

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Mattamy Homes

Rezoning Petition No. 2022-218

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 May 22, 2023. 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 Monday, June 5th 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 six (6) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Jerry Whelan and Jenifer Gooch, as well as by Petitioner's agents Matt Mandle and Emily Long with ESP Associates, 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 16-acre site comprised of two parcels located along the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate-77. He pointed out the existing stub connections to the property and explained that any development, regardless of a rezoning, would typically be required to connect to those existing stub streets to create a more robust street network through the area.

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. The site is currently zoned the N1-B residential zoning district and the proposed for 2040 Policy map similarly recommends the N1 placetype for the site. Notably, under the new

Unified Development Ordinance (UDO) there are no single-family-only zoning districts so duplex and triplex units can be constructed in even the lowest density zoning designations.

The Petitioner is proposing a rezoning the R-8(CD) residential zoning district with a site-specific plan for 93 quadraplex and triplex single-family attached dwelling units. This equates to approximately 5.8 dwelling units per acre (DUA). A required street connection is shown to Meadow Knoll and a stub road is proposed to the northern undeveloped parcel for a future connection in the event that parcel is developed. The City's Subdivision Ordinance would typically require an additional connection to Tulip Lane where an existing stub street connects to the rezoning property. However, the Petitioner's team has submitted a Subdivision Exception Request to eliminate that road connection due to wetlands and streams in that area. The site plan also shows a 37.5-foot buffer along the perimeter of the site in contrast to a by-right development where a buffer would likely not be required adjacent to these existing homes. The townhome development is able to cluster the construction to stay further away from the property line and sensitive environmental areas versus parceling out the majority of the site for lots, as could be constructed today under the site's current zoning.

Mr. Jerry Whelan spoke on behalf of Mattamy, who would be both the builder and developer for the site. He explained that Mattamy is present through every stage of development from purchasing of raw land, developing it with homes, and providing their own management team through the sales process and managing the HOA until all lots are constructed and HOA is turned over to the homeowners. Mattamy does not have rental homes in their portfolio and solely focuses on for-sale home ownership projects. Mattamy has developed approximately 15 neighborhoods in the Charlotte market. They are the 7th largest home builder in Charlotte, 19th in the US and largest in Canada. He showed some preliminary example renderings which reflect the architectural design and anticipates a square footage range of 1,700 to 2,200 square feet per unit and estimated mid-\$300,000 starting price.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in July and City Council decision in August, at the earliest with approximately another year for design and permitting before home construction would start. The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

An attendee commented that Juniper and City are dangerous roads and asked whether the Petitioner had considered any measures such as a traffic light at the Juniper and City intersection or speed bumps. The Petitioner's team responded that a full traffic study is not triggered based on the proposed development and it's projected vehicular trip generation however the team is actively coordinating with the department of transportation on potential road improvements. In order for a traffic signal to be installed, a warrant analysis must be proven. As for speed bumps through neighborhoods that the Petitioner does not control, the neighbors would need to fully support that which is not always the case.

In response to a request for clarification on the proposed road connections, Mr. Brown stated that any developer would be required to connect to Meadow Knoll and that is the only proposed

existing road connection if the Tulip Lane exception request is granted. Meadow Knoll would connect through the site and out to Milhaven.

In response to a clarifying question about the proposed buffer to adjacent properties, Mr. Matt Mandle of ESP explained that there is a 37.5-foot Class C buffer proposed along the southern, western and northern property boundaries. The intent is to preserve existing vegetation and trees where possible and leave the area undisturbed but they will be required to replant if the existing vegetation does not meet the Class C ordinance standards for plantings. Footprints for individual units are set back farther from the buffer with rear yards in between to create more separation to existing neighbors.

An attendee asked whether an HOA would control the community. Mr. Whelan reiterated the for-sale nature of the project and explained that Mattamy sets up the HOA and administers it until such time as it is fully built out and can be turned over to the residents to control the HOA.

The meeting concluded at approximately 6:10 p.m. with no additional questions or comments from the community members and a commitment to coordinate a site visit as requested by one of the nearby property owners.

Respectfully submitted this 12th day of June 2023.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

	TAXPID	OWNERFIRST	OWNERLAST	MALLADDR1	MALLADDR2	GTY	STATE	ZIPCOD
2022-218								

2022-218	04112304	WHITE	AMEL D	2403 SUNSET BLVD	NC	28261
2022-218	04112305	HOMES 578 BROWDER HWY LLC	AMEL D	PO BOX 4090	NC	28261
2022-218	04112307	ASB P&P V LLC	ALONZO	403 STRAIN ST	NC	28269
2022-218	04112308	ARTHUR	ALONZO	2326 SUNSET AVE	NC	28269
2022-218	04112309	JAMES	GRENOLDYN	2316 SUNSET AVE	NC	28269
2022-218	04112310	PRO SRV LIP	AMBER CALHOUN	1860 MARWAVE PL STE 900	GA	30067
2022-218	04112311	WYNNE	AMBER CALHOUN	2316 SUNSET AVE	NC	28269
2022-218	04112312	WYNNE	AMBER CALHOUN	2316 SUNSET AVE	NC	28269
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2022-218	04112320	NEW RESIDENTIAL BROWDER 2023-5982 LLC	AMBER CALHOUN	2316 SUNSET AVE	NC	28269
2022-218	04112321	BONILLA	AMBER CALHOUN	2316 SUNSET AVE	NC	28269
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2022-218	04112467					

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

2022-218	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-218	Brown's Cove	Sherry	Rathod	5901 Statesville Rd		Charlotte	NC	28269
2022-218	Callaway Homeowners Association	Sam	Hicks	5901 Statesville Rd		Charlotte	NC	28269
2022-218	Greenville Neighborhood	Anecia	Pharr	3440 Kelsey Emma Ct		Charlotte	NC	28269
2022-218	Nevins Community	Natheley	McElrath	3306 Atlas Drive		Charlotte	NC	28269
2022-218	Sunstone Community Organization	Carla	Cunningham	6129 Sunbridge Ct		Charlotte	NC	28269
2022-218	Tae Foundation	Angeleen	Harris	1904 Charnell Lane		Charlotte	NC	28216

