

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-074

Petitioner: Redwood USA, LLC
Rezoning Petition No.: 2020-074
Property: ± 21.08 acres located east of Kempsford Drive and west of Astoria Drive on the southside of Harris Houston Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Tuesday, August 11th, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/28/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, August 11th, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Bob Dyer with Redwood USA, LLC and Daniel Renckens with Bohler Engineering. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bob Dyer opened the meeting and welcomed everyone in attendance. Mr. Dyer gave a brief overview of Redwood USA, LLC. For 29 years, Redwood has provided its' residents the comforts of home without home ownership. Their single-story low-density residential apartment neighborhoods are resident focused and community driven.

The site plan associated with this rezoning petition proposes to develop a multi-family residential community with up to 83 single-story attached apartment homes. Each home has 2 bedrooms and 2 bathrooms with an attached 2-car garage and a patio or screened-in porch. Buffers to the adjacent single-family homes will utilize natural vegetation, where possible. Access to the Site will be from Harris Houston Drive. The Site's frontage on Harris Houston Rd. will be improved with curb and gutter and a 10-12 foot multi-use path.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired if the developer or the City will finish the sidewalk on Harris Houston Rd as part of this petition. The Petitioner is providing a 10-12-foot multi-use path along the site's frontage on Harris Houston Road, along with curb and gutter.

Attendees inquired about traffic and the proposed density for the site in this location. It was explained that the proposed development will produce fewer trips than the by-right zoning. It was also noted that concerts in the area would typically have arrival/departure times that are not during peak AM/PM traffic hours and are often times seasonal.

It was asked if the Petitioner could choose a lesser zoning designation to ensure fewer homes could be built on this site. The development team explained that R-8 is the least dense zoning category that will allow attached dwelling units. Although the request is to use the R-8 zoning district, only 83 units will be permitted on this site (3.9 DUA). With this conditional rezoning plan, no more than 83 units can be constructed without filing a new rezoning petition and following the same public process as we are now.

Attendees inquired about site access and sight distance. Daniel Renckens explained that all access points have adequate sight distance as required by CDOT.

Attendees asked about tree preservation and buffering. Bob Dyer described the 3 large oak trees on the site and the potential for them to be saved. Where possible, the site will be buffered with natural vegetation and include a fence or berm adjacent to the powerlines. The distance to the adjacent single-family homes ranges from approximately 250-380 feet. This petition will also dedicate land for future greenway connectivity.

Attendees inquired about crime and property valuations. Mr. Dyer explained that he would check on statistics specific to their developments but has not noticed a negative impact previously.

One attendee asked if the pond would encourage mosquitos. Daniel Renckens explained that Redwood utilizes fountains in their retention ponds to keep the water moving and alleviate mosquito concerns.

It was asked if a traffic light would be installed with this development. Mr. Renckens explained that this proposed development does not warrant a new traffic signal.

One attendee inquired if Redwood would divest the property in the future. Mr. Dyer explained that they have yet to sell a community since they began development in 1991. Attendees inquired if Redwood had other developments in the area. Mr. Dyer described their communities in Charlotte and Lake Wylie that were recently constructed and explained that older communities are in Iowa, Michigan, and Ohio.

Attendees inquired about the demographic of the community. Mr. Dyer explained the typical Redwood community is comprised of young professionals and empty nesters. All occupants of the market-rate units will go through background and credit checks.

Attendees asked about the proposed construction process. Mr. Renckens explained that it is not anticipated that Harris Houston Road will be closed and the construction entrance will be determined by CDOT. The development will take approximately 2 years to complete.

