

COMMUNITY MEETING REPORT

Petitioner: Canopy CLT

Petition #: 2019-166

Meeting Date: January 9, 2020

Project: Bishop's Court

Mtg. Location: Trinity Presbyterian Church 3115 Providence Road, Charlotte, NC 28211

Meeting Time: 6:00-7:00 PM

Attendees: Paul Sagadin – Charlotte Living Realty Group
Panchali Sau – Canopy CLT
Brian Smith – Urban Design Partners
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents, Homeowner Associations, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2019-166 to any neighboring residents or Homeowners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed

Maggie Watts began by introducing herself and Paul Sagadin and Brian Smith and giving a brief overview of their professional background. It was explained this is a Canopy CLT owned site and project.

Ms. Watts continued with an overview of the site and its context within a more regional area. She also offered a synopsis of the what the rezoning petition proposed. Mr. Sagadin described the approximate size and price range along with the inspired appearance. He then discussed the timeline of construction for the property and for each unit. Lastly, a schedule of the likely rezoning process was discussed, and the specific dates and benchmarks were described.

Questions/Comments by Neighbors:

1. There is already a lot of traffic on Providence and it is difficult to turn left onto Providence from Creola. How are you going to help traffic?

A: At this current time, a traffic impact analysis is not triggered based on the number of units.

2. Why can't the drive exit onto Providence Road instead of Creola?

A: CDOT is not a proponent of an access off Providence Road. This does not support inner connectivity. We will take this concern back to them and discuss.

3. Why not stay R3?
 - A: The proposed development would not be allowed in a R3 zoning district.
4. How is trash going to work? Will it be trash cans or dumpsters?
 - A: We plan to have a private trash pickup service for the development. The service a part of the HOA and will remain internal to the development. There is no plan for dumpsters.
5. The existing white house has a Providence address. Why not use a Providence Road address?
 - A: We will discuss with the City and CDOT to explore that possibility with them.
6. Why not extend the portion of drive aisle in front of units on the southern property line?
 - A: That portion is for emergency vehicles to be able to turn around safely. However, we will discuss Providence Road access with the City.
7. Where is construction going to be parking? The street is cracked from past construction projects with larger construction equipment. What about the construction noise?
 - A: The City has a noise ordinance in place which someone can file a complaint with the City.
8. Our neighborhood floods bad during heavy rains. How is this development going to handle the water?
 - A: The stormwater controls will catch the water to hold and disperse overtime.
9. How are you going to do water drainage? Are we going to get the water back flow like with past construction? With past developments, we have had silt running in our yards and driveways.
 - A: Water will flow to BMP area and disperse overtime.
10. Where are you in owning this property?
 - A: The property is under contract and is dependent on the rezoning.
11. How big will the townhomes be?
 - A: Roughly 2 – 2.5 stories.
12. Front units face Providence?
 - A: The vision would be to have a front facade facing Providence.
13. What is the timeline?
 - A: The goal is to have everything finalized (the rezoning and property closing) in early Fall 2020 and first building to be up roughly Spring 2021.
14. What about houses bordering the development?

A: The plan would be to have some screening trees and plantings to provide privacy to both sides. We want to create natural buffers when we can.

15. Why is there only one-way in and out? Could you have an exit on Providence Road and Creola?

A: We will discuss with the City.

16. What about the flooding?

A: When engineering the property, we look to maintain or improve the stormwater. We have to honor the current drainage pattern which moves from Providence Road to the back. The City will not allow us to alter the current drainage pattern.

17. The City is not responsible for anything other than flooding in the streets. They don't care about backyards. What guarantees that we won't flood during heavy rains? How are you going to address that to satisfy this community?

A: To elaborate, the BMP is designed to control rainfall a 25-year event and handle rainfall over 50- and 100-year event. The BMP is required to be maintained throughout the construction process and the City requires annual inspections by a license engineer. Any issues would be caught during the inspection.

18. Will the stormwater area hold water, or will it be grassy?

A: Most likely this will be a dry detention area as this is a small drainage area.

19. What about parking for homeowners and guest?

A: The townhomes will have a 2-car garage but not all will have parkable driveways. There is some on street parking available too. We are still working on/ designing secondary parking for the site.

20. Don't you have to move trees and land to accommodate more parking?

A: Yes, but there still is a minimum that the site must have. We are still early in design but would consider losing a unit to accommodate trees.

21. There are too many people in this area already and you're adding 14 more people to this already dense area.

A: The City supports moderate density in this area.

22. What about pedestrian safety? Children safety?

A: We will be adding a sidewalk on the portion we control that we control.

23. What about adding a traffic light and/or expanding Providence?

A: That wouldn't be dictated by us. It takes a lot to get a traffic light put in as in hundreds of cars.

24. What about removing concrete median to allow us to turn?

A: Since Providence Road is state maintained, so it would go through NCDOT.

25. What is allowed under the R3 zoning of the property?

A: R3 allows for 5 single family lots on this site.

26. Are there any deed restrictions?

A: No, our lawyer investigated this and found no deed restrictions for either parcel.

27. What about the bylaws of Mammoth Oaks?

A: The bylaws that were passed stated 1 home for every 0.5 acre.

