

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-151

Petitioner: Longbranch Development

Rezoning Petition No.: 2019-151

Property: ± 11.63 acres located on Johnston Oehler 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, December 2, 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 11/22/2019. 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, December 2, 2019 at 6:30 PM, at Charlotte's Hope Church, 4100 Johnston Oehler Road, Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Brett Basnight with Longbranch Development and Brent Stough with DPR Associates. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean introduced the development team and reviewed the conditional rezoning schedule.

This rezoning proposes to change the zoning of the Site from R-3 to UR-2(CD) to allow the development of a townhome community. Each townhome will be 2 stories with garages. The community will include landscaping and tree save areas, as well as a proposed urban open space area just south of the roundabout on the corner of Johnston Oehler. Garages and parking areas will be internal to the site with no individual driveway access from Johnston Oehler Road.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about traffic along Johnston Oehler Road, especially as it pertains to the schools in the area. The petitioner will continue to work with CDOT on traffic mitigation measures required for this Site. Longbranch will also be in contact with CMS to address concerns with traffic direction during arrival and dismissal.

Attendees asked if the development would be gated to deter students from parking in the townhome community and using it as a cut through to the high school. The petitioner was not aware of this occurrence but will consider gating the community.

One attendee inquired about the proposed construction timeline. Brett Basnight, with Longbranch Development, explained that with an approved rezoning, they plan to begin construction in the 3rd quarter of 2020 with an anticipated 10 month build-out.

Attendees asked if the petitioner has been in contact with the other recent developments in the area. At this time, the petitioner has not made contact with the neighboring developments.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

A note was added to the conditional plan allowing the installation of gates at the site's driveways.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Brett Basnight, Longbranch Development
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-151	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-151	02930131	PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 200-263		HUNTERSVILLE	NC	28078
2019-151	02930132	JOHNSTON	TIMOTHY GRAY		(1/2 B/W & 1/2 B/D)	9634 HAMPTON OAKS LN		CHARLOTTE	NC	28270
2019-151	02930133	JOHNSTON	HARVEY W R/T			4217 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02930134	THOMPSON	ORVILLE O JR	RICHARD KIRK	THOMPSON	3440 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02930194	MARTIN	LARRY S JR			3530 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02930198	THOMPSON	ORVILLLE O JR	RICHARD KIRK	THOMPSON	3440 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02930349	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2019-151	02930350	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2019-151	02930401	ALVARRACIN	NUVIA ELIZABETH			4608 MACKINAC ST		CHARLOTTE	NC	28269
2019-151	02930402	PARDON	JAMES D	JEANETTE E	PARDON	3602 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02930403	MCCAHAN	PATRICIA C	DANIEL	MCCAHAN	5610 HARTFIELD DOWNS DR		CHARLOTTE	NC	28269
2019-151	02930404	ALVARRACIN	NUVIA ELIZABETH			4608 MACKINAC ST		CHARLOTTE	NC	28269
2019-151	02930405	PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 200-263		HUNTERSVILLE	NC	28078
2019-151	02930406	PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 200-263		HUNTERSVILLE	NC	28078
2019-151	02933105	THOMPSON	ORVILLR O JR	RICHARD KIRK	THOMPSON	3440 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02933107	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-151	02933108	PATTERSON	MERYL M			3801 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2019-151	02933109	PATTERSON	CONWAY R	MERYL M	PATTERSON	21227 SANDY COVE RD		CORNELIUS	NC	28031
2019-151	02934233	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-151	02962101	THOMPSON	O O JR			3440 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269

