

COMMUNITY MEETING REPORT

Petitioner: Lewis RE Group, LLC

Rezoning Petition No. 2020-109

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 September 17th, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on October 1, 2020 at 6:00pm at St. Nektarios Greek Orthodox Church, 5108 Kuykendall Road, Charlotte, NC 28270

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 Travis S. Gingras, Winnie Knapp.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's Engineer, Travis S. Gingras, welcomed the attendees and introduced the Petitioner's team. Travis Gingras indicated that Lewis RE Group (Petitioner) proposed to rezone an approximately 2.33 acre site (the "Site") at 3421 McKee Road, Charlotte NC from the R-3 zoning district to R-8MF zoning district. Travis S. Gingras 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. Winnie Knapp provided background information about the Petitioner's experience and the typical operation of its facilities. Travis S. Gingras then presented the site plan and pointed out various commitments made by the Petitioner. Travis S. Gingras showed proposed architectural elevations and Winnie Knapp discussed the architectural features of the proposed facility. She used the elevations and renderings to explain the facility's design concepts, and operations.

Detailed minutes of the conversation about the rezoning are provided on Exhibit D.

Respectfully submitted, this 7th day of October, 2020.

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

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2020-109	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-109	22712336	JOHNSON	ARTHUR E III	MELISSA	SIKE	2321 CORRINE CT		CHARLOTTE	NC	28270
2020-109	22712337	EDELSON	GREGORY	JULIA	EDELSON	2320 CORRINE CT		CHARLOTTE	NC	28270
2020-109	22724236	KERR	H CHAPMAN	JANET K	KERR	3440 GRAY MOSS RD		CHARLOTTE	NC	28270
2020-109	22724237	LUND	ERIC JASON	BRONWYN	LUND	3443 GRAY MOSS RD		CHARLOTTE	NC	28270
2020-109	22724238	ERTEL	THOMAS H	CANDICE S	ERTEL	3439 GRAY MOSS RD		CHARLOTTE	NC	28270
2020-109	22724239	2018-3 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2020-109	22724252	BROOKS	HENRY DOUGLAS			5622 LARSON LN		CHARLOTTE	NC	28270
2020-109	22724253	BOX	JOHN R	SHARI P	BOX	5618 LARSON LN		CHARLOTTE	NC	28270
2020-109	22724254	CARROLL	JASON			5612 LARSON LN		CHARLOTTE	NC	28270
2020-109	22724255	WASEEM	MOHAMMAD IMRAN	TANIA	WASEEM	5608 LARSON LN		CHARLOTTE	NC	28270
2020-109	22724256	PARKER	JACQUELINE MONIQUE	MARK EDWARD	PARKER	5604 LARSON LANE		CHARLOTTE	NC	28270
2020-109	22724257	FORREST	MICHAEL	TISHAWAH	FORREST	5600 LARSON LANE		CHARLOTTE	NC	28270
2020-109	23105401	LEWIS RE GROUP LLC				C/O TRANSCEND GROUP		CHARLOTTE	NC	28210
2020-109	23105402	SOINI	DONALD E SR	VICTORIA A	SOINI	3429 MCKEE RD		CHARLOTTE	NC	28270
2020-109	23105403	KIM	SUNG LAE	MI JAE	KIM	3433 MCKEE RD		CHARLOTTE	NC	28270
2020-109	23105404	LE	KRISTINE HAHN	LONG CAM	TRUONG	1416 REID HARKEY RD		MATTHEWS	NC	28105

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2020-109	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-109	FORCLT	Andrew	Weiler	3421 Nancy Creek Road		Charlotte	NC	28270
2020-109	Gilbert Grove Homeowners Association	Sara Jo	Burns	3755 Brushy Lane	<Null>	Charlotte	NC	28270
2020-109	Hearthstone Neighborhood Association	Jim H.	Huskey	3130 Tatting Rd	<Null>	Charlotte	NC	28105
2020-109	Nottingham Estates Homeowners Association	Ken Scott	Anthonis	2415 Farnsfield Ct	<Null>	Charlotte	NC	28270
2020-109	Nottingham Estates Homeowners Association	Peter-John	Anderson	4001 Riseley Ln	<Null>	Charlotte	NC	28270
2020-109	Pathway USA & South Africans in Charlotte	Dianne	Stewart	5617 Providence Glen Rd	<Null>	Charlotte	NC	28270
2020-109	Providence Arbours HOA	Danette	Iomax	4501 ESHERWOOD LN		Charlotte	NC	28270
2020-109	Providence Hills Community Association	Kurt D.	Woody	2401 Providence Hills	<Null>	Charlotte	NC	28105
2020-109	South Hampton Homeowners Association	Eric	Robinson	10428 South Hall Dr	<Null>	Charlotte	NC	28270

Exhibit B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Lewis RE Group, LLC, to rezone approximately 2.33 acres located 3421 McKee Rd, Charlotte, NC to allow development of 18 Townhomes.

