

COMMUNITY MEETING REPORT
Petitioner: Suncrest Real Estate and Land
Rezoning Petition No. 2019-062

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

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-1 attached hereto by depositing such notice in the U.S. mail on May 23, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, June 6, 2019 at 6:30 PM in the Worship Center at United Wesleyan Church located at 2601 Rocky River Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Casey Werner of Suncrest Real Estate and Land, Sean Paone of ColeJenest & Stone and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-062.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Petitioner has decided to defer the Public Hearing on the rezoning request to provide it with additional time to work on the site plan and the design of the dwelling units. Therefore, the dates on the power point slide are not correct. The Public Hearing is scheduled for Monday, September 16, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. The Zoning Committee is a seven person appointed board that makes recommendations to City Council as to whether or not rezoning requests should be approved or denied. John Carmichael stated that September 16, 2019 is the earliest that the Public Hearing could be held with respect to this rezoning request.

The Zoning Committee Work Session is currently scheduled for Tuesday, October 1, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speaks at this meeting. Once again, the Zoning

Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, October 21, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then shared maps and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 13.01 acres and is located on the south side of Rocky River Road between Old Concord Road and South Devon Street. Newell Farm Road is located on the site.

John Carmichael shared a vicinity map that shows the proximity of the site to UNCC and other places in the community.

John Carmichael shared a zoning map that depicts the current zoning of the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned O-1 (CD) and B-1 (CD). These are conditional office and business zoning districts. The parcels to the south of the site are zoned I-1 (CD) and R-3, the parcels to the east of the site are zoned MX-1 (Innovative), the parcels to the north of the site across Rocky River Road are zoned R-3 and the parcels to the west of the site across the railroad track and Old Concord Road from the site are zoned B-1 and R-17 MF.

John Carmichael stated that in 1995, the entire site was rezoned to the O-1 (CD) zoning district. The approved rezoning plan depicts two parcels on the site, Parcel A and Parcel B. A maximum of 20,000 square feet of building area can be built on Parcel A and a maximum of 95,000 square feet of building area can be built on Parcel B, so a total of 115,000 square feet of building area can be built on the site under the 1995 approved rezoning plan. Any use allowed in the O-1 zoning district is permitted on the site. John Carmichael showed the 1995 approved rezoning plan.

John Carmichael stated that in 2012, all of Parcel A and a small portion of Parcel B were rezoned to the B-1 (CD) zoning district. Under the 2012 approved rezoning plan, any use allowed in the B-1 zoning district is permitted on the relevant portion of the site except for certain specified uses. Essentially, retail and office uses are permitted. The maximum building area on the relevant portion of the site is 8,500 square feet.

So in summary, under the existing O-1 (CD) and B-1 (CD) zoning of the site, the following is permitted on the site:

- (a) up to 95,000 square feet of O-1 uses, which are typically office uses but includes multi-family uses; and
- (b) up to 8,500 square feet of B-1 uses (excluding certain specified uses), which are typically office and retail uses but includes multi-family uses.

John Carmichael shared the land use recommendations for the site under the Newell Small Area Plan. The land use recommendations are office and retail uses.

John Carmichael stated that Suncrest is requesting that the site be rezoned from the O-1 (CD) and B-1 (CD) zoning districts to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site comprised of for lease duplex style dwelling units. The maximum number of dwelling units would be 126.

Sean Paone then addressed the meeting and he reviewed the rezoning plan. Sean Paone stated that vehicular access into the site would be by way of two new public streets into the site from Rocky River Road and two private drive connections from Rocky River Road. The new public street on the western edge of the site is planned to continue south as the parcels to the south of the site are developed and to ultimately connect to Orr Road. Existing Newell Farm Road would be abandoned.

Sean Paone stated that this proposed development would be a gated community.

Sean Paone stated that Suncrest believes that the office and retail development contemplated under the current zoning of the site is not as compatible with the surrounding area as a residential use such as the proposed development.

The dwelling units would be duplex style dwelling units, in other words, two dwelling units per building. The dwelling units would be comprised of one bedroom and two bedroom dwelling units. There would be a total of 126 dwelling units.