Exhibit B

May 22, 2023

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: Monday, June 5th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Mattamy Homes
Petition No.: 2022-218

Dear Charlotte Neighbor:

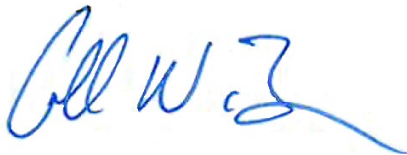
Our firm represents Mattamy Homes (the “Petitioner”) in its proposal to rezone an approximately 15.93-acre site located along the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77. The Petitioner is requesting a rezoning from the R-4 zoning district to the R-8(CD) zoning district to accommodate its residential 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 **Monday, June 5th 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 (“Milhaven”) 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

zoom


Participants (14)

—



□

×

Q Find a participant




Brittany Lins (Host, me)





CB

Collin Brown





CB

Collin Brown





JW

Jerry Whelan





AR

Andrew Ruefle





EL

Emily Long





JW


James Wintons





JG

Jenifer Gooch







julia grain





LL

Lisa Larkins





MH

Marquita Henderson




MM

Matt Mandle



TA

Todd Akers



TW

Tracy Williams





Exhibit D



REZONING PETITION #2022-218

@ MILHAVEN

MATTAMY HOMES

Official Community Meeting

June 5, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

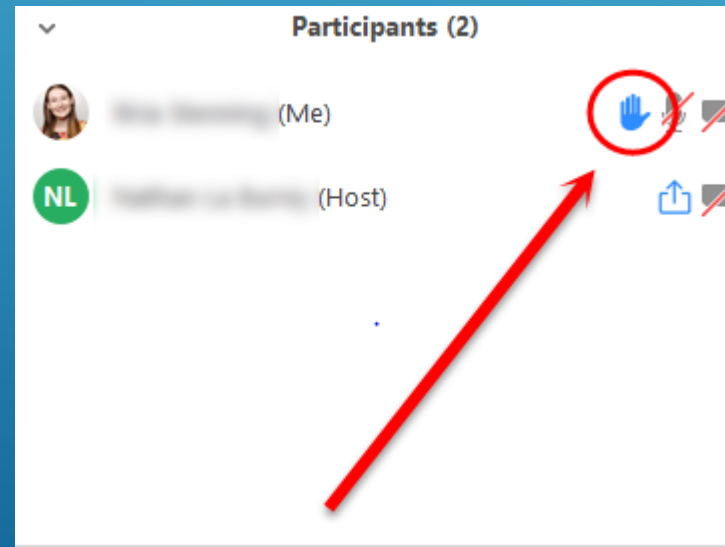
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning & Land Use Plan Recommendation**
 - **Proposed Rezoning**
 - **Conceptual Renderings**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
- Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the middle of the right edge towards the bottom right corner.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Butler Holdings of Charlotte

