

COMMUNITY MEETING REPORT
Petitioner: Bowman Sumner, LLC
Rezoning Petition No. 2020-148

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 24th of September, 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 7th, 2020 at 6:00 pm. This meeting was held virtually through a Zoom Meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by the following individuals:

- Rosalind Luke - 9621 Jack Russell Ct Charlotte NC 28269
- Allyson Ensinger - 6435 St Bernard Way Charlotte NC 28269
- Justin Abraham - 10627 Greyhound Dr Charlotte NC 28269
- Martha and Bill Brown - 11011 Dogwood Ln Huntersville NC 28078
- Elaine Powell - Vice Chair of the Mecklenburg Board of County Commissioner

SUMMARY OF PRESENTATION/DISCUSSION:

Zoom Meeting was opened at 5:55pm so we could get everyone signed in and on the call. Nate Bowman began the meeting at 6:04. He explained that there have been no changes to the plan and that we were going back through the process because our previous rezoning was incorrectly approved as MX-1 INNOV and that the correct zoning should have been MX-2 INNOV. This whole submittal is just to correct this mistake on the previously approved plan.

We then opened up for questions from the attendees.

Questions and responses:

- **Rosalind Luke** - When do you anticipate breaking ground? **Response** - The earliest we anticipate starting development is February/March of 2021.
- **Mr and Mrs Brown** - Is there still an entrance across from Dogwood Ln? **Response** - Yes the entrance is still across from Dogwood Ln. We have not changed the plan.
- **Rosalind Luke** - How many connections/entrances are there? **Response** - We have not changed the plan and there is still an entrance on Eastfield Rd and on Browne Rd.
- **Rosalind Luke** - What is the anticipated house price. **Response** - It is the same builder as before and our best guess is the townhomes would start in the mid \$200,000's and the single family would start in the low \$300,000's.
- **Elaine Powell** - How much COS and Tree Save do you have? **Response** - We were required 2.15 acres of COS and provided 7.49 acres. We were required 2.15 acres of Tree Save and provided 2.97

acres. The Tree Save is not as high because a lot of the existing property is pasture right now so we dont have as much existing property with tree coverage.

- **Elaine Powell** - What is the school impact? **Response** - We have the impact report from CMS and this development add 22 elementary students, 5 middle school students and 7 high school students.
- **Elaine Powell** - What kind of landscape plantings do you plan on having? Prefer native plants. **Response** - We have not gotten into that much detail but would be happy to look at using native plants
- **Justin Abraham** - Can you send me a copy of the plan? **Response** - Yes we will email you a copy of the plan

That was all the questions and concerns that were brought up and Nate thanked everyone for coming out and we ended the meeting.

Respectfully submitted, this 9th day of October, 2020.

