

COMMUNITY MEETING REPORT
Petitioner: Suncrest Real Estate and Land
Rezoning Petition No. 2019-168

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 December 27, 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 Thursday, January 9, 2020 at 6:30 PM at Pleasant Grove Presbyterian Church located at 6701 Pleasant Grove Road 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 Casey Werner of the Petitioner, Sean Paone of ColeJenest & Stone 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. 2019-168.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, February 17, 2020 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 February 17, 2020 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, March 3, 2020 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, March 16, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael shared maps and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 22.87 acres and is located on the north side of Oakdale Road, between Miranda Road and Interstate 485. The site is adjacent to the former Oak Hills Golf Course that is now owned by Mecklenburg County and will be a future park.

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-3, which is a single family zoning district that allows up to 3 dwelling units per acre to be developed on the site. The surrounding parcels of land are also zoned R-3. There are several parcels of land located at the intersection of Oakdale Road and Miranda Road that are zoned B-1, which is a business zoning district.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the MX-2 zoning district to accommodate the development of a residential community on the site that would be comprised of for lease duplex style dwelling units. The maximum number of dwelling units would be 138 dwelling units.

John Carmichael stated that the maximum height in stories of the dwelling units would be 1.5 stories and the maximum height in feet would be 30 feet. The primary exterior building materials would be a combination of brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding. Vinyl could not be used except on windows, doors, garage doors, soffits, trim and railings.

John Carmichael stated that an 8 foot planting strip and a 12 foot wide multi use path would be installed along the site's frontage on Oakdale Road.

Sean Paone then addressed the meeting and shared and reviewed the Petitioner's Rezoning Plan. Sean Paone stated that the site is next to the future Oak Hills Park. Sean Paone stated that a public collector street would be constructed along the eastern perimeter of the site that would connect to Oakdale Road. Sean Paone stated that the Petitioner is required to construct this collector street by the City. Sean Paone stated that there would be a maximum of 138 dwelling units on the site and they would be comprised of duplex style dwelling units. The dwelling units would be rental units. The dwelling units would be a mixture of 1 and 2 bedroom units.

Sean Paone stated that this residential community would have an amenity area with a clubhouse and a swimming pool, and he pointed out the location of the amenity area on the Rezoning Plan.

Sean Paone stated that this residential community would be a gated community, and he pointed out the locations of the gates.

Sean Paone stated that the dwelling units would front on the Cottage Green areas, which would create a real sense of community. Each dwelling unit would have its own rear yard.

Sean Paone discussed and showed the location of the storm water ponds that are required. Sean Paone stated that the parking areas would be internal to the site, and that some garages may be provided to the residents.

Sean Paone stated that the Petitioner would be required to construct an eastbound left turn lane on Oakdale Road into the site at the intersection of Oakdale Road and the new collector street.

Sean Paone stated that the new collector street would stub to the western boundary line of the site for possible future vehicular connectivity.

In response to a question, Sean Paone stated that there would be a second entrance into the site, and he reiterated that this community would be a gated community.

In response to a question regarding a potential future roundabout, Sean Paone stated that it would not be located near the stormwater pond. Rather, it is his understanding that it would be located at Miranda Road.

In response to a question regarding the locations of the entrances into the site in relation to Red's office, Sean Paone pointed out the locations.

An attendee stated that he is upset that the second entrance into the site would be located across Oakdale Road from his home.

In response to a question regarding the future cross section of Oakdale Road, Sean Paone stated that Oakdale Road is planned to ultimately be a 3 lane road.

In response to a question regarding right of way for Oakdale Road, Sean Paone stated that the right of way is currently 60 feet wide. The right of way will ultimately be 70 feet in width. The Petitioner would dedicate right of way along the frontage of the site.

In response to a question, Sean Paone stated that the number of dwelling units proposed under this rezoning request is 138. 68 single family detached homes could be built on the site under the current R-3 zoning. Sean Paone stated that the Petitioner is requesting the rezoning to allow 138 duplex style dwelling units to be located on the site.

An attendee expressed the concern that the eastbound left turn lane to be constructed on Oakdale Road at the intersection of Oakdale Road and the collector street will make it hard for him to turn into and out of his driveway. Sean Paone described the left turn lane in detail.