Petitioner: Mattamy Homes



Jerry Whelan



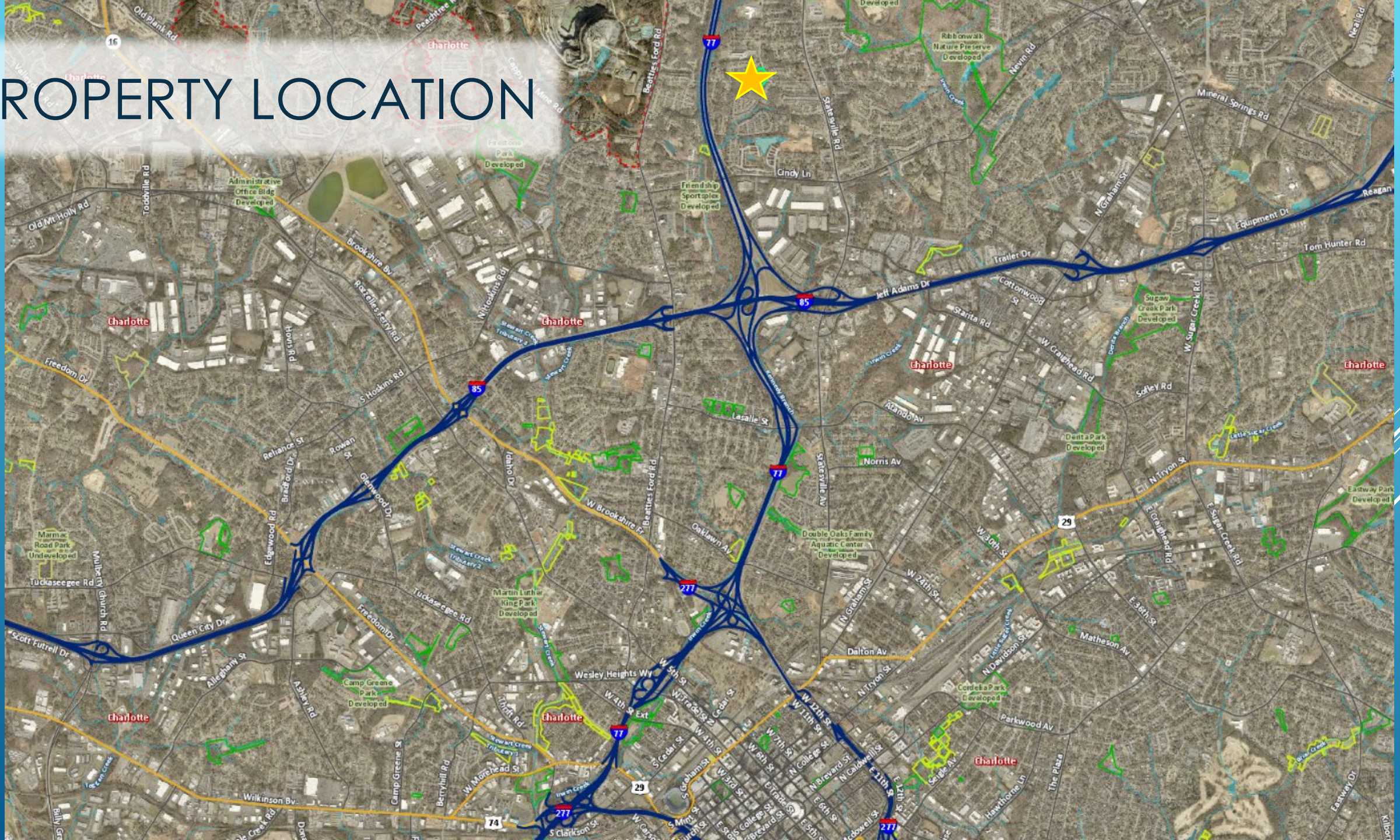
Collin Brown &
Brittany Lins

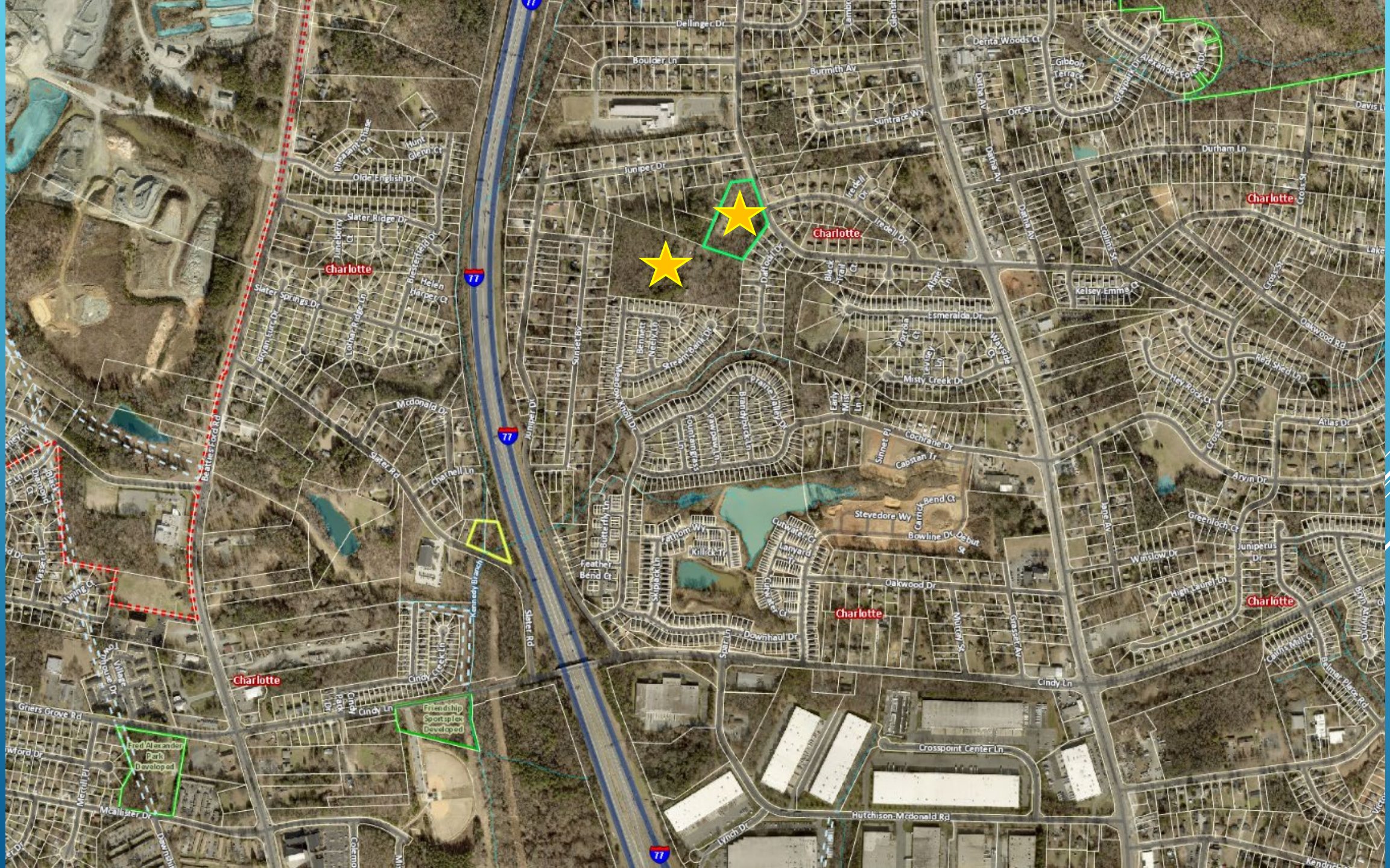


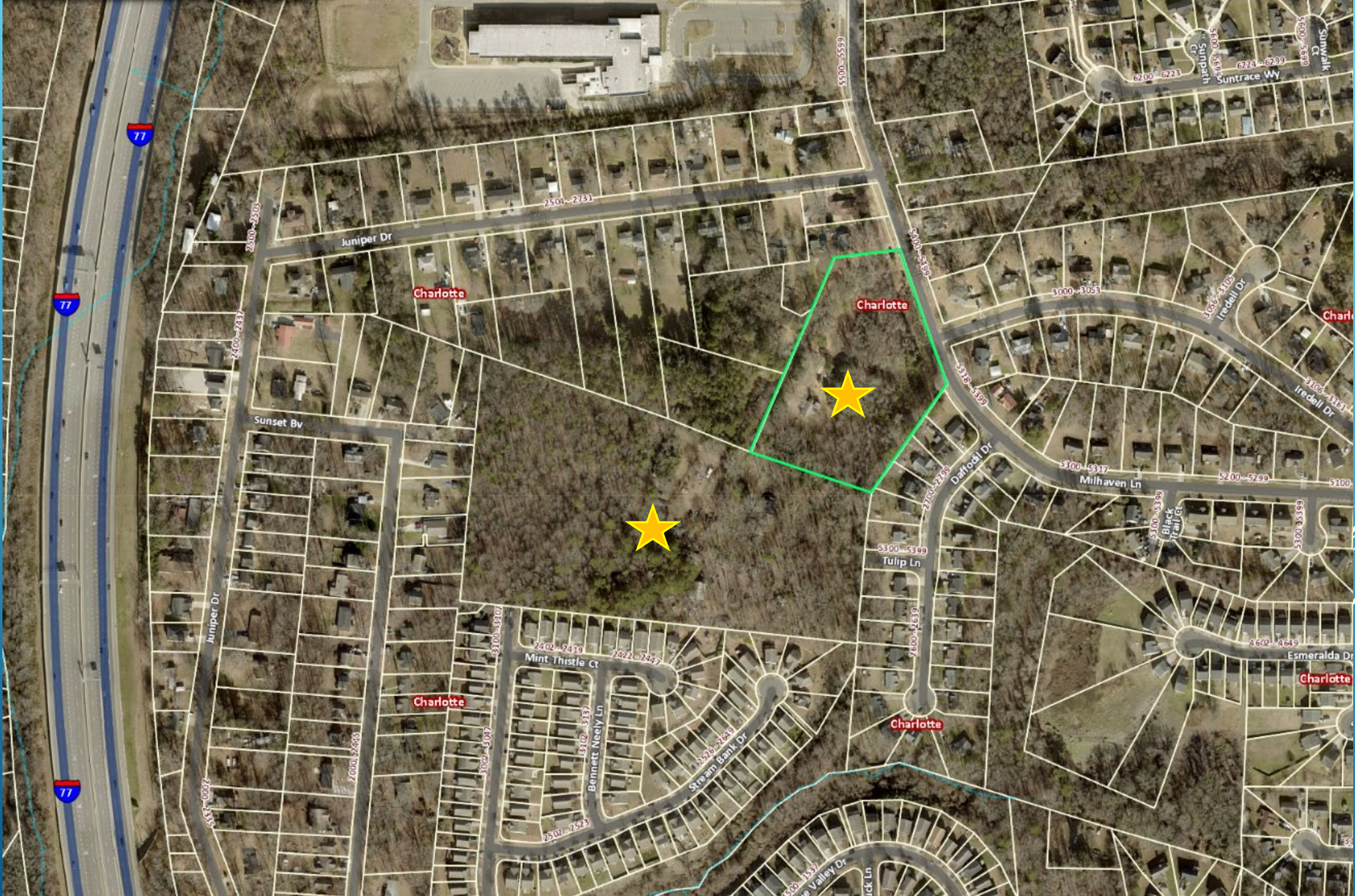
Matt Mandle

PROPERTY LOCATION

PROPERTY LOCATION

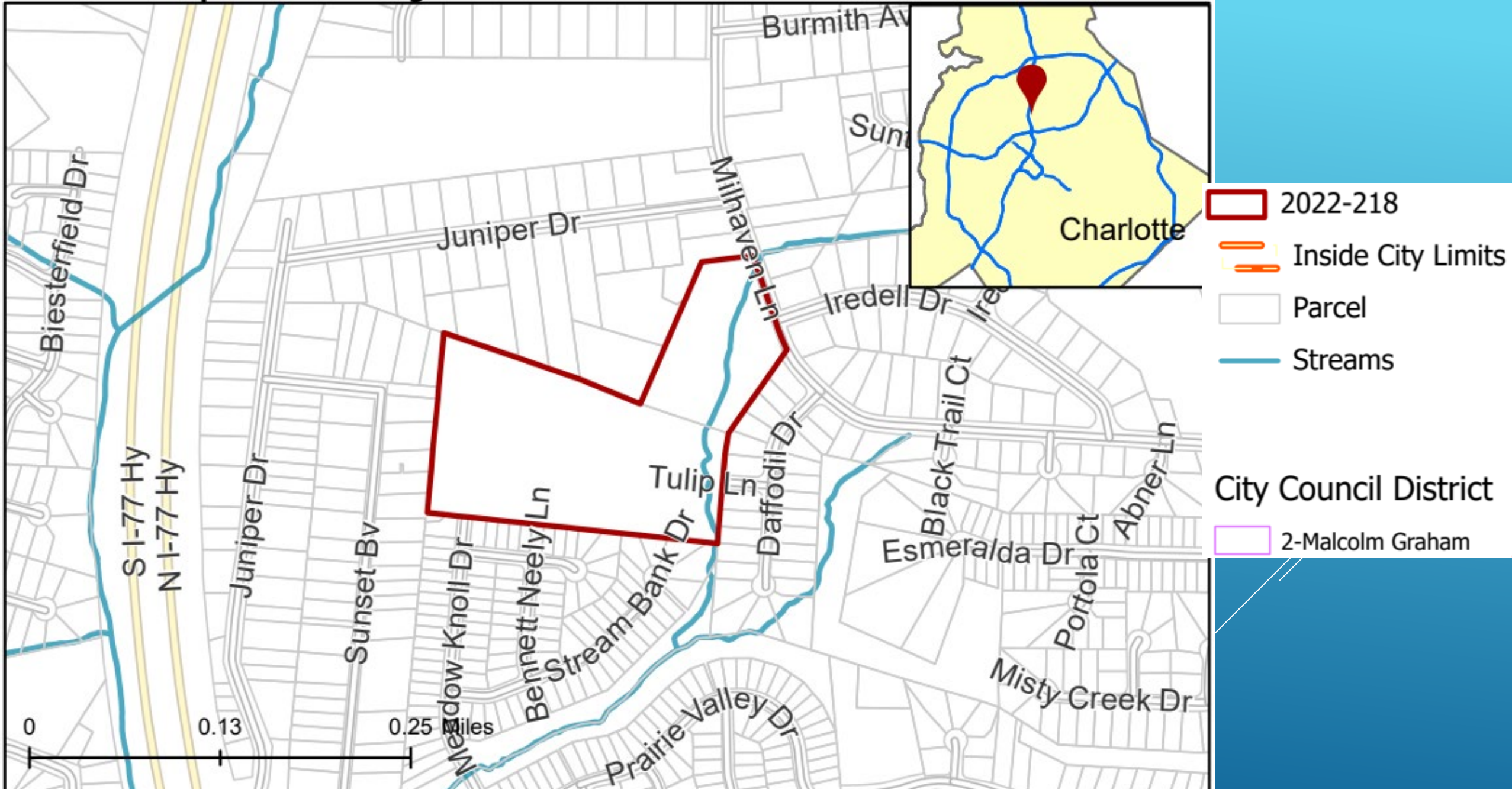






