

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Taylor Morrison

Rezoning Petition No. 2022-089

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 November 14, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, November 30th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had fifteen (15) total attendees, including the Petitioner's team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Megan Ledbetter and Skylar White, as well as by Petitioner's agents John Holcomb with Kiley-Horn and Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 44-acre site located on the south side of Mt. Holly-Huntersville Road and north side of Interstate 485, west of Oakdale Road. The site is located at a major intersection with access to nearby amenities such as dining, shopping, grocery, employment, and good access to interstates and Uptown Charlotte. The site is located in unincorporated Mecklenburg County, within the City of Charlotte's extraterritorial jurisdiction.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including property owner requirements, transportation requirements, environmental constraints, council priorities, and community feedback. Mr. Brown stated that this property is currently zoned to the R-3 (single-family residential) zoning district. The recently-adopted 2040 Policy Map recommends the N-1 placetype for the site. The N-1 placetype generally allows low intensity residential development. Notably, the approved (effective June 2023) Unified Development Ordinance (UDO) eliminates single-family only zoning, allowing for duplexes and triplexes and sometimes quadruplexes on formerly single-family lots. The Petitioner is proposing a plan that they believe is

consistent with the City's vision of eliminating single-family only zoning but at a higher density than would be permitted under the current zoning and N-1 placetype designation.

The Petitioner is proposing a rezoning to the MX-2 INNOV zoning district with a site-specific rezoning plan for up to 320 residential units, with a combination of attached (duplex and quadraplex) and detached product types, for a maximum density of around 7 dwelling units per acre (DUA). Mr. Brown stated that he believed this is in line with the "missing middle" density housing that is needed in Charlotte and fits with recently adopted policy.

A concept plan rendering was shown, demonstrating two access points off of Mt. Holly-Huntersville Road, with tree save and common open spaces area, and buffering to existing single family homes. Lower density single-family and duplex building are proposed around the edges of the property as a transition with the higher-density quadraplex buildings located in the middle of the site. Stub connections to surrounding properties are provided as required under the Subdivision Ordinance.

Ms. Megan Ledbetter spoke of Taylor Morrison's experience and the proposed product type, centered around horizontal multi-family product that feels more intimate like a single-family dwelling. The majority of the units are proposed to be two-bedroom attached duplexes, one-bedroom attached duplexes, and quadraplex units. Each unit is provided with a private yard. The development would include a significant amenity package for residents including a workout room, yoga, Ramada pool, dog park, and a series of greenway and walking trails. The target resident mix for these types of developments is generally approximately 55% young professionals and 45% active adults. The projects are not geared towards families with children since children-oriented amenities are not provided.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in January 2023 and City Council decision in February 2023, at the earliest. The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

An adjacent owner expressed concern over privacy, safety, noise/light pollution, and property values. The Petitioner's team responded that they are providing an ample buffer to adjacent properties. In addition, the Petitioner coordinated a follow-up site visit to discuss their concerns.

In response to a question about turn lane improvements, the Petitioner's team stated that they are coordinating with CDOT/NCDOT to evaluate turn lanes, potential road widening, that will come out of the transportation study.

In response to a question about example product, the Petitioner's team stated that the proposed development design is new to the Charlotte market but they have some sites under construction as well as some developments in Texas and Arizona.

An attendee asked what is being done to protect the tree canopy. In response, the Petitioner's team stated their goal of preserving trees along the perimeter and along the southern portion of the site, which would be set aside as designated tree-save area. They are also discussing with Park and Rec about the potential for an on-site park.

In response to a question about the proposed price-point, the Petitioner's team estimated that rental prices may range from \$1,500 to \$2,100 per month.

An attendee commented on the traffic noise from I-485 and asked whether noise walls would be installed. The Petitioner's team responded that they are not proposing to provide noise walls at this time but interests are aligned to make a comfortable environment for their residents.

In response to questions regarding safety and security, the Petitioner's team stated that they are proposing a high-quality development so they do not expect an increase in crime. There will be dedicated Staff and a property management company as well as technology package for each unit with doorbell cameras and security measures for leasing and gathering areas.

In response to a question about the construction timeline, the Petitioner's team responded that they are hopeful that the rezoning process will conclude by Spring 2023, with permitting and design taking 8-12 months before grading can begin and then vertical construction from 2024-2025 with completion roughly by the end of 2026.

