

COMMUNITY MEETING REPORT

Petitioner: Leon and Jennifer Chisolm

Rezoning Petition 2023-036

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 August __, 2023. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING

The Community Meeting was held on September 5, 2023 at 6:00 p.m. at the Mallard Creek Recreational Center.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Anthony Fox greeted attendees and introduced the Petitioner's team. Mr. Fox prepared a PowerPoint presentation to discuss the proposed rezoning. The presentation included an introduction of the development team, a discussion of the property, a discussion of the design concepts and the proposed site plan and discussion of the rezoning process. A copy of the Petitioner's PowerPoint presentation is attached as **Exhibit D**.

The Community Meeting began at approximately 6:10 p.m. Consistent with the agenda, Mr. Fox introduced the development team and identified himself as the legal representative. Next, he introduced Matt Langston with Landworks Design Group. He mentioned that Matt would discuss the site plan and be available to answer questions regarding the development. Then, he introduced Shannon Bradley of David Weekley Homes. Finally, he introduced the developer/owners, Leon and Jennifer Chisholm.

Mr. Fox explained the development as a site consisting of 9.23 acres. He mentioned that a single-family home currently exists on the site and that the current use is single-family residential. The proposed zoning of UR-2(CD) was shared. He explained that under the conditional zoning district, the uses dedicated to the property would be confined to those identified in the site plan, which he mentioned included a multi-family residential development.

Next, the area and vicinity of the site was identified and shown to the attendees. Mr. Fox showed the proposed Mallard Creek site plan and called upon Matt Langston to discuss the plan. Matt explained that the plan includes approximately 72 single-family attached dwelling units. He explained that the site will have approximately 7.8 dwelling units per acre which he compared with other developments in the area at 12-14 dwelling units per acre.

Matt shared that the maximum building height for the structures would be 48 feet and that the structures would be located 14 feet from the property line or the existing curb. Discussion occurred regarding the tree-save area. He mentioned that the developer will provide a minimum of 15% of the development to meet the City's tree-save requirements. A question was asked regarding trees near the rear of the property, and he mentioned that those trees would be preserved where at all possible.

Another attendee raised a question regarding potential runoff from the development. Matt mentioned that the developer would be required to maintain the existing runoff ratios and that those ratios would not be increased. Matt explained that the design of the development would ensure that runoff from the site would not exceed the site's current runoff. He also explained that City staff would review the proposed plan to ensure that the water runoff requirements are met.

Matt fielded a question regarding screening and berms. He explained that berms would require a greater land mass and removal of trees. He stated that the installation of berms would be inconsistent with the desires of some residents to save trees. He added that the site would be appropriately screened with the existing tree canopy and that additional trees may be added.

A question was raised regarding the amount of green space. Matt responded that a minimum of 10% of open space would be maintained on the site. He stated that a lot of the open space would occur between the proposed site location and the existing homes.

Mr. Fox shared that the rezoning on the site would limit uses to residential only and no commercial uses would be permitted. He added that the development will provide a minimum of 29,000 square feet of usable common space that will have amenities such as benches, enhanced landscaping and other types of improvements.

He also added that the development will install a 12-foot sidewalk and an 8-foot planning strip along the site's frontage along Mallard Creek Road.

Mr. Fox also stated that the development would comply with all City ordinances, including the City's tree ordinance and that the development will include required buffers and setbacks and will include a fence along the east and west sides.

Mr. Fox then shared potential elevations and examples of David Weekley home communities. A question was asked whether the development would be a "for sale" product. It was noted that the homes would be for sale. An attendee asked about the starting prices for the homes. It was shared that the homes will be 1,700-2,000 square feet and will start at \$400,000.

One attendee asked whether the home styles would be like the Lexington community. Matt mentioned that the site plan would include an architectural section which will note the potential materials to be used on the site. He confirmed that no vinyl siding would be installed on the property. It was mentioned that Hardie Board would be used, and the homes would have a mixture of masonry brick and wood features.

