

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-124**

**Petitioner:** Gvest Capital LLC

**Rezoning Petition No.:** 2019-124

**Property:** ± 5.86 acres located along Monroe 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 Wednesday, October 23, 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 10/10/2019. 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 Wednesday, October 23, 2019 at 6:30 PM**, at Hawthorne's New York Pizza, 6215 Old Post Road, Ste 101, Charlotte, NC 28212.

### **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 Matt Langston and Darneka Waters with Landworks Design Group, PA and Jonathan Visconti with Gvest Capital LLC. Also in attendance were Bridget Grant 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.**

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant then introduced the development team to the audience and gave a brief overview of Gvest Capital LLC. Gvest Capital has developed over 5,000 lots in Charlotte over the past 20 years, including Oakhurst Townhomes. Working with some of the premier builders in their market, Gvest currently has over 800 lots in development.

Ms. Grant then gave an overview of the conditional rezoning process and schedule.

Ms. Grant reviewed the site location and proposed site plan. The Petition plans to construct up to 75 attached residential dwellings. Access to the Site will be from Monroe Road with no anticipated connection to adjoining neighborhoods pending further comments from City Staff.

This rezoning plan is consistent with the Land Use Plan that recommends up to 22 du for a portion of the Site.

The Petitioner has met with members of MoRa and will continue to work with the community for input.

The meeting was then opened to questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees inquired about traffic impacts and access. The Petitioner will continue to work with CDOT to identify any required transportation improvements. There is currently a roadway project on Monroe Road. Access to the Site will only be from Monroe Road and a signal is not anticipated.

Attendees asked if open space is included in the development and will trees remain/be planted adjacent to Eaton neighbors? The Petitioner will work with the topography of the land and abide by the Tree Ordinance.

The Petitioner agreed to continue to work with adjacent neighbors on screening and/or buffer treatment. The Petitioner also noted there will be a minimum of 10 feet separation between the townhomes and adjacent residential.

Attendees inquired if there were other potential uses in UR-2. It was explained that this is a conditional plan so this petition will only allow up to 75 single family attached dwellings. Additional units will require a new rezoning

Attendees inquired how storm water would be handled. The storm water currently flows away from Eaton and that condition will not change as a result of the new development. Detention efforts will catch and release the water at a rate slower than it is now.

One attendee inquired about parking and garages. The Petitioner confirmed each will have a garage as well as driveways for parking. The community also includes parallel parking spaces.