Approximately 15.93 acres

Location of Requested Rezoning

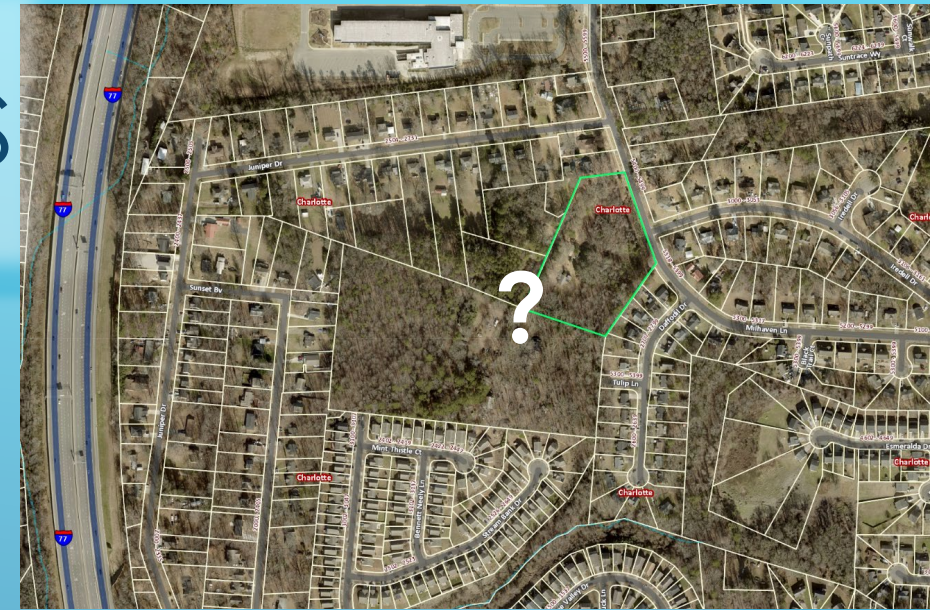


DEVELOPMENT CONSIDERATIONS



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

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.

EXISTING ZONING