One resident asked a question regarding wildlife preservation. It was mentioned that the developer had not received any concerns about wildlife preservation.

One resident asked about turn lanes and it was mentioned that left turn lanes would be provided if NCDOT or CDOT required them.

A question was raised regarding the entrance to the site. Matt mentioned that the City would require the developer to comply with site distance requirements to ensure that no blind spots exist when exiting the property.

Leon Chisolm addressed the group and spoke about existing developments in the area. He also indicated that he lives in the area and is a part of the community.

Mr. Fox concluded the Committee Meeting by providing his contact information, as well as explaining the rezoning process and the opportunity for community members to be present at a public hearing to hear and voice their concerns to the development.

The Community Meeting ended at approximately 7:10 p.m.

Respectfully submitted this ____ day of September 2023 by Anthony Fox, Petitioner _____.

EXHIBIT A

2023-036	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2023-036	CHISOLM	LEON	1603 LIONSTONE DR	CHARLOTTE	NC	28262
2023-036	SHAVER	JAMES G	11212 MALLARD CREEK RD	CHARLOTTE	NC	28262
2023-036	INDURKHYA	GOPAL	11223 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	FRITZ	ARTHUR A	11229 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	ASHRAF	NAEEM	11235 TAVERNAY PKY	CHARLOTTE	NC	28262
2023-036	HONORATE	JOEL	3422 STONEMARSH CT	CHARLOTTE	NC	28269
2023-036	HUDSON	MARK T	11303 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	PARSONS	KELVIN H	11309 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	HUGHES	JAMES L	11315 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	THOMPSON	LYDIA C	11321 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	MARTS	JAMES M	11318 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	WOODSON	WILLIAM T	11310 TAVERNAY PW	CHARLOTTE	NC	28262
2023-036	DINKINS	BYRON S	11244 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	IH6 PROPERTY NORTH CAROLINA LP		9335 HARRIS CORNERS PKWY STE 150	CHARLOTTE	NC	28269
2023-036	CAMPBELL	CHRISTOPHER	11228 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	WOODS	DEREK G	11220 TAVERNAY PARKWAY	CHARLOTTE	NC	28262
2023-036	MILLER	DAVID F	11334 TRADITION VIEW DR	CHARLOTTE	NC	28269
2023-036	NUNNALLY	TRISTAN ANTOINE	2622 SAWGRASS RIDGE PL	CHARLOTTE	NC	28269
2023-036	LEWIS	DAVID R	3141 MICHELSON DR UNIT 403	IRVINE	CA	92612
2023-036	ROBINSON	CHARLES H	2608 SAWGRASS RIDGE PLACE	CHARLOTTE	NC	28269
2023-036	CHATHAM HOMEOWNERS ASSOCIATION	OF MALLARD CREEK INC	PO BOX 79032	CHARLOTTE	NC	28271
2023-036	PATEL	JIGNASA P	2605 SAWGRASS RIDGE PL	CHARLOTTE	NC	28269
2023-036	LENG	PHEAV	2613 SAWGRASS RIDGE PL	CHARLOTTE	NC	28269
2023-036	FARROW	THOMAS R JR	2621 SAWGRASS RIDGE PL	CHARLOTTE	NC	28269
2023-036	SULLIVAN	DARLENE MARIE	3026 TIFTON GRASS LN	CHARLOTTE	NC	28269
2023-036	IH6 PROPERTY NORTH CAROLINA LP		9335 HARRIS CORNERS PKWY STE 100	CHARLOTTE	NC	28269
2023-036	TODD	MICHAEL GERALD	3002 TIFTON GRASS LN	CHARLOTTE	NC	28269
2023-036	BRINSON	CEDRIC MIGUEL	10402 COCHRAN RIDGE AVE	CHARLOTTE	NC	28269
2023-036	MCCORKLE	CEDRIC	3009 TIFTON GRASS LN	CHARLOTTE	NC	28226
2023-036	CHAMBERS	JAMES A	3017 TIFTON GRASS LN	CHARLOTTE	NC	28269
2023-036	HANIF	KHURRAM	3025 TIFTON GRASS LN	CHARLOTTE	NC	28269
2023-036	PERRY	CARL D	3035 TIFTON GRASS LN	CHARLOTTE	NC	28269
2023-036	BLEDSOE	DENINE	3041 TIFTON GRASS LN	CHARLOTTE	NC	28269
2023-036	CHATHAM HOMEOWNERS ASSOCIATION OF MALLARD CREEK INC		PO BOX 79032	CHARLOTTE	NC	28271
2023-036	CHATHAM HOMEOWNERS ASSOCIATION	OF MALLARD CREEK INC	PO BOX 79032	CHARLOTTE	NC	28271
2023-036	COTTMAN	MAURICE L	2512 LEXINGTON APPROACH DR	CHARLOTTE	NC	28269
2023-036	COTTMAN	MAURICE L	2512 LEXINGTON APPROACH DR	CHARLOTTE	NC	28269
2023-036	PEREZ	FRANCISCO	2102 PRIORY CT	CHARLOTTE	NC	28262
2023-036	BALLARD	MATTHEW	2410 LEXINGTON APPROACH DR	CHARLOTTE	NC	28262
2023-036	BALLARD	MATTHEW	2410 LEXINGTON APPROACH DR	CHARLOTTE	NC	28262

