

COMMUNITY MEETING REPORT

Petitioner: Meritage Homes

Rezoning Petition No. 2019-160

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on December 19, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, January 8, 2020 at 6:00 p.m. at the Pleasant Grove Presbyterian Church, 6701 Pleasant Grove Road, Charlotte, North Carolina 28216.

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 C. The Petitioner was represented at the Community Meeting by Reid Owen and Brett Manery, as well as by Petitioner's agents, Weston Boles with WK Dickson, and Collin Brown and Brittany Lins with Alexander Ricks PLLC. Several members of the property owner families were also present at the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and a street view of the approximately 80-acre property.

Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City priorities, Council member priorities, and, at the end of the day, market realities. For example, the site in question has significant environmentally sensitive areas.

Mr. Brown gave a general overview of the rezoning process and then explained that the parcels in question are currently zoned R-3 (residential, typically three units to the acre). The adopted Northwest District Area Plan (2013) recommends residential uses at up to four dwelling units per acre (DUA).

Mr. Brown explained that there are several development options with higher density that could occur "by-right" without going through the public rezoning process. For example, the Ordinance has a bonus provision that would allow up to six (6) DUA on the site if the Petitioner included workforce housing units per the requirements of the Incentive-Based Inclusionary Housing program. Theoretically, this program could allow up to 480 units on the 80-acre site. The Ordinance also contains bonuses for including tree save areas in excess of the typical requirements. The Petitioner does not intend to use these programs at this time but instead would like to rezone the property to the MX-2(Innovative) zoning district with a site-specific rezoning plan in order to create a townhome development that uses innovative design standards to

cluster the buildings in a smaller footprint within the site, thus preserving a significant amount of open space.

Mr. Brown showed the preliminary rezoning plan, which requests a maximum of 280 townhomes, at approximately 3.5 DUA. The Petitioner is committing to a Class C buffer around the majority of the site, along with a 100-foot watershed buffer and 30-foot post-construction buffer. In addition, the Petitioner plans to provide an amenity center, such as a pool, cabana, and dog walking stations throughout the community. Importantly, the Petitioner has committed to preserving a substantial portion of the site for natural and tree save areas. Approximately 51 acres of the 80-acre site would not contain any development.

Mr. Brown explained that a rezoning process provides the community with the benefits of certainty and the ability to negotiate. Unlike a “by-right” development, the Petitioner is committing to include buffers around the site (which would not be required if a single-family development was constructed instead). Further, the proposed density (3.5 DUA) is less than the adopted area plan would recommend (4 DUA) and less than a “by-right” development if bonus provisions are utilized (up to 6 DUA).

Charlotte-Mecklenburg Schools (CMS) stated in their memo that a “by-right” development could produce approximately 126 additional students into the school system whereas the proposed rezoning would only produce approximately 83 additional students. Similarly, the Charlotte Department of Transportation (CDOT) stated in their memo that a “by-right” development could produce approximately 2,340 additional vehicular trips per day whereas the proposed rezoning would only produce approximately 2,080 additional trips. Mr. Brown explained that the empirical data typically estimates that townhomes produce less school age children and less traffic than single-family homes.

Mr. Brown explained that the Petitioner’s team would be submitting a revised plan by January 13th and the earliest possible public hearing in front of City Council could occur on February 17th with a potential March 16th decision. He then opened the meeting up for questions.

An attendee commented that she wanted to see both quality construction and affordable housing.

In response to a question, the Petitioner’s agents responded that the townhomes would likely range between 1,400-1,800 square feet. The Petitioner’s team expects that the price per square foot for these townhome units will be higher than most other developments in the area.

Several attendees commented on traffic concerns and road conditions. An attendee remarked that Kelly Road and the surrounding roads are not wide enough to handle additional development. Another attendee expressed frustration with the timing of traffic lights not being synced. Of particular concern to several attendees was the intersection of Brookshire Freeway and Pleasant Grove Road. Another attendee stated that the intersection of Clinton Road and Pleasant Grove had bad visibility and created a dangerous condition.

In response to an inquiry related to proposed exterior building materials, the Petitioner’s agent responded that the designs for the townhomes is still in the preliminary stages but that the Petitioner would be willing to commit to the quality that Meritage Homes is known for, including energy efficiency. One attendee commented that most of the homes in the area have brick facades. Another attendee requested a combination of stone and/or brick facades, with decorative accents and a limit on the amount of vinyl used.

Several attendees wanted to see a park or soccer fields included in the plan. The Petitioner’s team responded that they are working with Mecklenburg County Park and Recreation Department to coordinate the dedication of approximately two acres adjacent to Pleasant Grove Road and also some land on the northern portion of the site, adjacent to the future greenway.

One attendee was concerned with police capacity and stated that there are dangerous conditions in the area and gunshots are often heard nearby.

In response to an attendee's question regarding the preparation of a traffic impact analysis (TIA), the Petitioner's team stated that a TIA is not required for this site because the proposed number of residential units is not expected to exceed the 2,500 trips/day threshold, however, the Petitioner has engaged with a traffic engineer to assist with traffic issues without providing a formal TIA.

An attendee provided a list of requests, including: (a) decrease the number of townhome units, (b) commit to quality construction, (c) provide sidewalks throughout the development, and (d) provide buffers or berms to block the buildings from the view of existing neighbors.

Several attendees requested that the Petitioner further explore what a realistic "by-right" plan might look like and compare that to the current proposal in light of the environmentally sensitive areas. The Petitioner's team promised to host a follow-up meeting to respond to the received feedback and present a revised site plan as compared to a potential "by-right" plan.

The formal meeting concluded at approximately 7:15 p.m. The Petitioners team remained and answered individual questions until approximately 7:40 p.m.

Respectfully submitted this 13th day of January 2020.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

2019-160	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-160	1	03303109	PLEASANT GROVE METHODIST	CHURCH			PO BOX 681900		CHARLOTTE	NC	28216
2019-160	1	03303120	CATHEY	ROBERT WAYNE		REBECCA AUTEN	7324 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03303121	MCGEE	AMY KENLEY			7314 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03303132	KENLEY	JASON SIGMON			9215 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03303135	BURNS	ERIC J	PATTY R	BURNS	9235 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03303136	CARDOSO	HENRY R	ROBIN WIGGINS	CARDOSO	9225 HUTCHINSON RD		CHARLOTTE	NC	28216
2019-160	1	03305103	VANN	MCIVER LEE JR	BARBARA M	VANN	9466 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305106	GAETANO	ROBERT BARRY	JAMES ELLIOTT	GAETANO	7232 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03305107	MOZELEY	STEVEN RAY			6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2019-160	1	03305108	MOZELEY	STEVEN RAY			6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2019-160	1	03305110	ROBINSON	THOMAS G	TAMARA C	ROBINSON	2759 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03305111	PUCKETT	JAMES BYRON	BRANDEE R	PUCKETT	174 PINE CONE LN		CAIRO	GA	39828
2019-160	1	03305112	JORDAN	ROGER DEAN	DONNA LYNN	JORDAN	7104 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03305114	JORDAN	ROGER DEAN	DONNA LYNN	JORDAN	7104 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03305115	MCDONALD	FRANCES E			2709 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03305116	VANN	MCIVER L JR			9466 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305117	GAETANO	ROBERT B	JANE B	GAETANO	7232 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03305119	WIGGINS	SANDRA LEWIS			2747 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03305121	VANN	MCIVER LEE JR	BARBARA M	VANN	9466 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305122	FELTS	YVONNE W			2757 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03305128	WATKINS	MARY ALLISON MESSICK			2918 SAINTFIELD PL		CHARLOTTE	NC	28270
2019-160	1	03305129	JOY	TED F	CATHEY S	JOY	PO BOX 555		PAW CREEK	NC	28130
2019-160	1	03305130	PECK	JEFFREY R			2701 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03305131	VANN	MCIVER LEE	BARBARA M	VANN	9466 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305132	VANN	MCIVER LEE JR			9466 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305133	CATHEY	ROBERT WAYNE		REBECCA AUTEN	7324 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03305134	SUPINO	ALEXANDRIA LEIGH VANN	MICHAEL SALVATORE	SUPINO	9120 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305135	S R MOZELEY PROPERTIES LLC				6309 BROOKSHIRE BV		CHARLOTTE	NC	28216
2019-160	1	03305136	S R MOZELEY PROPERTIES LLC				6309 BROOKSHIRE BV		CHARLOTTE	NC	28216
2019-160	1	03305139	GREENWAY #9460	TRUST	ROGER L SR	GREEN	9460 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305140	FELTS	YVONNE WIGGINS			2757 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03305141	RAMSEY	TIMOTHY R	PHYLLIS B	RAMSEY	12523 SHELTER COVE LN		CHARLOTTE	NC	28216
2019-160	1	03305142	MOZELEY	STEVEN R			6309 BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2019-160	1	03305144	SMITH	WILLIAM WESLEY JR		CATHY P SMITH (SP)	9470 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03305145	GREEN	ROGER L	CONNIE C	GREEN	9460 HUTCHINSON LN		CHARLOTTE	NC	28214
2019-160	1	03308101	RASHID	ABDUL RAHMAN AL			914 TOM HUNTER RD		CHARLOTTE	NC	28213
2019-160	1	03308103	BREWER	RONALD J	BEVERLY A	BREWER	3733 KIDD LN		CHARLOTTE	NC	28216
2019-160	1	03308115	COLLINS	JENNIFER			3009 GRIFFITH ST		CHARLOTTE	NC	28203
2019-160	1	03308608	LAWING	GAITHER A	GINGER O	LAWING	6100 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03309301	S AND L OF NC LLC				19203 PENINSULA SHORES DR		CORNELIUS	NC	28031
2019-160	1	03309303	SANDERS	F DEWEY	HAZEL M	SANDERS	2730 KELLY RD		CHARLOTTE	NC	28208
2019-160	1	03309304	SANDERS	FLOYD DEWEY		HAZEL MCSWAIN	2730 KELLY RD		CHARLOTTE	NC	28208
2019-160	1	03309305	SANDERS	STEPHEN LEWIS	JENNIFER E	SANDERS	2628 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03309401	SANDERS	FLOYD D	HAZEL M	SANDERS	2730 KELLY RD		CHARLOTTE	NC	28216
2019-160	1	03323101	VANN	MCIVER L	BARBARA M	VANN	9466 HUTCHINSON LN		CHARLOTTE	NC	28216
2019-160	1	03323102	ELLIOTT	DOUGLAS WAYNE		SANDRA BEASLEY	6018 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03323104	ELLIOTT	RICKEY LANE			5936 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03323106	YANG	FONG	SOUA	YANG	5828 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03323107	THAO	PHOUA			5804 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03323108	THAO	PHOUA			5804 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03323109	CRAWFORD	JAMES FRASER		NANCY HIPPI	5740 SIMPSON RD		CHARLOTTE	NC	28216
2019-160	1	03323110	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2019-160	1	03518216	BLACKMON	RUFUS	CLARA	BLACKMON	7225 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03518217	MAYNARD	TONY LEO	RITA R	MAYNARD	7241 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2019-160	1	03518241	PLEASANT GROVE METHODIST	CHURCH			PO BOX 681900		CHARLOTTE	NC	28216