Existing Zoning & Rezoning Request




 Requested R-8(CD)
from R-4

Zoning Classification

 Single Family

 Mixed Residential

 Business



PLAN RECOMMENDATION

CHARL^冠TTE
FUTURE

2040 COMPREHENSIVE PLAN

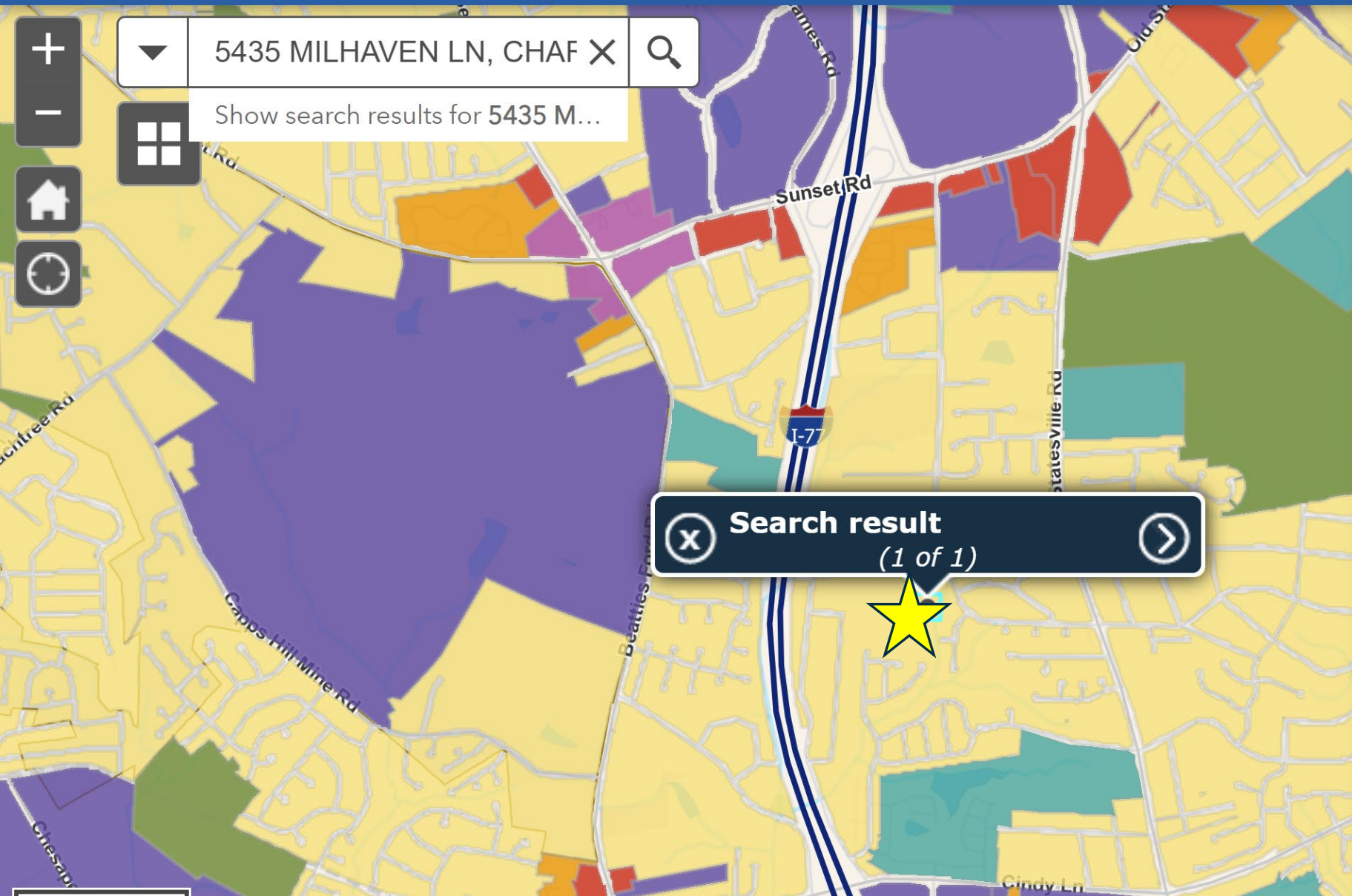
OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