The dwelling units would front on central green areas, which would create a real community feel. The central green areas would each be approximately 200 feet by 60 feet in size.

There would also be an amenity area with a clubhouse and a swimming pool.

The surface parking areas would be centrally located but would not be visible from Rocky River Road. On-street parking could be located on Rocky River Road. The site would have an appealing internal streetscape and the streetscape along the site's frontage on Rocky River Road would also be appealing.

Each dwelling unit would have private open space in the rear of the unit. Each dwelling unit would be one story in height.

In response to a question, Sean Paone stated that the dwelling units would be rental units.

Sean Paone pointed out the stream on the eastern portion of the site, and he stated that there would be a stream buffer and the trees located along the eastern boundary of the site in the stream buffer would be preserved. Additionally, a buffer would be established along a portion of the southern boundary of the site next to the parcel zoned I-1 (CD).

Casey Werner addressed the meeting. Casey Werner stated that Suncrest is a developer headquartered in Phoenix, and Suncrest has developed numerous residential developments, including several in the Charlotte area.

This proposed residential product would be new to the Charlotte area, and Suncrest would like to develop several sites in the Charlotte area with this unique product.

This product would provide an alternative to more traditional multi-family product, and he believes that there would be a broad market for this product. For example, this product could be appealing to folks seeking to downsize.

Casey Werner shared working elevations of the proposed dwelling units. Casey Werner stated that the dwelling units would be craftsman style, and that Suncrest is refining the design.

The interiors of the dwelling units would be high end. Nine to ten foot ceilings, hardwood floors and granite countertops for instance.

This proposed residential community would have a full-time staff on site, and the development would be fully maintained.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An individual stated that although you said that the units would be at the higher end, City Council wants affordable units. Casey Werner reiterated that the units would be market rate units.
- In response to a question, Casey Werner stated that this proposed development is not intended to be student housing.
- In response to a question, Sean Paone stated that Rocky River Road to Harris Boulevard would be the primary route.
- A few area residents stated that there is already too much traffic in this area, and that this proposed development would not help the situation.
- A discussion took place regarding the new public street along the western edge of the site and its potential future connection to Orr Road.
- John Carmichael shared a slide that contains a trip generation table prepared by CDOT. John Carmichael stated that CDOT estimates that if the site were developed in accordance with the existing zoning of the site, the site could generate 1,790 vehicular trips per day. If the site is developed as contemplated under Suncrest's development proposal, the site could generate 910 vehicular trips per day, which represents a significant reduction from the trip generation under the existing zoning of the site. John Carmichael stated that these are CDOT's numbers.
- In response to a question, Casey Werner stated that the one bedroom units would contain approximately 700 square feet of gross floor area and the two bedroom units would contain approximately 1,000 square feet to 1,100 square feet of gross floor area.
- In response to a question, Casey Werner stated that Suncrest would own and manage this residential community.
- John Carmichael stated that Suncrest would like to do several developments like this in the Charlotte area so if this Rezoning Petition is approved and the site is developed, it would be important that Suncrest do a good job.
- In response to a question, Casey Werner stated that the amenities on the site would include a clubhouse and a swimming pool.
- In response to a question, Casey Werner stated that this would be a gated community.
- In response to a question, Casey Werner stated that a washer and dryer would be provided in each unit.
- In response to a question, Sean Paone stated that on-street parking could be provided on Rocky River Road and on one of the internal public streets. The on-street parking would not impact the travel lanes.
- In response to a question, Sean Paone stated that 1.5 parking spaces would be provided per unit, which number does not include the on-street parking spaces.
- In response to a question regarding the existing trees on the site, Sean Paone stated that the trees on the eastern edge of the site in the stream buffer would be preserved. The internal trees would be removed but Suncrest would attempt to save as many as possible, but there are no

guarantees. Suncrest would be required to plant street trees and trees in the buffer located along a portion of the southern boundary of the site.

