

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-047

Petitioner: NR Pinchurst Property Owner, LLC
Rezoning Petition No.: 2019-047
Property: ± 36.058 acres located on the west side of Providence Road south of McMullen Creek and north of Fairview 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 Monday, April 29, 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 19, 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 Monday, April 29, 2019 at 7:00 PM, at Providence Row Clubhouse, 5350 Pinchurst Drive, Charlotte, NC 28211. The Petitioner also held a meeting with the residents of Columbine Circle on April 9th, 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 Michael Gribble with NR Pinchurst Property Owners, LLC and Dan Putman with Cole Jenest & Stone. 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 thanked everyone in attendance. He then introduced the development team. Michael Gribble gave a brief overview of Northwood Ravin and reviewed the current site conditions. Northwood has been in development for the past 8 years with headquarters in Charlotte. They are long term owners of their properties and have been in ownership of the current site and development since 2014. In that time, they have renovated the units and redeveloped the site with a newly constructed multi-family building, Providence Row.

The proposed rezoning plan will increase the unit count from 582, approved in 2016, to 854 units total on the site. The development will include a new 4/5 story multi-family building with wrapped parking. The building is proposed to have traditional architecture with a possible flat roof line.

Due to the existing topography of the site, the fifth floor of the proposed building will be at the same height or lower than the existing fourth floor of Providence Row.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about traffic impacts due to construction and development. The petitioner is currently working with CDOT to analyze the additional traffic from the Site on the adjoining roadway network. Some of the current roadway improvements include a traffic signal at Strawberry Hill, an extended north bound left-turn lane from Providence Road into the site, sidewalk/streetscape improvements, and new crosswalks. To address issues with construction traffic from the Site using the private streets within Providence Place the Petitioner will work with the residents of Providence Place and the Site's contractor to eliminate the use of the Providence Place private streets by Site's construction traffic.

Attendees expressed concerns with current flooding along Providence Road and potential flooding from the McMullen Creek. The current conditions in front of the site have been addressed by the petitioner and any future or potential flooding will be mitigated with stormwater detention efforts.

The residents of Providence Place inquired about additional buffers on both sides of the McMullen Creek. The petitioner will work with Duke Energy to determine the feasibility of offering plantings on both sides of the creek and will continue to study what can be offered along the Providence Place and Columbine Circle residential edges.

One resident inquired about the inclusion of diverse price point housing units. The redevelopment of the older units will occur in phases allowing some of the existing older renovated units to remain for a longer period of time. The petitioner will continue to work with the existing residents as the building process progresses.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

In response to questions and requests that the Petitioner look for ways to provide additional landscaping and buffers along the common property line with the residents of Columbine Circle and along the common property line with the residents of Providence Place the Petitioner has modified the site plan to include additional landscape/buffer areas adjacent to these existing residential communities.

