

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-203**

**Petitioner:** Stavva, LLC  
**Rezoning Petition No.:** 2022-203  
**Property:** ±4.21 acres located at 13714 Lancaster Highway

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 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 4/20/2023. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Thursday, May 4<sup>th</sup>, 2023, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the required Community Meeting were Tejas Patel from Stavva, LLC and Brian Upton from The Isaacs Group, P.C. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Ms. Grant started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2022-203. She then introduced the Petitioner's representatives to the meeting attendees. She also explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes 4.21 acres along the west side of Lancaster Highway, north of Ballantyne Commons Parkway. The petitioner is seeking a change in zoning from R-3 to R-8MF(CD) to allow development of the Site with 16 single-family attached dwelling units in a residential townhome community. Ms. Grant showed a rendered Site plan which included buffers, access points, sidewalks and planting strips, proposed stormwater management, and tree save areas.

Ms. Grant reviewed the proposed rezoning schedule of a public hearing on June 20<sup>th</sup>, 2023, zoning committee on July 5<sup>th</sup>, 2023, and city council decision on July 17<sup>th</sup>, 2023. She explained that this can change with staff comments.

## **II. Summary of Questions/Comments and Responses:**

Participants had questions centered around stormwater management, density, traffic and tree save.

Ms. Grant, with clarity from the designer, confirmed that the property will receive Charlotte Water. The concern is for stormwater runoff to adjacent neighbors. Ms. Grant assured the participants that the developer can not allow water runoff because they will be fined and held responsible.

Ms. Grant explained that there is a buffer between the townhome community and the adjacent single-family homes. It can be a combination of existing trees and new plantings. If trees are in the buffer and must be removed due to grading, then they will be replaced. It was requested that if trees are to be replanted, adjacent residents prefer evergreens. Ms. Grant also explained that the property is zoned for up to 12 homes, so the addition is only four dwellings. Single family homes don't require any buffers, but the townhome community requires a 30 ft. buffer. She also explained that all property owners have the right to develop their property as they wish.

Ms. Grant stated that there were no comments from NCDOT or CDOT and they are not making any changes along Lancaster Highway. They typically don't put improvements on a site this size. There are turn lanes for both the Cardinal Woods and Danby neighborhoods. If more are required, they will make changes to the entrance of this development. Ms. Grant will follow-up with the transportation departments to see if there are any improvements along Lancaster Highway going forward. The design engineer will look at the distances between the entrances. There was concern about trees impeding sight lines to the north of Cardinal Woods. The new neighborhood is to the south and will be required to have a sidewalk and planting strip so should not impede visibility. It was also requested that there be a middle turn lane on Lancaster Highway. The cumulative impact of apartments and condominiums on Lancaster Highway has made it difficult to travel to and from many locations (i.e., school, work, shopping, etc.).

Ms. Grant explained parking for residents and guest parking being available. She also indicated that on June 1<sup>st</sup>, the area may fall under Pineville police services, but Charlotte-Mecklenburg planning will ensure this when reviewing the project. She answered a question about being in the ETJ. Ms. Grant explained that this is in the ETJ of Charlotte and would have to be annexed to be in Pineville, so Pineville does not have to approve the rezoning.

Random questions were asked about price points and rental or for sale units. Both nearby neighborhoods would prefer for sale units. It's too early in the process to determine price points but they are typically market prices. A question was asked about clearing the land. Mr. Upton indicated they would not burn (as questioned) but would have to bring in equipment to clear. Construction and timing were questioned, and Ms. Grant said it is proposed to be the end of summer before a decision is made by city council, then a two-month appeal process. Mr. Upton's group would get into the finer details for civil designs that take more than several months to process. This could mean construction could begin in the first quarter 2024.