In response to an attendee's question about unit mix, bedrooms, and parking, the Petitioner's team stated that the project would be a mix of one-bedroom and two-bedroom units with the majority being two-bedroom units. The quadraplex product would contain an attached garage and driveway while other product types would be provided with on-street parking and additional available parking along the perimeter of the site. All residents' doors will be no more than two hundred feet from a drive aisle and will be connected via a sidewalk.

The meeting concluded at approximately 7:00 p.m. with no additional questions or comments from the community members.

Respectfully submitted this 12th day of December 2022.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

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

2022-089	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-089	02324101	KOUTROULAKIS	STAVROS G		BRENDA PITTS	6011 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	02324102	GORMAN	DAVID R			6115 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	02325229	HERRERA	MARIA E			5632 MOUNT HOLLY-HUNTERSVILLE ROAD		CHARLOTTE	NC	28216
2022-089	02325236	GADD	LISA NIXON		NIXON IRREVOCABLE TRUST	5727 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	02325237	GADD	LISA NIXON		NIXON IRREVOCABLE TRUST	5727 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	02325238	HARRINGTON	SCOTT D			PO BOX 681496		CHARLOTTE	NC	28216
2022-089	02325239	HEIFEZ	PAULA			5901 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	02325240	BENNETT	JOHN H IV		CAROLYN Y BENNETT	5921 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03306401	JPG PROPERTIES LLC				5476 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03306419	BROCKENBROUGH	EDWARD H IV	JULIE A	BROCKENBROUGH	5480 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03306420	GRIFFIN	JAMIE P			5476 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03306422	GRIFFIN	JAMIE P			5476 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03307411	BELL	ROBIN J	REBECCA J	BELL	166 GRASSY KNOB RD		UNION GROVE	NC	28689
2022-089	03307412	JAMIESON	JOYCE L			180 GRASSY KNOB RD		UNION GROVE	NC	28689
2022-089	03323126	GRIFFIN	JAMIE P			5476 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324105	MCCALL G C & ASSOCIATES L P				6000 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324107	DUKE ENERGY CAROLINAS LLC				PO BOX 1007		CHARLOTTE	NC	28201
2022-089	03324108	MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
2022-089	03324109	MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
2022-089	03324110	AHMAD	DAUD	FALAK	AHMAD	3105 QUEEN CITY DR		CHARLOTTE	NC	28208
2022-089	03324111	MCCALL	CHRISTOPHER C	CAROL S	MCCALL	6000 MT HOLLY-HUNTERS VILL RD		CHARLOTTE	NC	28216
2022-089	03324112	RAY	WILLIAM H JR			5914 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324113	PARKER	CHARLES E JR	KAREN F	PARKER	5902 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324114	HATCU	ION	ILEANA	HATCU	5818 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324115	YOUNCE	BRANDY			5728 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324116	VESTAL	BOBBY J	BILLIE I	VESTAL	379 CLIFFWOOD DR		KERNERSVILLE	NC	27284
2022-089	03324117	AHMAD	DAUD	FALAK	AHMAD	137 BREEZEWOOD DR		CHARLOTTE	NC	28262
2022-089	03324118	BILLINGS	RICHARD LEE	MELINDA JEAN	POWERS	5710 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324119	SMITH	GEORGE P			7312 OLD MT HOLLY-HUNTSVILLE RD		CHARLOTTE	NC	28214
2022-089	03324121	JORDAN	HAROLD LEE JR	WANDA FAY	JORDAN	130 LITTE TODD RD		DALLAS	NC	28034
2022-089	03324124	SHARPE	PHIL A	ELIZABETH J	SHARPE	5930 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2022-089	03324125	BELL	ROBIN J	REBECCA J	BELL	166 GRASSY KNOB RD		UNION GROVE	NC	28689
2022-089	03324126	JAMIESON	JOYCE L			180 GRASSY KNOB RD		UNION GROVE	NC	28689
2022-089	03324129	DUKE ENERGY CAROLINAS LLC				PO BOX 1007		CHARLOTTE	NC	28201

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

2022-089	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-089	Chastain Homeowners Association	Mia	Primm	7209 Lady Ann Ct		Charlotte	NC	28216
2022-089	Chatham Homeowners Association	Neale	Turlington	9527 Chastain Walk Dr		Charlotte	NC	28216
2022-089	Morgan Glenn	Larry	Bumgarner	5201 Mountain Point Ln		Charlotte	NC	28216
2022-089	Mountain Point Neighborhood Association	Michael Robert	Austin	5931 Mountain Point Ln		Charlotte	NC	28202
2022-089	Primm Road	Charles	Thomas	3003 Phillips Fairway Dr		Charlotte	NC	28216