Attendees who own property that adjoins the eastern boundary line of the site (next to the collector street) stated that there is a creek located where the collector street is proposed to be located. These attendees asked what it would look like at the rear of their property. Sean Paone stated that there is a draw that goes through that area and the collector street will follow the lower elevation. These attendees asked if the creek would be covered for the collector street. Sean Paone stated that they are doing that analysis at this time and that the Petitioner can apply for a Nationwide Permit.

Casey Werner of the Petitioner addressed the meeting. He stated that this residential community would be for individuals who desire to rent but do not have to do so. The market that they envision and are targeting are empty nesters and young professionals. Casey stated that this community would have a leasing office, fitness center, a swimming pool and a tot lot. There would also be open space areas.

Casey Werner shared the building elevations. He stated that the dwelling units would be craftsmen style dwelling units, and the units would not have vinyl siding. The primary exterior building material would be hardi-plank (cementitious) siding. Casey Werner also shared pictures that are representative of the interiors of the dwelling units. He stated that the dwelling units would have higher end finishes such as marble or quartz countertops. The dwelling units would have nice interior features.

In response to a question, Casey Werner stated that these would not be low income dwelling units.

Casey Werner stated that according to their information, residents who live in these types of residential communities stay 30% longer than residents of traditional rental communities.

In response to a question, Casey Werner stated that the 1 bedroom units would contain approximately 750 square feet and project to rent for approximately \$1,500 per month. The 2 bedroom units would contain approximately 1,200 square feet and project to rent for approximately \$1,800 per month.

In response to a question, Casey Werner stated that Suncrest Real Estate and Land is based in Phoenix, but Suncrest does a lot of work in the Carolinas.

Casey Werner stated that Suncrest does not currently have a similar project in this area that it has developed. Suncrest is currently working on a similar project on Rocky River Road but construction has not started. Suncrest hopes to do many of these types of communities in the Charlotte area.

In response to a question, Casey Werner stated that it would be Suncrest's intention to hold onto this project after it is developed. Suncrest would engage a professional management company to manage this community. Casey Werner stated that since the contract has not been signed yet, he cannot reveal the name of the management company.

An individual asked what happens in the event of a recession. Casey Werner stated that the public infrastructure (including the public street) would be bonded to ensure the completion of the public infrastructure. Suncrest would also be well funded on this project through private equity firms.

In response to a question regarding the schedule, Casey Werner stated if the rezoning is approved, it would take approximately 6 months to obtain permits from the date the rezoning is approved. The community would be completed approximately 2.5 years after permits are issued.

An attendee expressed concerns regarding traffic on Oakdale Road and stated that this development would only worsen traffic conditions on Oakdale Road. This attendee noted that both entrances connect only to Oakdale Road and that this development would be located in front of his home. Sean Paone noted that the City and the State did not require a traffic study in connection with this rezoning request.

Sean Paone stated that if the second entrance becomes a full access entrance, then a center lane in Oakdale Road in front of the site would be added by the Petitioner.

In response to a question, Sean Paone stated that if this rezoning request is approved, it does not mean that the State will take the neighbors' properties for right of way. Sean Paone stated that the road widening for this project will be on the site side of Oakdale Road.

In response to a question, John Carmichael confirmed that the site is not located within the City limits, it is in the City's ETJ. Therefore, the Charlotte City Council will vote on this Rezoning Petition. An attendee noted that the neighbors cannot vote for the individuals who sit on City Council yet they make the decision on this rezoning request.

In response to a question, it was confirmed that the closing on the purchase of the site by Suncrest is contingent on the approval of the Rezoning Petition.

The attendees who own property adjacent to the eastern boundary line of the site are concerned about the lack of privacy due to the collector street being located behind and next to their property. They stated that they bought that land to build a home to get away from apartments that are being built close to their current home. They are concerned about the impact of the collector street and the development on their property. Sean Paone stated that the collector street is required by the City. Sean Paone stated that the right of way for the collector street would stop at their property line. Sean Paone stated that the right of way would be 60 feet to 72 feet in width and the street would be located in the center of the right of way. Sean Paone stated that the collector street would not change the location of their property lines.

In response to a question, Sean Paone stated that the developer would plant street trees along the collector street.

In response to a question, Sean Paone stated that the buildings along Oakdale Road would be setback approximately 50 feet from the actual road. There would be an 8 foot planting strip, a 12 foot multi-use path and a 30 foot setback.

In response to a question, Sean Paone stated that the storm water ponds would look like grass depressions. They would maintain water for some period of time and then release the water. They would not be wet ponds. The ponds would drain in 3 to 5 days.