There being no further questions, Ms. Grant thanked everyone for their participation and indicated the presentation would be sent along with any responses to their questions of follow-up.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to coordinate efforts with City Staff.

cc: Edmund Driggs, Charlotte City Council District 7 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Tejas Patel, Stavva, LLC  
Jeff Brown & Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

MBAMALU	GODWIN			12507 CARDINAL WOODS DR		PINEVILLE	NC	28134
NAGLEY	ERIC A	AMANDA L	NAGLEY	12511 CARDINAL WOODS DR		PINEVILLE	NC	28134
MEJIA	JAY	ASHLEY	MEADOWS	12515 CARDINAL WOODS DR		PINEVILLE	NC	28134
WIMMER	STEVEN R		CYNTHIA M WIMMER	12519 CARDINAL WOODS DR		PINEVILLE	NC	28134
COMMA	CHANNEH			12523 CARDINAL WOODS DR		PINEVILLE	NC	28134
FUNDERBURK	LINDA M			12529 CARDINAL WOODS DR		PINEVILLE	NC	28134
GAUDET	JARED			12535 CARDINAL WOODS DR		PINEVILLE	NC	28134
NABORS	LYDIA			12633 CARDINAL WOODS DR		PINEVILLE	NC	28134
MICHALEK	STEPHEN DAVID	SHELLEY L	MICHALEK	12639 CARDINAL WOODS DR		PINEVILLE	NC	28134
PERDOMO	ARMANDO	AIDA	PERDOMO	13713 BLUFFTON CT		PINEVILLE	NC	28134
FENTON	RICHARD T	ASHLEY D	FENTON	13721 BLUFFTON CT		PINEVILLE	NC	28134
OSAKA	SHEILA			13731 BLUFFTON CT		PINEVILLE	NC	28134
MCH SFR NC OWNER 1 LP				14355 COMMERCE WY		HIALEAH	FL	33016
SWH 2017-1 BORROWER LP				8665 EAST HARTFORD DR, SUITE 200		SCOTTSDALE	AZ	85255
COWAN	KATHERINE	CHRISTOPHER	RICHARD	13742 BLUFFTON CT		PINEVILLE	NC	28134
DIXON	JOHN T	SUSAN V	DIXON	13738 BLUFFTON CT		PINEVILLE	NC	28134
WEED	SUSAN MARIE	STEVEN S	WEED	13734 BLUFFTON CT		PINEVILLE	NC	28134
CANAS	OSMAR	NORMAN V ROMERO DE	CANAS	11116 MEGWOOD DR		CHARLOTTE	NC	28277
AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
WAIT	CHRISTOPHER	ANDREA LYNN	WAIT	13712 BLUFFTON CT		PINEVILLE	NC	28134
LICHTWARDT	GREGORY	STEPHANIE	LICHTWARDT	9128 ISLAND POINT RD		CHARLOTTE	NC	28278
GILL	KENYADA V			13702 BLUFFTON CT		PINEVILLE	NC	28134
CLINE	DAVID K			12649 CARDINAL WOODS DR		PINEVILLE	NC	28134
CARDINAL WOODS COMMUNITY ASSOC INC				P O BOX 79032		CHARLOTTE	NC	28271
CARDINAL WOODS COMMUNITY ASSOC INC				P O BOX 79032		CHARLOTTE	NC	28271
AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
TOVAR	ELIZABETH	GIOVANNY BARBOSA	CHINCILIA	12514 CARDINAL WOODS DR		PINEVILLE	NC	28134
CARDINAL WOODS COMMUNITY ASSOC INC				P O BOX 79032		CHARLOTTE	NC	28271
LUCAS	JAMES STANLEY	TAMI	LUCAS	13742 GATESTONE LN		PINEVILLE	NC	28134
HERNANDEZ	ARTURO B		MYRIAM L ARRIAGADA	13732 GATESTONE LN		PINEVILLE	NC	28134
COOK	KATHY			1624 HUNTERS TRAIL		ROCK HILL	SC	29732
ESCOBAR-MEJIA	MARVIN BLADIMIR	YESENIA DEL CARMEN VILLANUEVA	DONOS	13718 GATESTONE LN		PINEVILLE	NC	28134
PLAZA	MIGUEL V	ESPERANZA	PLAZA	1503 GENOA ST		CORAL GABLES	FL	33134
SPAINHOUR	DAVID W			2879 HWY 160 UNIT 4045		FORT MILL	SC	29708
ALTO ASSET COMPANY 2 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
YAMASA CO LTD				PO BOX 4090		SCOTTSDALE	AZ	85261
TORRES	JAYRA DENISSE			13826 LANCASTER HWY		PINEVILLE	NC	28134
PURTTEMAN	RACHEL			13801 DARLINGTON CT		PINEVILLE	NC	28134
SHOAF	LAUREN ELIZABETH	DYLAN HUNTLEY	CAMPFIELD	12000 DANBY RD		PINEVILLE	NC	28134
ZYLSTRA	KATHERINE M	ERIC J	ZYLSTRA	12024 DANBY RD		PINEVILLE	NC	28134
STAVYA LLC				8011 PAMPAS LN		MARVIN	NC	28173
DARDANI	JUSTIN	NICOLE	DARDANI	5615 LAURIUM RD		CHARLOTTE	NC	28226
BOYD	DANIEL STOKES	EMMA	GALLAGHER	13701 GATESTONE LN		PINEVILLE	NC	28134
ALEEM	RAUSHANAH A			13709 GATESTONE LN		PINEVILLE	NC	28134
FLORY FAMILY REVOCABLE LIVING	TRUST	KYLE PATRICK	FLORY	13713 GATESTONE LN		PINEVILLE	NC	28134
MARADIAGA	CLAUDIA			13719 GATESTONE LN		PINEVILLE	NC	28134
GUERRERO	EMMANUEL			13723 GATESTONE LN		PINEVILLE	NC	28134
WEST	ROBERT CONRAD III			4913 VINCENT LN		CHARLOTTE	NC	28210
RODRIGUEZ	DAMIAN A			13733 GATEHOUSE LANE		CHARLOTTE	NC	28134
LEAS	PENELOPE B			13737 GATESTONE LN		PINEVILLE	NC	28134
CUNNIFF	CHRISTOPHER E	LYNN E	CUNNIFF	13745 GATESTONE LN		PINEVILLE	NC	28134
KIZHAKKEKARA	GEORGE F	LALY G	KIZHAKKEKARA	13621 GATESTONE LN		PINEVILLE	NC	28134
STUTZ	SHANNON F.	PAUL F.	STUTZ	13627 GATESTONE LN		PINEVILLE	NC	28134
PARK MINISTRIES INC THE				6029 BEATTIES FORD RD		CHARLOTTE	NC	28216

