

COMMUNITY MEETING REPORT
Petitioners: Leon & Jennifer Chisolm

Rezoning Petition 2022-157

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 in Exhibit A attached hereto by depositing such notice in the U.S. Mail on May 15, 2023.

DATE, TIME, AND LOCATION OF MEETING:

The Community Meeting was held on May 25, 2023, at 6:00 o'clock p.m. at the Mallard Creek Recreation Center, 2530 Johnston Oehler Road, Charlotte, North Carolina 28269.

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 B. The Petitioner was represented at the Community Meeting by Anthony Fox, attorney for the Petitioner, Matt Langston, Landworks Design Group, PA and Leon and Jennifer Chisolm, the property owners (hereinafter referred to as the "Petitioner").

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Anthony Fox welcomed the attendees and introduced the Petitioner's team consisting of Matt Langston and Leon and Jennifer Chisolm. Mr. Fox indicated that the Petitioner proposes to rezone an approximate 4.21-acre tract of land located at 1916 Galloway Road, Charlotte, North Carolina from R-3 to UR-2(CD). Mr. Fox explained the rezoning process in general and stated that the purpose of the meeting was to discuss the proposed rezoning request, the conditional site plan and to respond to questions or concerns from nearby residents and property owners. A copy of the presentation given to attendees is attached hereto as Exhibit C.

The agenda was reviewed. It included an introduction of the development team, description of the property, design concepts and site plans, the rezoning process and feedback and discussion. Mr. Fox described the site as the 4.2-acre site currently zoned R-2. He indicated that the Petitioner was seeking UR-2(CD) rezoning for the property to accommodate a proposed multi-family residential development consisting of 28 to 29 units.

An aerial of the property was shown. It depicted the property in relationship to the neighboring developments. Matt Langston described the proposed development utilizing the site plan. The site plan showed the layout of the proposed units and relationship to surrounding properties. Discussion ensued regarding the number of units shown on the site plan. Also a discussion ensued regarding the open space area located in the rear of the property. The Petitioner

agreed that the open space would not be utilized as a dog park and stated that a note would be included on the site plan to reflect that commitment.

Mr. Langston then discussed the buffers along the property. He explained that under the ordinance, the buffer distances could be reduced by adding an opaque fence. After discussion from the neighbors, it was concluded that an opaque fence would be installed along the side and rear boundaries of the property. It was noted that the opaque fence would be the maximum height allowed under the ordinance and that as the opaque fence approached Galloway Road the fence would be reduced to the maximum height allowed under the ordinance.

A question was asked regarding the retention ponds, and it was explained that the retention ponds would be designed to ensure that the runoff from the site would not exceed the runoff existing from the property before the development.

The proposed zoning conditions were discussed. It was noted that the site would be limited to residential uses only. One person asked if the units would be for rent or for sale. It was noted that the site would be townhomes but that the townhomes would be for rent. It was indicated that the townhomes would be governed by a homeowner's association which would ensure the maintenance and upkeep of the property. The owners indicated that it was their intent to maintain ownership of the units upon development as a part of their personal portfolio.

Additional zoning conditions were explained. They included 10,500 square feet of open space and the installation of the 8-foot-wide sidewalk and the 8-foot planting strip along Galloway Road. The Petitioner committed to exceeding the city's tree ordinance requirements. Some design concepts and potential elevations were shown. Potential layouts of the units were also shared with the neighbors.

The Petitioner then explained the rezoning process and acknowledged that the pre-submittal meeting occurred in July of 2022 and the application was submitted in August of 2022. It was noted that the Petitioner had conducted an informal community meeting on March 31, 2023, and a significant number of residents attended that meeting. It was then noted that the community meeting would be followed by City Council meeting likely in July 2023 with a decision in August of 2023.