In response to a question, Casey Werner stated that the residential community would be opened in phases but construction would not stop until the residential community is completed.

In response to a question, Sean Paone stated that the site would need to be graded in connection with the development of the residential community.

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:

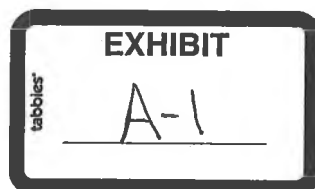
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13th day of January, 2020.

Suncrest Real Estate and Land, Petitioner

cc: Mr. Michael Russell, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-168	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-168	1	03307319	STEVENS	JANICE L			PO BOX 680686		CHARLOTTE	NC	28216
2019-168	1	03307320	HOUSIADAS	GEORGE S	MARIA D	HOUSIADAS	5649 SIMPSON RD		CHARLOTTE	NC	28216
2019-168	2	03307331	YANG	JEFFREY	MAY	YANG	3825 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03307402	GREER	BILLY A	JOYCE A	GREER	3901 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03307403	RENNER	JOE D		BARBARA ANN	3929 OAKDALE RD		CHARLOTTE	NC	28208
2019-168	1	03307404	TENCH	DONALD E	SHIRLEY A	TENCH	4039 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03307405	OAKDALE HARRIS HOLDINGS LLC				9000 STATESVILLE RD		CHARLOTTE	NC	28269
2019-168	1	03307406	PATTERSON	ROBERT D	SARA BOATRIGHT	PATTERSON	3919 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03307408	LANG	ROBERT A	LANA M	LANG	4027 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03307409	TENCH	DONALD E			4039 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03312203	HOUSIADAS	GEROGE S	MARIA D	HOUSIADAS	5649 SIMPSON RD		CHARLOTTE	NC	28216
2019-168	1	03312205	STEVENS	JANICE L			PO BOX 680686		CHARLOTTE	NC	28216
2019-168	1	03312206	HOUSIADAS	CRYSANTHI GEORGIOS	JOHN DAVID	KAKAVITSAS	3824 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03312211	HOUSIADAS	CRYSANTHI GEORGIOS	JOHN DAVID	KAKAVITSAS	3824 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03312215	HOUSIADAS	CRYSANTHI GEORGIOS	JOHN DAVID	KAKAVITSAS	3824 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03312216	HYATT	RAY ALAN	EMILY ROCHELLE	HYATT	8981 QUAY RD		CONCORD	NC	28027
2019-168	1	03312217	PLOOY	ROBERT J	AERON A MARCOTT	PLOOY	3850 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03312218	STEVENS	JENNIFER L			3612 KELLY RD		CHARLOTTE	NC	28216
2019-168	1	03312219	HOUSIADAS	CRYSANTHI GEORGIOS	JOHN DAVID	KAKAVITSAS	3824 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03325101	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
2019-168	1	03325102	PICKLESIMER	GILBERT	SUE	PICKLESIMER	3940 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	1	03325103	OAK HILLS INC				PO BOX 680008		CHARLOTTE	NC	28216
2019-168	2	03325104	OAK HILLS INC				PO BOX 680008		CHARLOTTE	NC	28216
2019-168	1	03325117	MECKLENBURG COUNTY				600 E. 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-168	1	03325118	OAK HILLS INC				PO BOX 680008		CHARLOTTE	NC	28216
2019-168											



2019_168	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_168	Charlotte Well Being Institute, PLLC	Natalie	Murray	1425 Highfield Court		Charlotte	NC	28216
2019_168	Claiborne Woods	Carla	Clarke	7407 Derby Meadows Ct		Charlotte	NC	28216
2019_168	Primm Road	Charles	Thomas	3003 Phillips Fairway Dr		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-168** filed by Suncrest Real Estate and Land to request the rezoning of an approximately 22.87 acre site located on the north side of Oakdale Road, between Miranda Road and Interstate 485

Date and Time of Meeting: Thursday, January 9, 2020 at 6:30 p.m.

