

OFFICIAL COMMUNITY MEETING REPORT  
**Petitioner: Shinnville Ridge Partners LLC/Courtney Sloan**  
Rezoning Petition No. 2023-037

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 July 17, 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, July 31<sup>st</sup> at 7:00 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 ten (10) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Chad Cooke, as well as by Petitioner's agents Matt Langston with Landworks Design Group, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 1.2-acre site located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road. The site is surrounded by existing multi-family developments, medium density high-end townhome infill developments, and institutional uses.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including access and transportation requirements, environmental constraints, council priorities, and community feedback. He noted awareness of the transportation and traffic concerns along the Fairview corridor and around SouthPark. He stated that the proposed small infill residential development is not expected to create a significant impact on the traffic generation in the area but that the project is being

coordinated with CDOT to line up access points and make sure there aren't any conflicts in the site design. The site is currently zoned to the N1-A zoning district under the new Unified Development Ordinance (UDO) with surrounding parcels zoned to the UR-C(CD) urban residential – commercial zoning district under the old zoning ordinance. 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 2040 future land use policy map reflects the current N1 placetype designation for lower density residential uses at the site, but the surrounding properties are designed for the higher-density N2 residential placetype and higher intensity commercial activity center designation.

Mr. Brown explained that the Petitioner is proposing a site-specific rezoning plan for a maximum of fourteen (14) townhome units with one access point lining up with Closeburn Road across the other side of Fairview Road. The project would also include a twelve (12) foot wide multi-use path along the site's frontage of Fairview Road and a Class C buffer with a fence along the rear of the property to screen the project from existing residential neighbors. Mr. Brown stated that the expectation for the project would be similar to existing high-end infill townhome developments in the area. He opined that the proposal is likely similar to what could be built by-right today (without a rezoning) since single-family only districts were eliminated in the UDO and duplex, triplex, and sometimes quadraplex units are permitted in the N1 zoning categories.

Mr. Brown explained that the rezoning timeline could result in a revised plan submittal in August, public hearing in September and City Council decision in October, at the earliest. From there, permitting and design could occur in Spring 2024 with groundbreaking by Summer 2024.

The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

In response to an attendee's question about a traffic study, the Petitioner's team stated that a project of this small scale would not trigger a traffic study. In addition, a by-right development is likely to produce a similar amount of traffic as the rezoning proposal.

An attendee asked about parking spaces and guest parking. In response, the Petitioner's team stated that parking calculations are still a work in progress but at least two spaces will be provided for each unit as well as a few surface parking spaces for overflow and emergency vehicle turn-around area. Units will also have full-length driveways.

Another attendee asked whether the units would be for-rent or owner occupied. The Petitioner's team stated that rezoning documents are unable to distinguish whether the units would be for sale or rent but that the expectation is for-sale units.

In response to an attendee's inquiry about new transportation infrastructure such as a traffic signal, the Petitioner's team stated that the request has not been raised by CDOT and they suspect a required signal warrant analysis would determine that a traffic signal is not warranted at the access intersection and the 14-unit proposal would not rise to the level of justifying a traffic signal in this location.

The Petitioner's attendee responded to a question that the building height would be a maximum of 48 feet which is the same as would be permitted under the current zoning in a by-right development scenario.

The Petitioner's team acknowledged deed restriction litigation related to the area but was unable to make representations as to the status of the deed restrictions as that is not within the scope of their rezoning representation.

An attendee noted that Wintercrest is a busy street with single-family homes and wondered about the adequacy of guest parking for the proposed project. The Petitioner's team stated that they were working through guest parking options while also balancing the priority of providing trees on-site.

In response to an attendee's request for a reduction in units, the Petitioner's team stated that the project needs to be economically viable and that the City is moving away from single-family-only zoning designations so a similar density could be constructed on the site without a rezoning. Generally, quadraplex buildings are permitted under the UDO under certain scenarios when affordable housing is provided so that option could be explored to get a similar 14-unit development. Mr. Brown explained that the benefit of this conditional rezoning process is the surety of what would be developed rather than future unknowns. The rezoning plan, if approved, would typically not be disturbed in the future unless another rezoning is pursued.