Keith MacVean thanked those in attendance and the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner will continue to work with the neighbors and has scheduled follow-up meetings to discuss their concerns.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department

Bob Dyer, Redwood Houston Development
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2020-074	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-074	05106114	VANDER GAST	JOHN G JR	PATRICIA M	VANDER GAST	5819 KINGLET LN		CHARLOTTE	NC	28269
2020-074	05106212	PINEDA	PEDRO	ANA LUZ GUILLEN	RIVERA	3603 CHEPSTOW CT		CHARLOTTE	NC	28262
2020-074	05106213	TAYLOR	MARLON			3609 CHEPSTOW CT		CHARLOTTE	NC	28262
2020-074	05106229	COOPER II	DARYL R			3606 LUTON CT		CHARLOTTE	NC	28262
2020-074	05106230	FLEISCHHAUER	ERIC WILLIAM	THOMAS FRAZEE	FLEISCHHAUER	3605 LUTON CT		CHARLOTTE	NC	28262
2020-074	05106231	MCMINN	ROGER D JR			1553 ALBERRY AVE		LINCOLNTON	NC	28092
2020-074	05106237	HOUSTON HILLS HOMEOWNERS ASSOCIATION INC				201 N. TRYON ST UNIT 2650		CHARLOTTE	NC	28202
2020-074	05106238	BOATWRIGHT	SHAAR-MEL			10925 KEMPSFORD DR		CHARLOTTE	NC	28262
2020-074	05106239	KHALIL	FARIDA S	MAHER YOUSSEF	HARB	10929 KEMPSFORD DR		CHARLOTTE	NC	28262
2020-074	05106240	HYATT	ROBIN A			10933 KEMPSFORD DR		CHARLOTTE	NC	28262
2020-074	05106241	GENITA	ATHANASSIOS B.	AZEB	ALEMU	10939 KEMPSFORD DR		CHARLOTTE	NC	28262
2020-074	05107104	HARRIS	JAMES W JR			3321 HARRIS HOUSTON RD		CHARLOTTE	NC	28262
2020-074	05107109	HARRIS	JAMES W JR	JANET C	HARRIS	3321 HARRIS HOUSTON RD		CHARLOTTE	NC	28262
2020-074	05128135	WALL	PATRICK L			2305 TORRINGTON LN		CHARLOTTE	NC	28262
2020-074	05128136	FLAGG	SHANNON G			2309 TORRINGTON LN		CHARLOTTE	NC	28262
2020-074	05128137	GARCIA	MARIBEL SANTANA			2315 TORRINGTON LN		CHARLOTTE	NC	28262
2020-074	05128138	ADAMS	VALERIE RUTH			10516 STREATHAM CT		CHARLOTTE	NC	28262
2020-074	05128139	SUNFIRE 3 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-074	05128140	HALL	CAUDAHY			10504 STREATHAM LN		CHARLOTTE	NC	28262
2020-074	05128141	CAMP	JL	DEVERA MOORE	CAMP	10500 STREATHAM LN		CHARLOTTE	NC	28262
2020-074	05128142	BUSH	PHILLIP ANTWAN	BRITTANY	BUSH	10501 STREATHAM LN		CHARLOTTE	NC	28262
2020-074	05128143	EDMOND	JANIE F			10505 STREATHAM CT		CHARLOTTE	NC	28262
2020-074	05128144	MACKEY	MARY CHRISTINE			10509 STREATHAM LN		CHARLOTTE	NC	28262
2020-074	05128146	GOSSELIN	DANIEL Q	CAITLIN M	GOSSELIN	2415 TORRINGTON LN		CHARLOTTE	NC	28262
2020-074	05128147	GOMEZ	BASILIO	JOY	FORMICA	2433 TORRINGTON LN		CHARLOTTE	NC	28262
2020-074	05128148	NORTON	LUCILE			10514 WHITTERSHAM DR		CHARLOTTE	NC	28262
2020-074	05128149	ROBINSON	JAMES ANDRE		CONNIE FRANCES	10508 WHITTERSHAM DR		CHARLOTTE	NC	28215
2020-074	05128150	MORRELL	TODD	TRACY A	MORRELL	10504 WHITTERSHAM DR		CHARLOTTE	NC	28226
2020-074	05128151	WILSON	MATTHEW RYAN	ASHLEY	WILSON	10500 WHITTERSHAM DR		CHARLOTTE	NC	28262