2023-036	MCGRANT	JONATHAN	11117 TAVERNAY PY	CHARLOTTE	NC	28262
2023-036	SHAH	ANILA S	11127 TAVERNAY PY	CHARLOTTE	NC	28262
2023-036	PANUGANTI	JAYA P	11201 TAVERNAY PY	CHARLOTTE	NC	28262
2023-036	BLACKMON	CYNTHIA	11207 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	PHILLIPS	NEIL T	11215 TAVERNAY PKWY	CHARLOTTE	NC	28262
2023-036	LEXINGTON COMMUNITY ASSOCIATION INC		1950 SULLIVAN RD	ATLANTA	GA	30337
2023-036	LEXINGTON COMMUNITY ASSOCIATION INC		1950 SULLIVAN RD	ATLANTA	GA	30337
2023-036	CHISOLM	LEON III	11108 MALLARD CREEK RD	CHARLOTTE	NC	28262
2023-036	MCGRANT	JONATHAN	11117 TAVERNAY PKY	CHARLOTTE	NC	28262
2023-036	BALLARD	MATTHEW	2410 LEXINGTON APPROACH DR	CHARLOTTE	NC	28262
2023-036	LEXINGTON COMMUNITY ASSOCIATION INC		1950 SULLIVAN RD	ATLANTA	GA	30337
2023-036	DAVE	PINA	11127 FOUNTAINGROVE DR	CHARLOTTE	NC	28262
2023-036	SPOJA	DANJA	2345 TREYMORE LN	CHARLOTTE	NC	28262
2023-036	LEXINGTON COMMUNITY ASSOC INC		8916 HUNTER RIDGE DR	CHARLOTTE	NC	28226
2023-036	NHIEP	CONG QUY	11034 FOUNTAINGROVE DR	CHARLOTTE	NC	28262
2023-036	AMANN	PATRICK	11204 TAVERNAY PKWY	CHARLOTTE	NC	28262