An attendee asked about stormwater drainage from the site. Mr. Langston responded that he was involved in the development on the opposite side of the street so he is familiar with the stormwater considerations for the area already. The project intends to have on-site storm detention and water quality treatment underground before leaving the site.

The meeting concluded at approximately 7:40 p.m. without any further questions or discussion from the community.

Respectfully submitted this 14<sup>th</sup> day of August 2023.

cc: John Kinley, 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 ANY QUESTIONS.**

2023-037	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-037	Asbury Hall Homeowners Associat	Daniel	Morrison	1834 ASBURY HALL CT		CHARLOTTE NC	28209-5538
2023-037	Asbury Hall Homeowners Associat	Tom	Girkins	1828 ASBURY HALL CT.		CHARLOTTE NC	28209
2023-037	Barclay Downs Homeowners Associ	Anna	Wilder	3301 FERNCLIFF RD.		CHARLOTTE NC	28211
2023-037	Barclay Downs Homeowners Associ	Bacly	McGrath	3200 GLEN TERRACE		CHARLOTTE NC	28211
2023-037	Barclay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD.		CHARLOTTE NC	28211
2023-037	Barclay Downs Homeowners Associ	Derek	Ditner	3831 BARCLAY DOWNS DR.		CHARLOTTE NC	28209
2023-037	Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD		CHARLOTTE NC	28211
2023-037	Beverly Woods	John	Heffernan	6515 CRANBORNE CHASE ST.		CHARLOTTE NC	28210
2023-037	Beverly Woods East Civic Associ	Tari	RobertMarshall	3900 KITLEY PL.		CHARLOTTE NC	28210
2023-037	Beverly Woods East Civic Associ	Todd	Dunnagan	4017 MEADSTON LN.		CHARLOTTE NC	28210
2023-037	Closeburn & Glenkirk Neighbho	Leslie	Mueller	5523 CLOSEBURN RD.		CHARLOTTE NC	28210
2023-037	Closeburn & Glenkirk Neighbho	Roger	Coates	5616 GLENKIRK RD.		CHARLOTTE NC	28210
2023-037	Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD.		CHARLOTTE NC	28210
2023-037	Forest Heights Homeowners Assoc	Hettie	Wright	3230 SUNNYBROOK DR.		CHARLOTTE NC	28210
2023-037	Heatherstone Neighborhood Assoc	Christine	Woods	3635 STOKES AVE.		CHARLOTTE NC	28210
2023-037	Henderson Circle	Christian	Ciccaralli	3643 BARCLAY DOWNS DRIVE		CHARLOTTE NC	28209
2023-037	Lauratwood	Drew	Thrasher	6400 HAZELTON DRIVE		CHARLOTTE NC	28210
2023-037	Lawe South Park	Josh	Francis	5725 CARNEGIE BOULEVARD		CHARLOTTE NC	28209
2023-037	Madison Park	Joseph	Mertes	5128 VALLEY STREAM RD		CHARLOTTE NC	28209
2023-037	Madison Park	Olivia	Crowley	3254 MARGELLINA DRIVE		CHARLOTTE NC	28210
2023-037	Montclair Neighborhood Associa	Nancy	Mosier	5919 BOXWOOD LN		CHARLOTTE NC	28210
2023-037	Montford Neighborhood	Elizabeth	Goodwin	4943 PARK RD #134		CHARLOTTE NC	28209
2023-037	Page's Pond	Nancy	Mullins	5400 WINTERCREST LN		CHARLOTTE NC	28209
2023-037	Park Phillips Townhomes Owners	Barbara	Pomeroy	4929 PARK PHILLIPS COURT		CHARLOTTE NC	28210
2023-037	Park Phillips Townhomes Owners	Ike	Granger	6716 CHURCHILL PARK CT		CHARLOTTE NC	28210
2023-037	Park Quail Neighborhood COALIT	Mary	Setlemyer	5811 FAIRVIEW RD		CHARLOTTE NC	28209
2023-037	Pleardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE		CHARLOTTE NC	28209
2023-037	Pleardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN		CHARLOTTE NC	28209
2023-037	Pleardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN		CHARLOTTE NC	28209
2023-037	Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR.		CHARLOTTE NC	28210
2023-037	Selwyn Grove Homeowners Associa	Gregory	Underwood	5231 LILA WOOD CIRCLE		CHARLOTTE NC	28209
2023-037	Southpark Commons	Kim	Byrd	3256 MARGELLINA DRIVE		CHARLOTTE NC	28210
2023-037	Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD		CHARLOTTE NC	28210
2023-037	Spring Valley	Melani	McIninch	6612 OLD REID RD		CHARLOTTE NC	28210
2023-037	Wincrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD		CHARLOTTE NC	28209