cc: Charlotte-Mecklenburg Planning Department

Exhibit A

2020-012	FID	FREC	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2020-012	0	1	01916102	PLANTATION PIPE LINE CO				PO BOX 18616	ATLANTA	GA	30326
2020-012	0	1	01916103	BROWN	WILLIAM RUSSELL SR	MARTHA	PEARSON	PO BOX 713	HUNTERSVILLE	NC	28070
2020-012	0	1	01916104	HELMS	DEBORAH F			11023 DOGWOOD LN	HUNTERSVILLE	NC	28078
2020-012	0	1	01916205	STEWART	J ALTON	BRENDA M	STEWART	11018 DOGWOOD LN	HUNTERSVILLE	NC	28078
2020-012	0	1	01916206	HARMON	KATHLEEN ELIZABETH	HAROLD	HARMON	11201 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916207	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916208	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916209	SH BC LLC				3115 EAST LION LN STE 300	SALT LAKE CITY	UT	84121
2020-012	0	1	01916210	SH BC LLC				3115 EAST LION LN STE 300	SALT LAKE CITY	UT	84121
2020-012	0	1	01916219	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916220	CASTILLO	JOSE A			11227 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	01916224	STEWART	SCOTT ALTON MCGRAW	JAMIE SEAFORD	STEWART	11018 DOGWOOD LN	HUNTERSVILLE	NC	28078
2020-012	0	1	02761102	GRIFFITH	BEN D	VICTORIA T	GRIFFITH	9325 BROWNE RD	CHARLOTTE	NC	28269
2020-012	0	1	02761103	GRIFFITH	VICKI TEMPLETON			9325 BROWNE RD	CHARLOTTE	NC	28269
2020-012	0	1	02761104	MCLEOD	MARGARET DARDEN			11132 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761105	MCLEOD	MARGARET DARDEN			11132 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761106	MCLEOD	MELANIE JONES			11100 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761107	DOUBLE M HOLDINGS LLC				11132 EASTFIELD RD	HUNTERSVILLE	NC	28078
2020-012	0	1	02761305	SIMMONS	MICHELLE C			10644 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761306	BRANTLY	ANGELA R			10640 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761307	ORDASZ	BRIAN JOSEPH			10636 GREYHOUND DR UNIT 6203	CHARLOTTE	NC	28269
2020-012	0	1	02761308	CRAWFORD II	DAVID E	ELASHEVA	CRAWFORD	10632 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761309	DEES	DARRELL MARTIN	REBECCA	DEES	10607 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761310	OWENS	CHESTER C JR	LILLIE A	OWENS	10611 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761311	STEVENS	PAM T			10615 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761312	LOTT	VICTORIA JANE	ERNEST CALVIN	LOTT	10619 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761313	MCVAY	AUBRIE			10623 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761314	ABRAHAM	JUSTIN			10627 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761315	MCAISTER	ASHLEY VANESSA			PO BOX 5562	STATESVILLE	NC	28687
2020-012	0	1	02761316	BRIEGER	SIMON A	CAROLYN	BRIEGER	10639 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761317	CARTER	DONALD P	CYNTHIA B	CARTER	161 HIGH HILLS DR	MOORESVILLE	NC	28117
2020-012	0	1	02761318	KIROS	ABEBA			10647 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761319	KOSGEY	JEPCHUMBA V			10651 GREYHOUND DR	CHARLOTTE	NC	28269
2020-012	0	1	02761320	JOHNSON	BRADLEY AARON	NICOLLE ELIZABETH	JOHNSON	10655 GREYHOUND CT	CHARLOTTE	NC	28269
2020-012	0	1	02761321	JONES	ANDREA			9505 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761322	BRIEGER	CHRISTOPHER M			9509 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761323	WORLEY	JOSHUA T			9513 TERRIER WY UNIT 120	CHARLOTTE	NC	28269
2020-012	0	1	02761324	HEIMANN	LINDA ANN			9517 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761325	STEEL	JUDITH E			9521 TERRIER WY	CHARLOTTE	NC	28269
2020-012	0	1	02761329	BOEHM INVESTMENT GROUP LLC				123 MCALWAY RD	CHARLOTTE	NC	28211
2020-012	0	1	02761330	FERGUSON	ISIAH	CARLEISHA	LEGGETT	11334 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761331	PHILYAW	AUSTRIA CREE-SYMON			11330 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761332	HIREMATH	ANILA			11320 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761333	PRICE	KRISTEN D	JERRY	PRICE	11316 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761334	PHAN	KHANH N	TRUST	PHAM FAMILY RECOVERABLE TRUST AGREEMENT	11507 FOX HILL DR	CHARLOTTE	NC	28269
2020-012	0	1	02761335	MARTIN	CHANCE ANTHONY			11308 YELLOW SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761336	NICHOLSON	NATASHA			11304 YELLO SPANIEL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761337	HUNTERMARK	SCOTT K			9609 JACK RUSSELL CT	CHARLOTTE	NC	2826938
2020-012	0	1	02761338	VALLURUPALLI	DEEPTHI			9613 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761339	VELASCO	ANTONIO RAMIERZ	GEOVANNA MARIA	PIRCA	9617 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761340	LUKE	ROSALIND Y			9621 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761341	SHULTZ	MEREDITH			9625 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761342	ISNOR	MARK			9629 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761343	JACK RUSSELL COURT LLC				2601 PORTLAND AVE	CHARLOTTE	NC	28207
2020-012	0	1	02761344	SCEARCE	CRYSTAL			9626 JACK RUSSELL CT UNIT 5802	CHARLOTTE	NC	28269
2020-012	0	1	02761345	CLARK	NICO RYAN	TALISIA LYNNE	CLARK	9622 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761346	ELLIS	KEENYA	GERALDINE	ELLIS	9618 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761347	TINKER	ALLISON M			9614 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761348	ESPER	THOMAS	SUSAN E	ESPER	10654 RIPPLING STREAM DR NW	CONCORD	NC	28027
2020-012	0	1	02761349	JONES	BRIAN R			9606 JACK RUSSELL CT	CHARLOTTE	NC	28269
2020-012	0	1	02761396	HUNTER DOWNS HOMEOWNERS	ASSOC			9105-L MONROE RD	CHARLOTTE	NC	28270
2020-012	0	1	02761399	HUNTER DOWNS HOMEOWNERS ASSOC				9105-L MONROE RD	CHARLOTTE	NC	28270
2020-012	0	1	02761485	BROWN	ANTIVAUSE DAWN			6427 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761486	PSQUALE	THERESA J			6431 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761487	ENSINGER	ALLYSON MARIE			6435 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761488	ROBERTS	CARYN L			6439 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761489	ROCK	VENECIA D			6475 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761490	MOODY	KATHRYN W			6479 SAINT BERNARD WY	CHARLOTTE	NC	28269
2020-012	0	1	02761491	EVERGREEN DESTINY INVESTMENTS LLC				9104 KINGSMOOR LN	CHARLOTTE	NC	28173
2020-012	0	1	02761492	TUCKER	SUSAN A			8624 LAURAL RUN DR	CHARLOTTE	NC	28269
2020-012	0	1	02761494	DIMAIO	ELIZABETH D			359 KIM LN	CARTHAGE	NC	28327
2020-012	0	1	02761495	BOSWELL	CHRISTOPHER DAVID JR			6449 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761496	SHADWICK	STEVEN MICHAEL			6453 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761497	MOTT	KELLIE A	DON S	MOTT	6457 SAINT BERNARD WAY	CHARLOTTE	NC	28269
2020-012	0	1	02761498	WASHINGTON	MARY A			657 E 59TH ST	BROOKLYN	NY	11234
2020-012	0	1	02761499	HUNTERS DOWNS HOMEOWNERS ASSOC				9105-L MONROE RD	CHARLOTTE	NC	28270

