

**COMMUNITY MEETING
REPORT**
Petitioner: Carolina Builders, LLC
Rezoning Petition No. 2020-014

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 a 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 (Date). A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on May 13th 2020 at 6:00 pm at Virtual Meeting on ZOOM.

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 (list all persons present representing the petitioner).

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, Rama Yada, welcomed the attendees and introduced the Petitioner's team. Rama Yada indicated that the Petitioner proposed to rezone an approximately 3.9 Ac. site 13701 Erwin Road, Charlotte, NC 28273 from the West district. The Paul Carter explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Paul Carter provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Paul Carter showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Clarifications/Objections

- 1) Javier (?), asked why our plan had changed from earlier version with the buffer and R8-mf zoning. I explained that the CDOT did not want 30 driveways fronting "new" street and the only way to change was go with the UR-2 zoning to lose the buffer and keep unit count at 30 and take driveways off the "new" street.
- 2) Walter Neely, brought up lack of guest parking. We discussed that some parallel parking might be able to be added to the "new" street or each unit might be able to add a parking space and remove the tree out front of the unit. We made a commitment to investigate.
- 3) Ellen Thomas, brought up the lack of sidewalk and trees on the south side of "new" street. I explained the City policy of a "half street". She will entertain the planting of some extra trees on her common line. We made a commitment to investigate.

- 4) Walter Neely (and others) brought up the generators at the Bell South facility noise. The owner replied that he would investigate.
- 5) Angela Cunningham, brought up the traffic issues of pedestrians crossing Erwin, we informed her of the pedestrian signal. Also the intersection of Erwin with Hwy 160, I explained that our development was well under the TIA thresh hold. Victoria Watlington also explained the CDOT / NCDOT working relationship and how that process works.
- 6) Angela Cunningham, asked about amenities. I replied that typically a "fill in" project this small rarely do any amenities. However we did include some stone pathways from the rears of the homes through the tree areas to the sidewalk.
- 7) Angela Cunningham (and others), asked MS Watlington if any projects were ever turned down and Ms. Watlington explain the Re-zoning process very effectively and that by the time that projects reach this stage that more projects pass than fail due to the extensive vetting by planning staff.
- 8) Ellen Thomas (and others), brought up school capacity, and I replied that we do not petition the CMS but that the City does forward proposals for planning purposes.

(Detailed minutes of the conversation about the rezoning should be provided including questions, responses and any commitments made by the petitioner.)

Respectfully submitted, this 15th day of May, 2020.

cc: Charlotte Planning, Design & Development Department –
Rezoning staff

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Carolina Builders, LLC to rezone approximately 3.9 acres located at 13701 Erwin Road, Charlotte, NC 28273 to allow development of a 30 Townhomes.

Date and Time of Meeting: Wednesday, May 13th 2020 at 6:00 p m .

Place of Meeting: Virtual Meeting – Email RSVP to pcartertn@yahoo.com to receive a link to participate.

Petitioner: Carolina Builders, LLC

Petition No.: RZP-2020-014

We are assisting Carolina Builders, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 3.9-acre site located at 13701 Erwin Road from the R-8MF(CD) zoning district to U R - 2 (C D) zoning district. The purpose of the rezoning is to permit the development of 30 Townhome Units .

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 to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 "VIRTUAL" Community Meeting regarding this Rezoning Petition on May 13th 2020, at 6:00 pm. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. IF you are unable to access the meeting online, please contact Paul Carter at (865-816-4557) for a hard copy of the presentation. After the meeting the presentation will be made available online and there will be an open comment period of ten (10) days following the meeting.

In the meantime, should you have any questions or comments about this matter, please call Paul Carter at 865-816-4557, or email pcartertn@yahoo.com.

cc: Victoria Watlington - District 2 Commissioner

Date Mailed: 4-30-2020

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: ABC Development

Rezoning petition Number 2020-000

Date 5-13

Name	Address	Phone	Email
① ANDREW PAGE	14221 TRANTERS CR		ANDREW.PAGE1@GMAIL.COM
TAMMY GILLEY	12315 SHADOW RIDGE		TGILLEY02@ICLOUD.COM
AMY MANN			Zoom -
ANGELA CUNNINGHAM			ANGELAMARIE.CUNNINGHAM@GMAIL.COM
CASEY KLEIAL			Zoom -
DAVE WIGGINS			Zoom -
ELEN THOMAS	13615 ERWIN RD		ETHOMAS@PETERAHEALTH.COM
JENFER HOUSMAN			Zoom -
SHARON YAKUBU			Zoom -
VICTORIA WATINGTON	600 E. 4 th ST.		-CITY COUNCIL
WALTER NEELY			WLEWNEEMOO@AOL.COM
⑫ RAMA YAOA (OWNER)			RAMAYAOA@GMAIL.COM

Add additional sheets as needed

ATTENDED MEETING

Pet. No.							MailZip
2020-014	Carolyn	Tatanish	13652 Meade Glen Ct.	Charlotte	NC	28273	
2020-014	Andrew	Page	14221 Tranters Creek Ln	Charlotte	NC	28273	
2020-014	Virginia	Keogh	12301 Port Rush Lane	Charlotte	NC	28273	
2020-014	David	Willard	12309 Shadow Ridge Ln	Charlotte	NC	28273	
2020-014	Crystal	Ramseur	12736 Swann Branch Dr	Charlotte	NC	28273	
2020-014	Jenifer	Abubakari	12717 Swann Branch Dr	Charlotte	NC	28273	
2020-014	David	Gutierrez	10924 Huntington Meadow Ln	Charlotte	NC	28273	
2020-014	Bertha	Fee		Charlotte	NC	28273	
2020-014	Patricia	Jefferson	12301 Port Rush Ln	Charlotte	NC	28273	
2020-014	Renee	Coard	12301 Portrush Ln	Charlotte	NC	28273	
2020-014	Virginia	Keogh		Charlotte	NC	28273	
2020-014	Curtisia	Jarrett	13251 Savannah Point Dr	Charlotte	NC	28273	
2020-014	Kevin	silver	12301 Port Rush Lane	Charlotte	NC	28273	
2020-014	Arnold	Jones	14208 Arbor Ridge Dr.	Charlotte	NC	28273	
2020-014	Christina	Ladd	11303 Laurel View Dr	Charlotte	NC	28273	
2020-014	Christop	Cathcart	12503 Ivey Creek Dr	Charlotte	NC	28273	
2020-014	James	Gilley	12315 Shadow Ridge Lane	Charlotte	NC	28273	
2020-014	Scott	Braun	11412 Laurel View Dr.	Charlotte	NC	28273	
2020-014	Tammy	Gilley	12315 Shadow Ridge Lane	Charlotte	NC	28273	
2020-014							
	Rachel	Lewis	12532 Walkers Down Ct	Charlotte	NC	28273	
James	Eskew	11907 Tanton Ln	Charlotte	NC	28203		
Jim	Obi	13607 Stephendale Dr.	Charlotte	NC	28273		
Jimmie	Brown	13610 Capworth Lane	Charlotte	NC	28273		