# Exhibit B

July 17, 2023

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

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, July 31<sup>st</sup> at 7:00 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Shinnville Ridge Partners LLC/Courtney Sloan  
**Petition No.:** 2023-037

Dear Charlotte Neighbor:

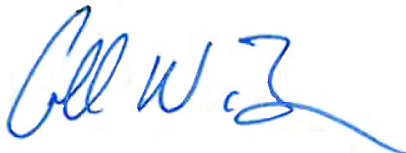
Our firm represents Shinnville Ridge Partners LLC/Courtney Sloan (the “Petitioner”) in its proposal to rezone an approximately 1.21-acre site located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road. The Petitioner is requesting a rezoning from the N1-A zoning district to the UR-2(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 rezoning 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, July 31<sup>st</sup> at 7:00 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](mailto: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 (“Fairview”) 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](mailto: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 
-  chad cooke  
-  Collin Brown  
-  Matt Langston  
-  Cathy Turnbull  
-  Clem McDavid  
-  doug groome  
-  Jon Ries  
-  Matt Marflake  
-  Megan Rogers  
-  Roger Coates  
-  susan scheffler  
-  Wilna Eury  
-  Gayle Hager 

# Exhibit D

**FAIRVIEW ROAD REZONING**  
**(REZONING #2023-037)**  
**SHINNVILLE RIDGE PARTNERS**

Official Community Meeting  
July 31, 2023

Alexander  
Ricks  
PLLC

# MEETING AGENDA

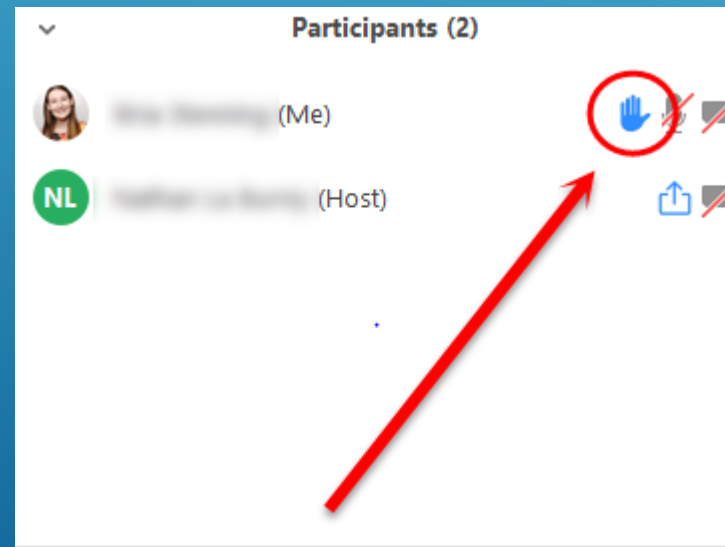
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Proposed Rezoning Plan**
  - **Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:**           **MIRSA 2 LLC**