- An attendee asked what will happen to the historic depot located on the site, and the property owner, Nancy Newton, stated that she hopes that the depot has a new home before the site is developed.
- In response to a question, Sean Paone stated that most of the trees on the site would have to be removed, but Suncrest would have to plant new trees in certain locations.
- In response to a question, Sean Paone stated that he is not aware of any plans to widen Old Concord Road.
- An attendee stated that the site is landlocked except for the site's access to Rocky River Road, which then provides access to Harris Boulevard. This attendee is concerned with the amount of traffic on these roads.
- An attendee expressed a concern about the speed at which the Duke Energy trucks travel on the neighborhood roads. A discussion ensued about this issue.
- An attendee stated that a new north-south road parallel to Old Concord Road is needed in the area.
- In response to a question, Sean Paone stated that the railroad right of way is 200 feet, 100 feet on each side.
- An area resident expressed a concern with the speed at which cars travel through her neighborhood. She asked if CDOT could do a study and install speed humps in her neighborhood. John Carmichael stated that they could reach out to CDOT. It would be a decision for CDOT as to whether or not speed humps are installed since the streets are public streets.
- In response to a question, Sean Paone stated that the trees in the stream buffer located along the eastern boundary line of the site would have to be maintained.
- An attendee expressed a concern with the on-street parking located along the public street located near the eastern boundary of the site.
- In response to a question regarding why Suncrest would develop one story units, Casey Werner stated that Suncrest wants the master bedrooms on the first floor and Suncrest does not want any stairs in the units. An attendee stated that master bedrooms on the first floor is appealing but that bonus rooms are typically on the second floor. Casey Werner stated that he feels that there is an opportunity in the market for this type of product.
- In response to a question, Casey Werner stated that the units would not have garages, but there could be freestanding garages on the site that could be rented.
- In response to a question, Casey Werner stated that the typical lease term would be 12 months, but for an additional fee the lease term could be reduced to 6 months.
- In response to a question, Sean Paone stated that there would be entrance signage for the development.
- In response to a question, Sean Paone stated that some of the units would face Rocky River Road.

- In response to a question, Sean Paone stated that the site would have dumpsters and the site would likely be serviced by a private trash company.
- In response to a comment, Casey Werner stated that they will consider the noise generated by the railroad in designing the site and the residential units.
- In response to a question, Sean Paone stated that the Park and Recreation Department may request the dedication of the SWIM buffer for the greenway.
- In response to a question, Casey Werner stated that the amount of ADA units in this development would meet the requirements of the applicable code.

John Carmichael advised that the Petitioner will hold a follow-up meeting with area property owners regarding this Rezoning Petition.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12th day of August, 2019.