Exhibit B

November 14, 2022

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Wednesday, November 30th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Taylor Morrison
Petition No.: 2022-089

Dear Charlotte Neighbor:

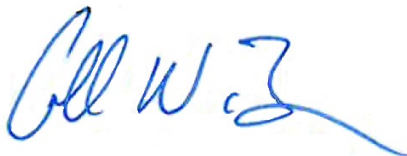
Our firm represents Taylor Morrison (the "Petitioner") in its proposal to rezone an approximately 43.72 acres located on the south side of Mt. Holly-Huntersville Road and north side of Interstate 485, west of Oakdale Road. The Petitioner is requesting a rezoning from the R-3 LWPA (residential, Lake Wylie Protected Area) zoning district to the MX-2 INNOV LWPA (mixed use, innovative, Lake Wyle Protected Area) zoning district to accommodate its development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment 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 Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Wednesday, November 30th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("TM Oakdale") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C

Find a participant



Brittany Lins (Host, me)



collin brown



Collin Brown



Charles Parker



dave gorman



Elaine Powell



Jamie Griffin



John Holcomb



Keba Samuel



Lisa Larkins



Megan Ledbetter



Richard Billings



SCOTT HARRINGTON



Exhibit D



REZONING #2022-089

@ OAKDALE

TM BTR OF THE CAROLINAS, LLC

Official Community Meeting

November 30, 2022



MEETING AGENDA

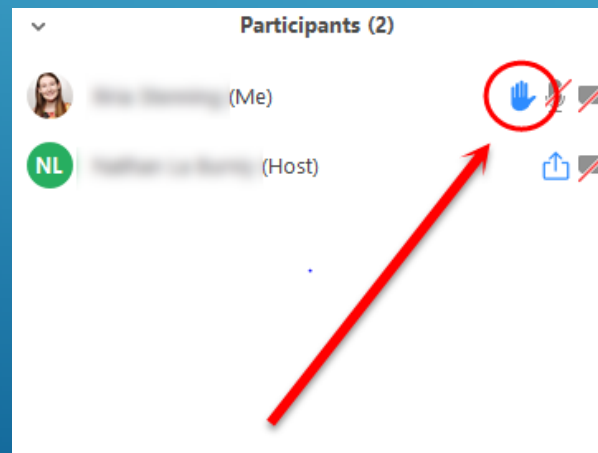
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Concept Renderings**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
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AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

TaylorMorrison.