cc: Tariq Bokhari, City Council District 6 Representative
David Pettine, Charlotte Mecklenburg Planning Department
Michael Gribble, NR Pinehurst Property Owner, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-047	TAMPID	OWNERLASTN	OWNERFIRST	COWNERFRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-047	18310102	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2019-047	18310107	RUTHERFORD	HILDA PICKENS	DAVID		1801 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310108	KEESLER	ANNE		KEESLER	1803 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310109	SMITH	MARTIN H			1805 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310110	HOWREN	GREGORY J			1813 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310111	JESSO	ALICIA RALL			1815 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310112	DUFRESNE	DAVID A	CHRISTINA B	DUFRESNE	1817 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310113	YDEL	WILHELM C	SARA B	YDEL	1819 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310114	HUNTER	H NEAL JR	SARA T	HUNTER	1827 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310115	GLOVER	DIANE M			1829 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310116	KEESLER	ANNE WILLIAMS	PAMELA K	WILLIAMS	1831 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310117	WILLIAMS	E HOLT	PEGGY L	WILLIAMS	1833 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310118	CAMP	DOROTHY ELAINE	CAMP R/T	TRUSTEES OF DOROTHY ELAINE	1837 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310119	SHIRAMINE	MASONORI			1839 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310120	MULLER	LYNN G			1841 MEADOWOOD LN		CHARLOTTE	NC	28211-4071
2019-047	18310121	MCCANN	ELIZABETH S			1847 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310122	WERNER	SOLANGE			1849 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310123	GESSNER	BARBARA C			1851 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310124	GOLDBERG	ALAN S	RUTH A	GOLDBERG	1853 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310131	POLLOCK	EUGENIA W		TRUSTEE (U/A 6-1093)	2001 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310132	ANDREW	SUZANNE MILLER			2003 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310133	GUTERMAN	JAMES HANS	WYLLY M	GUTERMAN	2005 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310135	BUCHAN	JONATHAN EDWARD JR			2019 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310137	IRWIN	ANNE LAMBDIN			2025 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310138	GRIFFIN	JOHN C	JUANITA D	GRIFFIN	2027 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310139	POISSON	MARTHA JANE F/T			2029 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310140	MELCHIOR	GEORGES J P	SHIGEKO	MELCHIOR	2033 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310141	MILGROM	BRENT M SR			4323 CANOEBOCK RD		CHARLOTTE	NC	28210
2019-047	18310142	LEDFORD	L WESLEY	DAPHNE F	LEDFORD	2037 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310144	CARTER	J L JR	EDITH H	CARTER	1902 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310145	HILL	FAMILY TRUST THE		(BRIAN P & MARTHA HILL TR/ST)	1900 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310146	TEW	BARBARA			1804 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310147	MODERNELL	RENATO	DANIELA	RADINA	5100 STRAWBERRY HILL DR APT B		CHARLOTTE	NC	28211
2019-047	18310148	NARDI	GLEN	HOLLY	NARDI	1808 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-047	18310149	SHOOK	CHARLES TERRY		MITZI ANITA PRESNELL	2500 CLOISTER DR		CHARLOTTE	NC	28211
2019-047	18310199	PROVIDENCE PLACE	TOWNHOUSE ASSOC INC			401 HAMPTHORNE LN		CHARLOTTE	NC	28211
2019-047	18311104	YOUNT	MICHAEL H	JEAN S	YOUNT	4312 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311105	BENZENHOEFER	ALBERT	JANICE H	BENZENHOEFER	4300 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311106	CONSOLI	ROBERT J JR	JAMIE A	CONSOLI	4234 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311107	VISER	PATRICIA COX			4224 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311209	PRIESTER JR	JOHN J	KATHERINE JOHNSEN	PRIESTER	4114 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311211	MCCREADY	KENT J	CHRISTINE R	MCCREADY	4106 COLUMBINE CR		CHARLOTTE	NC	28211
2019-047	18311407	HUSON	PHYLLIS ASHENDORF	EVANS J	BOXER	4100 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311408	CARPENTER	JOHN J	MARIA M	HUSON	4013 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311409	CHRISTMANN	MARIANNE	CODY	CARPENTER	4023 COLUMBINE CR		VCHARLOTTE	NC	28211
2019-047	18311410	ANDREOZZI	DANIEL	RACHEL	CHRISTMANN	4033 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18311411	TCHERKEZIAN	ERIC P	LAURIE A	ANDREOZZI	4101 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312101	HEALD	LAUREL G			4105 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312102	DULLER	MATTHEW B	LAUREN R	HEALD	4201 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312103	MCDOWELL	MELISSA ROBYN	JAMES CRAIG	DULLER	4213 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312104	MASON	JOHN WALTER IV	LAUREN D	MCDOWELL	4223 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312105	HORNE	MICHAEL W	STEPHANIE DAVIS	MASON	4233 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312106	GOLDEN TRIANGLE 3 L.C	CHARLES WRIGHT JR	CHRISTY HAMPTON	HORNE	4301 COLUMBINE CR		CHARLOTTE	NC	28211
2019-047	18312107	COLUMBINE PROPERTIES LLC		INC	C/O RALEY MILLER PROPERTIES	C/O LEVINE PROPERTIES INC	PO BOX 2439	CHARLOTTE	NC	28277
2019-047	18312110	MALLARD CREEK ASSOCIATES 1 LLC			C/O GREYSTAR REAL ESTATE PARTNER			CHARLOTTE	GA	30343
2019-047	18312111	NR PINEHURST PROPERTY OWNER LLC				1057 EAST MOREHEAD ST SUITE 300		CHARLOTTE	NC	28204
2019-047	18312112	PRITCHARD	JOSEPH P & W	BRITTANY	IRIS MARY	4111 COLUMBINE CIR		CHARLOTTE	NC	28211
2019-047	18312113	DUBOSE	DAVID		DUBOSE	PO BOX 37355		CHARLOTTE	NC	28237