28. How is sanitary sewer going to work?

A: The sanitary sewer for this proposed development would connect to existing sewer.

29. What about the water?

A: Providence has a larger waterline and there is another on Creola that we could connect to as well.

30. What happens if the area doesn't be rezoned?

A: We could change the site development plan or the development plan itself could change. The developers could also decide to abandon the property.

Community Meeting Sign-In Sheet

Petitioner - Canopy CLT

Rezoning Petition No.: 2019-166

January 9, 2020

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

	Name	Address	Phone	Email
18	Alexis Lane	6011e Creola Rd	508 797-2380	WPKKOR2001@gmail.com
19	MIKE STANTON	501 DAWGWOOD OAKS DR	704 442 1117	MIKE (A) STANTONS.1312
20	RICK LANE	6216 CREOLA RD	508-691-5989	RSLANEJR@YAHOO.COM
21	Jesca Jurek	5924 Mamolake Rd	704-361-3891	SRAutoandTrucks@bellsouth.net
22	Mary Crithy	922 Jefferson Dr	704-771-5426	mechitty@hotmail.com
23	Austin Combs	922 Jefferson Dr	704-607-5967	combs.austin25@gmail.com
24	Keith Stiles	5734 Timber Lane	704-650-7466	KStiles@AOL.com
25	Neddra Valleskey	6331 Creola Road	704-250-3571	neddra.valleskey@gmail.com
26	Lisa Smith	5532 Strawberry Hill	704-578-2809	lwsmith6395@gmail.com
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	Name	Address	Phone	Email
35	Doug Starves	6125 CREOLA	214-733-9933	Doug_starves@msw.com
36	Timothy Mitchell	6242 CREOLA	604-497-1658	Tim4971658@gmail.com
37	Shawn Huggins	5819 CREOLA	704-299-8972	Reshads803@gmail.com
38	Vaibhav Pachalla	6705 CREOLA	(704)-999-5940	Vaibhav.pachalla@gmail.com
39	J Im Bentay	6920 SITS N CREOLA	704-363-2940	JEAN.BENTAY@AUCN
40	EDWARD RICKENBAKER	6100 CREOLA RD	704-363-4340	edrickenbaker@trisque.net
41	Gwen Sanford	455 Mammoth Oaks Dr.	704-724-4406	gwen.sanford@yahoo.com
42	Jeff & Laura Highfill	5819 Lakeview Dr	704-877-9915	jeff@highfills.com
43	JOHN GRATHAM	5900 CREOLA RD	704-364-6485	jeetlesgray@cellsoth.net
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Name	Address	Phone	Email
35 Thomas Walker	435 Mammothoofs Dr.	704-516-2444	te.walker367@yahoo.com
36 Mark & Rebecca Kucera	6101 Creola Rd	704 366 8874	RMKUCERA@gmail.com
37 TERESA BURGER	6233 CREOLA RD	704.905.7970	GARCIA@VIRGOL.E
38 DALE DANAHAY	6234 CREOLA RD	(704) 906-9992	FAERHLINK.NET
39 Susan Wilson	6425 Creola Rd	704-941-9713	DALE@CHAMPIONMACHINERY.COM
40			8wphillips4@gmail.com
41 Meredith Boyd	5934 Creola Rd	704-796-6908	meredithboyd81@gmail.com
42 Doug Burger	6233 Creola Rd	704.905.7970	thedougburger@me.com
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Name	Address	Phone	Email
1 Melissa Vrana	6022A Creola Rd	704 6198717	mevrana@gmail.com
2 Frank & Nannette Sperdak	6029 Creola Rd	704 6193260	nsker1nk7003@gmail.com
3 Madison & Lili Geer	Mammoth Oaks Dr.	704-307-1355	lcorbus@aol.com
4 Row Richards	4429 Creola Rd	704 3654352	ron@rn2richards.com
5 VANI GOPALAREDDY	6315 CREOLA ROAD	704-248-6604	Vanigopredanreddy@yahoo.com
6 Jonathan Greene	5901 Creola Rd	704-831-8983	jordan.greene@hamacsire.com
7 Liz Perastin	4504 Avignon Lane	704-657-5154	lizperastin@gnmii.com
8 Sandra Brand	4555 Mammoth Oaks	704 766 9462	sandybrandusa@yahoo.com
9 Carmmie Bnie	5935 Creola Rd	704 517 1730	charie41@att.net
10 Donna Boyar	5945 Creola Rd	704 579 2051	donna@hmproperties.com
11 Scott Boyar	5945 Creola Rd	704-281-7413	
12 Joyce P Furst	6001 Creola Road	704-366-6175	debbie.dfb@aol.com
13 Rick Hulise	6021 Creola Rd	704-366-8598	RHG myers@hulise.com
14 Caren Akin-Lynn	6228 Creola Rd	(704) 366 3696	lummybabyes12345@aol.com
15 LISA LYNN	6228 CREOLA RD	(704) 366-3696	LKLynn2@gmail.com
16 Sam & Pattie Owen	1327 Greylyn Dr	704 281 0472	STUDLOVEN@ATT.NET
17 JOHN KOUKY	539 MAMMOTH OAKS	704-266-0212	JOHN@JINKOUKY.COM