Some questions were asked about the height of the building. It was communicated that the maximum height of the units would be forty-eight feet. A question was raised with regards to drainage and water runoff. It was indicated that the drainage ponds were installed and that the drainage from the site would have to meet Charlotte Water and staff requirements. Other discussions occurred around the drainage from the site and whether piping of the site would be necessary.

A question was asked with regard to solid waste pickup. It was explained that the City would not pick up more than twelve units with roll-out containers, so the waste services would be provided by a private hauler. The Petitioner showed the location of the trash bins on the site and noted that they were interior to the site and not against the buffers.

Mr. Fox concluded the meeting by thanking everyone for their attendance and inviting them to contact him if they had any additional questions. The meeting concluded at approximately 7:15 p.m.

Respectfully submitted this 12th day of June, by Anthony Fox, Petitioner's agent.

Exhibit A

Notice of Community Meeting



Anthony Fox
t: 704.335.9841
f: 704.334.4706
anthonyfox@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

May 15, 2023

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Leon and Jennifer Chisolm to rezone approximately 4.21 acres located at 1916 Galloway Road, Charlotte, NC 28262 to allow for uses permitted in the UR-2(CD) zoning district.

Date and Time of Meeting: Thursday, May 25, 2023 at 6:00 pm

Location: Mallard Creek Recreation Center, 2530 Johnston Oehler Road, Charlotte, NC 28269

Petitioners: Leon and Jennifer Chisolm

Petition No.: RZP 2023-036

Good Day,

We are assisting Leon and Jennifer Chisolm (the "Petitioners") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.21-acre site (the "Site") located at 1916 Galloway Road, Charlotte, NC 28262 from the R-3 zoning district to a UR-2(CD) zoning district. The purpose of the rezoning is to allow for the uses permitted in a UR-2(CD) zoning district. Attached for your reference is a map showing the location of the property and the existing zoning designation for the requested rezoning.

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 or 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 Petitioners, we give you notice that the representatives of the Petitioners will hold an official Community Meeting regarding this Rezoning Petition on Thursday, May 25, 2023 beginning at 6:00 p.m. at the Mallard Creek Recreation Center, located at 2530 Johnston Oehler Road, Charlotte, NC 28269. Area residents and representatives of area organizations who would like to participate in the Community Meeting are invited to attend. During the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have the opportunity to ask questions. If you cannot participate in the Community Meeting and would like a hardcopy of the presentation please contact marionmchale@parkerpoe.com.

May 15, 2023
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Representatives of the Petitioners look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call Anthony Fox at (704) 335-9841 or email anthonyfox@parkerpoe.com.

Thank you,
Representative for Petitioner
Anthony Fox

cc: Renee Johnson
Date Mailed: May 15, 2023

Exhibit B
Attendee List

SIGN-UP SHEET

Date: _____, 20____

Galloway Road Rezoning- Rezoning Petition Number 2022-157

Name

E-Mail

Kathyleen Hunt
Raymond + Myra Wilson
Paula Brown
Josie Vicy
Stanford Vic
Ronald Smith
Cardace Smith
Arthur Gentile
James Nelson
Melissa Ryan
Donna Pinedo
Evelyn Becoats

kathleenhunt65@gmail.com
—
brownstech@yahoo.com
—
Sav Vicy @d.com
ronaldsmith281@gmail.com
cardace_a_benson@yahoo.com
artgentile1971@gmail.com
jnelson7you@gmail.com
—
donnapinedo@yahoo.com
ebecoats@Carolina.IRPs.com