Ms. Grant thanked everyone in attendance and the meeting was adjourned

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

There were no changes as a result of this meeting

cc: Matt Newton, Charlotte City Council District 5 Representative  
David Pettine, Charlotte Mecklenburg Planning Department  
Raymond M. Gee, Gvest Capital LLC  
Jonathan Visconti, Gvest Capital LLC  
Susan Rosenblatt, Gvest Capital LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-124	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-124	16105101	NIKKI FIERO LLC				1624 WOODWARD AVE		CHARLOTTE	NC	28206
2019-124	16105102	LAKE HILL APARTMENTS LP				5009 MONROE RD #200		CHARLOTTE	NC	28205
2019-124	16105103	LAKE HILL APARTMENTS L P				5009 MONROE RD #200		CHARLOTTE	NC	28205
2019-124	16105104	LERNER & CO REAL ESTATE BY AMD 85-572				5009 MONROE RD #200		CHARLOTTE	NC	28205
2019-124	16105108	LINTON	ANDREW PATRICK			4843 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105109	STIKELEATHER	RICHARD W			4915 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105110	ERDMAN	DAVID			2300 EAST 7TH ST		CHARLOTTE	NC	28204
2019-124	16105111	DANE & ROMEO LLC				4927 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105113	LERNER & COMPANY REAL ESTATE				5009 MONROE RD # 200		CHARLOTTE	NC	28205
2019-124	16105114	LAKE HILLS CORP			% LERNER & COMPANY REAL ESTATE	5009 MONROE RD # 200		CHARLOTTE	NC	28205
2019-124	16105115	OAKHURST BAPTIST CHURCH				5037 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105116	OAKHURST BAPTIST CHURCH				5037 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105117	OAKHURST BAPTIST CHURCH				5037 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105118	BOSWELL	JOHN	CINDI	HASTINGS	211 HAWTHORNE RD		RALEIGH	NC	27605
2019-124	16105119	COOKSEY	JASON M			2057 EATON RD		CHARLOTTE	NC	28205
2019-124	16105120	REYNOLDS	DAVID CHRISTOPHER			2063 EATON RD		CHARLOTTE	NC	28205
2019-124	16105121	BROWN	JUSTIN D	SARAH ALLISON	SHINN	2069 EATON RD		CHARLOTTE	NC	28205
2019-124	16105122	BRAGG	GEOFFREY FREDERICE	SARA R	BRAGG	2101 EATON RD		CHARLOTTE	NC	28205
2019-124	16105123	BEGIC	STEVE			2109 EATON DR		CHARLOTTE	NC	28205
2019-124	16105124	HEATH	CHARLES LYNN		RUTH COX	2127 EATON RD		CHARLOTTE	NC	28205
2019-124	16105128	ELLIOTT	TONYA K			1311 HWY 218 W		INDIAN TRAIL	NC	28079
2019-124	16105129	LERNER & COMPANY REAL ESTATE				5009 MONROE RD # 200		CHARLOTTE	NC	28205
2019-124	16105131	OAK INVESTMENTS LLC				4929 MONROE RD		CHARLOTTE	NC	28205
2019-124	16105132	LAKE HILL APARTMENTS L P				5009 MONROE RD #200		CHARLOTTE	NC	28205
2019-124	16105133	BEGIC	STEVEN			2109 EATON RD		CHARLOTTE	NC	28205
2019-124	16105134	BEGIC	STEVEN			2109 EATON RD		CHARLOTTE	NC	28205
2019-124	16105135	CONLEY	BOBBY J	KATHLEEN ANNE	MCCONVILLE	2131 EATON RD		CHARLOTTE	NC	28205
