

COMMUNITY MEETING REPORT
Petitioner: Hopper Communities
Rezoning Petition No. 2019-076

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 July 26, 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 Wednesday, August 7, 2019 at 6:30 PM at the Mecklenburg County Bar Center located at 2850 Zebulon Avenue 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 Bart Hopper and Clay McCullough of Hopper Communities, Matt Langston of Landworks Design Group 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. 2019-076.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently 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. It is always possible that the Public Hearing could be deferred.

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 2.39 acres and is located on the southwest corner of the intersection of Rozzelles Ferry Road and South Turner Avenue. Savona Mill is located across Chamberlain Avenue from the site. Savona Mill is an approximately 27.65 acre site that was rezoned to the MUDD-O zoning district on July 15, 2019. Up to 290,000 square feet of commercial uses and up to 240 residential units may be located on the Savona Mill site under the MUDD-O zoning of the Savona Mill site. There are conversion rights between the uses.

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 R-8, which is a single family zoning district. The "8" means that up to 8 dwelling units per acre can be built on the site. John Carmichael stated that parcels to the north of the site are zoned R-8, parcels to the east of the site are zoned R-8, parcels to the south of the site are zoned R-8, MUDD-O (the Savona Mill site) and I-2 and parcels to the west of the site are zoned B-2, R-8, MUDD-O and I-1.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting that the site be rezoned from the R-8 zoning district to the UR-2 (CD) zoning district to accommodate the development of up to 47 single family attached (townhome) dwelling units on the site.

Bart Hopper then addressed the meeting. Bart Hopper stated that Hopper Communities was established in 2007, and that he has been developing commercial, retail and residential real estate for over 25 years.

Hopper Communities specializes in designing and developing residential neighborhoods. Hopper Communities has offices and projects in Charlotte, Raleigh/Durham, Charleston and Austin, Texas. Hopper Communities' mission is to leave a positive imprint on the community and to deliver lasting value to its homeowners. Hopper Communities develops residential communities in suburban and urban environments.

Bart Hopper then briefly reviewed three urban townhome communities that Hopper Communities has developed in Charlotte. The townhome communities are Grandin Heights, Uptown West and Southpoint at South End.

At Grandin Heights, all but two of the townhome units have been sold. There are two and three bedroom units at Grandin Heights. Grandin Heights is located in an historic district, and the townhomes are craftsman style units. The size of the townhome units range from approximately 1,300 square feet to 2,000 square feet, and the price range is from the high \$300s to the low \$600s.

Uptown West is in the Seversville neighborhood. There are two and three bedroom units at Uptown West, and the townhome units have a more contemporary design and rooftop terraces. There will be a total of 74 townhome units at Uptown West, and 28 have been sold thus far in Phase 1. The smaller units have tandem parking garages, which means one car parking behind the other car.

Southpoint at South End contains 86 townhome units. This community has two and three bedroom townhome units with rooftop terraces. These townhome units have a contemporary design and range in size from 1,300 square feet to 2,000 square feet.

In response to a question, Bart Hopper stated that the price range for the Uptown West units is the mid \$300s to the mid \$500s.

Bart Hopper stated that Hopper Communities designs its townhome units to fit into the relevant neighborhood. They have a lot of flexibility with respect to design.

With respect to the townhome units proposed for the Rozzelles Ferry Road site, Bart Hopper stated that they are still working on the design, but the design should be closer to Uptown West.

An area resident asked why Hopper Communities would have a modern/contemporary look for these townhome units. Bart Hopper stated that the townhome units would not look like the units at Southpoint at South End, the units would be more traditional. The area resident stated that there are not any contemporary/modern style homes in this area. The homes are more craftsman like. This area resident suggested that the design of the townhomes incorporate craftsman style elements so that the townhome units can blend into the neighborhood. Bart Hopper said that these comments are good feedback and that he will look into the design of the townhome units.

Another area resident stated that this area is more of an historical area, and the residents want a more craftsman style design for the townhome units. They want to maintain the current flavor of the neighborhood on the major streets.

Matt Langston then addressed the meeting and reviewed the site plan. He stated that the townhome units fronting on Rozzelles Ferry Road, South Turner Avenue and Chamberlain Avenue would be rear loaded units with garages. The townhome units located on the interior of the site and the townhome units located perpendicular to Rozzelles Ferry Road would be front loaded units with garages. Matt Langston pointed out the location of the guest parking spaces.