Suncrest Real Estate and Land, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-062 TAXPID	OWNER/LASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-062 04919116	NEWELL PRESBYTERIAN CHURCH				1500 ROCKY RIVER RD WEST		CHARLOTTE	NC	28213
2019-062 04919117	NEWELL PRESBYTERIAN				PO BOX 68		NEWELL	NC	28126
2019-062 04919118	NEWELL PRESBYTERIAN				PO BOX 68		NEWELL	NC	28126
2019-062 04919119	NEWELL PRESBYTERIAN				PO BOX 68		NEWELL	NC	28126
2019-062 04921118	WATERS				1230 SCOTLAND AVE		CHARLOTTE	NC	28207
2019-062 04921119	R2B2 LLC		ROBIN W	GRIFFITH	3914 MIRIAM DR		CHARLOTTE	NC	28205
2019-062 04921123	R2B2 LLC				3914 MIRIAM DR		CHARLOTTE	NC	28205
2019-062 04921182	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-062 04921407	NEWELL CROSSING HOMEOWNERS				PO BOX 11906		CHARLOTTE	NC	28220
2019-062 04921447	SILIA	ASSOC INC			1328 STOURBRIDGE LION DR		CHARLOTTE	NC	28213
2019-062 04921448	WOMACK	DAVID J			1326 STOURBRIDGE LION DR		CHARLOTTE	NC	28213
2019-062 04921449	MONTREL	TANISHA M			1322 STOURBRIDGE LION DR		CHARLOTTE	NC	28213
2019-062 10501108	NEWTON	MARSHAY			1806 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10501111	R2B2 LLC	FRANK C JR	NANCY E	NEWTON	3914 MIRIAM DR		CHARLOTTE	NC	28205
2019-062 10501201	MCLAUGHLIN LIVING TRUST THE		JAMES W	MCLAUGHLIN	PO BOX 17		NEWELL	NC	28126
2019-062 10501202	MCLAUGHLIN LIVING TRUST THE		JAMES W	MCLAUGHLIN	PO BOX 17		NEWELL	NC	28126
2019-062 10501210	NEWELL PRESBYTERIAN CHURCH				1500 ROCKY RIVER RD WEST		CHARLOTTE	NC	28213
2019-062 10501213	NEWTON	FRANK C JR	NANCY E	NEWTON	1806 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10501214	NEWTON	FRANK C JR	NANCY E	NEWTON	1806 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10501215	NEWTON	FRANK C JR	NANCY E	NEWTON	1806 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10501231	NEWTON	FRANK C JR	NANCY E	NEWTON	1806 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10501235	MAUDE U LLC				105 WALNUT GROVE RD		GREENEVILLE	TN	37743
2019-062 10501522	BELL	JAMIE L	BETTYE J	CULPEPPER	8015 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501523	DRUMMER	VONDESA NICOLE			8019 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501524	RIVERS	MADELINE	STANFORD E	RIVERS	8023 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501525	BROWN	SMILEY WALTER III			8027 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501526	MEDLIN	HERBERT			8031 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501527	ALEXANDER TRUSTEE	NANCY K	OF THE NANCY K ALEXANDER	FAMILY TRUST	8035 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501528	LE	THINH M	THANH N	HUYNH	8039 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501529	PRYOR	JUDY C			8043 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501530	LANDRUM	TIOBHAN ROBERTS	SENTERRIO MANDRIEL	LANDRUM	8047 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501531	HERRING	RICHARD ERNEST			8051 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501532	HILLS	TRACEY			8055 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501533	MINNICK	GEORGE	ALYSSA	MINNICK	8054 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501534	HAMEED-NELSON	VIOLET			8046 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501535	MCCANTS	DOMNA L			8042 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501536	DAVIS	TASHA L			8038 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501537	TACHER	GEOFFREY ROBERT			8034 HEREFORD DR		CHARLOTTE	NC	28213
2019-062 10501538	ROGERS	JESSICA SHYVONNE			8030 HEREFORD ST		CHARLOTTE	NC	28213
2019-062 10501539	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2019-062 10501569	BACK CREEK FARMS PROPERTY OWNERS ASSOCIATION INC				11111 CARMEL COMMONS BLVD STE 410		CHARLOTTE	NC	28226
2019-062 10501571	GILES	LORETTA	KATHERINE	JENNINGS	2814 S DEVON ST		CHARLOTTE	NC	28213
2019-062 10501572	PALMER	SHARON M			2810 SOUTH DEVON ST		CHARLOTTE	NC	28213
2019-062 10501573	CLARKE	TZADDI			2806 SOUTH DEVON ST		CHARLOTTE	NC	28213
2019-062 10501574	BACK CREEK FARMS OWNERS ASSOCIATION INC				PO BOX 26844		CHARLOTTE	NC	28221
2019-062 10501575	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2019-062 10502120	EDWARDS	DERRICK C	HEATHER I	EDWARDS	1601 ROCKY RIVER RD		CHARLOTTE	NC	28126
2019-062 10502122	LOPEZ	HECTOR MONTOYA	ISIDRA G	BARRON	1713 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10502123	TEAGUE	CLYDE VERNON		RUBY GRIFFITH	1729 ROCKY RIVER RD		CHARLOTTE	NC	28213
2019-062 10502125	SEYMORE PROPERTIES LLC				3337 MONROE RD		CHARLOTTE	NC	28205