2019-047	18312114	GOLDEN TRIANGLE #3 LLC							
2019-047	18508219	O'NEIL	KEVIN M	COURTNEY M	C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR STE 190	ATTN: MR DANIEL LEVINE	CHARLOTTE NC	28211
2019-047	18508229	BOWEN	MATTHEW W	WHITNEY	O'NEIL	9503 TRESANTON DR		CHARLOTTE NC	28210
2019-047	18511126	HANSEN	CATHERINE ROOT		BOWEN	1630 MEADOWOOD LN		CHARLOTTE NC	28211
2019-047	18511127	STRAWBERRY HILL ASSPCOATES LP				1501 MEADOWOOD LN		CHARLOTTE NC	28211
2019-047	18512117	STRAWBERRY HILL CENTER LLC				PO BOX 35329		CHARLOTTE NC	28235
2019-047	18512118	SAM'S INVESTMENTS IV LLC				2401 PARK RD		CHARLOTTE NC	28203
2019-047	18512130	STRAWBERRY HILL	ASSOCIATES LP			7935 COUNCIL PL SUITE 200		MATTHEWS NC	28105
2019-047	18512131	STRAWBERRY HILL	ASSOCIATES LP			PO BOX 35329		CHARLOTTE NC	28235
2019-047	18512131	STRAWBERRY HILL	ASSOCIATES LP			PO BOX 35329		CHARLOTTE NC	28235

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-047 – NR Pinehurst Property Owner LLC

Subject: Rezoning Petition No. 2019-047

Petitioner/Developer: NR Pinehurst Property Owner LLC

Current Land Use: Multi-family residential community

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O SPA

Date and Time of Meeting: **Monday, April 29, 2019 at 7:00 p.m.**

Location of Meeting: Providence Row Clubhouse (Clubhouse in the new Bldg.)
5350 Pinehurst Drive
Charlotte, NC 28211

Date of Notice: 4/19/19

We are assisting NR Pinehurst Property Owner LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the previously approved conditional plan for the Pinehurst Apartments to be amended. The 36 acres that make up the site are located on the west side of Providence Road south of McMullen Creek and north of Fairview 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 ± 36.058 acre Site from MUDD-O to MUDD-O SPA. The Site Plan Amendment (SPA) will allow an increase in the number of units that can be built on the Site from 580 units to 854 units and will modify the previously approved conditional site plan to allow the consolidation of buildings and units into one larger building located in the center of the Site while maintaining a number of smaller buildings as a transition and buffer to the homes on Columbine Circle.

The Site was previously rezoned in 2013 and the site plan was updated in 2015 to allow the redevelopment of the Site with up to 580 units. The Site was originally developed in 1967 with 407 multi-family units. The rezoning petitions approved 2013 and amended in 2015 allowed the Site to be redeveloped with additional units in less buildings and also provided a buffer and a better transition to the existing single-family homes on Columbine Circle.

As the first phase of the redevelopment plans for the Pinehurst Apartments is completed, Northwood Ravin has begun its analysis of the next phase of redevelopment for the Pinehurst Apartments, as a result of this additional analysis Northwood Ravin has concluded that a change to the proposed site plan would be appropriate.

The proposed change involves the removal of 94 existing units in nine (9) buildings located in the center of the Site, and the construction of one new four and five story building. This new building will be approximately ± 400 feet from the western property line. The site plan maintains a buffer with a wall (existing) and four (4) three-story buildings between the new building and the western property line, as a buffer and transition to the homes on Columbine Circle. These four (4) three-story buildings will be constructed at a later date.

Parking for the new building will be provided internally to the building and will not be visible (the parking structure is “wrapped” with residential units).