2019-151	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-151	Devonshire Neighborhood Association	Cindy	Peninger	4816 Avalon Forest Ln		Charl	NC	28269
2019-151	Hayden Commons HOA	Heidi	Pruess	10430 Baskerville Ave		Charl	NC	28269
2019-151	Highland Creek HOA	Heather	Casselberry	6107 Skyline Dr		Charl	NC	28269
2019-151	Highland Creek HOA	Stacie	Purcell	6121 Chavel Ln		Charl	NC	28269
2019-151	Highland Creek HOA	Wes	Ports	5806 Mantario Dr		Charl	NC	28269
2019-151	Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charl	NC	28269
2019-151	Mallard Glen Village Homeowners Association	Carolyn	Sands	4503 Ridge Rd		Charl	NC	28269
2019-151	Prosperity Village Area Association	Dr. Brett	Kubricht	10210 Prosperity Park Dr	Unit 400	Charl	NC	28269
2019-151	Prosperity Village Area Association	Kathy	Gister	4601 Fairvista Drive		Charl	NC	28269
2019-151	Prosperity Village Area Association	Sarah	Zdeb	7329 Avonhurst Ln		Charl	NC	28269
2019-151	Prosperity Village Area Association	Shika	Raynor	6403 Ridgeview Commons Dr		Charl	NC	28269
2019-151	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charl	NC	28269
2019-151	Stoney Creek HOA	Raymond	Sheffield	6217 Creek Breeze Road		Charl	NC	28269
2019-151	Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charl	NC	28269
2019-151	University Park North Community Association	Bettye C.	Walker	4528 Highcroft Ln		Charl	NC	28269
2019-151	Villages Of Leacroft Homeowners Association	Joseph L.	Mercier	10321 Billingham Dr		Charl	NC	28269
2019-151	Wyndham Hills	Denise	Williams	6230 Shelley Ave		Charl	NC	28269

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-151 – Longbranch Development**

Subject: Rezoning Petition No. 2019-151
Petitioner/Developer: Longbranch Development
Current Land Use: Vacant/Residential
Existing Zoning: R-3
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Monday, December 2nd, 2019 at 6:30 p.m.**
Location of Meeting: Charlotte’s Hope Church
4100 Johnston Oehler Road
Charlotte. NC 28269
Date of Notice: 11/22/2019

We are assisting Longbranch Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on both sides of Johnston Oehler Road and adjacent to Mallard Creek High School as well as I-485 (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.

Background and Summary of Request:

This Petition involves a request to rezone the ± 11.63-acre Site from R-3 to UR-2(CD) to allow development of the Site with a residential townhome community. The Site is made up of two areas, one area is located on the north side Johnson Oehler Road and adjacent to I-485, the second area is located on the south side of Johnson Oehler Road and adjacent to Mallard Creek High School.

Both areas will be developed with two story townhome dwellings units. The proposed townhome units will be oriented toward Johnson Oehler Road. Each unit will have a garage. Access to the garages and surface parking areas will shielded from street view and oriented toward interior private drives.

A 36-foot Class C buffer will be provided adjacent to the existing single-family home located on the eastern side of the Site. A tree save open space will be provided adjacent to Mallard Creek High School.

Access to the Site will be from Johnson Oehler Road. Each of the areas to be developed with residential units will have two separate access points to Johnson Oehler Road.

The Petitioner is working with CDOT to see if the excess right-of-way located between the roundabout and the Site can be improved with landscaping and sidewalks.