EXHIBIT

A-1

tabbles

2019-062	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-062	Autumnwood Community Association	John	Neilson	1016 Autumnwood Ln		Charlotte	NC	28213
2019-062	Autumnwood Community Association	Joyce	Upchurch	6501 Stonehill Ct		Charlotte	NC	28213
2019-062	Autumnwood Community Association	William H.	Jett	7041 Summer Pl		Charlotte	NC	28213
2019-062	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2019-062	Garden Renaissance In The South (GRITS)	Don	Boekelheide	7117 Leaves Lane		Charlotte	NC	28213
2019-062	Glen Laurel	Cynthia	Meadows	3024 Willamette Valley Dr		Charlotte	NC	28215
2019-062	Grenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2019-062	Mcgregor Downs	Robin	Harris	2415 McLean Rd		Charlotte	NC	28213
2019-062	Meadowbrook Neighborhood Watch Association	Najeedah	Stover	6208 Donna Dr		Charlotte	NC	28213
2019-062	MeckEd	Tiyana	Brown	8211 University Ridge	308	Charlotte	NC	28213
2019-062	NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
2019-062	Neighbors Bordering Celanese	Demetra	Dunlop	1806 Rocky River Rd		Charlotte	NC	28213
2019-062	Newell/ Rocky River Road	Tamara	Glover	8616 Knollwood Circle		Charlotte	NC	28213
2019-062	Old Concord Subdivision	Trisha	Garcia	1318 Farmfield Lane		Charlotte	NC	28213
2019-062	Olde Concord Neighborhood	Maxine	Hedgepeth	7400 Hounslow Ln		Charlotte	NC	28213
2019-062	Seven Oaks Neighborhood	Rodney W,	Moore	1914 Yaupon Rd		Charlotte	NC	28215
2019-062	Thomasboro Neighborhood Association	Bill	Jones	7117 Leaves Ln		Charlotte	NC	28213
2019-062	Thomasboro Neighborhood Association	Vanessa	Johnson	7117 Leaves Ln		Charlotte	NC	28213
2019-062	University City	Johnelle	Causwell	1320 Ivy Meadow Drive		Charlotte	NC	28213

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2019-062** filed by Suncrest Real Estate and Land to request the rezoning of an approximately 13.012 acre site located on the south side of Rocky River Road between Old Concord Road and South Devon Street from the B-1 (CD) and O-1 (CD) zoning districts to the UR-2 (CD) zoning district

**Date and Time
of Meeting:** Thursday, June 6, 2019 at 6:30 p.m.

Place of Meeting: Worship Center at United Wesleyan Church
2601 Rocky River Road
Charlotte, NC 28213

We are assisting Suncrest Real Estate and Land (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 13.012 acre site located on the south side of Rocky River Road between Old Concord Road and South Devon Street from the B-1 (CD) and O-1 (CD) zoning districts to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site comprised of for lease duplex style dwelling units.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development 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.

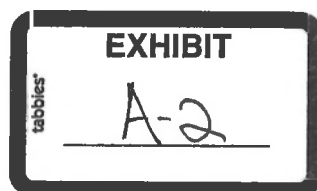
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, June 6, 2019 at 6:30 p.m. in the Worship Center at United Wesleyan Church located at 2601 Rocky River Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Gregory A. Phipps, Charlotte City Council District 4 (via email)
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 23, 2019