Property Owners: Metrolina Properties LP

Petitioner: TM BTR of the Carolinas, LLC

Megan Ledbetter & Skylar White

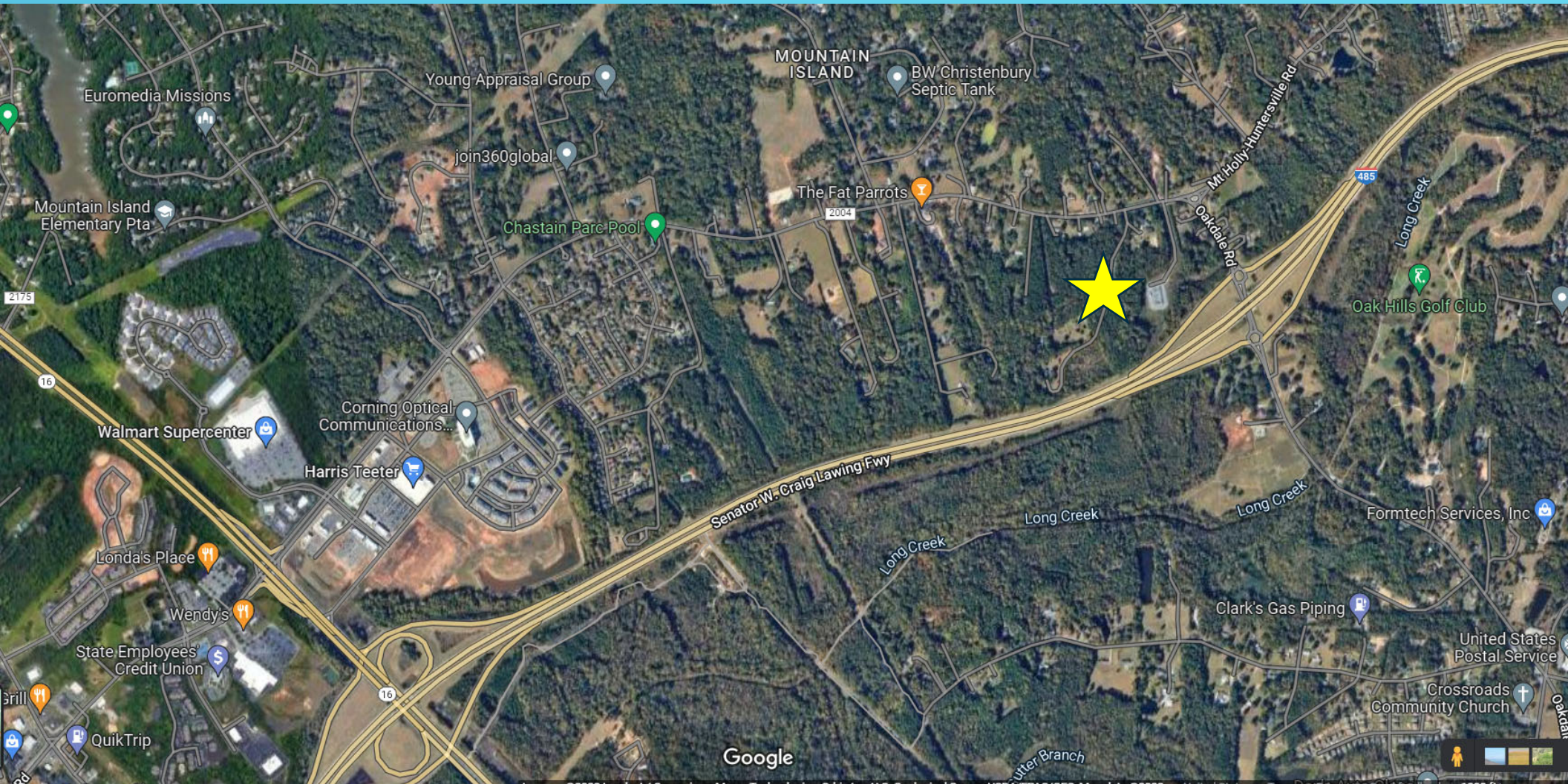
**Alexander
Ricks
PLLC**

Collin Brown &
Brittany Lins

Kimley»Horn

John Holcomb


PROPERTY LOCATION





Existing Zoning & Rezoning Request



 Requested MX-2 INNOV LWPA from R-3 LWPA

Zoning Classification

 Single Family

 Multi-Family



Map Created 10/17/20

DEVELOPMENT CONSIDERATIONS

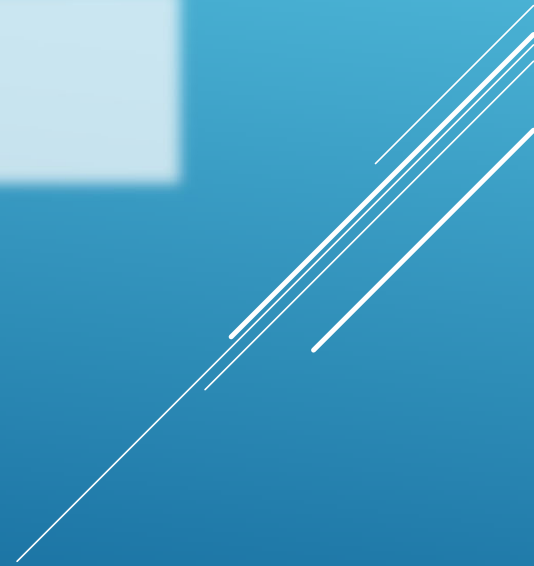


DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY





Conventional vs. Conditional Rezoning

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

