

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-104

Petitioner: Beechwood Organization
Rezoning Petition No.: 2021-104
Property: ± 0.69 acres located at 2635 Providence 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:

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 8/23/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to held virtually on Tuesday, September 7, 2021, at 6:00 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 Kardos and Scott Morrison with Beechwood, Emma Littlejohn with Emma & Co, John Oxenfeld with 505 Design, and Matt Sinkovitz with BGE. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting, welcomed everyone in attendance, and introduced the development team.

Bob Kardos, described their presence providing quality housing opportunities throughout the east coast.

Ms. Grant reviewed the benefits of conditional zoning and the existing conditions. Ms. Grant then described the proposed development. Rezoning of the site will allow the development of the site with five single-family attached residential units with rear-loaded parking. The large buffer will be maintained along Providence Road. The development team confirmed that the five foot side yard would be increased to a ten foot side yard. John Oxenfeld describe the architecture of the proposed units and how the units will fit into the surrounding context.

Access to the site will be from Ferncliff Road.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about the buffer and how the buffer would be planted. It was explained that the proposed ten-foot sideyard would be planted to supplement the existing vegetation. Residents expressed opposition to a connection to the adjacent property. Attendees inquired about parking and the location of the guest parking. Ms. Grant noted that all units would have a two-car garage and guest parking would be provided at the back of the site. It was also noted that parking would be permitted on street. Ms. Grant also confirmed that the proposed homes will utilize city trash removal.

Attendees expressed concern over construction traffic and Mr. Kardos confirmed that the development team would work to keep construction parking and staging internal to the site. One attendee requested that the development team consider a full brick product. Emma Littlejohn and John Oxenfeld provided an explanation on the mix of materials and anticipate that the design will maintain a high level of quality.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments and will provide updated plans with community meeting attendees.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Bob Kardos, Beechwood Organization
Emma Littlejohn, Emma + Co
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Charlotte Metro	Adam	Hawthorne	2907 Providence Road		Charlotte	NC	28211
Cotswold	Connie	Long	4743 Woodlark Lane		Charlotte	NC	28211
Cotswold Homes Condominiums Homeowners Association, Inc	Jan	Abrams	4509 Woodlark Ln		Charlotte	NC	28211
Cotswold/Sheraton Park Neighborhood Organization	Heather	Renner	2611 Danbury St		Charlotte	NC	28211
Deering Oaks	Beth	Carpenter	2400 Richardson Dr		Charlotte	NC	28211
Giverny Homeowners Association	Robin	Gill	4527 Gaynor Rd	Unit 301	Charlotte	NC	28211
Greentree Neighborhood Association	Scott	Wallace	951 Greentree Dr		Charlotte	NC	28211
Heathmoor Homeowners Association, Inc	Diedrich D.	Oglesbee, Jr	2938 Heathmoor Lane		Charlotte	NC	28211
Old Foxcroft	Kent	Lineberger	1916 Sharon Lane		Charlotte	NC	28211
Olde Cotswold Neighborhood Organization	Mary Caroline	Lee	2627 Danbury St		Charlotte	NC	28211
Olde Foxcroft Homeowners Association	Dan	Owens	2701 Rothwood Dr		Charlotte	NC	28211
Providence Park Neighborhood Organization	Ross	Payne	242 Beckham Ct		Charlotte	NC	28211
Providence Park Neighborhood Watch	Eric	Banks	4619 Montclair Av		Charlotte	NC	28211
Ramblewood Neighborhood Association	Hal	Turner	4733 Gaynor Rd		Charlotte	NC	28211
Sedgewood Place Homeowners Association	William	Mileham	514 Sedgewood Lake Dr		Charlotte	NC	28211
Selwyn/Colony Merchants Association	Jim	Foster	1111 Sedgewood Place Ct		Charlotte	NC	28211
The Cotswolds Condominium Homeowners Association	Bill	Williams	209 Sloane Square Wy		Charlotte	NC	28211
Vietnamese Association of Charlotte	Michael Long	Nguyen	338 S Sharon Amity Rd	Unit 305	Charlotte	NC	28211
Wendover Hills Neighborhood Organization	Robert	Weis	124 Meadowbrook Rd		Charlotte	NC	28211