2023-036	full_name_neighborhood	first_name	last_name	physical_address	City	State	Zip
2023-036	Arbor Hills Homeowners Associat	Sarah	Ziegler	10701 CLAUDE FREEMAN DR	CHARLOTTE	NC	28262
2023-036	Ashley Creek Homeowners Associa	John	Higdon	3111 PARKER GREEN TL	CHARLOTTE	NC	28269
2023-036	Avensong Homeowners Association	Debbie	Durrell	10701 CLAUDE FEEMAN DR	CHARLOTTE	NC	28209
2023-036	Chatham Homeowners Association	Paul	Corkery	3008 PARKER GREEN TRAIL	CHARLOTTE	NC	28269
2023-036	Chatham Homeowners Association	William	Shepherd	3040 PARKER GREEN TRAIL	CHARLOTTE	NC	28269
2023-036	Chestnut Commons Homeowners Ass	Guy	Derby	3111 PARKER GREEN TL	CHARLOTTE	NC	28269
2023-036	Churchill Downs	Kelly	Voler	10701 CLAUDE FEEMAN DR	CHARLOTTE	NC	28209
2023-036	Claybrooke Neighborhood Associa	Anthony	Wooding	10179 CLAYBROOKE DR	CHARLOTTE	NC	28262
2023-036	Fountaingrove Homeowners Associ	PatrickHelin	Beacham	11024 FOUNTAINGROVE DR	CHARLOTTE	NC	28262
2023-036	Freedom West Community Action A	Richard	Eppley	2026 CHIPSTONE RD	CHARLOTTE	NC	28262
2023-036	Highland Trace Neighborhood	Howard	Carmichael	10701 CLAUDE FEEMAN DR	CHARLOTTE	NC	28209
2023-036	Highland Trace Neighborhood	Willie	Caldwell	3111 PARKER GREEN TL	CHARLOTTE	NC	28269
2023-036	Katelyn Moors Garden Club	Robert	Harris	10409 KATELYN DR	CHARLOTTE	NC	28269
2023-036	Lexington	Darrin	Rankin	11610 TAVERNAY PARKWAY	CHARLOTTE	NC	28262
2023-036	Lexington	David	Hoffman	10415 DICKSON LANE	CHARLOTTE	NC	28262
2023-036	Lexington	Robert	Davis	2345 TREYMORE LANE	CHARLOTTE	NC	28262
2023-036	Lexington	Timothy	Burgess	2215 MAYCROFT DR	CHARLOTTE	NC	28262
2023-036	Prosperity Point Homeowners Ass	Alan	McDonald	10010 GARDENDALE CT	CHARLOTTE	NC	28269
2023-036	Prosperity Point Homeowners Ass	Cosby	Quinlan	3030 DRIWOOD COURT	CHARLOTTE	NC	28269
2023-036	Ramblewood Neighborhood Associa	Woody	Schmidt	11020 DAVID TAYLOR DR	CHARLOTTE	NC	28262
2023-036	Robyns Glen Homeowners Associat	Mickey	Kidwell	2711 CHICKADEE DR	CHARLOTTE	NC	28269
2023-036	Welcome Home CLT	Amarra	Ghani	11135 CYPRESS VIEW DR.	CHARLOTTE	NC	28262

EXHIBIT B

Anthony Fox
Partner
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

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Leon and Jennifer Chisolm to rezone an approximate 9.23-acre tract located at 11128 Mallard Creek Road from R-3 to UR-2(CD). To allow the uses permitted in the UR-2(CD) zoning district.

Date and time of Meeting: Tuesday, September 5, 2023 at 6:00 p.m.

Location: Mallard Creek Recreational Center, 2530 Johnston Oeher Road, Charlotte, NC

Petitioner: Leon and Jennifer Chisolm

Petition No.: RZP 2023-036 ("Rezoning Petition")

Hello:

We are assisting Leon and Jennifer Chisolm (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 9.23-acre site (the "Site") located at 11128 Mallard Creek Road, Charlotte, North Carolina from the R-3 zoning district to the UR-2(CD) zoning district. The purpose of the rezoning is to allow for the uses permitted in the 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 are 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 Petitioner, we give you notice that the representatives of the Petitioner will hold an official Community Meeting regarding the Rezoning Petition on Tuesday, September 5, 2023 beginning at 6:00 p.m. at the Mallard Creek Recreational Center, 2530 Johnston Oeher Road, Charlotte, North Carolina 28269. Area residents and representatives of area organizations who would like to participate in the Community Meeting are invited to attend. After the presentation, attendees will have the opportunity to ask questions. If you cannot participate in the Community Meeting and would like a hard copy of the presentation, please contact erinmoreno@parkerpoe.com.