2019-124	16105199	JOLLY	KATIE Y		HELEN NEWLAND	1111 GREENTREE DR		CHARLOTTE	NC	28211
2019-124	16105201	OAKHURST APARTMENTS LLC				136 WEST MAIN ST		PINEVILLE	NC	28134
2019-124	16105226	LAKE HILL APARTMENTS L P				5009 MONROE RD #200		CHARLOTTE	NC	28205
2019-124	16105227	STEWART	CLARENCE H,JR	JOYCE C	STEWART	1619 REDCOAT DR		CHARLOTTE	NC	28211
2019-124	16105228	MASANOTTI	JAY ANTHONY	JESSICA BOULWARE	MASANOTTI	5014 ERICKSON RD		CHARLOTTE	NC	28205
2019-124	16105229	FORBIS	AILENE S			5008 ERICKSON RD		CHARLOTTE	NC	28205
2019-124	16105230	CULLEN	JAMES	ANNE BELL	CULLEN	PO BOX 471512		CHARLOTTE	NC	28247
2019-124	16105233	LAKE HILL APARTMENTS L P				5009 MONROE RD #200		CHARLOTTE	NC	28205
2019-124	16105440	OAKHURST TOWN HOME LOTS LLC				136 MAIN ST		PINEVILLE	NC	28134
2019-124	16106201	RED'Z PROPERTIES LLC				5013 VESCOVA CT		CHARLOTTE	NC	28212
2019-124	16106236	HUTCHINSON	DAVID	JOYCE	HUTCHINSON	2114 EATON RD		CHARLOTTE	NC	28205
2019-124	16106237	SHOEMAKER	JILL A			2108 EATON RD		CHARLOTTE	NC	28205
2019-124	16106242	RED'Z PROPERTIES LLC				5013 VESCOVA CT		CHARLOTTE	NC	28212
2019-124	16106301	EP 5101 LLC				3812 LOVETT CR		CHARLOTTE	NC	28210
2019-124	16106311	PEARCE	DANIEL B		MAKENZIE R PURNELL	2064 EATON RD		CHARLOTTE	NC	28205
2019-124	16106312	DILLWORTH	MATTHEW C		WILLIAM W HICKS	2058 EATON RD		CHARLOTTE	NC	28205
2019-124	16106313	BARUN	MEGAN DAWN	ADAM JACOB	BARUN	2046 EATON RD		CHARLOTTE	NC	28205
2019-124	16106314	CRUZ	DENNIS ROMAN	LILLIAN DEL CARMEN	CRUZ	9614 GERANIUM LN		CHARLOTTE	NC	28215
2019-124	16106315	SCHWARZ	ANDREW E			2054 EATON RD		CHARLOTTE	NC	28205
2019-124	16106316	CRUZ	DENNIS R			9614 GERANIUM LN		CHARLOTTE	NC	28215
2019-124	16108107	KISER	CONNIE L			4933 DORIS AVE		CHARLOTTE	NC	28205
2019-124	16108108	JOHNSON	JOSEPH DANIEL		C/O MICHAEL ALLEN	7257 PINEVILLE-MATTHEWS RD STE 2100		CHARLOTTE	NC	28226
2019-124	16108109	GUNN	ANDREA MICHELLE	BRANDON MICHAEL	JONES	5015 DORIS AVE		CHARLOTTE	NC	28205
2019-124	16108110	WRIGHT	MARILYN FOXWORTH			5021 DORIS AVE		CHARLOTTE	NC	28205
2019-124	16108111	LAVERY	PATRICK J			5027 DORIS AVE		CHARLOTTE	NC	28205
2019-124	16108112	KENNEDY	AMANDA			5033 DORIS AVE		CHARLOTTE	NC	28205
2019-124	16108113	MILLER	JAMES R	TRANG T	MILLER	5014 MONROE RD		CHARLOTTE	NC	28205
2019-124	16108114	DAVIS	BEN J	ANNE M	DAVIS	5008 MONROE RD		CHARLOTTE	NC	28205
2019-124	16108115	BOHMAN	ERIC	DANA	BOHMAN	2927 HANSON DR		CHARLOTTE	NC	28207
2019-124	16108116	BOHMAN	ERIC	DANA	BOHMAN	4938 MONROE RD		CHARLOTTE	NC	28205
2019-124	16108117	HEAD SHOP LLC				4932 MONROE RD		CHARLOTTE	NC	28205
2019-124	16108118	RENEE'S INTERNATIONAL INC				4926 MONROE RD		CHARLOTTE	NC	28205
2019-124	16108119	EMMA ALLEN INSURANCE AGENCY INC				4920 MONROE RD		CHARLOTTE	NC	28205