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Adair At Ballantyne Homeowners Association	Jon P.	Speckman	14532 Adair Manor Ct		Charlotte	NC	28277
Adair At Ballantyne Homeowners Association	Marc	Settin	14511 Adair Manor Ct		Charlotte	NC	28277
Ballantyne	Deon	Wimbush	11410 Wellshire Commons Circle	2019	Charlotte	NC	28277
Cardinal Woods Homeowners Association	John	Mark	13702 Bluffton Ct		Charlotte	NC	28134
Lansdowne Civic League	Jim	Hayes	12313 Buxton Dr		Charlotte	NC	28134
Woodside Falls Neighborhood Association	Cindy	Decker	12800 Diamond Dr.		Charlotte	NC	28134
Woodside Falls Neighborhood Association	David B.	Bowling	12513 Woodside Falls Rd		Charlotte	NC	28134

## **Exhibit B**

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-203 Stavva, LLC**

Subject: Rezoning Petition No. 2022-203  
Petitioner/Developer: Stavva, LLC  
Current Land Use: Residential  
Existing Zoning: R-3  
Rezoning Requested: R-8MF(CD)  
**Date and Time of Meeting:** **Thursday, May 4, 2023, at 6:00 PM**  
**Virtual Meeting Registration:** *Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.*  
Date of Notice: 4/20/2023

Moore & VanAllen is assisting Stavva, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±4.21-acre site located at 13714 Lancaster Highway in Charlotte, North Carolina (the "Site") from R-3 to R-8MF(CD). The request is to allow the development of the Site with a residential townhome community. Access to the Site will be from Lancaster Highway.