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STAT	ZIPCODE
18110408	TOUCHDOWN CAPITAL LLC				1542 COVENTRY RD 5720 CREEDMOOR RD STE	CHARLOTTE	NC	28211
18110409	2619 PROVIDENCE LLC				205 5720 CREEDMOOR RD STE	RALEIGH	NC	27612
18110410	2619 PROVIDENCE LLC				205 5720 CREEDMOOR RD STE	RALEIGH	NC	27612
18110411	2619 PROVIDENCE LLC				205	RALEIGH	NC	27612
18110412	NEILSON	CLIFFORD C JR	ANNE H	NEILSON	2635 PROVIDENCE RD	CHARLOTTE	NC	28211
18110413	SCHIER	BARBARA ANN JAMES		(REVOC TRUST)	1624 FERNCLIFF RD	CHARLOTTE	NC	28211
18110414	MCDONOUGH	SUSAN M			1616 FERNCLIFF RD	CHARLOTTE	NC	28211
18110415	DELANEY	DENNIS JAMES	SARA LYNN	DELANEY	2628 DANBURY ST	CHARLOTTE	NC	28211
18110416	GRIFFIN	ANDREW STEVEN			2620 DANBURY ST	CHARLOTTE	NC	28211
18110417	MOSELEY	WILLIAM K	DEBRA	MOSELEY	2612 DANBURY ST	CHARLOTTE	NC	28211
18110419	PARIKH	ASHESH S	RUCHI	AGRAWAL	2528 CORNELL AVE	CHARLOTTE	NC	28211
18110420	TEIXEIRA	ROBERT P	TANJA C	BECHTLER	2522 CORNELL AVE	CHARLOTTE	NC	28211
18110421	LOWE FAMILY	TRUST			2516 CORNELL AVE	CHARLOTTE	NC	28211
18110436	NEILSON	CLIFFORD C JR	ANNE H	NEILSON	2635 PROVIDENCE RD	CHARLOTTE	NC	28211
	TMV PARTNERS IN							
18111101	MATTHEWS LLC				1960 OVERHILL DR	CHARLOTTE	NC	28211
18111102	COMMODORE 1 LLC				2711 PROVIDENCE RD	CHARLOTTE	NC	28211
			KATHRYN P					
18111103	PROSCH	GEOFFREY (TRUSTEE)	(TRUSTEE)	PROSCH	2240 NORTH POLLARD ST	ARLINGTON	VA	22207
18111127	JORDAN	KENNETH R			1601 FERNCLIFF RD	CHARLOTTE	NC	28211
18111128	WHITE	GREGORY G	KIMBERLY M	WHITE	1611 FERNCLIFF RD	CHARLOTTE	NC	28211
18111129	REDIC	MAXIE O III	FRANCES M	REDIC	2230 FOREST DR	CHARLOTTE	NC	28211
18114250	SCHOONOVER	JAMES R	ELIZABETH L	SCHOONOVER	2610 PROVIDENCE RD 5113 PIPER STATION DR STE	CHARLOTTE	NC	28211
18114272	JAS-AM INC				201	CHARLOTTE	NC	28211
		METHODIST CHURCH						
18115132	PROVIDENCE UNITED	(TRSTS)			2810 PROVIDENCE RD	CHARLOTTE	NC	28211
		METHODIST CHURCH						
18115133	PROVIDENCE UNITED	TRUSTEES			2810 PROVIDENCE RD	CHARLOTTE	NC	28211
		METHODIST CH						
18115134	PROVIDENCE UNITED	(TRUSTEES)			2810 PROVIDENCE RD	CHARLOTTE	NC	28211

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-104 – Beechwood Organization, LLC**

Subject: Rezoning Petition No. 2021-104
Petitioner/Developer: Beechwood Organization, LLC
Current Land Use: Residential
Existing Zoning: R-3
Rezoning Requested: UR-2(CD)

Date and Time of Meeting: *September 7, 2021 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Bridget Grant at bridgetgrant@mvalaw.com to receive a secure meeting link.*

Date of Notice: 8/23/2021

We are assisting Beechwood Organization (the “Petitioner”) on a recently filed request to rezone an approximately ±0.69-acre site located at 2635 Providence Road (the “Site”) from R-3 to UR-2(CD). The request is to allow the redevelopment of the Site with a quality attached single-family residential community. Access to the Site will be from Ferncliff Road.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. 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 September 7, 2021, at 6:00 p.m.

Please send an email to Bridget Grant at bridgetgrant@mvalaw.com in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Bob Kardos, Beechwood Organization
Emma Littlejohn, Emma + Co
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



EXHIBIT C

Name & Email
Jason Loden <jason7156@yahoo.com>
edward costello <ejcostello@hotmail.com>
Kim White <gregandkim@carolina.rr.com>
Joe Cherry <joe@cherryassociates.com>
Kenneth Wolfson <wolfson.ken@gmail.com>
Daniel Siever <siever_daniel@yahoo.com>
Amy Harrison <amyharr@hotmail.com>
Kathy Lancaster <klancaster@dickensmitchener.com>
Jim Delaney <deladj1@gmail.com>
Max Redic <maxredic1@gmail.com>
Jack Matthew Lowe <jackmatthewlowe@gmail.com>
S McD <mcdonoughsu@gmail.com>
Kathryn Prosch <lpp357wert@aol.com>
John Boone <johnb@capitallandpartners.com>
Emma Littlejohn <el@emmalittlejohn.com>
Matt Sinkovitz <msinkovitz@bgeinc.com>
Bob Kardos <bkardos@beechwoodhomes.com>
Scott Morrison <smorrison@beechwoodhomes.com>
John Oxenfeld <joxenfeld@505design.com>