2020-074	05128152	MEDREA	MANFRED	EUN YOUNG	MEDREA	10501 WHITTERSHAM DR		CHARLOTTE	NC	28262
2020-074	05128153	MUNOZ MCNALLY	DANILA			10025 ROSEBROOK LN UNIT 308		HUNTERSVILLE	NC	28078
2020-074	05128154	BROWER	THOMAS H	WENDY A	BROWER	10513 WHITTERSHAM DR		CHARLOTTE	NC	28262
2020-074	05128179	STONEBURNER	MICHAEL A			3603 CRAIGHOLM CT		CHARLOTTE	NC	28262
2020-074	05128180	HARRIS	JAMES W JR			3321 HARRIS HOUSTON RD		CHARLOTTE	NC	28262
2020-074	05128203	SIMMONS	RALPH	REGINA D	SIMMONS	10728 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128204	TRANS AM SFE II LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-074	05128205	BALTES	KATE M			10710 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128206	JOPLIN	TYRONE	PATRICIA	JOPLIN	10706 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128208	HART	TOBY R	DORIS A	HART	10701 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128209	DARE	GRETTA L	JUSTIN W	DRISCOLL	10703 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128210	MCKINNEY	PATRICIA W			10707 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128211	HERNANDEZ	JOSE L	ROSSE MARY	MARTINEZ	7580 POLK ST		HOLLYWOOD	FL	33024
2020-074	05128212	NICHOLS	ETHAN L			4700 EAVES LN		CHARLOTTE	NC	28215
2020-074	05128213	MCDANIEL	CRYSTAL R			10725 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128214	ROBERTSON	TYLER			10731 TRUMBLE LN		CHARLOTTE	NC	28262
2020-074	05128215	BROWN	ROBERT	ROSEMARY	BROWN	2935 SILKSTREAM LN		CHARLOTTE	NC	28262
2020-074	05128216	YAMASA CO LTD				PO BOX 4090		SCOTTSDALE	AZ	85261
2020-074	05128217	CLEVELAND	CYNTHIA			2930 SILKSTREAM LN		CHARLOTTE	NC	28262
2020-074	05128218	GONZALEZ	ROBERSY PEREZ	DAYMARI GONZALEZ	CHINES	2924 SILKSTREAM LN		CHARLOTTE	NC	28262
2020-074	05128219	DUNN	XAVIER			2918 SILKSTREAM LN		CHARLOTTE	NC	28262
2020-074	05128293	RODRIGUEZ	HECTOR	ESTHER	RODRIGUEZ	3725 OTTINGTON PL		CHARLOTTE	NC	28262
2020-074	05128294	ARTHUR	LOGAN	MIRANDA	ARTHUR	74 PARKDR SOUTHWEST		CONCORD	NC	28027
2020-074	05130108	ZEPEDA	HECTOR			11002 DEKALB PL		CHARLOTTE	NC	28262
2020-074	05130109	HAMILTON	MAURICE	GAVONNE	HAMILTON	11000 DEKALB PL		CHARLOTTE	NC	28262
2020-074	05130197	MECKLENBURG COUNTY				600 E FOURTH ST		CHARLOTTE	NC	28202
2020-074	05130201	JENKINS	RONALD R	JACQUELINE D	JENKINS	11000 ASTORIA DR		CHARLOTTE	NC	28262
2020-074	05130202	RMAH	MARIO	GONG	RMAH	11018 ASTORIA DR		CHARLOTTE	NC	28262
2020-074	05130203	MCINNIS	DONALD A			PO BOX 422		INDIAN TRAIL	NC	28079
2020-074	05130204	THR NORTH CAROLINA II LP				1717 MAIN ST STE 2000	C/O INVITATION HOMES	DALLAS	TX	75201
2020-074	05130241	WEAVER	MICHAEL A			3332 WHITEBRIDGE LN		CHARLOTTE	NC	28262
2020-074	05130242	COX	G STEPHEN			3336 WHITEBRIDGE LN		CHARLOTTE	NC	28223
2020-074	05130243	WHEATLY	RYAN A	ANGELA D	WHEATLY	4742 TURNRIDGE CT		CONCORD	NC	28027
2020-074	05130244	BARKER	CHRISTOPHER			3342 WHITEBRIDGE LN		CHARLOTTE	NC	28262