Community Meeting Sign-in-Sheet

Suncrest Real Estate and Land, Petitioner -- Rezoning Petition No. 2019-062

**Worship Center at United Wesleyan Church
2601 Rocky River Road, Charlotte, NC 28213**

Thursday, June 6, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Susan Hartsell	2900 S Devon St Charlotte		shartsell@aol.com
2.	Dwight Hartsell	"		WOODWIGHT@aol.com
3.	Judy Pryor	8043 Hereford St Charlotte, NC 28213	704-604-3050	cameron2880@yahoo.com
4.	Nancy Newton	1806 Rocky River Rd	704-597-4384	Nancy@NewtonANDAssoc PARTS, CORP
5.	RICHARD G HERRING	8051 HERRFORD ST. CHARLOTTE NC 28213		
6.	RICHARD W HERRING	8051 HERRFORD ST. CHARLOTTE NC 28213	845-519-7697	rwherring1581@hotmail.com
7.	DEBORAH C. LOWE	8051 HERRFORD ST. CHARLOTTE NC 28213	914-755-2877	DOBOW2@hotmail.com
8.	MICHAEL R. WILLARD MARTI MCBRIDE	7750 PICKERING DR. CHARLOTTE, NC 28213	704-724-5455	Marti@JustGettingHome.com
9.	Jack + Yvonne Mock	300 Gray Drive Charlotte, N.C 28213	704-957-9394	lyshelton+carolina.RR.com jwm560@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Pam + Rudy Joseph	9103 Aubrac Lane		livinglaughing54@gmail.com
11.	Loretta GILES	2814 S. DEVON ST.	703-631-3185	lorettagiles@verizon.net
12.	SHEILA THOMPSON	1820 DAMASCUS ST CHARLOTTE, NC 28213	980-395-1119	SVLJ1@Aol.com
13.	Jillian + Patrick Williams	7907 Hereford Street + Charlotte NC 28213	704-658-8752 704-658-8599	jillwill08@me.com
14.	Charlene Price - Patterson	7600 Edgeworth Ct. 28213	704.598.6242	ccprice3@aol.com
15.	DAVID REBOLLOSO	9507 GUERNSEY CT 28213	704-807-6969	DAVIDREBOLLOSO@yahoo.com
16.	Heather + Derrick Edwards	1601 Rocky River Rd CHLT 28213	704 507 1160 704 201 2658	msheatheredwards@gmail.com derricked@aol.com
17.	Ursula Smith	1800 KNOLLWOOD CIRCLE CHLT NC 28213	704-724-6160	theKnollwood@yahoo.com
18.	Bradley Dilks	447 Blue Rock Dr. Charlotte NC 28213	901-233-4892	bhdilks@aol.com
19.	Deborah Lowe	8051 Hereford St Charlotte NC 28213	914 755 2877	debolowe@hotmail.com
20.	Dick Herring	9213 Bengali Circle Charlotte NC 28213	845 519 7647	herringestate@gmail.com
21.				
22.				

Rezoning Petition No. 2019-062

Suncrest Real Estate and Land, Petitioners

Community Meeting
June 6, 2019

ROBINSON
BRADSHAW

Charlotte | Research Triangle | Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Rezoning Plan and Proposed Buildings
- V. Information on Suncrest
- VI. Question, Answer and Comment Session

ROBINSON
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Rezoning Team

- Casey Werner, Suncrest Real Estate and Land
- Sean Paone, ColeJenest & Stone
- John Carmichael, Robinson, Bradshaw & Hinson

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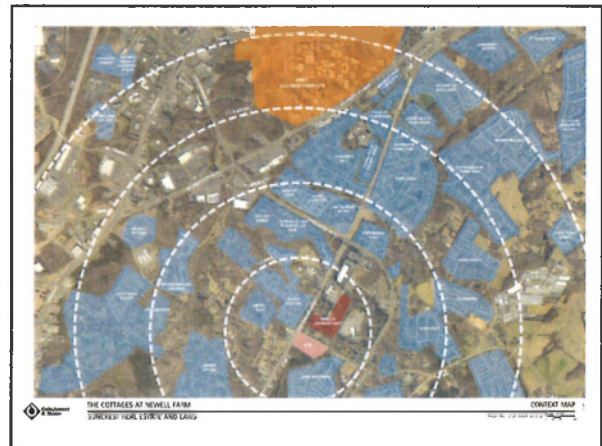
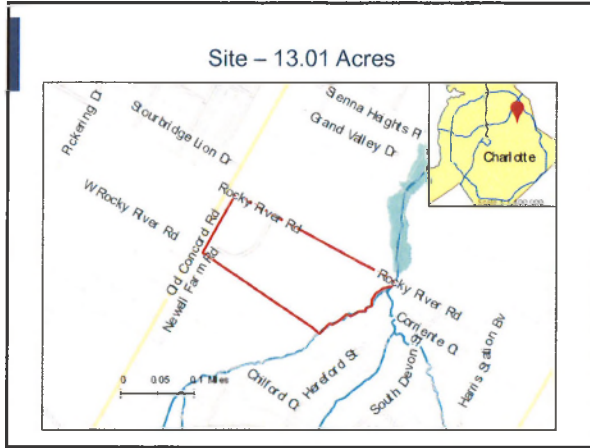
Current Rezoning Schedule