LAND USE PLAN RECOMMENDATION

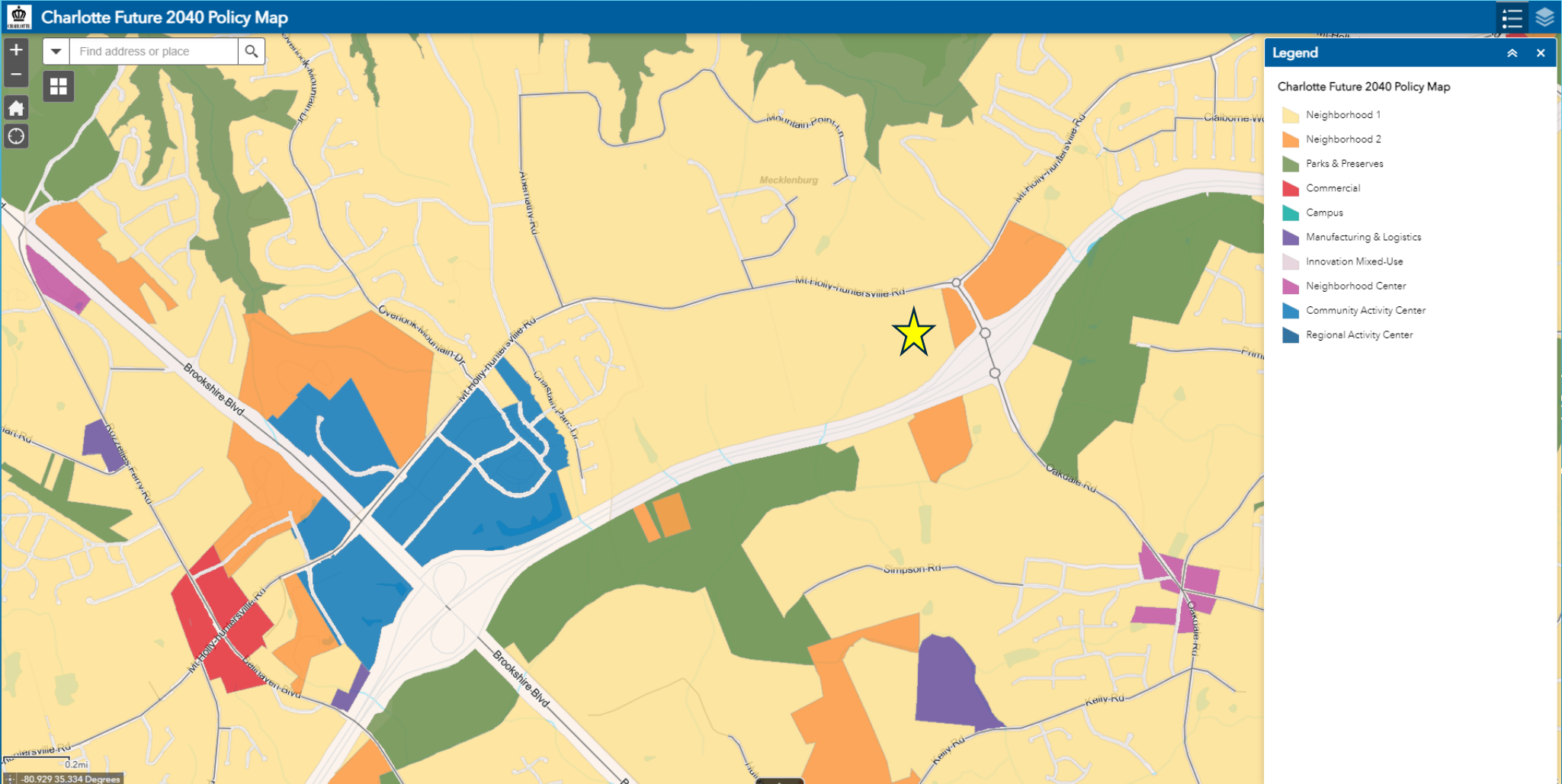
CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





The **N1-A through N1-E Zoning Districts** allow for the development of **single-family, duplex, and triplex dwellings on all lots**. Additionally, quadraplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F Zoning District allows all dwelling types allowed in the N1-A through N1-E Zoning Districts, as well as small-scale townhouse and multi-family dwellings, and is intended for application typically on arterial streets within a Neighborhood 1 Place Type.