To maintain the character of Rozzelles Ferry Road, the townhome units that front on Rozzelles Ferry Road would be located in three unit buildings. This is to emulate the existing rhythm of the homes located on Rozzelles Ferry Road.

Matt Langston stated that Hopper Communities would be widening South Turner Avenue to a collector street standard. This will set up South Turner Avenue for a future turn lane.

Matt Langston discussed the City's pedscape project for Rozzelles Ferry Road. He stated that there will be a median located in Rozzelles Ferry Road.

Matt Langston stated that the storm water facilities for this development would be located underground.

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.

- In response to a question regarding the percentage of brick on the exterior of the townhome units, Bart Hopper stated that there would be a mixture of exterior materials. There would be brick accents on the fronts and corners of the units. Vinyl siding would not be allowed on the townhome units. Clay McCullough stated that at this time, we really don't know the percentage of brick that would be on the exterior of the townhome units. The ends of the townhome units would be architecturally treated.

- In response to a question, Bart Hopper stated that the prices would start in the mid \$300s for the smaller units. The size of the units would range from 1,300 square feet to 2,000 square feet.

- In response to a question, Bart Hopper stated that Hopper Communities does not own the property, it has an option to purchase the property if the rezoning is approved.
- In response to a question, Matt Langston confirmed that there is a good bit of topography on the site, and he described how the topography would be accommodated.
- In response to a question, Matt Langston stated that the guest parking depicted on the site plan is to scale. Matt Langston stated that each townhome unit would have a tandem two car garage.
- In response to a question, Matt Langston stated that there are no plans for on-street parking for this development.
- In response to a question regarding amenities, Bart Hopper stated that there would be a dog park on the site.
- In response to a question regarding the widening of South Turner Avenue, Matt Langston stated that the existing curb located on the west side of South Turner Avenue would be demolished and a new curb would be constructed further into the site. The area between the old curb and the new curb would be paved with asphalt, so that South Turner Avenue would be widened on the site side of South Turner Avenue. This would provide three travel lanes on South Turner Avenue next to the site. This helps the transportation network.
- Matt Langston stated that an 8 foot wide planting strip and an 8 foot wide sidewalk would be installed along the site's frontages on Rozzelles Ferry Road, South Turner Avenue and Chamberlain Avenue.

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.