Exhibit C
Presentation

Galloway Road Community Meeting

Petition 2022-157

May 25, 2023

Mallard Creek Recreation Center



Agenda

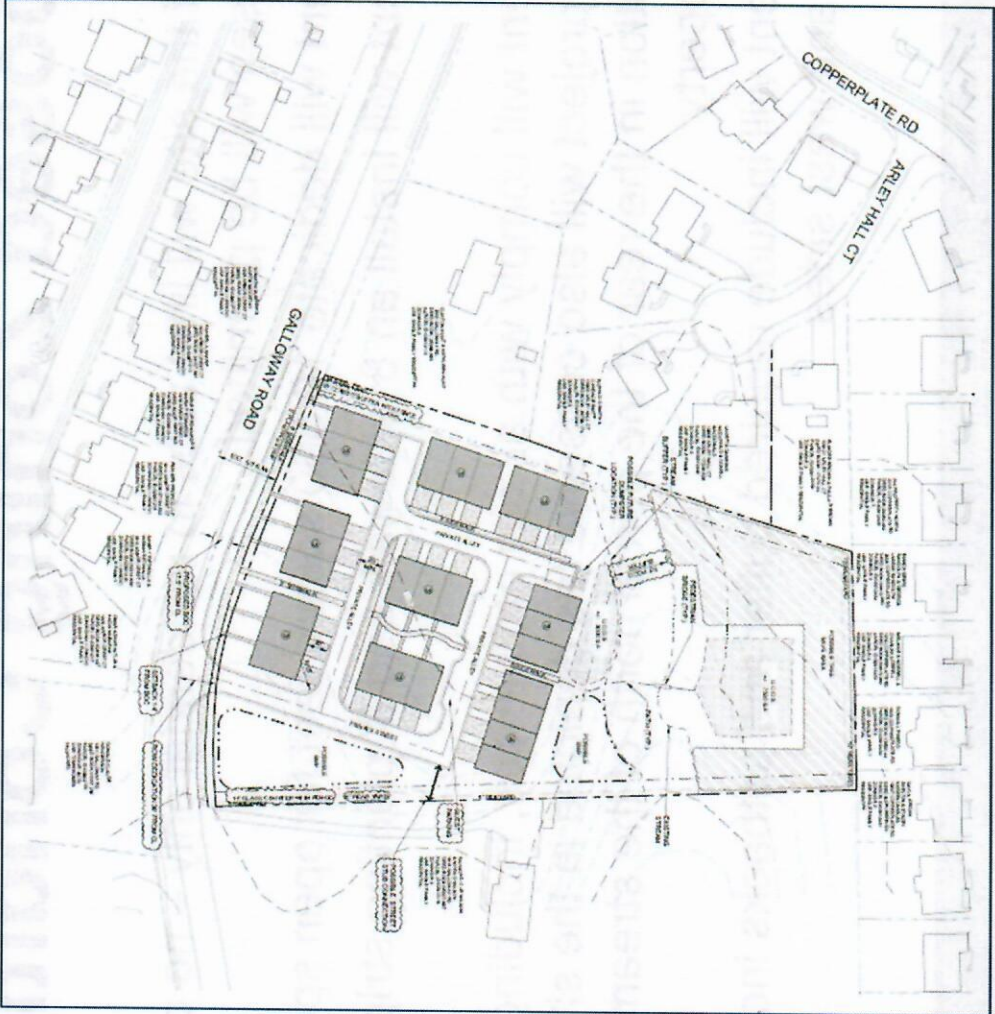
- The Development Team
- The Property
- Design Concepts and Site Plan
- The Rezoning Process
- Feedback and Discussion



The Site

- Property Size
+/- 4.2 Acres
- Current Zoning
R-2 (Medium Density Residential)
- Current Use
Single Family Residential (SFR)
- Proposed Zoning
UR-2 (CD) Urban Residential Conditional
- Proposed Use
Multifamily Residential