- Public Hearing: Monday, July 15, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, July 30, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, September 16, 2019 at 5:30
PM at the Charlotte-Mecklenburg
Government Center

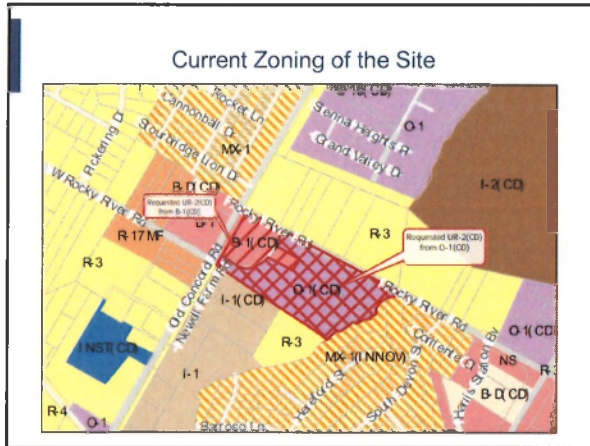
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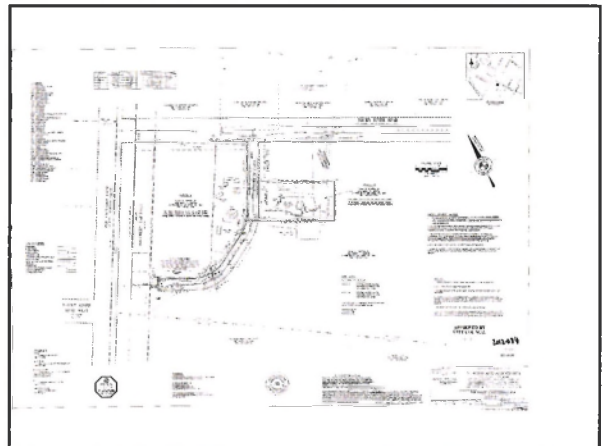
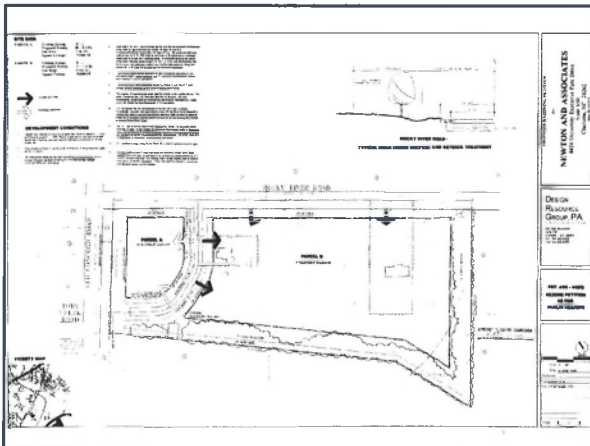
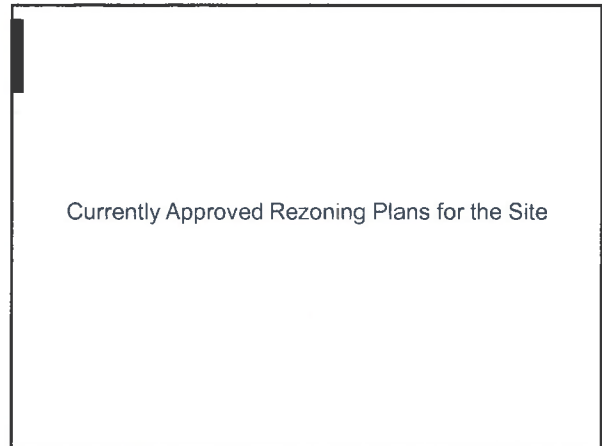