Hopper Communities, Petitioner

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

2019-076 TAXID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-076 06901710	ARDREY	SANDRA C			217 S. TURNER AVE		CHARLOTTE	NC	28208
2019-076 06901712	POWELL-FAULKS	YURI	DAMIAN	FAULKS	2230 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06901713	ELMORE	CARA A			PO BOX 843		MT HOLLY	NC	28120
2019-076 06901714	CNL PROPERTIES LLC				2517 HARWOOD HILLS LN		CHARLOTTE	NC	28214
2019-076 06901715	CET PROPERTIES LLC				1911 TYVOLA RD		CHARLOTTE	NC	28210
2019-076 06901716	BRADY	JEFFERSON YORK JR			2212 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06901717	LACEY	ROSALIND B			3719 RADBOURNE BV		CHARLOTTE	NC	28269
2019-076 06901723	WATTS GARY H REALTY CO				1300 BAXTER ST STE 215		CHARLOTTE	NC	28204
2019-076 06901724	1005 GREENLEAF LLC				1205 E 36TH ST		CHARLOTTE	NC	28205
2019-076 06901725	1005 GREENLEAF LLC				1205 E 36TH ST		CHARLOTTE	NC	28205
2019-076 06902807	WUOR	ROLAND S	YEI R	WUOR	2412 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06902808	SHELTON	SCOTT M	LESLIE	COONS	2408 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06902809	BAKER	FLORISTINE			2400 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06902810	WOODS	LAUREN			222 S GARDNER AVE		CHARLOTTE	NC	28208
2019-076 06902811	MOODY	BARBARA ANN			218 S GARDNER AVE		CHARLOTTE	NC	28208
2019-076 06902812	J S & ASSOCIATES INC				338 S SHARON AMITY RD PMB 263		CHARLOTTE	NC	28211
2019-076 06902903	CAROLINA BLUE SKY PROPERTY LLC				2017 THOMAS AVE		CHARLOTTE	NC	28205
2019-076 06902904	THE MANDRAPILIAS AND BRAKE FAMILY REVOCABLE LIVING	TRUST	DEAN B	MANDRAPILIAS	223 S GARDNER AVE		CHARLOTTE	NC	28208
2019-076 06902905	JOHNSTON JR	EMERY P			1911 TYVOLA RD		CHARLOTTE	NC	28210
2019-076 06902906	LEUELLING	JULIE	RONALD	LEUELLING	4419 RUSTLING WOODS DR		DENVER	NC	28037
2019-076 06902907	SAMSKARA LLC				P O BOX 791031		CHARLOTTE	NC	28206
2019-076 06902908	HOME SOLUTIONS OF THE CAROLINAS LLC				2820 SELWYN AVE STE 733		CHARLOTTE	NC	28209
2019-076 06902909	BIDDLEVILLE HOMES LLC				PO BOX 908		HUNTERSVILLE	NC	28070
2019-076 06902910	VANGUNDY	PAUL WAYNE	ROBIN E	VANGUNDY	2308 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06902911	DECEGLIO	ROBERT J	VITA M	DECEGLIO	2304 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06902912	HARLOW	HOWARD JUSTIN	KIARA	HARLOW	2300 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 06902913	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-076 06902921	SOURWINE	JOHNATHAN EDWARD	LAURIE ANN	RUELLO	465 HURSTON CIR		CHARLOTTE	NC	28208
2019-076 07110103	BISHOP	SHACONDA L			2209 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07110104	LARSON	CHRIS ROBERT	MELISS MARY	GARRAMONE	2215 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07110105	GRAVATT ALVERSON	BETTY ANN			5100 SHARON RD UNIT 2904		CHARLOTTE	NC	28210
2019-076 07110106	KUEHN	JOEL A	ERIN LUNSFORD	MELVIN SYDNEY ALVERSON JR R/T KUEHN	2223 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07110107	BAUGH	KEYNA R			2225 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07110108	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-076 07110109	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-076 07110110	MARTINEZ	WILLIAM	DIANA	MARTINEZ	323 S TURNER AVE		CHARLOTTE	NC	28208
2019-076 07110111	R-CUBED CHARLOTTE INVESTMENT GROUP LLC				906 B WESTBROOK DR		CHARLOTTE	NC	28202
2019-076 07110112	CRANDALL	MATTHEW	MARGARET	YACKEL	328 BACON AVE		CHARLOTTE	NC	28208
2019-076 07110113	SHANE	HEATHER JUDITH	TIMOTHY H	SWINK	1120 SCALEYBARK RD #319		CHARLOTTE	NC	28209
2019-076 07110114	KRIEGER	SAMUEL			6440 RUTHERFORD PL		SUWANEE	GA	30024
2019-076 07110115	WITHERS	STANFORD	WESLEY	WITHERS	314 BACON AVE		CHARLOTTE	NC	28208
2019-076 07110116	STREET	BRANDYN			2229 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07110401	CITYSIDE PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
2019-076 07110402	CITYSIDE PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
2019-076 07110403	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2019-076 07110404	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2019-076 07110456	CITYSIDE PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
2019-076 07111101	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111102	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111103	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111104	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111105	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111106	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111107	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111108	RYAN	MACY K		%TIM O HICKS	513 JULIAN ST		GREENSBORO	NC	27406
2019-076 07111110	GARDNER LAND TRUST		CATHERINE	HUNTER	7804 FAIRVIEW RD PMB 311		CHARLOTTE	NC	28226
2019-076 07111112	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111113	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111114	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111115	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111116	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2019-076 07111201	MOTLEY	GREGORY M	TRACEY C	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2019-076 07111202	NORTON	KIMBERLY A	NICHOLAS P	KRECKER	2405 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07111203	NEVILLE	ANDREW W			1337 OVERCREEK CT		MT PLEASANT	NC	29464
2019-076 07111204	COLBERT	D A HEIRS		% SARAH BROADIE	2415 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07111205	BRISLEY	WILLIAM	WINFREE S	BRISLEY	2417 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-076 07111209	SAVONA II LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2019-076 07111211	MOTLEY	GREGORY	TRACEY	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2019-076 07111212	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2019-076 07111213	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2019-076 07111214	MOTLEY	GREGORY M	TRACEY C	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2019-076 07111403	SAVONA II LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2019-076 07111410	WIKOFF COLOR CORP				PO BOX W		FT MILL	SC	29715
2019-076 07111412	SAVONA II LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203