2019-124 16108120 DBL HAPPY LLC  
2019-124 16108121 ROWE  
2019-124 16108124 KING  
2019-124 16110838 EAGLE HOLDINGS & DEVELOPMENT INC  
2019-124 16110839 EAGLE HOLDINGS & DEVELOPMENT INC

PEGGY A  
DORA A

4914 MONROE RD  
6324 FOREST WAY DR  
5009 DORIS AVE  
C/O J RONALD MARTIN  
C/O J RONALD MARTIN

CHARLOTTE NC 28205  
CHARLOTTE NC 28212  
CHARLOTTE NC 28205  
1850 E THIRD ST,STE 305 CHARLOTTE NC 28204  
1850 E THIRD ST STE 305 CHARLOTTE NC 28277

2019-124 ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-124 Amity Gardens Neighborhood Association	Amy	Harris	5101 Kistler Avenue		Charlotte	NC	28205
2019-124 Amity Gardens Neighborhood Association	Donna	Fisher	2421 Eaton Rd		Charlotte	NC	28205
2019-124 Amity Gardens Neighborhood Association	Donna	Thomas	5362 Buena Vista Ave		Charlotte	NC	28205
2019-124 Amity Gardens Neighborhood Association	Luke	Carter	5237 Lynnville Ave		Charlotte	NC	28205
2019-124 Amity Place Homeowners Association	Michael	Icenhour	4319 Wordsworth Ln		Charlotte	NC	28211
2019-124 Back Creek I Homeowners Association	Management		4957 Albemarle Rd		Charlotte	NC	28205
2019-124 Briar Creek-Commonwealth	Seth	Martin	3625 Commonwealth Av		Charlotte	NC	28205
2019-124 Commonwealth Park Neighborhood Association	Brian	Green	3616 Commonwealth Ave		Charlotte	NC	28205
2019-124 Commonwealth Park Neighborhood Association	Mary	Mansfield	1308 Rollins Avenue		Charlotte	NC	28205
2019-124 Cotswold Neighborhood Assoc.	Will	Geter	1021 Churchill Downs Ct	unit 1	Charlotte	NC	28211
2019-124 Coventry Woods Neighborhood Association	John	Bordsen	4810 Beechknoll Ct		Charlotte	NC	28212
2019-124 Eastway Park/ Sheffield Park Neighborhood Association	Carolyn	Millen	1121 Westchester Bv		Charlotte	NC	28205
2019-124 Eastway Park/ Sheffield Park Neighborhood Association	Nathan	Karow	3319 Diftwood Dr		Charlotte	NC	28205
2019-124 Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		Charlotte	NC	28211
2019-124 Oakhurst Community Neighborhood Association	Elizabeth	Bradford	4414 Carteret St.		Charlotte	NC	28205
2019-124 Oakhurst Community Neighborhood Association	Grace	Watkins	4317 Commonwealth Av		Charlotte	NC	28205
2019-124 Oakhurst Community Neighborhood Association	Liz	Millsaps Haigler	1420 Chippendale Road		Charlotte	NC	28205
2019-124 Sheffield Park Neighborhood Association	Sandy	Weaver	5129 Greenbrook Dr		Charlotte	NC	28205
2019-124 Villages Of Leacroft Homeowners Association	Julie	Shadrick	919 Norland Rd		Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-124 – Gvest Capital, LLC**

Subject: Rezoning Petition No. 2019-124  
Petitioner/Developer: Gvest Capital, LLC  
Current Land Use: office  
Existing Zoning: O-6(CD) & R-17MF  
Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Wednesday, October 23<sup>rd</sup> at 6:30 p.m.**

Location of Meeting: Hawthorne's New York Pizza  
6215 Old Post Rd, Suite 101  
Charlotte, NC 28212

Date of Notice: 10/10/2019

We are assisting Gvest Capital, LLC (the "Petitioner") on a Rezoning Petition recently filed to allow the development of the site located on Monroe 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 ± 5.86 acre Site from O-6(CD) & R-17MF to UR-2(CD) to allow for the development of the Site with a townhome community. Access to the Site will be from Monroe Road via a newly constructed public street extension.