2019_160	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_160	Mcclure Properties	Kenny	Hoang	1601 Rozwood Dr		Charlotte	NC	28216
2019_160	Shadowood Apartments LLC	Annette	Gee	7811 Setter Trace Ln		Charlotte	NC	28216
2019_160	Zetas of Charlotte	Destiny	Crawford	4811 Coppala Drive		Charlotte	North Carolina	28216

Exhibit B

Alexander
Ricks
PLLC

December 19, 2019

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

Collin Brown
980.498.6109
collin.brown@alexanderricks.com

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Wednesday, January 8, 2020 at 6:00 p.m.
Location: Pleasant Grove Presbyterian Church
6701 Pleasant Grove Road
Charlotte, NC 28216
Petitioner: Meritage Homes of the Carolinas
Petition No.: 2019-160

Dear Charlotte Neighbor:

Our firm represents Meritage Homes of the Carolinas (the "Petitioner") in its request to rezone an approximately 80.78-acre property located on the north side of Pleasant Grove Road between Hutchinson Lane and Kelly Road. The Petitioner is seeking a rezoning from the R-3 zoning district to the MX-2 Innov. zoning district to accommodate a residential development with flexible lot dimensions. The Petitioner is not seeking a significant density increase above the existing zoning district.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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-Mecklenburg Planning Commission'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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, January 8, 2020 at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Sincerely,



Collin W. Brown

Exhibit C

Rezoning Petition No. 2019-160
Official Community Meeting
 Sign-In Sheet
 January 8, 2020

Please fill out completely. This information is used by the Planning Department to distribute material regarding this rezoning petition.

Name	Address	Phone No.	Email
Jacqueline Keitler	7169 Pleasant Ave	704-361-2801	jkkeitler@online.nc.rr.com
Josephine Ansie Howard	10016 Ellisway Rd	704-622-3725	athoward@gmail.com
Phonva News	5804 Simpson Rd	704-604-9057	
Roy & Linda Lynn	7415 Pleasant Grove Rd.	704-399-6065	lynn@carolina.rr.com
Bill & Cathy Smith	9410 Haldimand St	704-394-8413	
Grace Williamson	11402 Pump Station Rd		williamsongrace@earthlink.net
* Jon + Ashley Kenley	9221 Hutchinson Lane	704-506-3692	jonkenley@yahoo.com
Kathryn McCulloh	9221 Hutchinson Lane	704-953-3363	kathrynmcculloh@gmail.com
Grace Kenley	9221 Hutchinson Lane	704-618-5267	
Victoria Carnall	144 Shadow Lane	704-241-0489	vic.carnall@gmail.com
* Barry + Jane Barchand	7232 Pleasant Green	704-344-1816	
Bill Lenhardt	2800 Kelly Rd.	704-534-0145	bill@scandystility.com
* Susan Kenley	7400 Pleasant Brook Rd	704-614-8835	susankenley@gmail.com
Dise Brown	5908 Creepe Myrtle Ln	704-578-0946	lbe@bellsouth.net

* Hazel Sanders 2730 Kelly Road 704-399-6056 hsanders2525@gmail.com

01731-001/00202497-1

Rezoning Petition No. 2019-160
Official Community Meeting
 Sign-In Sheet
 January 8, 2020

Please fill out completely. This information is used by the Planning Department to distribute material regarding this rezoning petition.

Name	Address	Phone No.	Email
* Amy McElre	11400 Pleasant Shore Rd	28216 704-578-3908	amy.skmcree@gmail.com
* Pat Spuentebury	7400 Pleasant Grove Rd	704-458-1603	patchristenberry@gmail.com
* Mattie Samantha Cook	5911 Simpson Rd.	704-942-7219	smccook48@gmail.com
David Mike Dmagala	7155 Pleasant Grove Rd	704-395-3299	wes.careme@earthlink.net
Tom Spive	5023 Polo Gate Blvd	828-778-2134	JohnTomFarr@hotmail.com
Jennifer Brewer	216 Radio Rd	214-682-0446	Jennifer.brewer7@gmail.com
* Ted Toy	9456 Hutchinson	(704) 361-5900	—
* Cathy Jay		" "	—
* Sarge McClure	9121 Hutchinson Ln	704-363-4365	mcclureequip@gmail.com
John Cook	Simpson Rd		mcclureequip@gmail.com
Mark Cook	Simpson Rd		
* Roger Jordan	7109 Pleasants Spur	704-461-4026	
PAUL DE KOVACS	1215 CARTERS LN	704-392-4194	PAULDEKOVACS@HOTMAIL.COM
FRANCOIS YOUNG	11448 ARDEN AVE	704-400-5560	FRANCOIS.YOUNG@GMAIL.COM
MIKE McQUAY	9816 ELLIS AVE	704-615-9645	MIKE.MCQUAY@GMAIL.COM
THOMAS FOREHAND	10325 COUNTRY LN	704-361-6540	THOMASFOREHAND@GMAIL.COM
BRYAN THOMAS	324 WADIOL RD	704-657-9119	BRYAN.THOMAS@YCHOO.COM

01731-001/00202497-1
 THOMAS FOREHAND
 BRYAN THOMAS
 10325 COUNTRY LN
 324 WADIOL RD
 704-361-6540
 704-657-9119
 THOMASFOREHAND@GMAIL.COM
 BRYAN.THOMAS@YCHOO.COM

Rezoning Petition No. 2019-160
Official Community Meeting
 Sign-In Sheet
 January 8, 2020

Please fill out completely. This information is used by the Planning Department to distribute material regarding this rezoning petition.