EXHIBIT

A-1

tabbles®

		FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-076	ORGANIZATI							
2019-076	Beatties Ford Road Vocational Trade Center	Frances	Hall	1406 Beatties Ford Road		Charlotte	NC	28216
2019-076	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2019-076	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2019-076	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2019-076	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2019-076	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2019-076	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2019-076	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2019-076	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2019-076	Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2019-076	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2019-076	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2019-076	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2019-076	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2019-076	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2019-076	Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Av		Charlotte	NC	28216
2019-076	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2019-076	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2019-076	Lakewood Community Development Corpotation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2019-076	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2019-076	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2019-076	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2019-076	McCrorey Heights Neighborhood Association	Natalie	Beard	1615 Washington Av		Charlotte	NC	28216
2019-076	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2019-076	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2019-076	Parkview Neighborhood Asso.	Don	Johnson	3100 Avalon Ave		Charlotte	NC	28208
2019-076	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2019-076	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanlzir St		Charlotte	NC	28208
2019-076	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2019-076	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2019-076	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2019-076	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2019-076	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2019-076	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2019-076	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2019-076	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2019-076	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2019-076	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2019-076	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-076** filed by Hopper Communities to request the rezoning of an approximately 2.39 acre site located on the southwest corner of the intersection of Rozzelles Ferry Road and South Turner Avenue

Date and Time of Meeting: Wednesday, August 7, 2019 at 6:30 p.m.

Place of Meeting: Mecklenburg County Bar Center
2850 Zebulon Avenue
Charlotte, North Carolina 28208

We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 2.39 acre site located on the southwest corner of the intersection of Rozzelles Ferry Road and South Turner Avenue from the R-8 zoning district 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 that could contain up to 47 single family attached (townhome) 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.

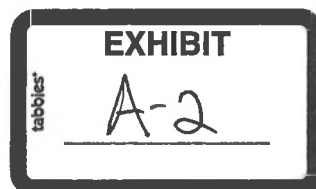
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, August 7, 2019 at 6:30 p.m. at the Mecklenburg County Bar Center located at 2850 Zebulon Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

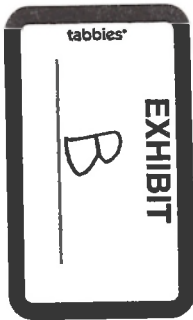
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Dr. Justin Harlow, Charlotte City Council District 2 (via email)
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 26, 2019





Community Meeting Sign-in-Sheet

Hopper Communities, Petitioner -- Rezoning Petition No. 2019-076

Mecklenburg County Bar Center
2850 Zebulon Avenue, Charlotte, NC 28208

Wednesday, August 7, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Sandra Wilson	106 N. Gregg St.	240-604-8698	WILSS5@aol.com
2.	JESSE SOSSAMON	161 N SMALLWOOD PL.	980-621-2257	JESSE.SOSSAMON@GMAIL.COM
3.	Danny Iten	2024 Rozzells Ferry Rd.	419-215-6271	dannyiten@gmail.com
4.	THAYER MOELLER	2125 ROSLYN AVE	252-626-3958	thayermaeller@gmail.com
5.	Ted + Jordana Tarver	121 S. Gardner Ave	404.217.9654	ted.tarver@gmail.com
6.	Gene Flavors	201 Aulen St	352-464-3315	gflavors@tampabay.rr.com
7.	Bernadette Flavors	201 Aulen St	980 209 9067	BERNJOHN1@GMAIL
8.	Lori + Phil Dickens	216 S. Turner Ave	919-599-2473	pdrunner@yahoo.com
9.	Jen Hill & Jeff Chance	203 Mill	904-400-8854	jeffwchance@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Jonathan Sourwine	220 S. Turner Ave.	315-771-3415	Jonathan.Sourwine@Gmail.com
11.	Kim Schrom chromes	2022 W Trade St	561-324-8045	Kim.Schrom@gmail.com
12.	J Tanya Adams	309 Lima Avenue	704-375-1005	jtanyadams@gmail.com
13.	Katie Loiacono	2529 Rozzelle Ferry Rd	980-254-1336	Katie.rose.conray@gmail.
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Rezoning Petition No. 2019-076

Hopper Communities, Petitioner

Community Meeting
August 7, 2019

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Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Hopper Communities
- V. Review of Site Plan
- VI. Question, Answer and Comment Session

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Rezoning Team

- Bart Hopper, Hopper Communities
- Clay McCullough, Hopper Communities
- Trey McDaniel, Hopper Communities
- Matt Langston, Landworks Design Group, PA
- John Carmichael, Robinson, Bradshaw & Hinson