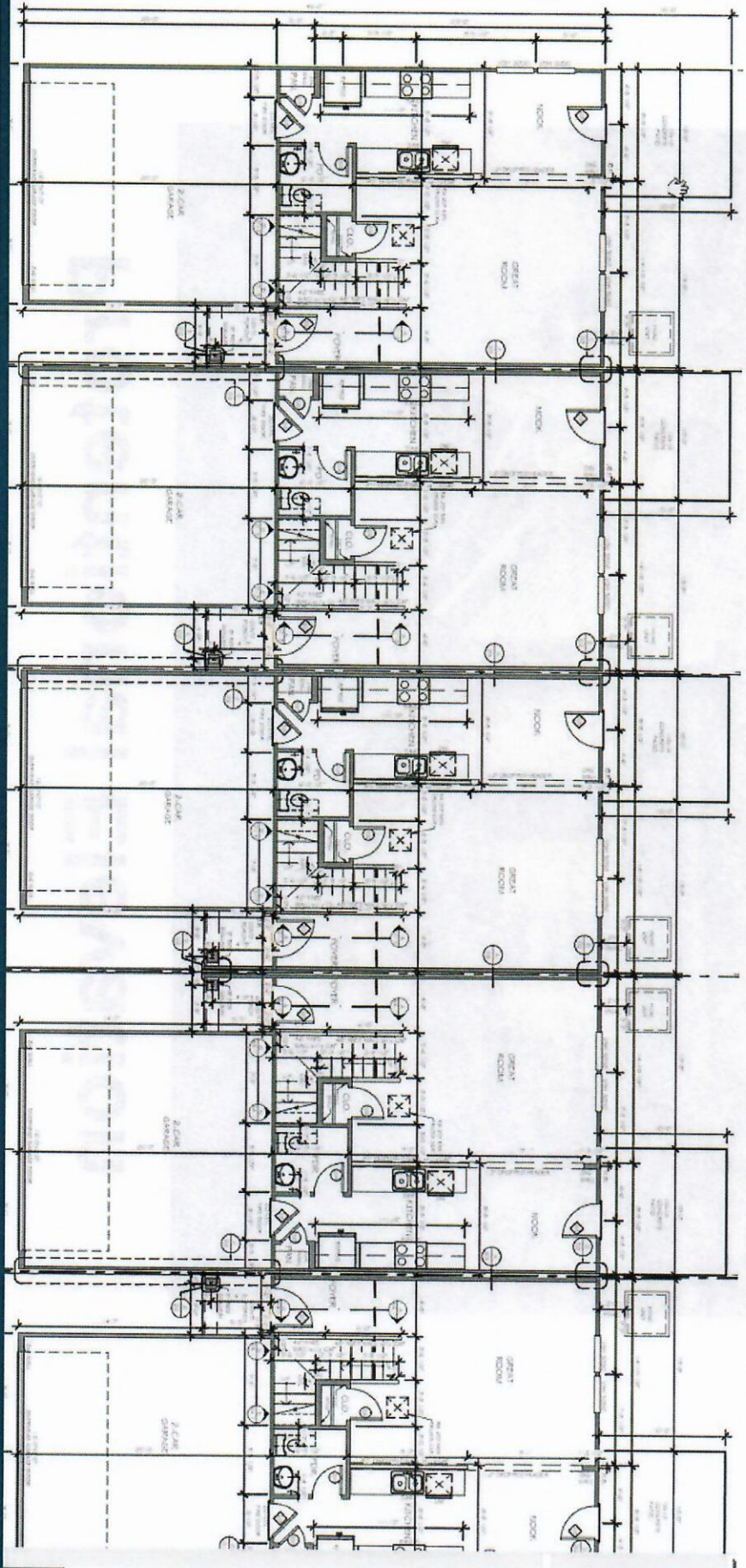


Design Concepts

Professional Elevations



Protentional Layout





The Rezoning Process

- First (Pre-Submittal) Staff Meeting: July
- Application Submitted: August 08, 2022
- Staff Review: Ongoing
- Informal Community Meeting: March 31, 2023
- ✶ Community Meeting: May 25, 2023
- City Council Public Hearing: Likely July 2023
- Zoning Commission Meeting – Approval Recommendation: August 2023
- City Council Meeting for Approval: August 2023



Questions/Comments