Name	Address	Phone No.	Email
Sagen Benks	7105 Pleasant Grove Rd	704 394 3292	jsibbsjsibbs@hotmail.com
Brian Cohen	1338 Wrangell Lane	704 948-7346	
Cheryl Faust	5911 Simpson Rd.	704 564-9594	fausted@gmail.com
* Eric Burns	9235 Hutchinson	704-548-2287	
* Pathy Burns	9235 Hutchinson	704-806-3054	pathyburns@aol.net
* E. P. Wagon	8617 Old Plank Rd	704 894-0579	
Pat Hanger	8619 Old Plank Rd	904 394-0598	
Vicki Ramsey	9501 Stonegate Dr	704 393 8697	ramsey,vicki@gmail.com
Cheryl Ramsey	9501 Stonegate Dr	704 965 8271	ramsey1e@gmail.com
Fong Yang	5028 Simpson Rd.	401-480-1093	ES104@yahoo.com
Byron Alexander	5626 Pleasant Gr. Rd	704-399-0183	byrona@gmail.com
Ricky Elliott	5936 Simpson	704 -399-7391	
Lynda Elliott	5936 Simpson Rd	704 -399-2381	
Athen Bailey	6415 Simpson Rd	704 -392-9161	
Pam Varnado	6415 Simpson Rd	704 -392-9161	
01733-001/00202497-1 Jill Ray	1025 Devora Lane	704-778-2055	jong84@carolina.rr.com
Emily Lindenberg	1308 Volkerdale Rd	704-392-7958	elindenberg@charlottennc.gov

Josh + Kristy Featherstone 7141 Pleasant Grove Rd 704-877-8711 JoshFeatherstone@bellsouth.net

RITA BLA 15 KROOK 772 25 PL 2025 472-24 BL 20 750 725 579E
P. Ray + Vicki Hastingh- 400 Bookers Dr Rd 1417 815 904 3455 pcr7hastingh@gmail.com

Kwan Graham 11001 Chastain Parc Dr, 28216 7044087105 kgraham@ymail.com

*Gailher + Ginger Ludwig 1000 Simpson Rd. Charlotte, NC 28216

*Fam Russ 4131 Simpson Rd, CHAR. NC 28216
Barbara McCall 6222 Simpson Road, Charlotte, NC 28216

Debbie + Jeff Featherstone 1832 Odessa Lane 28116 704-264-6299 jfFeatherstone@bellsouth.net

Steve Seicegood 72571 Overlook Ave Dr 28216 704 562-4415

Maggie Bond 1382 Leilich. 28216 photomaggiabond@live.com Steve Seicegood e nbce@live.com

Debra + John 9395 Satchelway a helms@bellsouth.net 704-400-2574

Cathy Smy 415 Kentway Dr Lynn@Caroline.VR.com 704 763-5589

Fred + Martha Hudson 1730 Thompson Ave mhudson43@gmail.com

FRANCE + NOEL REGINA 1101 LEIGH CARIE FTREGS@gmail.com 980-333-8612

Elaine Powell County Commissioner District 1 Elaine.Powell@MeckNC.gov

Bill & Sherri Skaggs 6205 Pamela Dr. 28216 704-622-7970 skaggs@carolina.rr.com
Tim & Terri Honeysuckle 4323 Mountain Cove Dr 28216 704-399-4738 th194@earthlink.net
Joseph Burns 9235 Hutchinson Ln 704-770-2651
Nick McFee 7400 Pleasant Grove Rd Fort - 654 - 6469

Gene Chapman 3507 Mallard Way Dr 28216 980-228-6923
Eric Rompi 12030 Matthews Mark Ln 28216 704-393-9679

Daniel & Megan Waters 7132 Pleasant Grove Rd 28216 252-505-2566

Robin & Randy Cardoso 9225 Hutchinson Ln. 28216-704-608-8549

Bobby Drakeford 3123 Dawshire Hl. 28216 bobby@tdcraekesth.com

Christopher Haigler 1145 Leigh Circle Charlotte NC 28216 chhaigler@twe.com

Kirsten Fendland 9121 Hutchinson Ln. Charlotte 28216

Connie Stroup 519 Oakdale Rd Cher 28216. connies@honeycuck.com

Tera Long
Candidate for
County Commissioner
At-Large

11226 Stony Path Dr 704-779-1020 terracrumble@yahoo.com

Marcy M Smith 1127 ELIOT RD 704-604-5091

emazym52@aol.com

~~Jason Kenley~~ 9215 Hutkins Ln Char 28216 704-562-9026 RudyKenley@gmail.com

Walter Abernethy 6931 Pleasant Grove Rd Char 28216 704-399-4809 gbaerne@gmail.com
Gwendy Abernethy
Sally Boudin 6924 Pleasant Oaks Cir 28216 704-309-4989 Sharon6924@aol.com

Ray & Kathy Pack 1721 Thompson Ave. 28216 704-506-6328 packfiredogs@aol.com
Jim McEla ~~7228 Pleasant Hills~~ Hutkins Ln 28216 704-309-7924

Reger & Connie Allen - 9460 Hutkins Lane - Charlotte NC 28216
Johnnie Quinn - 9508 Stonegate Dr. Charlotte NC 28216

* STEVE SAUNDERS 2628 KELLY Rd 704-999-1912 STEVE@SAUNDERSUTILITY.

Mark Lisy 2035 MT Isle Harbor Dr. 28214 704-607-9041 mark.lisy@century21.com
* Melene Ruddy Goforth 6501 Clinton Dr. 28216 704-392-3130 Ruddygoforth@aol.com

~~Yvonne Felts~~ 2747 Kelly Rd 980-475-0277
Sandra Wiggins 2757 Kelly Rd 307-214-1944

Exhibit D

DEVELOPMENT @ HUTCHINSON

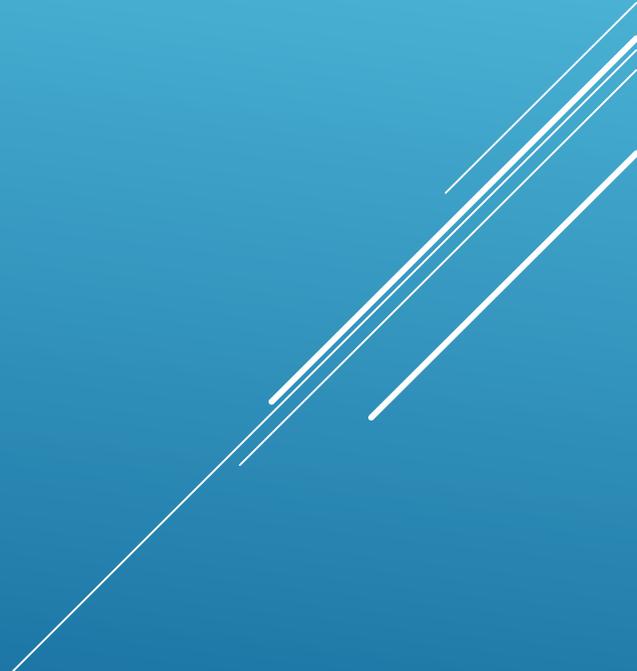
REZONING PETITION #2019-160

MERITAGE HOMES

Official Community Meeting
Pleasant Grove Presbyterian Church
January 8, 2020

Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Redevelopment Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Redevelopment**
 - **Rezoning Timeline**
 - **Questions/Discussion**
- 

TEAM INTRODUCTIONS

Property Owners: The Vann, Auten, Supino, Ramsey, Robinson and McDonald Families

Petitioner:



Reid Owen &
Brett Manery

Alexander
Ricks
PLLC

Collin Brown &
Brittany Lins

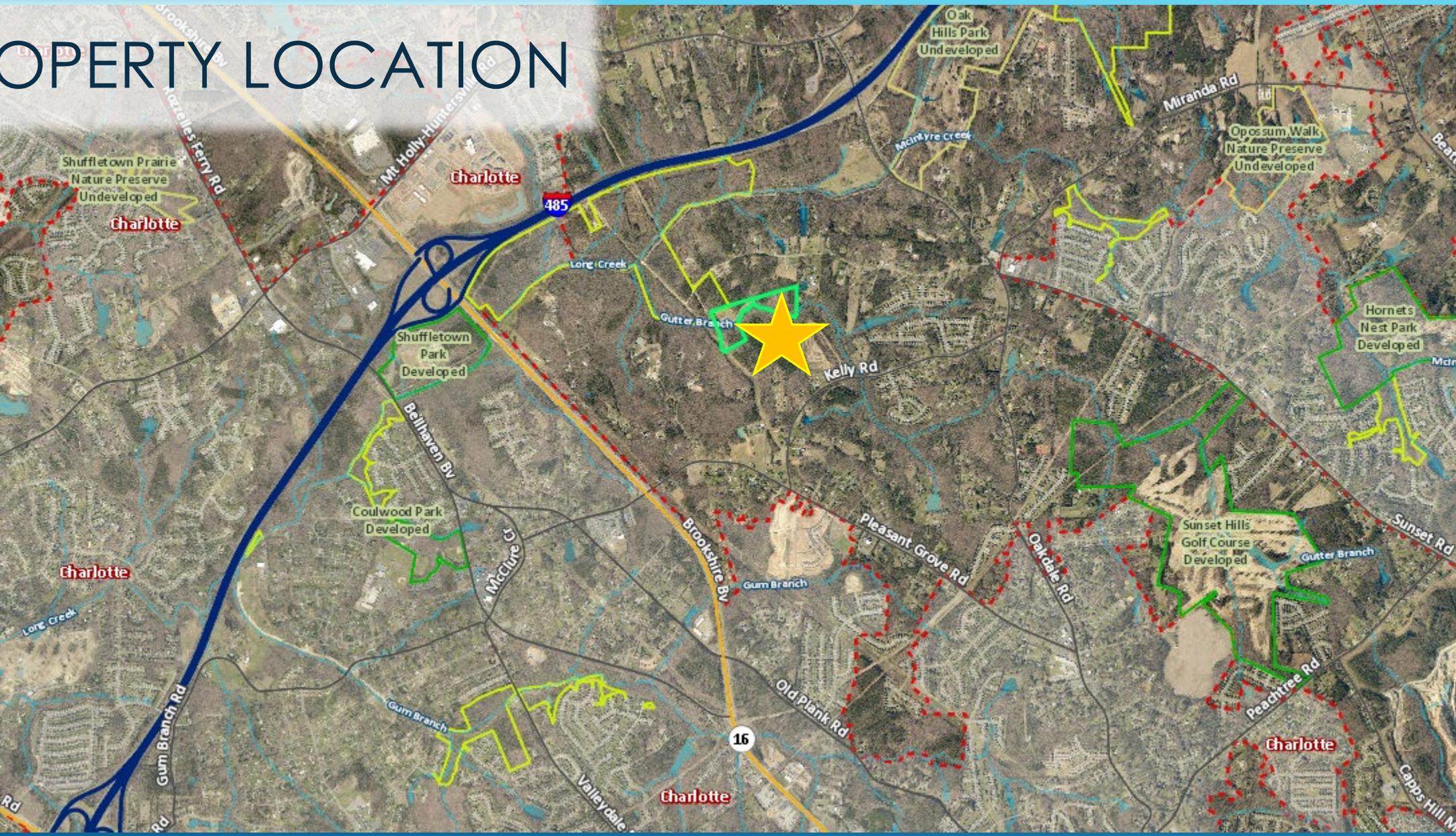


Weston Boles &
Edwin Suddreth

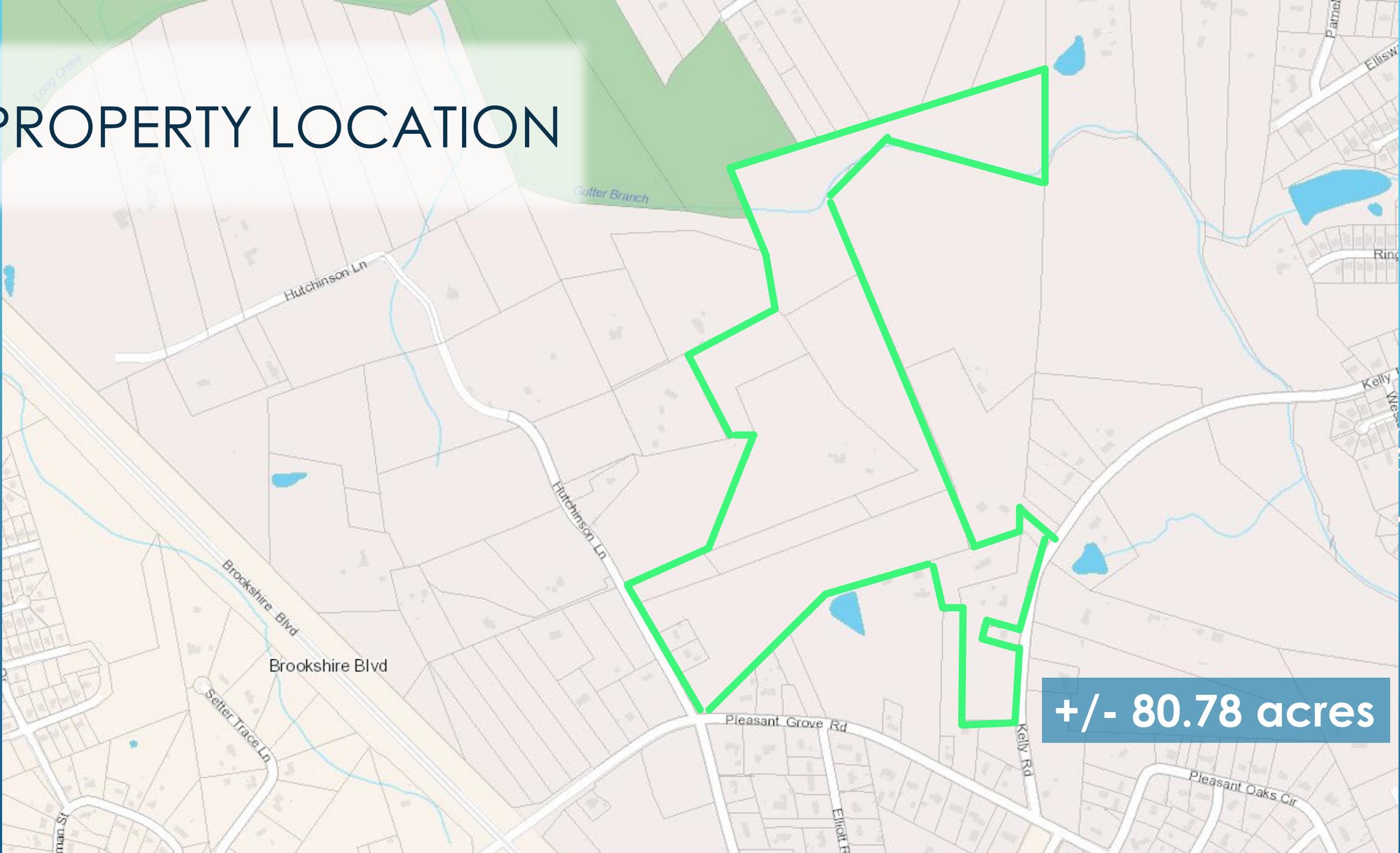
PROPERTY LOCATION



PROPERTY LOCATION



PROPERTY LOCATION



+/- 80.78 acres

PROPERTY LOCATION

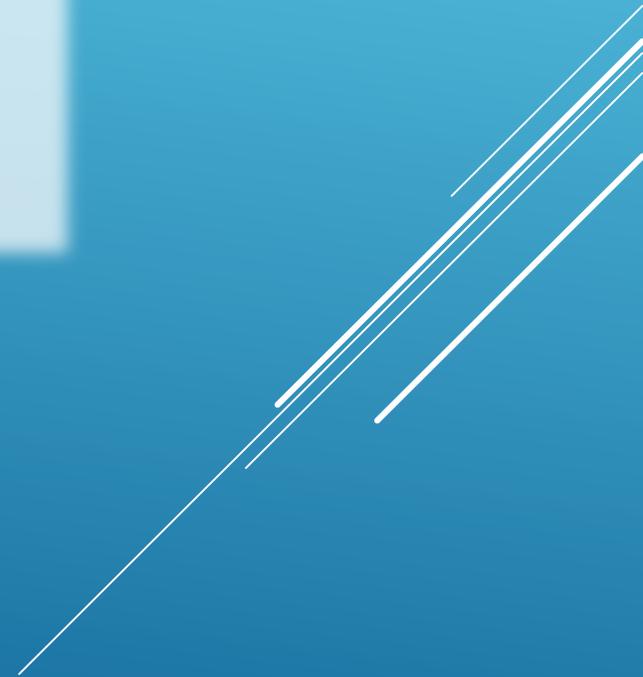


Hutchinson Ln

Hutchinson Ln

Pleasant Grove Rd

REDEVELOPMENT CONSIDERATIONS

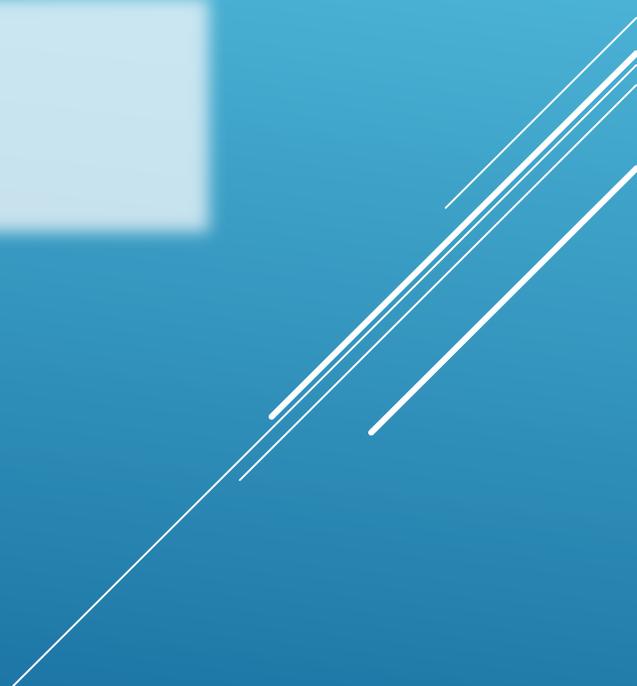


DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Other Ordinance Requirements (non-zoning, e.g., Stormwater, Tree Ordinance)
- ▶ Adjacent Owner Concerns
- ▶ Adjacent Uses
- ▶ Adopted Area Plans
- ▶ City Priorities (Staff vs. City Council)
- ▶ Broader Community Concerns
- ▶ **Market Realities**