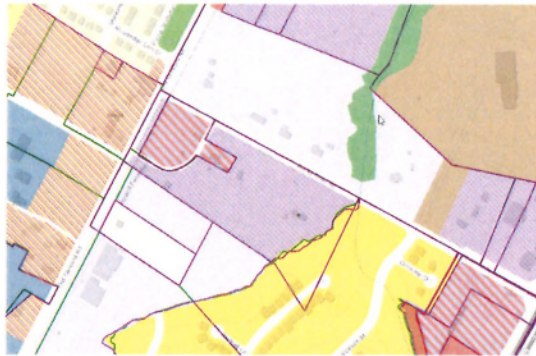
Current Zoning of the Site



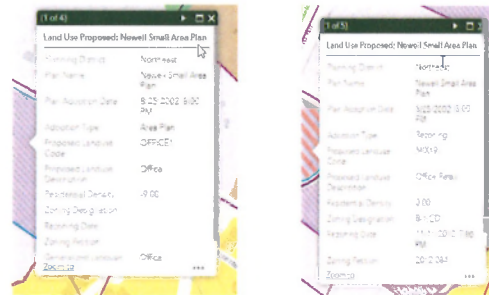
Currently Approved Rezoning Plans for the Site



Land Use Recommendations



Land Use Recommendations

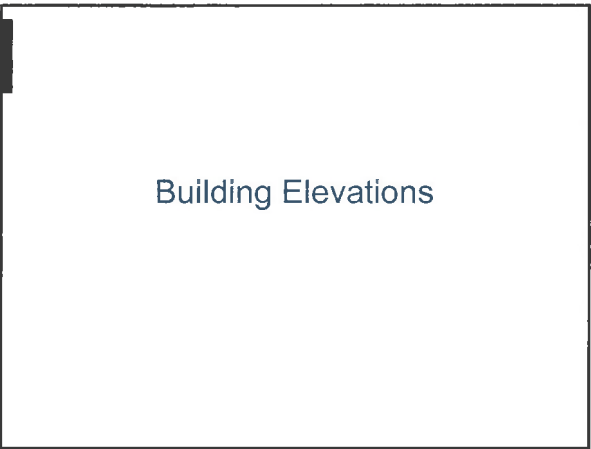
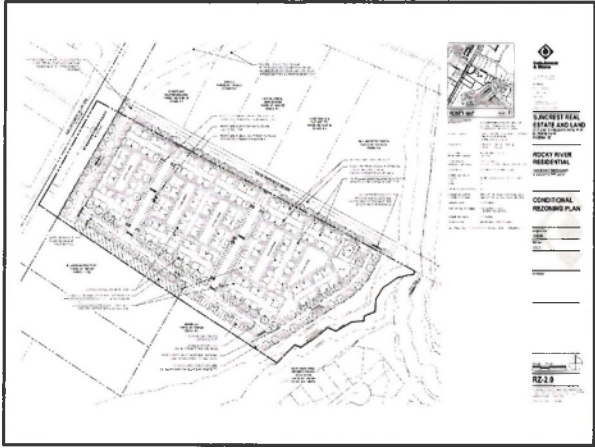


Rezoning Request

Requesting that the site be rezoned from the B-1 (CD) and O-1 (CD) zoning districts to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site comprised of for lease duplex style dwelling units.

The maximum number of dwelling units would be 126 dwelling units.

Rezoning Plan





Interior Example



Vehicular Trip Generation Numbers Per CDOT

Trip Generation				
Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 dwelling	10	Tax Record
Entitlement with Current Zoning	Retail Office	5,000 sf 95,000 sf	1,790	RZ 2012-084 & RZ 1995-040(C)
Proposed Zoning	Duplexes	126 dwellings	910	Site Plan: 04-22-19