2020-074	05130245	SIMMONS	EMILY ELSIE	CHRISTOPHER DEON	SIMMONS	3343 WHITEBRIDGE LN	CHARLOTTE	NC	28262	
2020-074	05130246	GUPTA	RAKESH K			10613 TAVERNAY PKWY	CHARLOTTE	NC	28262	
2020-074	05130247	LATIMER	RACHELLE L			3333 WHITEBRIDGE LN	CHARLOTTE	NC	28262	
2020-074	05130248	TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2020-074	05130249	PROGRESS RESIDENTIAL BORROWER 12 LLC				PO BOX 4090	SCOTTSDALE	AZ	85261	
2020-074	05130250	WOROTA	SEBLE	TESFAYE	BELAY	3315 WHITEBRIDGE LN	CHARLOTTE	NC	28262	
2020-074	05130251	HOME SFR BORROWER IV LLC				C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	5100 TAMARIND REEF	CHRISTIANSTED USVI		00820
2020-074	05130252	YAMASA CO LTD				PO BOX 4090	SCOTTSDALE	AZ	85261	
2020-074	05130253	WASTON	ONIKA T			11001 ASTORIA DR	CHARLOTTE	NC	28262	
2020-074	05130299	MECKLENBURG COUNTY				C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 1TH FLOOR	CHARLOTTE	NC	28202
2020-074	05134101	BRYANT	DAVID L	CYNTHIA	BRYANT	11001 KEMPSFORD DR	CHARLOTTE	NC	28262	
2020-074	05134102	MURPHY	JOY B	DUNN	MURPHY	11007 KEMPSFORD DR	CHARLOTTE	NC	28262	
2020-074	05134103	NGUYEN	PAUL		NANCY TRAN	11013 KEMPSFORD DR	CHARLOTTE	NC	28212	
2020-074	05134104	BROADIE	JEFFREY W	VANESSA A	BROADIE	11019 KEMPSFORD DR	CHARLOTTE	NC	28213	
2020-074	05134105	CHAUDHARY	YAQUB	IRSHAD	CHAUDHARY	11101 KEMPSFORD DR	CHARLOTTE	NC	28262	
2020-074	05134106	AZAD	SAROSH		SEEMA KHAN	11107 KEMPSFORD DR	CHARLOTTE	NC	28262	
2020-074	05134107	TAH 2016-1 BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	PO BOX 15087	SANTA ANA	CA	92735
2020-074	05134108	MONTGOMERY	JESS L	RACHEL M	MONTGOMERY	11119 KEMPSFORD DR	CHARLOTTE	NC	28262	
2020-074	05134111	SARY	OUKTYEAN			3610 CRAIGHOLM CT	CHARLOTTE	NC	28262	
2020-074	05134112	PETWAY	DONNIE R	LELA P	PETWAY	3604 CRAIGHOLM CT	CHARLOTTE	NC	28262	
2020-074	05134113	FURHMANN	HAROLD E			3600 CRAIGHOLM CT	CHARLOTTE	NC	28262	
2020-074	05134114	STONEBURNER	MICHAEL A			3603 CRAIGHOLM CT	CHARLOTTE	NC	28262	
2020-074	05134115	STONEBURNER	MICHAEL A			3603 CRAIGHOLM CT	CHARLOTTE	NC	28205	
2020-074	05134116	TORRES	JOSE ALEX			20948 BRYANT ST., APT. 27	CANOGA PARK	CA	91304	
2020-074	05134198	STONEBURNER	MICHAEL A			3603 CRAIGHOLM CT	CHARLOTTE	NC	28262	