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

CURRENT ZONING



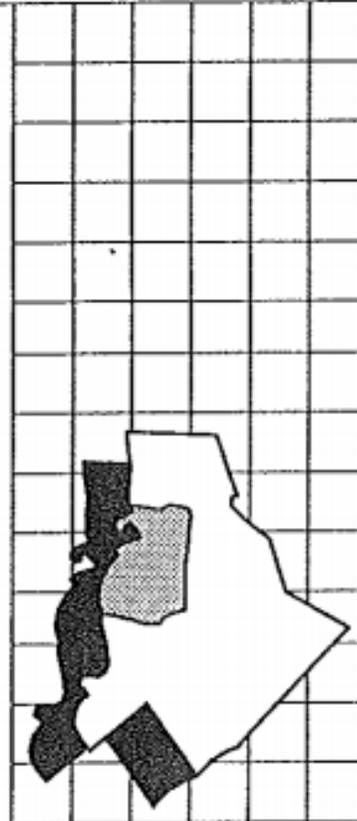
PLAN RECOMMENDATION



RECOMMENDED LAND USE PLAN

Northwest

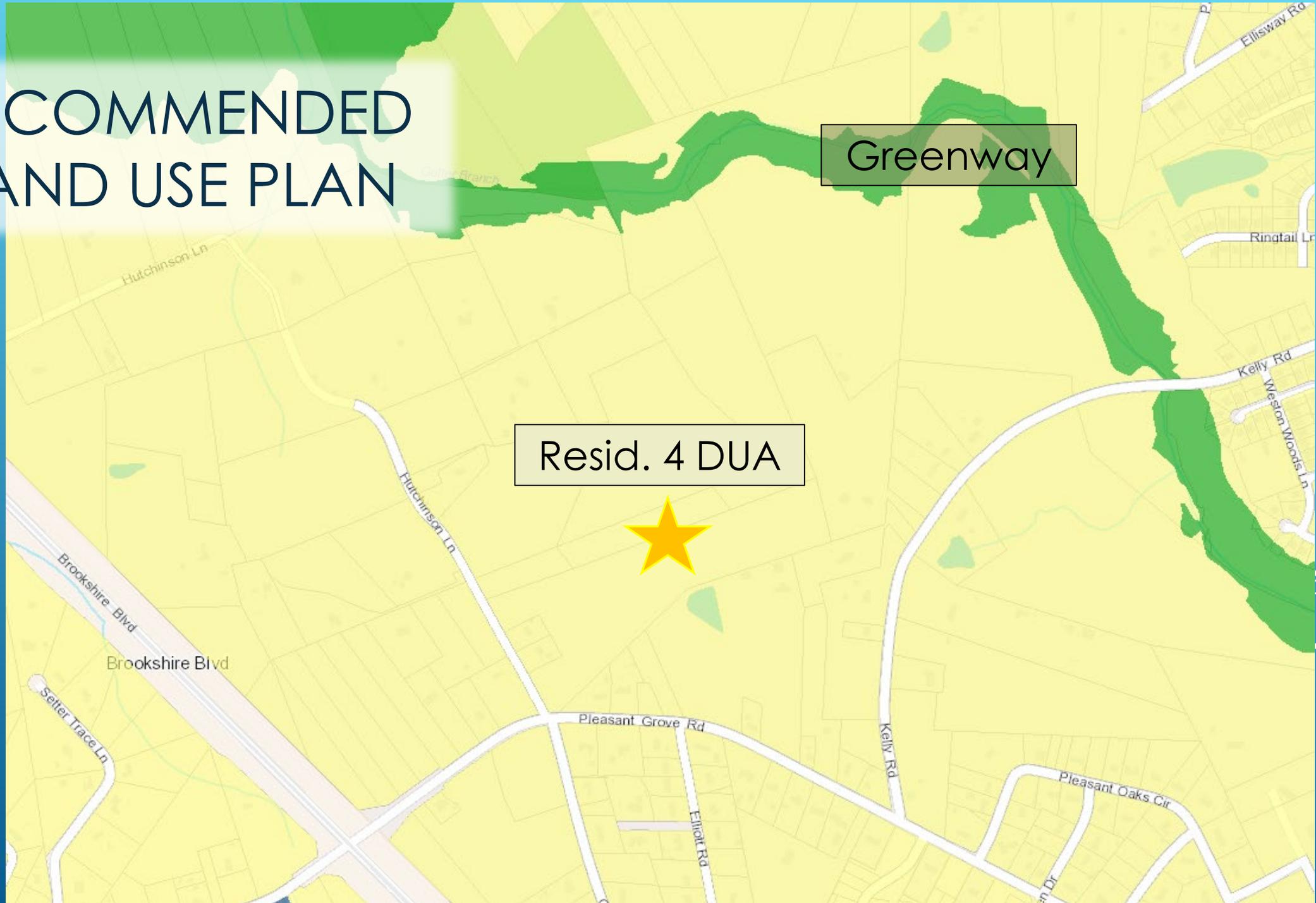
District Plan



Adopted by Charlotte City Council -- November 1990

Mecklenburg County Commission -- July 1990

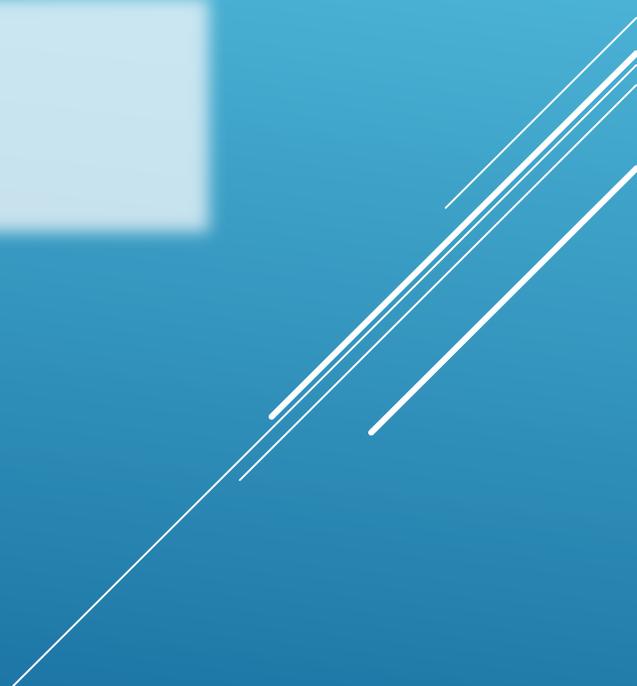
RECOMMENDED LAND USE PLAN



Resid. 4 DUA

Greenway

OPTIONS WITHOUT A REZONING

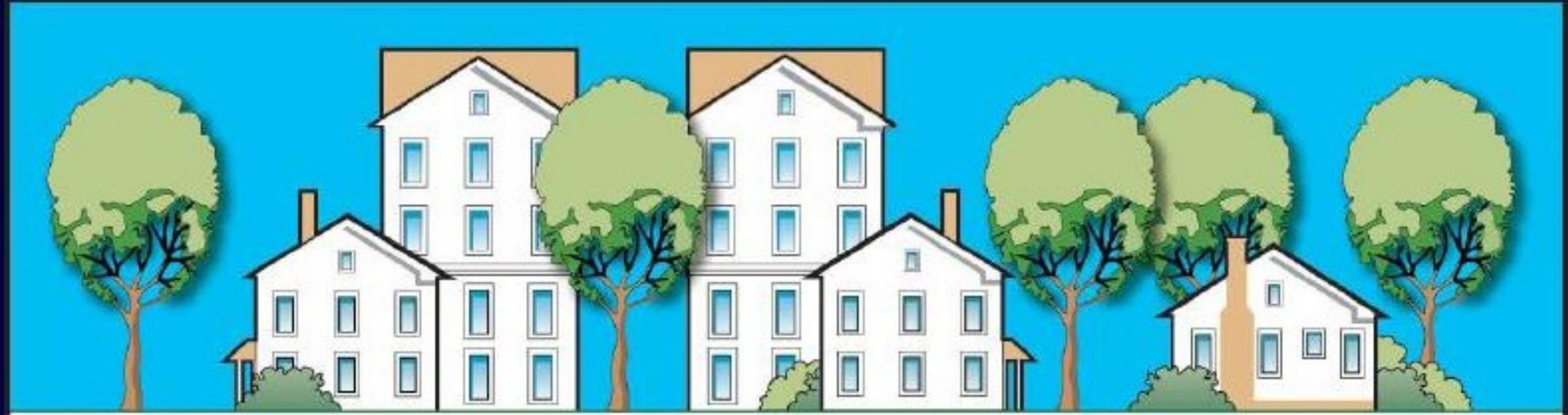


**DENSITY = DWELLING UNITS PER ACRE
(DUA)**

Subject Property is approx. 81 acres

3 DUA = 243 homes

4 DUA = 324 homes



Incentive Based
INCLUSIONARY HOUSING

Development Comparison



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

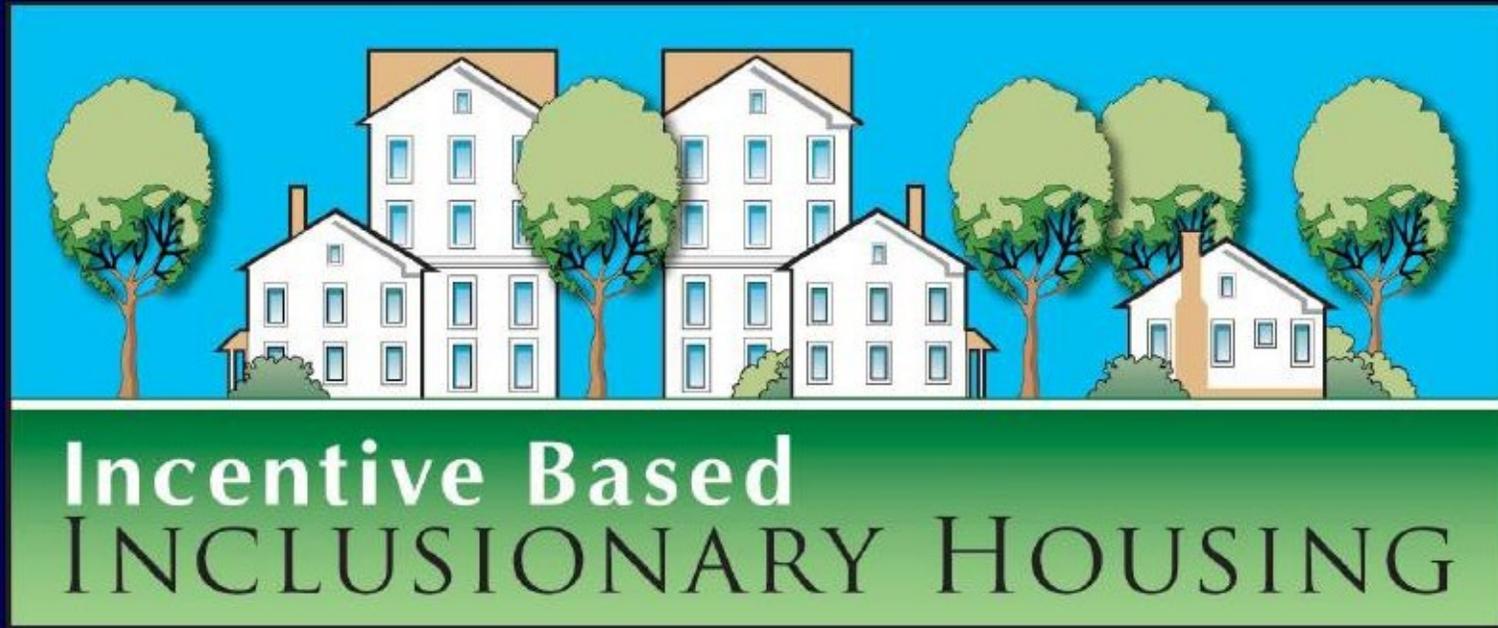
Total Units – 50 (*56 allowed*)

Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

Affordable Units Required – 11



80 acres x 3 DUA = 243 homes

6 DUA = 480 homes

PROPOSED REDEVELOPMENT



REZONING REQUEST MX-2(INNOV.)