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition 2020-148 filed by
Bowman Sumner, LLC To rezone approximately 21.92 acres located at 11132
Eastfield Road to allow the development of an urban residential development.

Date & Time of Meeting: Wednesday October 7th, 2020 at 6:00PM

Meeting Details: Zoom Meeting **Meeting ID:** 826 2425 1974 **Passcode:** 189850 **Invite Link:**
<https://us02web.zoom.us/j/82624251974?pwd=K0JmZkxwQy9Lc2RmRDdNVklwNy9ZQT09>

Petitioner: Bowman Sumner, LLC

Petition No: 2020-148

Bowman Sumner, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission is seeking to rezone an approximately 21.92 acre site (the "site") located at 11132 Eastfield Road Charlotte, NC 28269 from the R-3 (Single Family Residential) zoning district to UR-1 (Urban Residential) zoning district. The purpose of the rezoning is to permit the development of 38 Single family units and 48 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 for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission'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, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday October 7th, 2020 at 6:00PM located at the Bonnie Cone Classical Academy 10700 Asbury Chapel Road Huntersville, NC 28078. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

The subject property was rezoned MX-1 INNOV under City of Charlotte Rezoning Petition 2020-012 which was approved on 7/20/2020 by City Council. During the first review of the subdivision plans, Charlotte Zoning staff determined that MX-1 INNOV was incorrectly recommended by the City during the Rezoning process and therefore, the property would need to be rezoned again to allow for the proposed development.

The correct zoning district is MX-2 INNOV.

This subsequent rezoning request from MX-1 INNOV to MX-2 INNOV does not include any changes from the subdivision layout as previously proposed; it is only to properly rezone this property and allow for construction of the subdivision as originally intended.

In the meantime, should you have any questions or comments about this matter, please call Nate Bowman at 704-875-9704.

CC: Charlotte City Council Representative Renee Johnson
CC: Charlotte City Council Representative Elaine Powell
CC: Jack Thomson - Executive Director at Charlotte-Mecklenburg Historic Landmarks
Commission

Date Mailed: Thursday September 24th, 2020

Sincerely,



Robert B. Bowman