Representatives of the Petitioner 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 Anthony at anthonyfox@parkerpoe.com.

Thank you,

Representative for Petitioner
Anthony Fox

cc: Renee Johnson

cc: Leon and Jennifer Chisolm

EXHIBIT C

EXHIBIT D

Mallard Creek Road Community Meeting

Petition 2023-036

September 5, 2023

Mallard Creek Recreational Center



Please sign in using the sign-in sheets – Thank you!



Agenda



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

The logo for David Weekley Homes features the company name in white serif font on a dark blue square background. A horizontal brushstroke in orange and red is positioned below the text.

David Weekley
Homes

The logo for Parker Poe consists of a stylized 'P' icon in green and blue, followed by the company name in a green sans-serif font. Below the name is the tagline 'Attorneys & Counselors at Law' in a smaller, grey font.

Parker Poe
Attorneys & Counselors at Law

The logo for Landworks Design Group, PA features a stylized house icon in blue and green. To the right of the icon is the company name in a bold, dark blue sans-serif font. Below the name is the tagline 'CREATING SPACES TO LIVE, WORK AND PLAY' in a smaller, grey font.

Landworks
Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY

Meet the Development Team

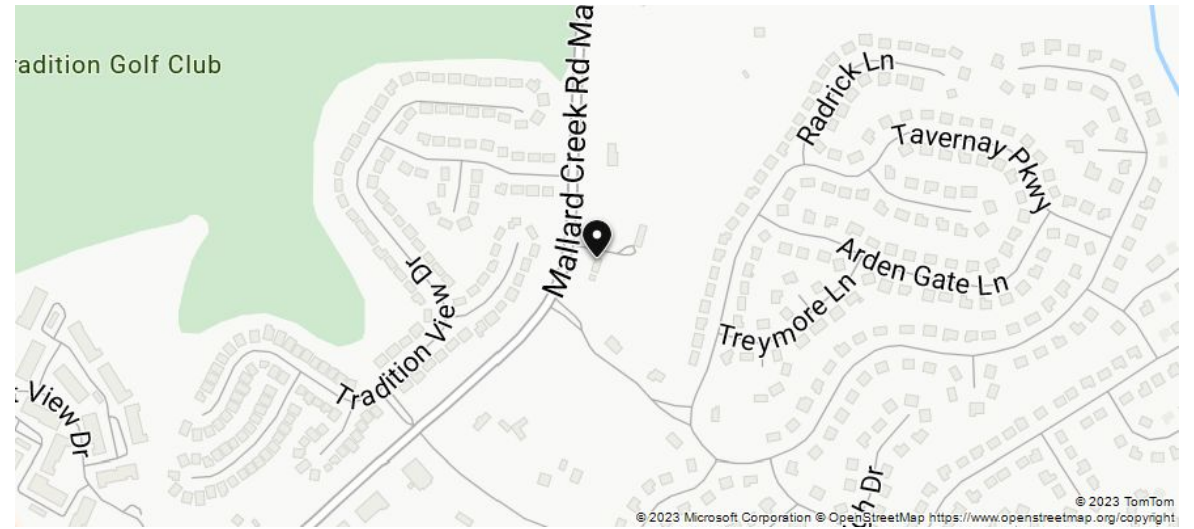
- Legal Representative
Anthony Fox
Parker Poe
- Design/Engineering
Matt Langston
Landworks Design Group, PA
- Developer/Property Owner Leon and Jennifer Chisolm
- David Weekley Homes, Builder

The Site

- Property Size
+/- 9.23 Acres
- Current Zoning
R-3 (Single Family Residential)
- Current Use
Single Family Residential (SFR)
- Proposed Zoning
UR-2 (CD) Urban Residential Conditional
- Proposed Use
Multifamily Residential