280 Townhomes
on 80.78 acres
= 3.4 DUA





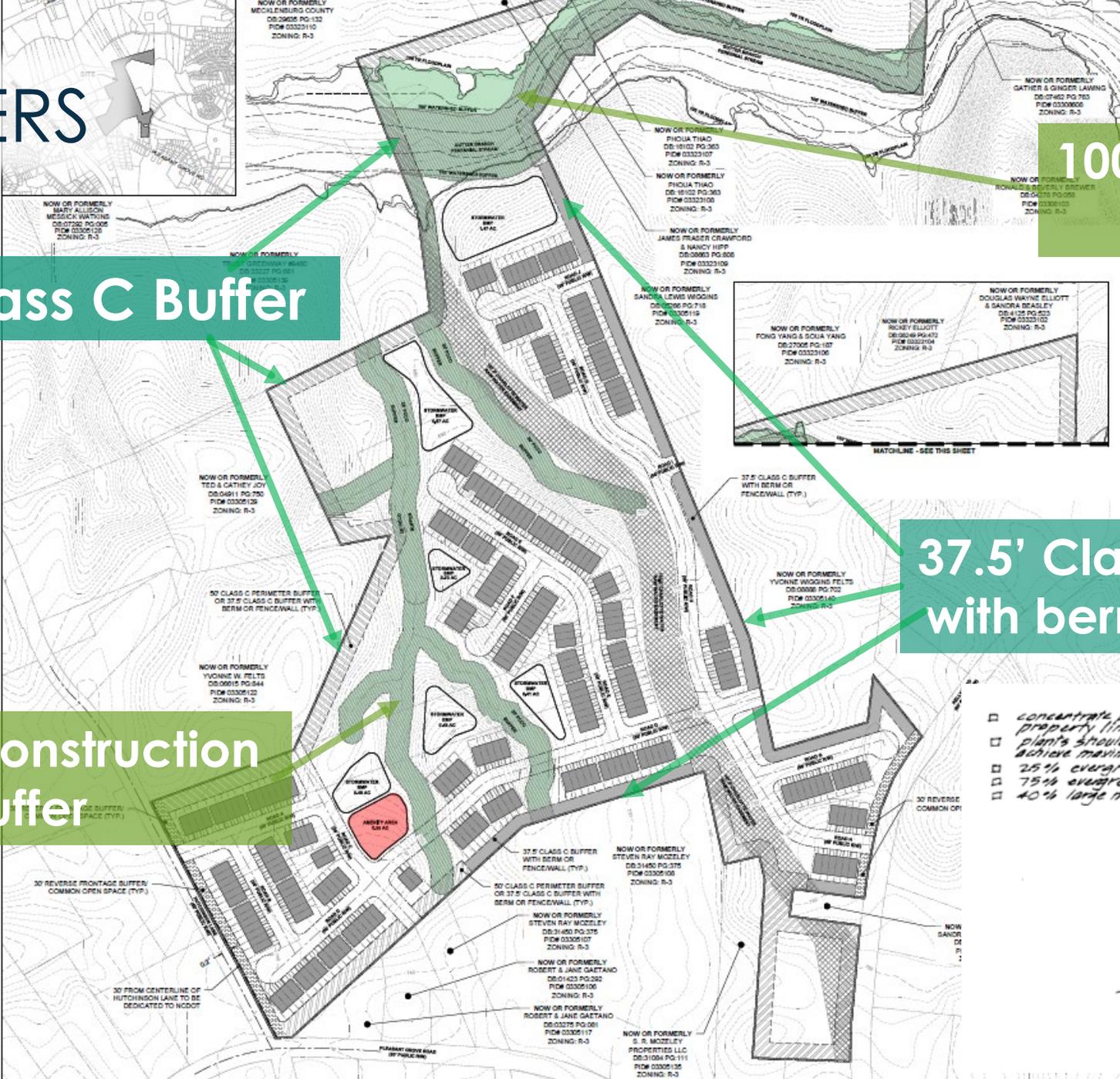
BUFFERS

50' Class C Buffer

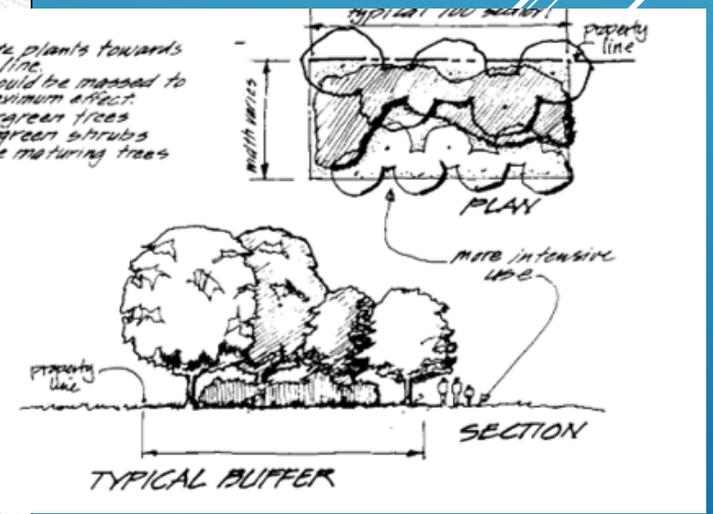
100' Watershed Buffer

37.5' Class C Buffer with berm or fence

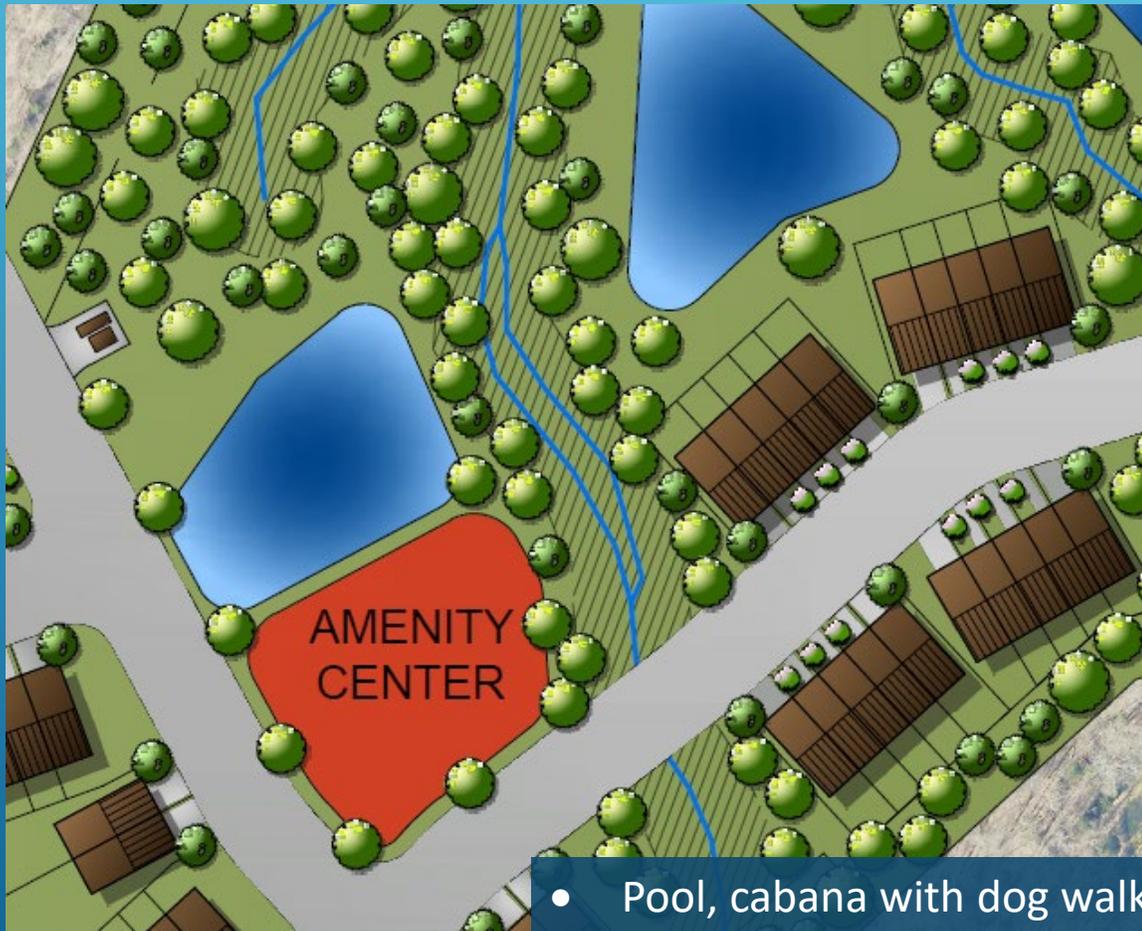
30' Post Construction Buffer



- concentrate plants towards property line.
- plants should be massed to achieve maximum effect.
- 25% evergreen trees
- 75% evergreen shrubs
- 40% large maturing trees



AMENITIES & OPEN SPACE



- Pool, cabana with dog walking stations throughout community along with vast community natural area because of the site configuration and adjacent wetlands

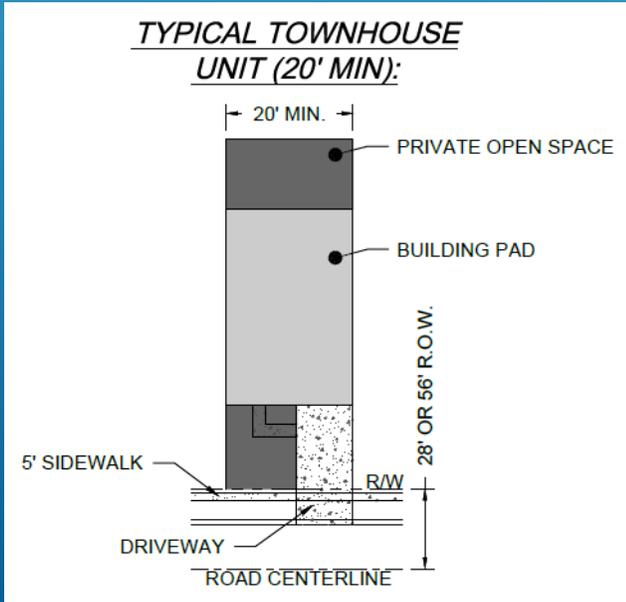


INNOVATIVE STANDARDS FOR LOT SIZE = MORE OPEN SPACE

III. INNOVATIVE STANDARD

THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE:

1. MINIMUM LOT (UNIT) WIDTH OF TWENTY (20) FEET AND MINIMUM BUILDING WIDTH OF FORTY (40) FEET;