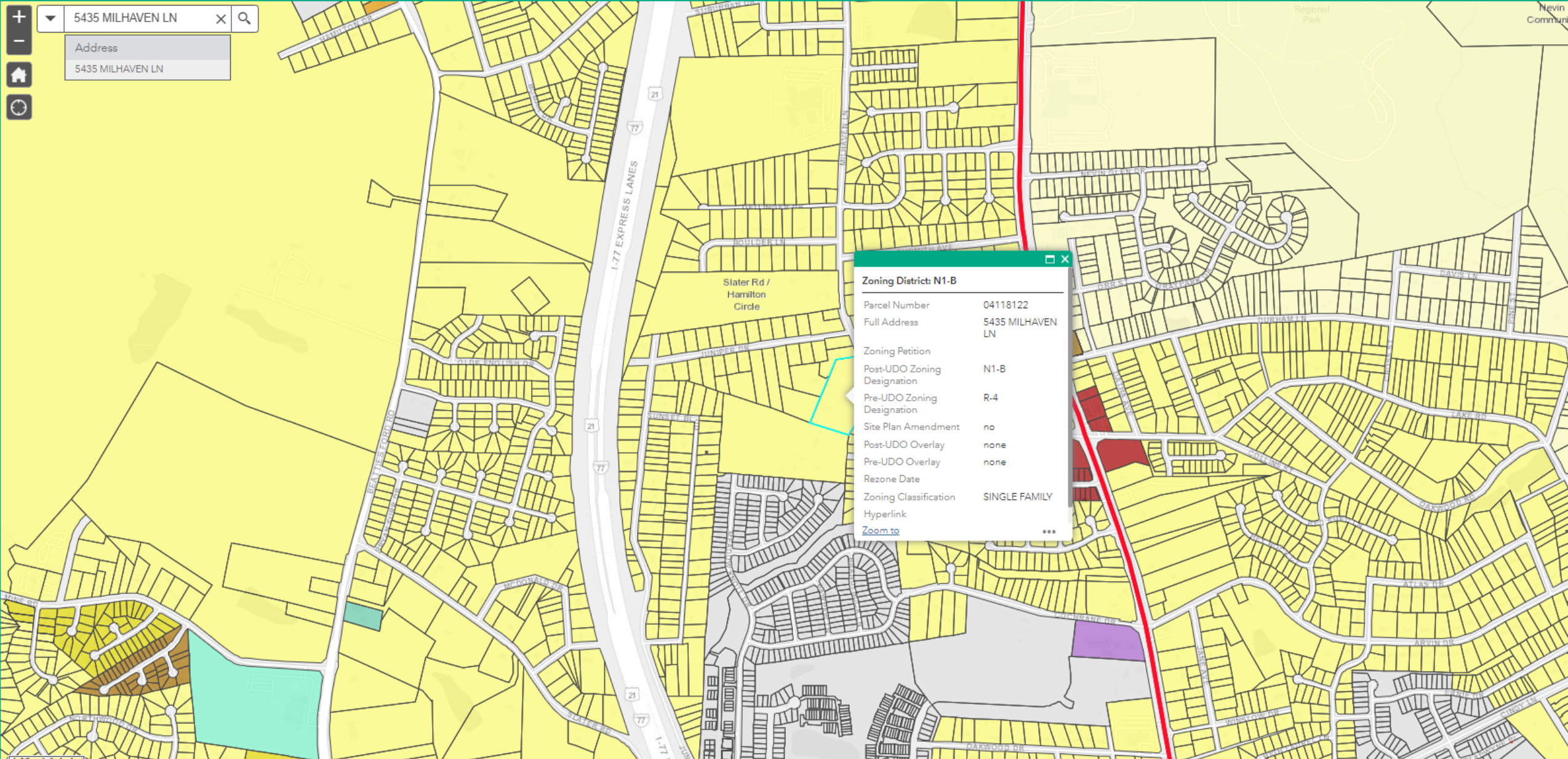
Charlotte Future 2040 Policy Map



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



Zoning District: N1-B

Parcel Number

Full Address

Zoning Petition

Post-UDO Zoning Designation

Pre-UDO Zoning Designation

Site Plan Amendment

Post-UDO Overlay

Pre-UDO Overlay

Rezone Date

Zoning Classification

Hyperlink

[Zoom to](#)

04118122

5435 MILHAVEN LN

N1-B

R-4

no

none

none

SINGLE FAMILY

...