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 Thursday, May 4, 2023, at 6:00 p.m.**

***Please send an email by May 3<sup>rd</sup> to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) in order to receive a secure virtual meeting link and reference Petition #2022-203.***

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](mailto: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.

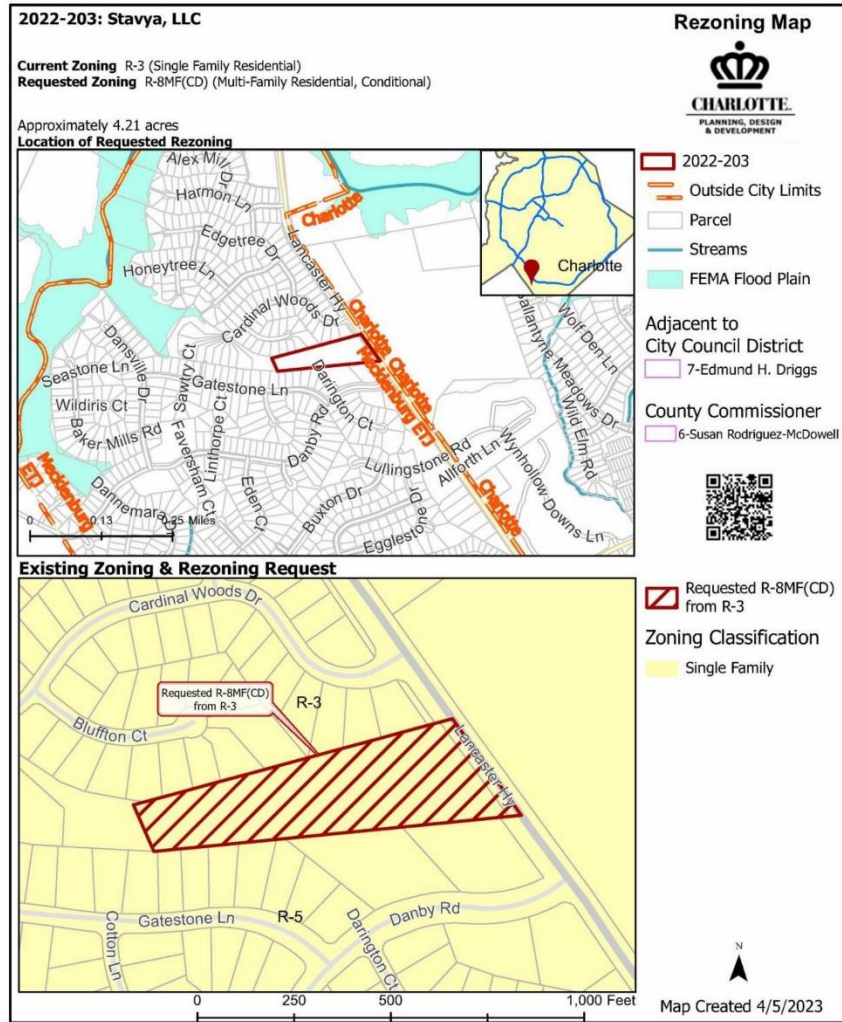
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Edmund Driggs, Charlotte City Council District 7 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Tajas Patel, Stavva, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (continued)

Site Location:



### **Exhibit C**

<b>Name</b>	<b>Email</b>
Patrick Lo	<a href="mailto:plo1341@gmail.com">plo1341@gmail.com</a>
David Cline	<a href="mailto:david.k.cline@gmail.com">david.k.cline@gmail.com</a>
Leslie Little	<a href="mailto:littleljs@gmail.com">littleljs@gmail.com</a>
Jeffrey Bean	<a href="mailto:ncsatelliteguy@gmail.com">ncsatelliteguy@gmail.com</a>
Steve McAtee	<a href="mailto:SteveM88@icloud.com">SteveM88@icloud.com</a>
Stacey & Lynn Douglas	<a href="mailto:douglas1021@yahoo.com">douglas1021@yahoo.com</a>
Susan Dixon	<a href="mailto:juansue360@gmail.com">juansue360@gmail.com</a>
Katie Z	<a href="mailto:kmzylstra@gmail.com">kmzylstra@gmail.com</a>
Sheila Osaka	<a href="mailto:sheila.osaka1@gmail.com">sheila.osaka1@gmail.com</a>
Ellen Civitello	<a href="mailto:civitelloe@yahoo.com">civitelloe@yahoo.com</a>
Cheryl Moss	<a href="mailto:ckmoss@carolina.rr.com">ckmoss@carolina.rr.com</a>
Susan Ramsey	<a href="mailto:sgramsey@gmail.com">sgramsey@gmail.com</a>
Cindy Hazen	<a href="mailto:cjhrn@carolina.rr.com">cjhrn@carolina.rr.com</a>
N. Clark	<a href="mailto:nclark89@gmail.com">nclark89@gmail.com</a>
Katherine Richard	<a href="mailto:kcrichard.slp@gmail.com">kcrichard.slp@gmail.com</a>
Heather Theriault	<a href="mailto:htheriau@yahoo.com">htheriau@yahoo.com</a>
Jon Cote	<a href="mailto:joncote28@gmail.com">joncote28@gmail.com</a>
Tom & Kris O'Neill	<a href="mailto:tomnmeplus3@yahoo.com">tomnmeplus3@yahoo.com</a>
Caroline Carr	<a href="mailto:carolinercarrs@gmail.com">carolinercarrs@gmail.com</a>
Cathy Nygren	<a href="mailto:cathy.nygren99@icloud.com">cathy.nygren99@icloud.com</a>
Kristofer Newcamp	<a href="mailto:knewcamp@gmail.com">knewcamp@gmail.com</a>
Alex Fowler	<a href="mailto:alexfowlernc@gmail.com">alexfowlernc@gmail.com</a>
Sara Kaiser	<a href="mailto:smsbean@aol.com">smsbean@aol.com</a>
Larry Smith	<a href="mailto:smithlf@att.net">smithlf@att.net</a>
Paul Stutz	<a href="mailto:paulstutz2003@yahoo.com">paulstutz2003@yahoo.com</a>
Rosangela Dubon	<a href="mailto:dubon47@gmail.com">dubon47@gmail.com</a>
Claudia Maradiaga	<a href="mailto:cmaradiaga218@gmail.com">cmaradiaga218@gmail.com</a>
Ashley Meadows	<a href="mailto:ak.meadows@hotmail.com">ak.meadows@hotmail.com</a>
Angie Albertson	<a href="mailto:aalbertson35@gmail.com">aalbertson35@gmail.com</a>
Eric Suhren	<a href="mailto:esuhren@hotmail.com">esuhren@hotmail.com</a>
Kelly Johnson	<a href="mailto:kannj@att.net">kannj@att.net</a>
Ann Yoder	<a href="mailto:jyoder1@carolina.rr.com">jyoder1@carolina.rr.com</a>
Chris Wait	<a href="mailto:chriswait@hotmail.com">chriswait@hotmail.com</a>
Steve Wimmer	<a href="mailto:srwimmer@gmail.com">srwimmer@gmail.com</a>
Jann Neely	<a href="mailto:janneely@outlook.com">janneely@outlook.com</a>