2020-074	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-074		Barbara	Wooten	1715 Hedgelawn Drive	123	Charlotte	NC	28262
2020-074	Butterfly Visions Project	Tiffany	Sanders	11720 Windy Creek Drive	D	Charlotte	NC	28262
2020-074	Charlotte237	Mr-ed	Mulheren	2709 Harris Houston Rd	<Null>	Charlotte	NC	28262
2020-074	Fairfield Community	Tracey	Beharry- Tolbert	1131 Morning Glory Dr	<Null>	Charlotte	NC	28262
2020-074	Harris-Houston Community Association	Mary	Kegley	10601 Whittersham Dr	<Null>	Charlotte	NC	28262
2020-074	The Villages of Wexford HOA	Marcia	Jeter	10741 Downpatrick Pl.	<Null>	Charlotte	NC	28262
2020-074	Villages Of Wexford Homeowners Association	Doug	Nitkiewicz	11048 Wiltshire Ln	<Null>	Charlotte	NC	28262
2020-074	Withrow Downs Homeowners Association	Zandra	Allen	12114 Lavershire Ct	<Null>	Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-074– Redwood USA, LLC**

Subject: Rezoning Petition No. 2020-074
Petitioner/Developer: Redwood USA, LLC
Current Land Use: Vacant/Single-Family
Existing Zoning: R-3
Rezoning Requested: R-8 MF (CD)

Date and Time of Meeting: ***Tuesday, August 11th, 2020 at 6:30 p.m.***
Virtual Meeting RSVP: ***Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link. Please reference petition 2020-074 in your response.***

Date of Notice: 7/28/2020

We are assisting Redwood USA, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site generally located east of Kempsford Drive and west of Astoria Drive on the southside of Harris Houston Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition, and in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email dujuanakeys@mvalaw.com or call 704.331.2371 to provide your email address in order to receive a secure virtual meeting link by August 10th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email dujuanakeys@mvalaw.com or call 704.331.2371 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

This Petition involves a request to rezone the ± 21.08-acre Site from R-3 to R-8 MF(CD), to allow the development of the site with a multi-family residential community composed of one-story buildings containing between three (3) and eight (8) dwellings per building.

The site plan associated with this rezoning petition proposes to develop the Site with up to 83 multi-family dwellings in one-story buildings. Each dwelling will have a 2-car attached garage and 2 parking spaces provided in the driveway. Additional visitors parking will be provided on-site. Tree save areas and buffer areas will be provided around the perimeter of the Site abutting the adjoining single-family homes. Access to the Site will be from Harris Houston Road with no future connectivity required to adjoining properties. A 30-foot setback will be provided along Harris-Houston Road. The Site’s frontage on Harris Houston Rd. will be improved with curb and gutter and an eight (8) foot planting strip and a six (6) foot sidewalk.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Tuesday, August 11th, 2020, at 6:30 p.m.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531) keithmacvean@mvalaw.com - Thank you.

- cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative
- David Pettine, Charlotte Planning, Design and Development Department
- Bob Dyer, Redwood USA, LLC
- Jeff Brown, Moore & Van Allen, PLLC
- Keith MacVean, Moore & Van Allen, PLLC

Site Location



**2020-074 REZONING COMMUNITY MEETING
REGISTERED PARTICIPANTS**

crystalrm929 <crystalrm929@yahoo.com>

Diane Adams <dianemda@gmail.com>

Rosse Mary Martinez <jayden2191@gmail.com>

Danielle Couture <danielle.lynn.nichols@gmail.com>

Connie Robinson <cjrobi1@aol.com>

Mary Dingle <dmaryrt@icloud.com>

Jennifer Rmah <gongrmah326@gmail.com>

DeVera Moore Johnson <deverajohnson@aol.com>

Jennifer Milton <raven13xx@me.com>

Paul Petway <paulpetway@gmail.com>

Robert Brown <robertgenebrown@gmail.com>

Debra Samantha <momyesmam@yahoo.com>

Donnie Petway <drpetway@bellsouth.net>

Morgan Calma <mcalma@blumenthalarts.org>

Michael Stoneburner <stoney7m@bellsouth.net>

Ed Mulheren <ironmancharlotte@aol.com>

Sophia Crawford <smilefefe@yahoo.com>

Eric Fleischhauer <ewfleisc@gmail.com>

Barbie <Barbie2018@att.net>

shopperoo38 <shopperoo38@gmail.com>

Vondra Love <delta1089@gmail.com>

Seema Azad <seemaazad78@gmail.com>

Jess Montgomery <jess13@mac.com>

Kellie Mclvor <KMclvor@byRedwood.com>

Fulk, Elizabeth <Elizabeth.Fulk@fox.com>

Id Goodman <lane0012@gmail.com>