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

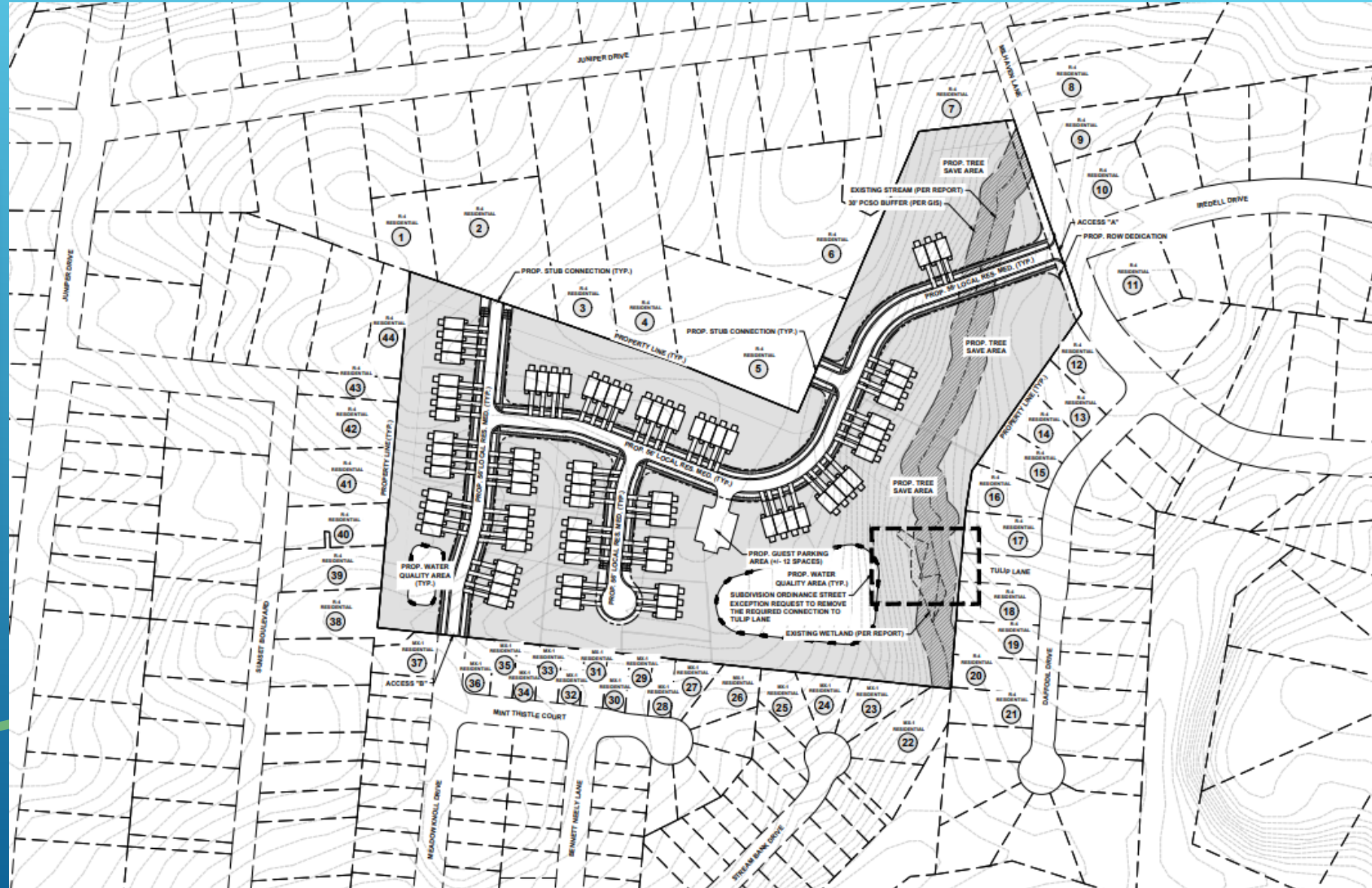
INITIAL REZONING PLAN

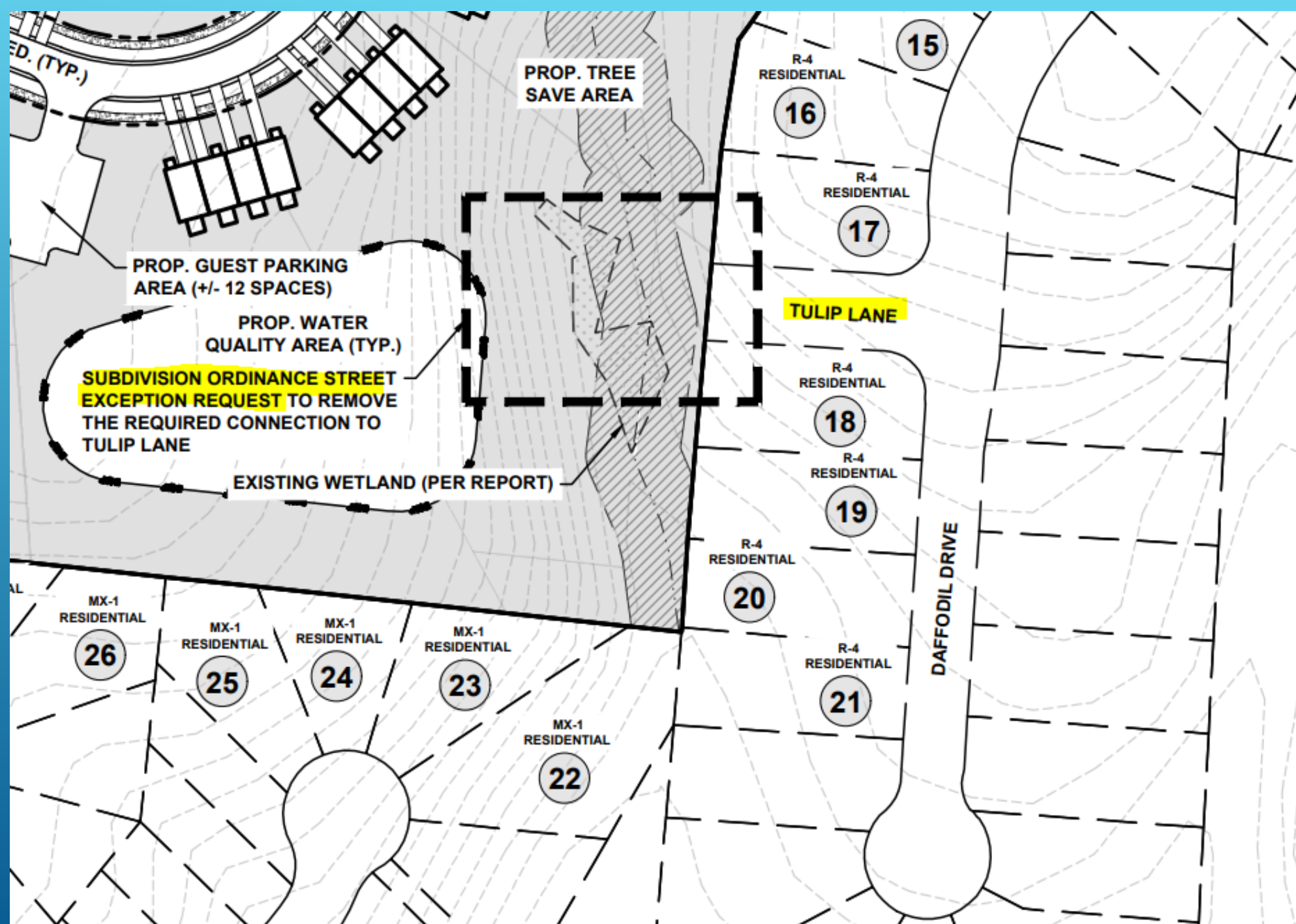
R-8(CD)

**93 Quad/Triplex
Townhome Units**

16 acres

+/- 5.8 DUA





DO NOT RELY ON THIS DOCUMENT

CONCEPTUAL RENDERINGS









- Largest privately held homebuilding company in North America
- USA Corporate offices in Orlando, Florida
- Mattamy has divisions in both Charlotte and Raleigh NC as well as 8 other US markets.
- Currently the 7th largest homebuilder in Charlotte NC and a top 25 builder in the USA
- Mattamy will be the developer and the builder on this site.
- 40-year old company

CHARLOTTE, NC

ARIA AT THE PARK

NOW SELLING

READY NOVEMBER 2023



Greenwich Floorplan | Townhome

2322 ARIA PARK DRIVE

2,305 Sq. Ft.