2. MINIMUM LOT (UNIT) AREA OF ONE THOUSAND NINE HUNDRED (1,900) SQUARE FEET AND MINIMUM BUILDING AREA OF THREE THOUSAND EIGHT HUNDRED (3,800) SQUARE FEET;
3. MINIMUM SEPARATION BETWEEN BUILDINGS OF TEN (10) FEET; AND
4. MINIMUM SIDE SETBACK WIDTH OF TEN (10) FEET ADJACENT TO RIGHTS-OF-WAY.



SIGNIFICANT OPEN SPACE AND PRESERVATION AREA

Total Area: 80.76 acres

Proposed Lot Area: 17.45 acres

Proposed Preserved Open Space: 30 acres

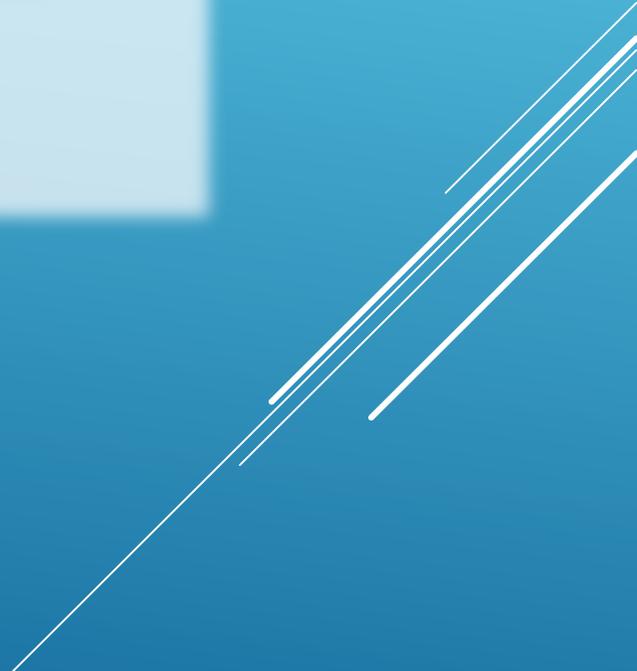
Proposed Total Common Open Space Area: 51.6 acres



BENEFITS OF REZONING VS. BY-RIGHT

- **Conditional Rezoning Provides Certainty**
 - **Buffering Commitments**
 - **Natural Open Space/Preservation**
 - **Low Density**
 - **Connectivity**
 - **Pedestrian Improvements**
- 

SCHOOL IMPACT



Petition No: 2019-160

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing R-3 zoning would allow single family detached dwellings. The approximately 80.78 acres zoned would allow approximately 242 dwelling units.