The Area

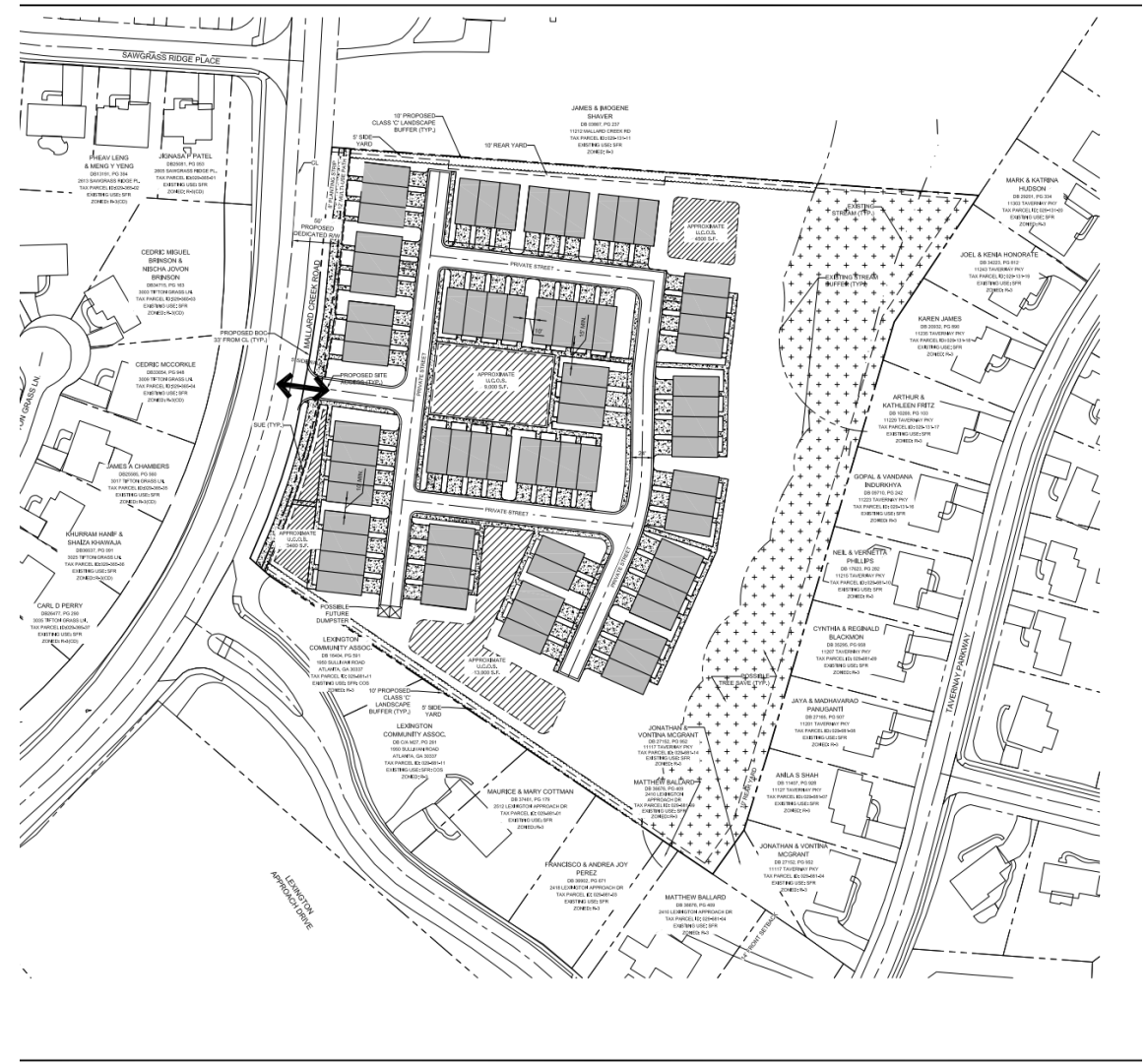


Proposed Mallard Creek Site Plan



Proposed Site Plan

- Approximately 72 single-family attached dwelling units.
- 7.8 DUA
- 14' from property line or existing curb
- 48' maximum building height
- A minimum 15% tree save
- A minimum 10% open space