Date and Time of Meeting: Thursday, October 1st, 2020 at 6pm.

Place of Meeting: St. Nektarios Greek Orthodox Church
5108 Kuykendall Road, Charlotte, NC 28270

Petitioner: Lewis RE Group, LLC

Petition No.: RZP-2020-109

We are assisting Lewis RE Group, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 2.33-acre site (the "Site") located 3421 McKee Road from the R-3 zoning district to R-8MF zoning district. The purpose of the rezoning is to permit the development of 18 Townhomes.

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 Community Meeting regarding this Rezoning Petition on Thursday, October 1st, 2020, 6pm, at Location. 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.

Due to current limitations of the coronavirus pandemic, weather permitting, the meeting will be held outside. If bad weather is in the forecast, we have some space available indoors where social distancing will be practiced. Face masks will be made available for those in attendance. In the event that you will not be able to physically attend and would like to attend via conference call please call 1-980-265-0687. You will be prompted to use conference code 859166 to access the conference call. A proposed site plan printed on 11x17 is provided in this mailing to follow along in discussion.

In the meantime, should you have any questions or comments about this matter, please call Travis S. Gingras, PE 704-875-1615.

cc: Ed Driggs

Date Mailed: 9/17/2020

Exhibit C

Exhibit D

Detailed Meeting Minutes

RZ-2020-109

Rezoning Location - 3421 McKee Road

Community Meeting Location - St. Nektarios Greek Orthodox Church, 5108 Kuykendall Road, Charlotte, NC 28270

Meeting Date and Time – October 1, 2020 at 6:00pm.

The meeting commences promptly at 6:02pm. Travis S. Gingras (Engineer) greeted guests that were at the meeting location, and those that were on the conference call. Travis had passed around sign-in sheets to guests, and asked callers to please state their name, address, and email to document in sign-in sheets. No guests were on the call. Travis proceeded introducing himself as the Petitioners Civil Engineer. Travis also introduced the petitioner Lewis RE Group, and Winnie Knapp who is in attendance at the community meeting. Winnie greeted guests and had stated this was her first development project in the area, and excited to provide this product to the community. Travis proceeded to introduce the project as a 2.33-acre site that is located along 3421 McKee Road. Travis stated that if one is driving from Providence Road the parcel will be on your right, before one crosses the I-485 overpass. Travis stated the site will be zoned from R-3 to R-8MF, meaning that the density of the site will change from 3 units per acre to 8 units per acre. The R-8MF also provides the use of townhomes, where the R-3 does not allow townhomes use.

Travis continued to explain the rezoning process as follows:

- There is a city site plan review that city has a chance to review plans and verify that they follow ordinances and requirements to development.
- A community meeting is required to be held to allow community members a chance to review the proposed development and raise any questions and concerns they may have.
- Upon site plan approval, a public hearing will be held on said known date. Community members will be notified by the City of said date.
- Upon public hearing approval, there will be a Zoning Committee Meeting and City Council Meeting to approve the rezoning.

Travis then presented the site plan to the guest. He explained that Lewis RE Group will be providing a roadway widening along McKee Road to allow a left turn lane into the site. 15% tree save is required on site and pointed to the areas that those locations are. Water, sewer, and storm drainage will be provided on site. A centralized mail kiosk will also be provided on site.

Travis and Winnie then presented the architectural elevations. Winnie stated the building materials will be a wood build with a combination of fibrous cement and brick along the veneer. Architectural shingles will be provided on the roof. The units will be three stories, providing a 2-car garage.

The floor was then open to any questions by guest. The questions and answers are as follows:

- Will a sound wall be provided on site?

Answer: A sound wall is not a requirement for development on this site. There will be a buffer located between I-485 and the property development that will allow screening and some sound dampening.

- Is any sort of traffic analysis required for this site?

Answer: Typically, a traffic impact analysis is required for developments that exceed an estimated 2000 trips per day. 18 units is not expected to generate enough trips to trigger a traffic analysis. Out of good faith, we are providing a left turn lane that will be a requirement for this development.

- Is any street parking going to be proposed?

Answer: We are looking at if we can provide a few spaces for visitor parking, but expect to be able to provide 3-5 spaces total. The parking requirement is 1.5 spaces per unit. All units will provide 2 parking spaces within garages, to satisfy the parking requirement.

- What is the anticipated cost of the units?

Answer: Pricing is subject to change due to market demands, but currently right now it is anticipated to be around \$550,000.00.

- During rush hour times, McKee Road does become fairly busy and traffic sometimes will back up around the development. Is there anything that could be provided to allow safe travel in and out of the development.

Answer: We can look into placing a "Blind Drive Ahead" sign before the McKee Rd site to help warn oncoming traffic as they enter the curve that is between the site and overpass of I-485. Because this is a DOT Corridor, we will need to verify with NCDOT.

The Community Meeting ended at approximately 6:37pm.