

**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 June 22<sup>nd</sup> 2020 at 6:30 pm at Virtual Meeting on ZOOM. SEE RECORDING attached separately.

**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) Jayne (?), Started in on TRAFFIC Congestion (major theme of the evening). I told the group that we have followed City guidelines, and that an infill development of 30 units would not generate a TIA or improvements to intersections other than in front of our development.
- 2) Walter Neely asked why our plan had not changed from earlier version, I explained that this meeting was re-convened due to my missing some names on the invitee list and that we were taking the previous suggestions under advisement.
- 3) Ellen Thomas, asked why we were going with the UR-2 Zoning and that there was no Ur-2 in the Steele Crewek area. I explained the buffer issue again and reiterated the half-street issue. 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. IN the previous meeting 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 AGAIN. I told them we were now aware of the issue.
- 5) Angela ??? brought up the traffic issues in the area and I discussed the 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. In a previous meeting Victoria Watlington also explained the CDOT / NCDOT working relationship and how that process works. In the previous meeting - 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.
- 6) Ellen Thomas (and others), brought up school capacity again, 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 23 th day of June, 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: Monday, June 22<sup>nd</sup> 2020 at 6:30 p.m.

Place of Meeting: Virtual Meeting – Email RSVP to [pcartertn@yahoo.com](mailto: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 June 22<sup>nd</sup> 2020, at 6:30 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](mailto:pcartertn@yahoo.com).

cc: Victoria Watlington - District 2 Commissioner

Date Mailed: 6-10-2020

## RPZ 2020-014 - Invitation List

FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP
Carolyn	Tatanish	13652 Meade Glen Ct.	Charlotte	NC	28273
Andrew	Page	14221 Tranters Creek Ln	Charlotte	NC	28273
Virginia	Keogh	12301 Port Rush Lane	Charlotte	NC	28273
David	Willard	12309 Shadow Ridge Ln	Charlotte	NC	28273
Crystal	Ramseur	12736 Swann Branch Dr	Charlotte	NC	28273
Jenifer	Abubakari	12717 Swann Branch Dr	Charlotte	NC	28273
David	Gutierrez	10924 Huntington Meadow Ln	Charlotte	NC	28273
Bertha	Fee	12301 Port Rush Ln	Charlotte	NC	28273
Patricia	Jefferson	12301 Portrush Ln	Charlotte	NC	28273
Renee	Coard	13251 Savannah Point Dr	Charlotte	NC	28273
Virginia	Keogh	12301 Port Rush Lane	Charlotte	NC	28273
Curtisia Renee	Jarrett	12962 Sickles Dr	Charlotte	NC	28273
Kevin	silver	11507 Ridge Oak Dr	Charlotte	NC	28273
Arnold	Jones	14208 Arbor Ridge Dr.	Charlotte	NC	28273
Christina	Ladd	11303 Laurel View Dr	Charlotte	NC	28273
Christopher	Cathcart	12503 Ivey Creek Dr	Charlotte	NC	28273
James	Gilley	12315 Shadow Ridge Lane	Charlotte	NC	28273
Scott	Braun	11412 Laurel View Dr.	Charlotte	NC	28273
Tammy	Gilley	12315 Shadow Ridge Lane	Charlotte	NC	28273
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
CHARLES	GORDON	9725 HATFIELD RD	CHARLOTTE	NC	28278
	BELLSOUTH TELECOMMUN	PO BOX 7207	BEDMINSTER	NJ	07921
	SF DHS LLC	775 W 1200 N SUITE 100	SPRINGVILLE	UT	84663
	CAROLINA BUILDERS LLC	6711 LARRISA CT	CHARLOTTE	NC	28226
WALTER H JR	NEELY	13601 ERWIN RD	CHARLOTTE	NC	28273
FRANCES ELLEN	NEELY	13615 ERWIN RD	CHARLOTTE	NC	28273
	SELLPROPS CAROLINA CC	111 NORTH POMPANO BEACH BLVD UNIT 1712	POMPANO BEACH	FL	33062
	CHARLOTTE MECKLENBURG	701 E 2ND ST	CHARLOTTE	NC	28204
JOSE HUMBERTO	SANTOS	13716 LOCH LOYAL DR	CHARLOTTE	NC	28273
ANNETTE	COFFEY	13710 LOCH LOYAL DR	CHARLOTTE	NC	28273
CATHERINE E	FORESTIERI	13704 LOCH LOYAL DR	CHARLOTTE	NC	28217
GLADYS ALLENE	BROWN	13700 LOCH LOYAL DR	CHARLOTTE	NC	28273
LUIS	FLOREN	9240 SARDIS FOREST DR	CHARLOTTE	NC	28270
SUSAN ELIZABETH	MCSWINEY	13705 LOCH LOYAL DR	CHARLOTTE	NC	28273
JOE A	WHITE	12022 GLENLOCKHART LN	CHARLOTTE	NC	28273
ASSOCIATION INC	STONEBRIDGE TOWNHOM	PO BOX 2177	MATTHEWS	NC	28106
Attn: Victoria	Watlington	600 E 4th Street	Charlotte	NC	28202

## 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~~ — **CAROLINA BUILDERS, LLC**  
 Rezoning petition Number 2020-~~000~~ — **014**

Date

Name	Address	Phone	Email
WALTER NEEM	13601 ERWIN RD.	—	WLEWNEEM00@ AOL.COM
ELLEN THOMAS	13645 ERWIN RD.	—	ETHOMAS@PERA HEALTH.A.C
ABDUL SIHLANBU	—	—	SARCA.ABDUL@GMAIL.
DIANA HUBER	—	—	DIANAERUTH HUBER GMAIL.COM
JAYNE B.	—	—	Zoom
GEORGE HEBE	—	—	Zoom
KAMA YAPA	—	—	—
ALEXIS	—	—	Zoom

**\*Add additional sheets as needed\***