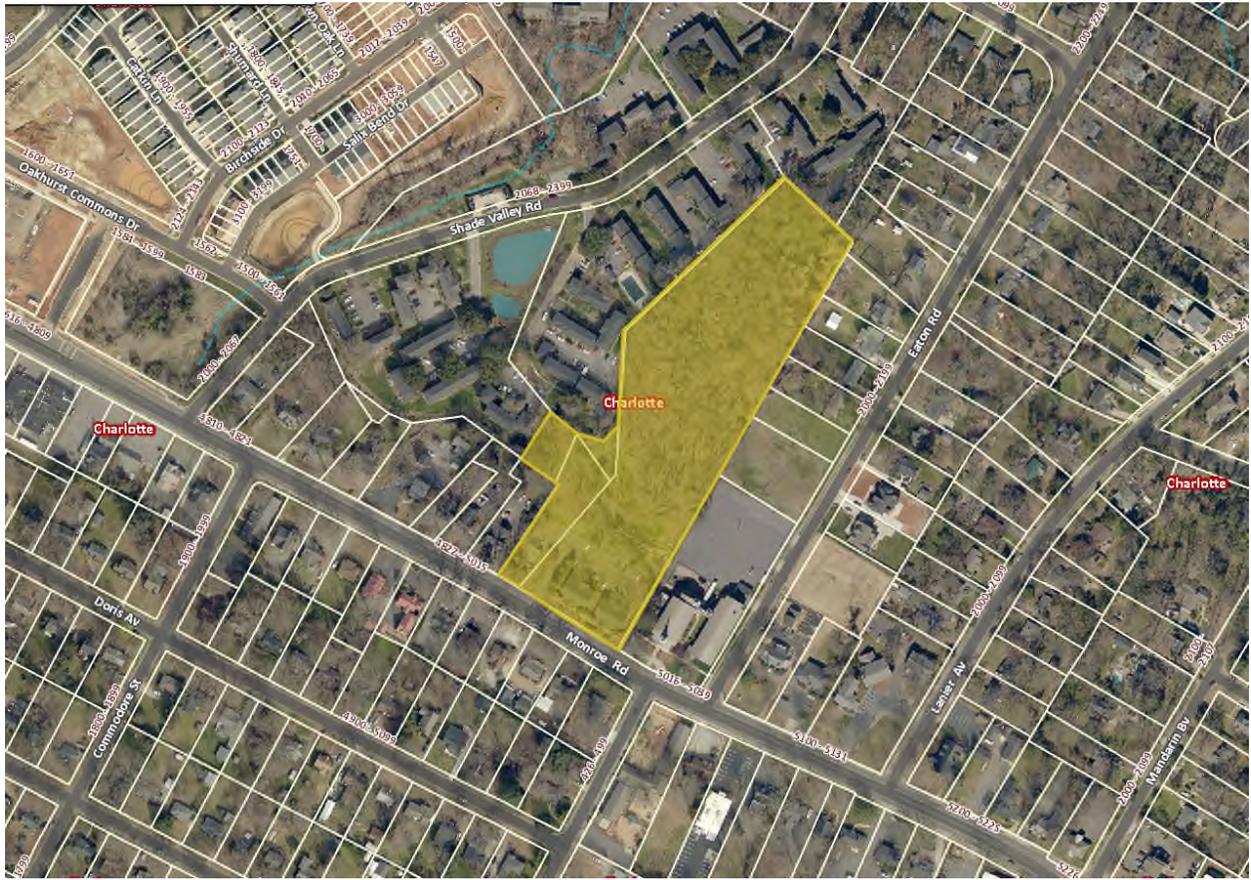
**Community Meeting Date and Location:**

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 Wednesday, October 23<sup>rd</sup>, 2019, at 6:30 p.m. at Hawthorne's New York Pizza, 6215 Old Post Rd, Suite 101, Charlotte, NC 28212.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Matt Newton, Charlotte City Council District 5 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Raymond M. Gee, Gvest Capital, LLC  
Jonathan Visconti, Gvest Capital, LLC  
Susan Rosenblatt, Gvest Capital, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



**Gvest Capital LLC Rezoning Petition No. 2019-124  
Community Meeting – October 23, 2019 @ 6:30pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	JASON COOKSEY	2057 EATON RD, CLT, NC 28205	864-504-4592	Jason.M.Cooksey@gmail.com
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**Gvest Capital LLC Rezoning Petition No. 2019-124  
Community Meeting – October 23, 2019 @ 6:30pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
29	John + Peggy Rowe	6324 Forest Way Dr <del>rowe p1@att.net</del>	704 5686470	jrowep1@att.net
30	Ana Karim	5009 Erickson Rd	804 8731267	ana.karim@gmail.com
31	Jill Stoemaker	2108 Eaton Rd.	704 537-1370	shoe4now@bellsouth.net
32	Kristen Ard	Catkin	704-953-8450	kristen.ard@gmail.com
33	Andrew Schwarz	2054 Eaton Rd	336-916-2652	andrewschwarz@gmail.com
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