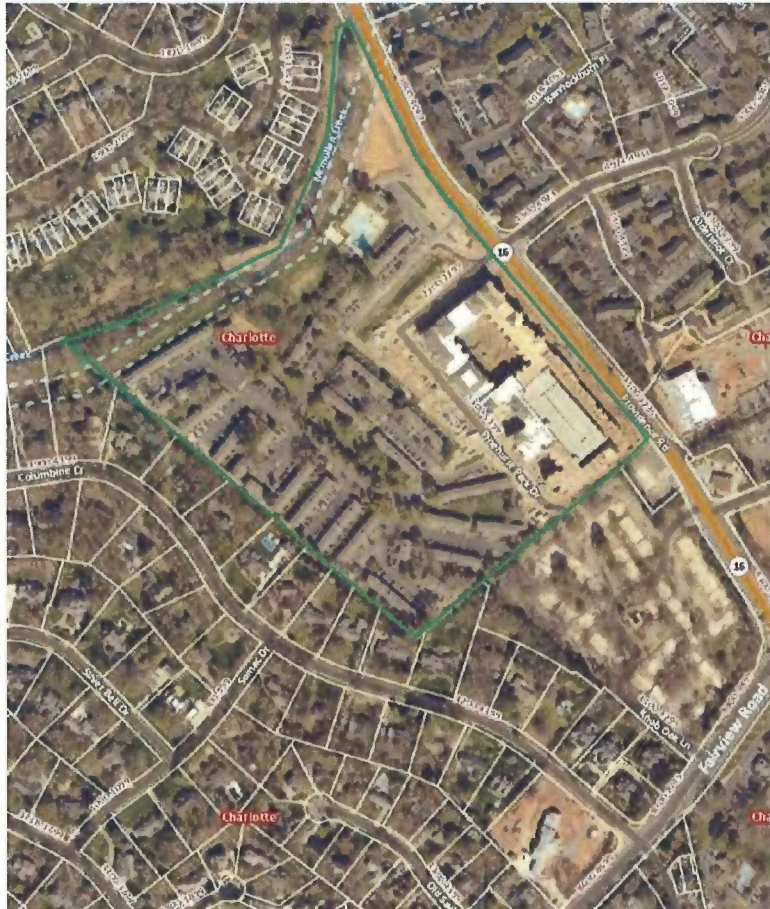
Community Meeting Date and Location:

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 Monday, April 29, 2019, at 7:00 p.m. located at 5350 Pinehurst Drive Charlotte, NC 28211 (Club House in the new building). Parking for the Clubhouse can be found along the internal streets, in parking spaces right outside of the clubhouse, and in parking spaces located just outside of the gates in the new parking deck.** . 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
Michael Gribble, NR Pinehurst Property Owner LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



NR Pinehurst Property Owner, LLC - Pinehurst Apartments Rezoning Petition No. 2019-047
Community Meeting - April 29, 2019 @ 7:00pm

	NAME Please print legibly	ADDRESS Please print legibly	TELEPHONE	EMAIL ADDRESS Please print legibly
1	David Luke		704-3661981	
2	David Smith		704-719-5563	
3	Glen Ward	1808 Meadowood Lane	228-367-4433	glward@gmail.com
4	Jim Duer	4213 Columbine Cr	704-502-2221	JDUEER@ATT.NET
5	MARTIN SMITH	1805 MEADOWOOD LN	954-444-331	MHS@CUCO@gmail.com
6	David Dufresne	1817	704-807-2005	David@dufresne.com
7	Jamie Holt	2001 Meadowood Ln	704-366-1886	Egumail.com
8	Michael H. Fount	4312 Columbine Circle	704-996-4493	Jennie at home 810-400-4000
9	Frankie Crumey	1904 Meadowood Lane	704-595-7676	Frankie@crumey.com
10	Matthew Heard	1201 Columbine Cir	704-589-1701	
11	Lynnn Muller	Meadowood Ln		lynnmuller@gmail.com
12	Seftine Shyn	Paradise Place		
13	David Steady	1501 Canine Rd	704-480-0000	ds1501@bisc.com
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NR Pinhurst Property Owner, LLC - Pinhurst Apartments Rezoning Petition No. 2019-047
Community Meeting - April 29, 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	Barbara Teus	1804 Meadowood Ln	704-366-708	buteus9@gmail.com
16	Sally & Bill YDEL	1819 Meadowood Ln	704-364-7789	sallyydel@gmail.com
17	Diana & Ray Reed	Memphill 2009 Meadowood Ln	704-562-9445	TIFRA@aol.com
18	Jim & Mylly Guterma	2005 Meadowood Ln	704-968-6305	jtguterman@gmail.com
19	Anne & David Wessler	1803 Meadowood Ln	704-577-4201	dawessler@csign.com
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NR Pinehurst Property Owner, LLC - Pinehurst Apartments Rezoning Petition No. 2019-047
Community Meeting - April 29, 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	Miriam Wright	2001 Meadowood Ln.	301-325-7336	wright.m55@gmail.com
30	Hilda Rutherford	1801 Meadowood LN	704-542-9918	hrutherford@msn.com
31	Elaine Camp	1837 Meadowood Ln	803-447-9350	dec29204@gmail.com
32	Glenn Boone	4322 Columbine Cir	704-622-2150	glennboone@me.com
33	Jon Buchanan	2819 Meadowood Ln	704-904-5834	j.buchanan@essexrichardson.com
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