Place of Meeting: Pleasant Grove Presbyterian Church
6701 Pleasant Grove Road
Charlotte, North Carolina 28216

We are assisting Suncrest Real Estate and Land (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 22.87 acre site located on the north side of Oakdale Road, between Miranda Road and Interstate 485, from the R-3 zoning district to the MX-2 zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site comprised of a maximum of 138 for lease duplex style 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 Thursday, January 9, 2020 at 6:30 p.m. at Pleasant Grove Presbyterian Church located at 6701 Pleasant Grove Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

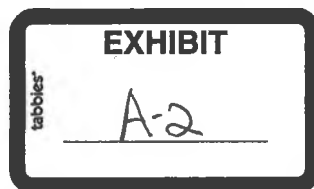
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Malcolm Graham, Charlotte City Council District 2 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: December 27, 2019

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Community Meeting Sign-in-Sheet

Suncrest Real Estate and Land, Petitioner -- Rezoning Petition No. 2019-168

**Pleasant Grove Presbyterian Church
6701 Pleasant Grove Road, Charlotte, NC 28216**

Thursday, January 9, 2020 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Donald Warner	2725 Boulder Ln Char	704-622-5861	dlwshw@yahoo.com
	GW Pieblesimer	3940 Oakdale Rd Char	704-622-5860	" "
2.	Ray + Emily Hyatt	3844 Oakdale Rd Charlotte	704-418-4802	Ray and Emily 223@gmail.com
3.	Lana + Robert Lang	4027 Oakdale Rd. Charlotte 28216	704 491-3044	LLang30559@yahoo.com
4.	Robert Patterson	3419 Oakdale Rd Charlotte, NC 28216	704-577-7013	r.david.patterson@gmail.com
5.	TERRY LINDBERGER	11318 Pump Station Rd Charlotte N.C. 28216	704-660-0693	t.linc@aol.com
6.	Ray Pack	1721 Thompson Ave. Charlotte, N.C. 28216	704-506-6328	Packfiredogs@aol.com
7.	Charles Thomas	Charles Thomas 2512 eg mail.com	704.975.5384	3003 Phillips Fairway Dr. Charlotte, NC 28216
8.	Crys Housiadas	3824 Oakdale Rd	980-3189676	haysoulis@gmail.com
9.	JAN STEVENS	P.O. Box 680686	704-877-1900	JSTEVENSS5683@gmail.com

Rezoning Petition No. 2019-168
Suncrest Real Estate and Land, Petitioner
Community Meeting
January 9, 2020

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Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Rezoning Plan and Proposed Buildings
- V. Information on Suncrest
- VI. Question, Answer and Comment Session

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Rezoning Team

- Casey Werner, Suncrest Real Estate and Land
- Sean Paone, ColeJenest & Stone
- John Carmichael, Robinson, Bradshaw & Hinson

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Current Rezoning Schedule

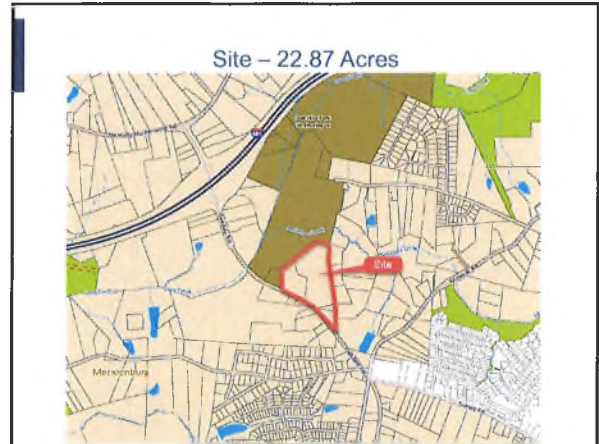
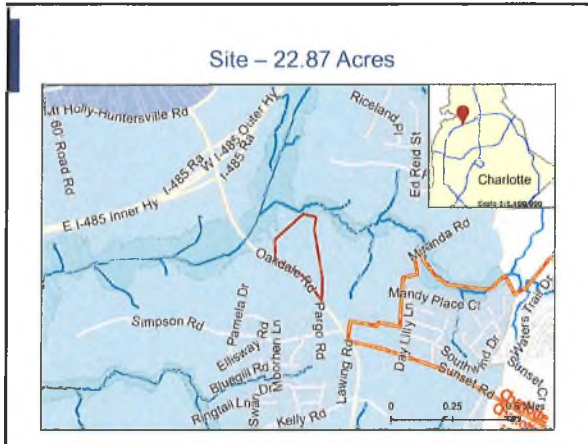
- Public Hearing: Monday, February 17, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 3, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 16, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

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Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the MX-2 zoning district to accommodate the development of a residential community on the site comprised of for lease duplex style dwelling units

The maximum number of dwelling units would be 138 dwelling units

The maximum height of the buildings in stories would 1.5 stories and the maximum height in feet would be 30 feet

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Rezoning Plan





Building Elevations





Interior Example