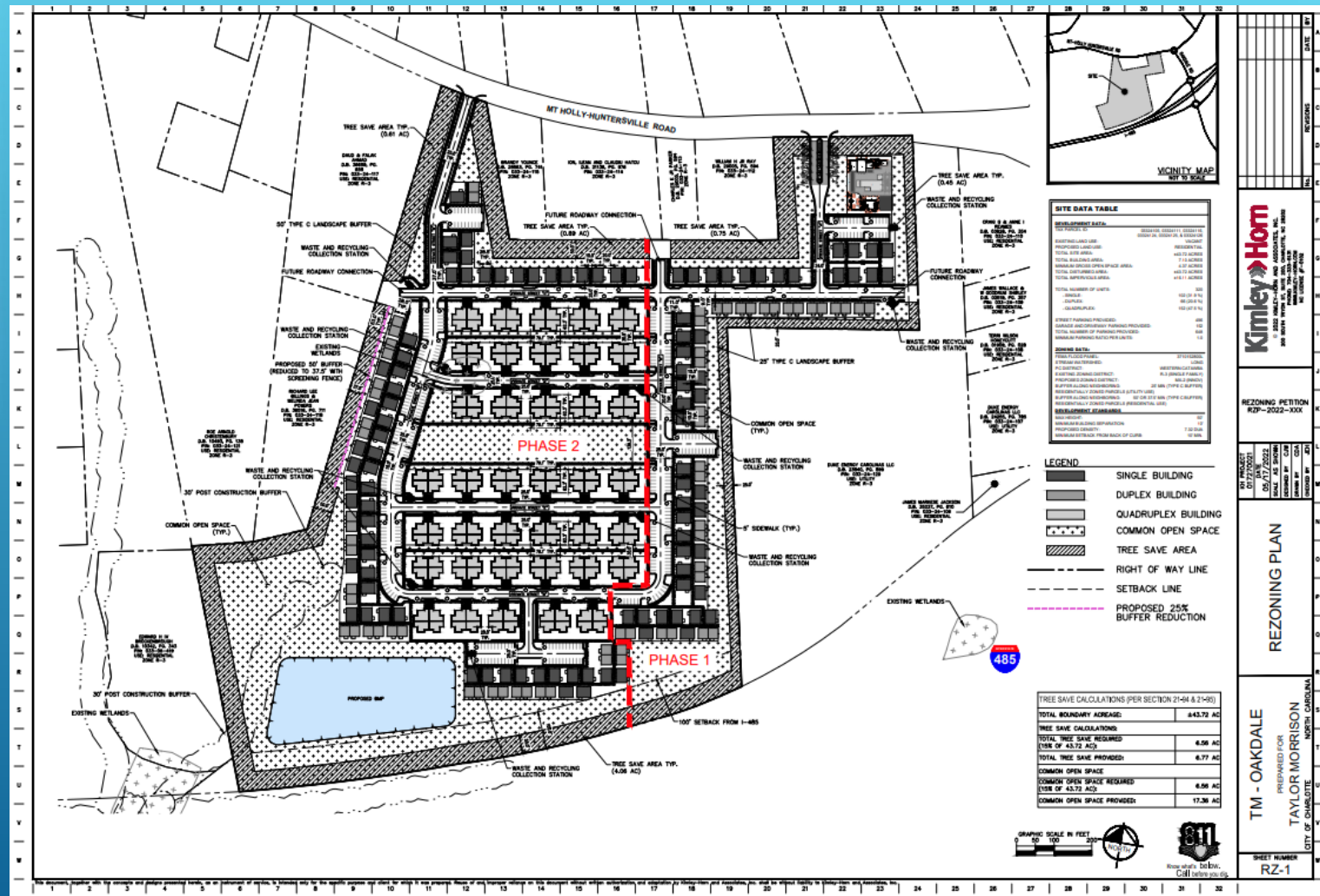
Specific standards for the Neighborhood 1 Zoning Districts address lot patterns and building form, and promote context-sensitive, compatible neighborhood development. There are **specific height requirements for duplexes and triplexes** that consider heights on adjacent properties. **Density for residential uses in the N1 districts** is regulated by the types of dwellings allowed and the minimum lot size.

The **Neighborhood 1 Zoning Districts** also allow for **select nonresidential uses**, such as places of worship and educational facilities, and for the reuse of existing neighborhood commercial establishments under prescribed conditions

This article also describes the **voluntary mixed-income bonus** that allows for an increase in the number of lots by applying the standards of the next most intense N1 zoning district. For example, development in the N1-A district could use the N1-B standards, N1-B could use the N1-C standards, etc. At least 50% of the units constructed on the additional lots must be reserved for households earning 80% AMI or less. This bonus does not have the geographic limitations that are in the current zoning ordinance.






REZONING PROPOSAL

320 UNITS
7.3 DUA





LEGEND

	SINGLE BUILDING
	DUPLEX BUILDING
	QUADRUPLUX BUILDING
	COMMON OPEN SPACE
	TREE SAVE AREA

CONCEPTUAL EXAMPLES

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.












STREET ELEVATION
MODERN FARMHOUSE 1/4" = 1'-0"

POTENTIAL REZONING TIMELINE

- Earliest Possible Public Hearing: January 17
 - Zoning Committee Meeting: January 2023
 - Earliest Possible Decision: February 20th
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QUESTIONS?



THANK YOU!