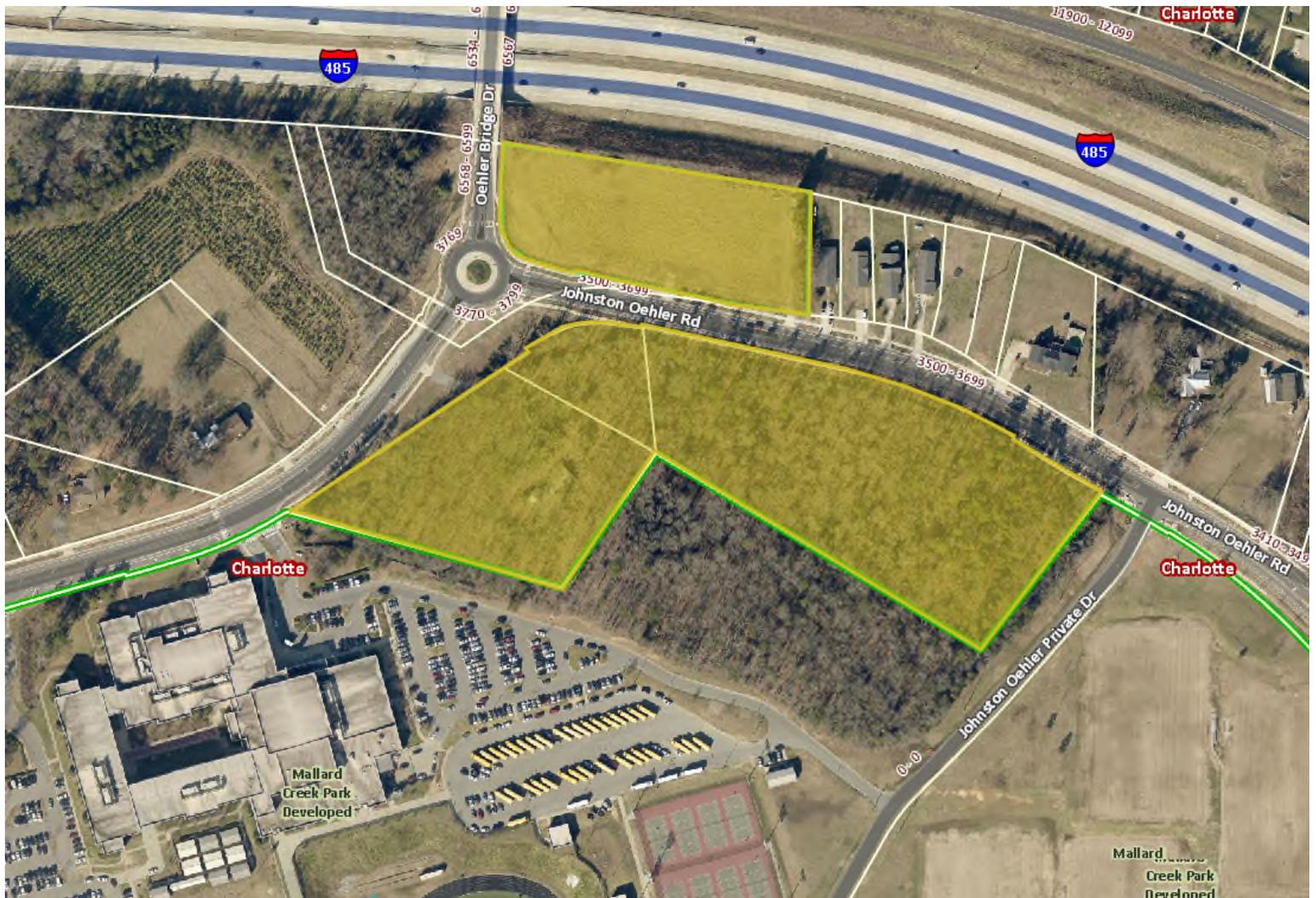
Community Meeting Date and Location:

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, December 2nd, 2019, at 6:30 p.m. at Charlotte's Hope Church, 4100 Johnston Oehler Road, Charlotte, NC 28269.** 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: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Brett Basnight, Longbranch Development
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Longbranch Development Rezoning Petition No. 2019-151
 Community Meeting – December 2, 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	Susie Morris			susie.a.morris@live.com
2	Larry Martin	3530 Johnston Oehler		larry.martin@gmail.com
3	Elizabeth Alvarracin	3542 Johnston Oehler		ealvarracin@yahoo.com
4	Victor Alvarracin	3606 Johnston Oehler		
5	Jim Pardon	3602 Johnston Oehler		J.Pardon1@aol.com
6	Ted Thompson	3420 Johnston Oehler		thompson@aol.com
7	WIL RUSSELL	6601 BLUE SKY LANE		w.russell78@gmail.com
8	Travis Burke ^{& Lauren} Hollar	3916 Johnston Oehler		TRAVISRBARKER@gmail.com
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