The subject property is vacant.

Number of students potentially generated under current zoning: 126 student(s) (66 elementary, 26 middle, 34 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The proposed MX-2 Innov. zoning seeks to allow up to 280 single family attached townhome dwelling units.

CMS Planning Group: North

Average Student Yield per Unit: 0.2977

This development may add 83 student(s) to the schools in this area.

The following data is as of 20th Day of the 2018-19 school year.

TRAFFIC IMPACT

Rezoning Transportation Analysis

Petition Number: 2019-160

General Location Identifier: 03323101, 03305103, 03305116, 0305121, 03305131, 03305132, 03305133, 03305134, 0335141, 03305110, 03305115

From: Felix Obregon, PE

fobregon@charlottenc.gov

704-432-5729

Reviewer:

Carlos Alzate, PE

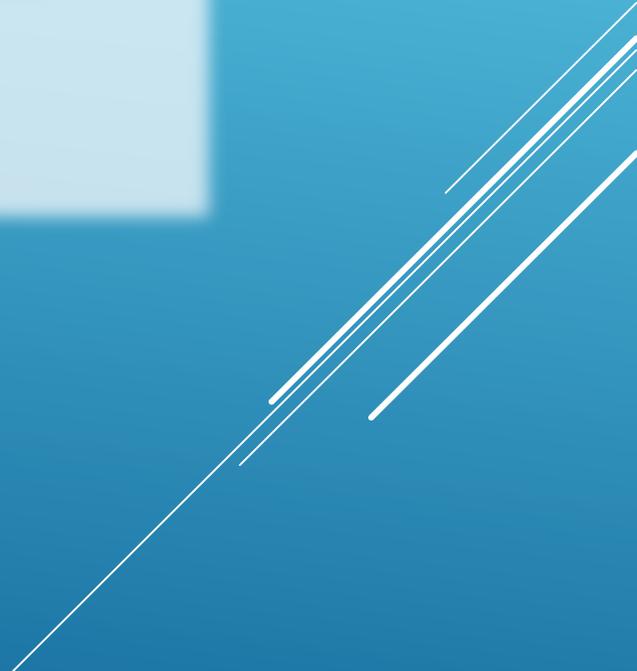
calzate@charlottenc.gov

704-432-0672

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (80.78 ac of R-3 LWPA)	242 dwellings	2,340	General Guidance from Planning
Proposed Zoning	Townhomes	280 dwellings	2,080	Site Plan: 10-01-19

MERITAGE HOMES



Some might say it's important to tell you that we've been around since 1957. Or that we've won a slew of awards ranging from Forbes' Platinum 400 Best Big Companies of America to being the recipient of Texas' Builder of the Year five times, or being named ENERGY STAR® Partner of the Year. But we're about practicality and doing things that actually make a difference in your life and the way you live.

- > 2018 Closings: 8,400
- > National Footprint:
 1. **North Carolina**
 2. **South Carolina**
 3. **Georgia**
 4. **Florida**
 5. **Tennessee**
 6. **Texas**
 7. **Colorado**
 8. **Arizona**
 9. **California**



Meritage Homes Overview

National Awards

We're a nationally recognized homebuilding leader who does things differently



- 2019, 2018, 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Partner of the Year for Sustained Excellence, EPA
- 2018 U.S. Department of Energy Housing Innovation Award
- 2016 Avid Diamond Award — U.S. Production (Orlando)
- 2014 No. 2 Most Trusted Builder in America, Lifestory Research Most Trusted Builder in America
- 2011 EnergyValue Housing Award (EVHA), NAHB
- 2011 Builder of the Year, Builder and Developer Magazine
- 2018, 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Leadership in Housing
- 2017 Avid Diamond Award — U.S. Production (Raleigh)
- 2015 Avid Diamond Award — U.S. Production (Tucson)
- 2012 National Green Building Awards, Project of the Year — Single Family Production, NAHB
- 2011 People's Choice Award, NAHB

LIFE. BUILT. BETTER.

LIFE. BUILT. BETTER.



Setting the standard for energy-efficient homes™

We're setting the standard for energy-efficient homes.

And it's easy to do when all our homes in this community include:



Spray-Foam Insulation

Our process of using innovative spray-foam insulation from the foundation floor to the attic ceiling greatly reduces costs for heating and cooling, and decreases noise, dust, pollen, and other outdoor pollutants that can adversely affect indoor air quality.



High-Performance Fixtures

Saving water and money is effortless with the water-saving faucets and fixtures we include in our homes. They can save you as much as 50% on water usage and water-heating waste.



ENERGY STAR® Appliances

Every energy-efficient appliance we include in our homes greatly reduces monthly utility costs and lowers the amount of resources used by 10–50%.



PEX Plumbing

Quickly replacing copper pipes as the next advancement for residential plumbing, PEX helps maintain better water pressure, is more resistant to freeze breakage, and won't create a loud hammering sound often associated with copper piping.



CFL/LED Lighting

Throughout our homes, except exposed decorative bulbs, 100% of the lighting we include is CFL or LED, which helps reduce costs, uses about 75% less energy, emits less heat, and lasts about four or more times longer than incandescent lighting.



Low VOC Paints and Finishes

Some paints, adhesives, and other products may emit volatile organic compounds (VOCs) that can serve as an irritant to people with certain allergies. Our homes feature low-VOC paints, finishes, and carpets that help improve indoor air quality.



Low-E3 Vinyl Windows

We install a minimum of low-E3 vinyl windows that help reduce heating and cooling costs by as much as 20%, while also improving comfort and reducing sun bleaching on floors and furniture.



Minimum SEER 15 HVAC

Every HVAC we install is a minimum of SEER 15. It helps to conserve energy and save money while improving comfort and air quality inside the home by reducing dust and pollen.

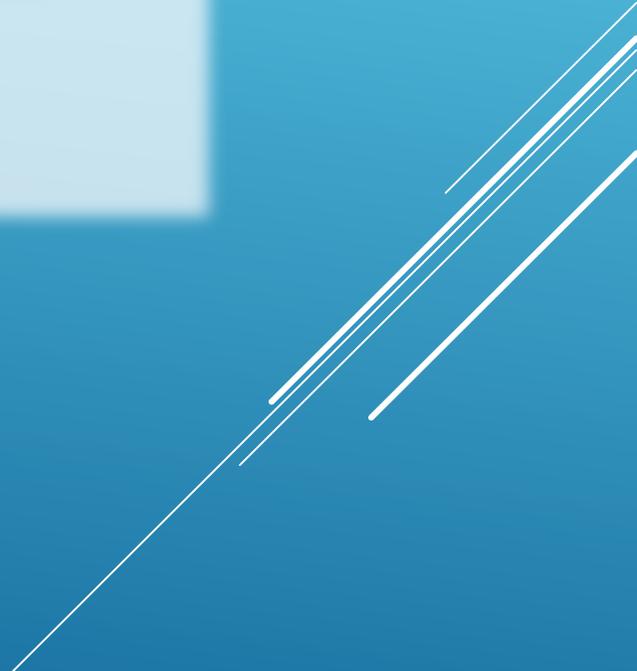


Optional Solar Energy System

The solar energy systems that we offer provide energy-cost reductions that end up saving you money now and in the long run by reducing your dependence on utility companies and the risk of escalating utility prices in the future. It can also potentially reduce your energy costs to zero by generating as much energy for your home as you consume throughout the year.* The low-profile panel system also maintains an aesthetic appeal that will please you, and your neighbors.



REZONING TIMELINE



“BEST CASE SCENARIO”

	Application Deadline	1st full review complete, and comments send to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	11/25/2019	12/30/2019	1/8/2020	1/10/2020	n/a	n/a	n/a	n/a	1/13/2020	1/24/2020	1/27/2020	1/28/2020	2/17/2020	2/24/2020	3/3/2020	3/16/2020
Two Full Review Cycles	11/25/2019	12/30/2019	1/8/2020	1/10/2020	1/13/2020	1/27/2020	n/a	n/a	2/10/2020	2/21/2020	2/24/2020	2/25/2020	3/16/2020	3/23/2020	3/31/2020	4/20/2020
Three Full Review	11/25/2019	12/30/2019	1/8/2020	1/10/2020	1/13/2020	1/27/2020	2/10/2020	2/24/2020	3/16/2020	3/27/2020	3/30/2020	3/31/2020	4/20/2020	4/27/2020	5/5/2020	5/18/2020

- Filed Rezoning Application: November 25th
- Official Community Mtg: Today, Jan. 8th
- Revised Site Plan: January 13th
- **Earliest Possible Public Hearing: February 17th**
- **Earliest Possible Decision: March 16th**

QUESTIONS?



THANKS!