4 Beds | 3 Baths

1 Half Bath | 2 Car Garage

\$490,710

READY NOVEMBER 2023



Madison Floorplan | Townhome

1607 UNISON DRIVE

3,094 Sq. Ft.

5 Beds | 4 Baths

2 Car Garage

\$536,896

READY NOW



Soho Floorplan | Townhome

1610 UNISON DRIVE

2,332 Sq. Ft.

4 Beds | 3 Baths

1 Half Bath | 2 Car Garage

\$559,218

CHARLOTTE, NC

CHEYNEY

☐ COMPARE



NOW SELLING



☐ COMPARE



☐ COMPARE



☐ COMPARE



☐ COMPARE



READY JUNE 2023



Noel Floorplan | Townhome

3116 PIRATES PLACE

1,680 Sq. Ft.

4 Beds | 3 Baths

1 Half Bath | 1 Car Garage

\$351,540

READY NOW



Harmony Floorplan | Townhome

3134 PIRATES PLACE

1,680 Sq. Ft.

3 Beds | 2 Baths

2 Half Baths | 1 Car Garage

\$352,467

READY NOW



Harmony End Floorplan | Townhome

1142 KEYDET DRIVE

1,680 Sq. Ft.

3 Beds | 2 Baths

2 Half Baths | 1 Car Garage

\$356,194

Pleasant Grove



Model Building Farmhouse Elevation

Northfield Crossing

Two-story townhomes with one & two car garages conveniently located to shopping, interstates and recreation



READY JUNE 2023



Claymore Floorplan | Townhome

**9106 NORTHFIELD
CROSSING...**

1,742 Sq. Ft.

3 Beds | 2 Baths
1 Half Bath | 2 Car Garage

\$390,363

READY AUGUST 2023



Claymore Floorplan | Townhome

**9113 NORTHFIELD
CROSSING...**

1,727 Sq. Ft.

3 Beds | 2 Baths
1 Half Bath | 2 Car Garage

\$390,525

READY



Claymore Floorplan | Townhome

**9049 NORTHFIELD
CROSSING...**


1,742 Sq. Ft.

3 Beds | 2 Baths
1 Half Bath | 2 Car Garage

\$391,118

REZONING TIMELINE

“BEST CASE SCENARIO”

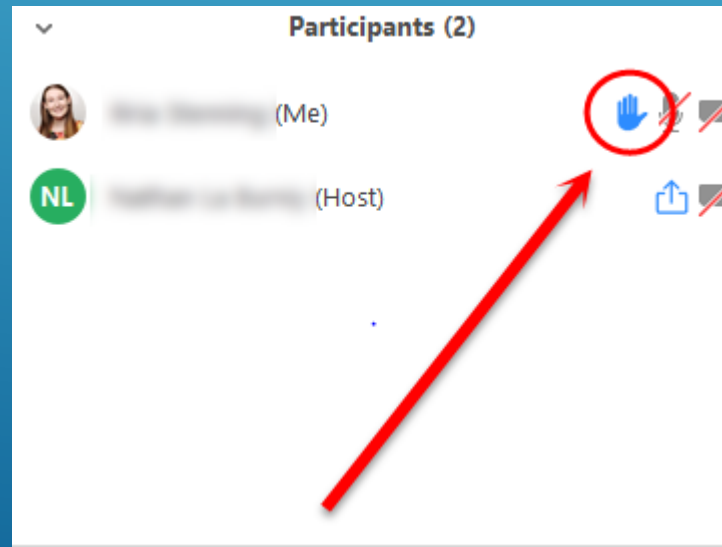
- Rezoning Application: April Cycle
 - Official Community Meeting: Today, June 5th
 - Earliest Possible Public Hearing: July 17th
 - Zoning Committee: August 1st
 - Earliest Possible Decision: August 21st
- 
- A series of three parallel white diagonal lines extending from the bottom right corner towards the center of the slide.

QUESTIONS & DISCUSSION

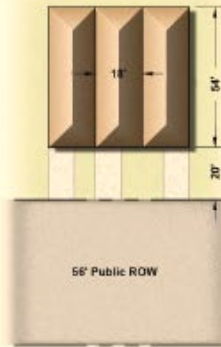
Type your
questions



Or ask out loud



Typical Townhome Detail: Not To Scale

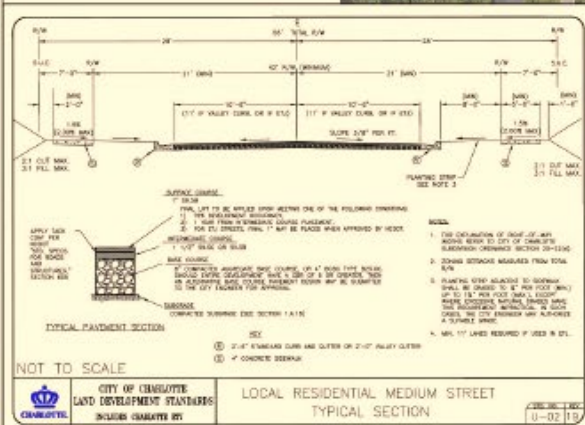


18' x 54' Townhomes

Setbacks

F: 20'

Note: 10' padio not included.



DRAFT
DO NOT RELY ON THIS DOCUMENT

THANK YOU!