Proposed Zoning Conditions

- The rezoning of the site will limit uses to residential only – no commercial or other primary uses will be permitted.
- The development will provide a minimum of 29,000 square feet of usable common space to be amenitized with benches, enhanced landscaping and other similar amenities.
- The development will install a 12' sidewalk and 8' planting strip along the Site's frontage along Mallard Creek Road.
- The development will comply with all city ordinances, including the City's tree ordinance.
- The development will include required buffer and setbacks including a fence along the east and west sides.



Potential Elevations



More Potential Elevations





More Potential
Elevations



David
Weekley
Communities



David Weekley Communities



David Weekley Communities





David Weekley Communities



David Weekley Communities

REVISED



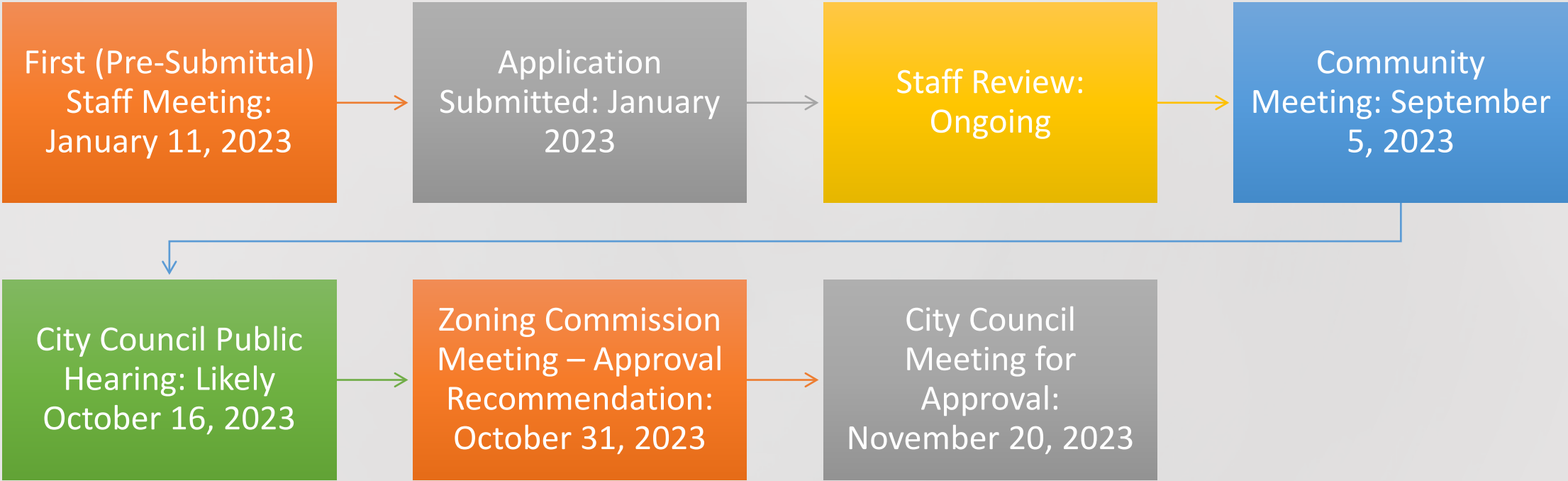
David Weekley
Communities



David
Weekley
Communities



The Rezoning Process



We Want to Hear from You

- Please email anthonyfox@parkerpoe.com with any questions or comments you may have about the proposal
- We are continuing discussions with City staff about the proposal, no date has been set yet for a public hearing or any formal approval by the Zoning Commission or City Council

Questions/Comments