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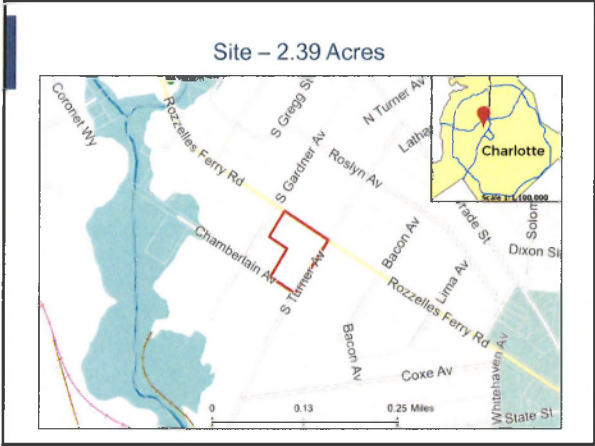
Current Rezoning Schedule

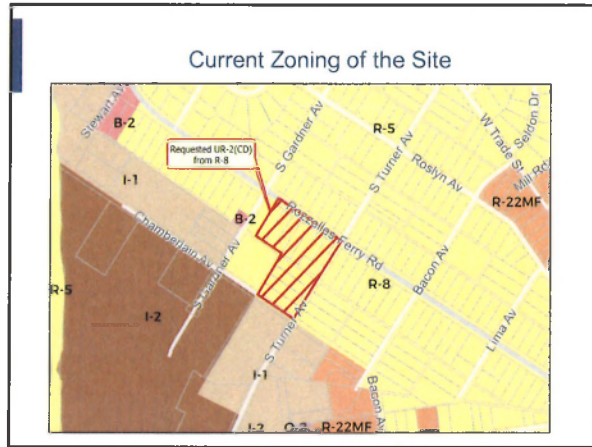
- Public Hearing: Monday, September 16, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 1, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 21, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center

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Rezoning Request

- Requesting the rezoning of the site from the R-8 zoning district to the UR-2 (CD) zoning district to accommodate the development of up to 47 single family attached homes (townhomes) on site.

Who is Hopper Communities?

- Hopper Communities was established in 2007. Founder, Bart Hopper, has been developing commercial, retail, and residential real estate for 25+ years.
- Hopper Communities is a development company specializing in designing and creating residential neighborhoods.
- Offices and projects in Charlotte, NC, Raleigh/Durham, NC, Charleston, SC, and Austin, TX.
- Mission is to leave a positive imprint on communities and deliver lasting value to homeowners.

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Grandin Heights
Community

HOPPER COMMUNITIES

47 TOWNHOMES IN WESLEY HEIGHTS

Grandin Heights

- 47, two and three bedroom townhomes
- Grandin Heights, located in Wesley Heights, a walkable, history-rich neighborhood, is just minutes from the heart of Uptown Charlotte.
- Craftsman-style townhome featuring modern interiors, two-car garages, outdoor terraces, balconies, and skyline views.
- Only two remaining for sale



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UPTOWN WEST
TERRACES

HOPPER
COMMUNITIES

74 TOWNHOMES IN SEVERSVILLE

Uptown West Terraces

- 74, two and three bedroom townhomes with rooftop terraces
- Contemporary design in the Seversville neighborhood, just minutes from Uptown Charlotte.
- Quality finishes and features, two-car garage, and rooftop terraces
- Community Dog Park
- 28 homes in the 1st Phase are sold



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SOUTHPOINT
AT SOUTH END

HOPPER
COMMUNITIES

86 TOWNHOMES IN SOUTH END

SouthPoint at South End

- 88, two and three bedroom townhomes with rooftop terraces
- Modern townhomes located in the heart of South End and within walking distance to the Blue Lynx Light Rail
- Quality features and finishes, two car garages, rooftop terraces
- Community Dog Park
- 1st Phase Sold Out/Completed and 14 remaining in Phase 2



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Site Plan



Architectural Guidelines

- The maximum height of the buildings would be 48 feet. Optional rooftop terraces.
- The primary exterior building materials would be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonite could not be used as an exterior building material. However, vinyl could be utilized on windows, doors, garage doors, soffits, trim and railings.

Architectural Guidelines

- The front elevation of each unit would have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the unit.
- All corner or end units that face a public street would have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the unit.
- Each unit would have a garage.
- Each unit would be alley loaded.