	FREEMAN	CHESSIE LEE			2508 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05327104	MATHIS	LISA	SUSAN H	DUNLAP	2504 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05327105	DUNLAP	RONALD L	HALEY C	NELSON	2500 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05327106	AUGHE	CHRISTOPHER			2100 CAMBRIDGE BELTWAY DR	CHARLOTTE	NC	28273
2019-043	05327107	NELSON	ROBERT P			2430 BELMEADE DR	CHARLOTTE	NC	28210
2019-043	05327108	STM FAMILY LLC	EVAN	CHARLOTTE	STIECHMILLER	6748 BALTUSROL LN	CHARLOTTE	NC	28214
2019-043	05327111	STIECHMILLER	WILLIAM GLENN	NANCY C	KEEVER	2324 BELVEADE DR	CHARLOTTE	NC	28214
2019-043	05327112	KEEVER	SANDRA C			6713 VALLEY LAKE DR	CHARLOTTE	NC	28214
2019-043	05327113	KIMBRELL				2300 BELMEADE DR	CHARLOTTE	NC	28214
2019-043	05327117	U S NATIONAL WHITEWATER CENTER INC	MATTHEW J			5000 WHITEWATER CENTER PARKWAY	CHARLOTTE	NC	28214
2019-043	05327125	JOHNSTON				1411 MCCORKLE RD	CHARLOTTE	NC	28214
2019-043	05327126	STM FAMILY LLC				6748 BALTUSROL LN	CHARLOTTE	NC	28210
2019-043	05327131	FREEMAN	CHESSIE LEE			2508 BELMEADE DR	CHARLOTTE	NC	28214

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-043	Belmeade Green Homeowners Association Inc.	Gina	Gupton	733 Belmeade Green Dr		Charlotte	NC	28214
2019-043	Belmeade Green Homeowners Association Inc.	Rebecca	Martin	203 Tribune Drive		Charlotte	NC	28214
2019-043	Belmeade Green Homeowners Association Inc.	T.J.	Wilson	10326 Hugue Wy		Charlotte	NC	28214
2019-043	Cedar Mill HOA	Elaine	Tanner	9741 Turning Wheel Drive		Charlotte	NC	28214
2019-043	Cedar Mill Homeowners Neighborhoods	Ronnie E.	Lail	2705 Grain Mill Ln		Charlotte	NC	28214
2019-043	Charlie Hipp Road Homeowners Association	Lisa	Lewis	4716 Charlie Hipp Rd		Charlotte	NC	28214
2019-043	Pawtucket On The Green HOA	Omar	Valera	1819 Sam Wilson Road		Charlotte	NC	28214

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-043 – Diamondback Acquisitions Company, LLC

Subject: Rezoning Petition No. 2019-043

Petitioner/Developer: Diamondback Acquisitions Company, LLC

Current Land Use: vacant

Existing Zoning: R-3

Rezoning Requested: MX-2

Date and Time of Meeting: **Thursday, April 25th, 2019 at 7:00 p.m.**

Location of Meeting: Moore's Chapel United Methodist Church
10601 Moores Chapel Rd
Charlotte, NC 28214

Date of Notice: 4/15/2019

We are assisting Diamondback Acquisitions Company, LLC (the "Petitioner") on a Rezoning Petition recently filed to allow the development of the site located on Belmeade Drive (the "Site") with a residential community. 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 ± 43.583 acre Site from R-3 to MX-2 to allow the development of the Site with a residential community composed of single-family homes and townhomes for sale. The proposed single-family homes will be located along Belmeade Drive, while the proposed townhomes for sale will be developed at the rear of the community.

The residential community will be accessed from Belmeade Drive, and will construct a network of new public streets to access the residential community. The development of the Site will also reserve a 70 foot right-of-way for the future extension of Sam Wilson Road.

Approximately 25% of the Site, including the rear portion will be maintained as an open space tree save area.

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 Thursday, April 25th, 2019, at 7:00 p.m. at Moore's chapel United Methodist Church, 10601 Moores Chapel Rd, Charlotte, NC 28214.** 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
Paul Holst, Diamondback Acquisitions Company, LLC
Jeff Brown, Moore & Van Allen, PLLC

Site Location



Diamondback Acquisitions Company, LLC Rezoning Petition No. 2019-043
Community Meeting - April 25, 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	At/Kay Jones	2211 San elison Rd	980-422-5403	djones680@hotmail.net
2	Todd Kelderman	10011 Hugue way	980-036-7045	
3	Danny Osborn	2236 Belmeade Dr.	704-399-0084	Deany@msa
4	Sam Hunter	2244 San Wilson Rd	704 995327	
5	Sylvia Kruz	2919 Belmeade Dr	704-394-8835	
6	Todd Lockamy	1717 Old Belmeade Dr.	704-393-0197	
7	Lee Freeman	2508 Belmeade Dr	980-253-2301	
8	Alvinia Drake	11940 Madles Church Rd	204-399-8223	Dennis Joyce
10	Rick Patterson	2430 Belmeade Dr. AT	719-502-0530	robnelsonfilms@gmail.com
11	* Eric Kelly	11324 Moores Church Rd	704 287-2989	rkpath4ever@att.net
12		1316 McCorrle Rd	704 579 2913	ERIKYPAWOREEK@AOL.COM
13				
14				

Diamondback Acquisitions Company, LLC Rezoning Petition No. 2019-043
Community Meeting - April 25, 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	Roger Graft	10454 Moores Chapel	704-713-1362	Rogergraft@yahoo.com
16	Rebecca Graft	10454 Moores Chapel	704-890-6090	same
17	Joy Hunnicutt	10468 Moores Chapel	714- 623 6465	Email
18	Allen Rowe	4500 Charlie Hipp Rd	704-533-4839	None
19	Ron Dunlap	2500 Belmeade Dr	704-650-9703	Rdunlap13@carolina.rr.com
20	Chase Patterson	1411 McCorkle Rd	704 421 1928	- text
21	Donnie Bazarar	10918 Moores Chapel	704-618-2537	"
22	Sandra Kimbrell	2300 Belmeade Drive	803-242-7832	sckimbrell@hotmail.com
23	Tom Johnston	1381 W. SRIKE RD	904-3925109	—
24	Susan Woerner	1601 McCorkle Rd	704-968-6528	twoerner@carolina.rr.com
25	Jessica Winters	10601 Moores Chapel Rd	704-891-8180	jwreality1@bellsouth.net
26	Paula Edmund	4621 Larkle Hill Rd	704-502-4403	P. Edmund 1212@gmail.com
27	Emily Crenshaw	10472 Moores Chapel Rd	980-729.3132	emily.crenshaw@gmail.com
28	Richard SOWLES	2300 BELMEADE DR	704 457 0859	CTRSOWLES@gmail.com