**Petitioner:**                   **Shinnville Ridge Partners/Courtney Sloan**

Chad Cooke



Matt Langston

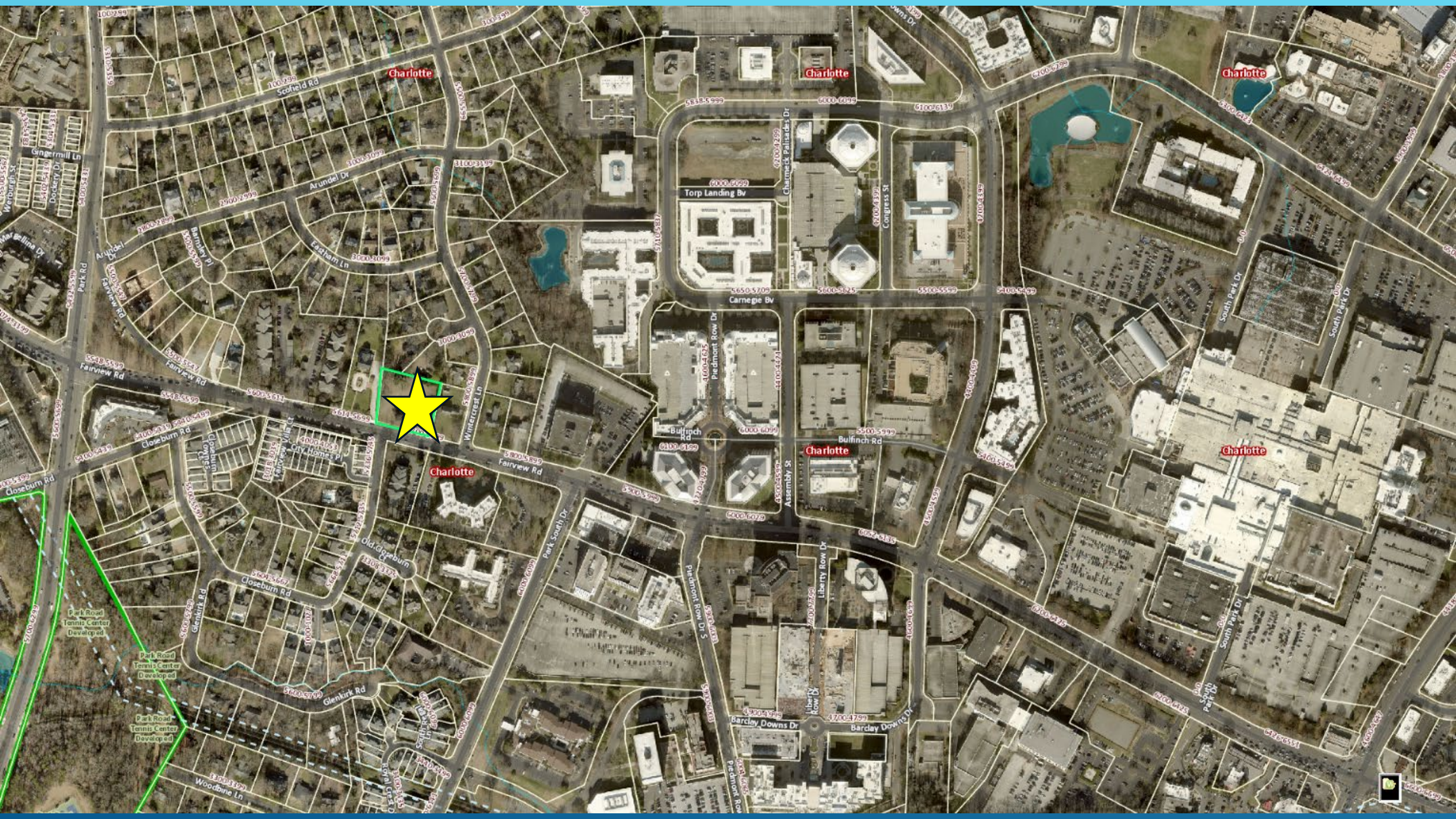


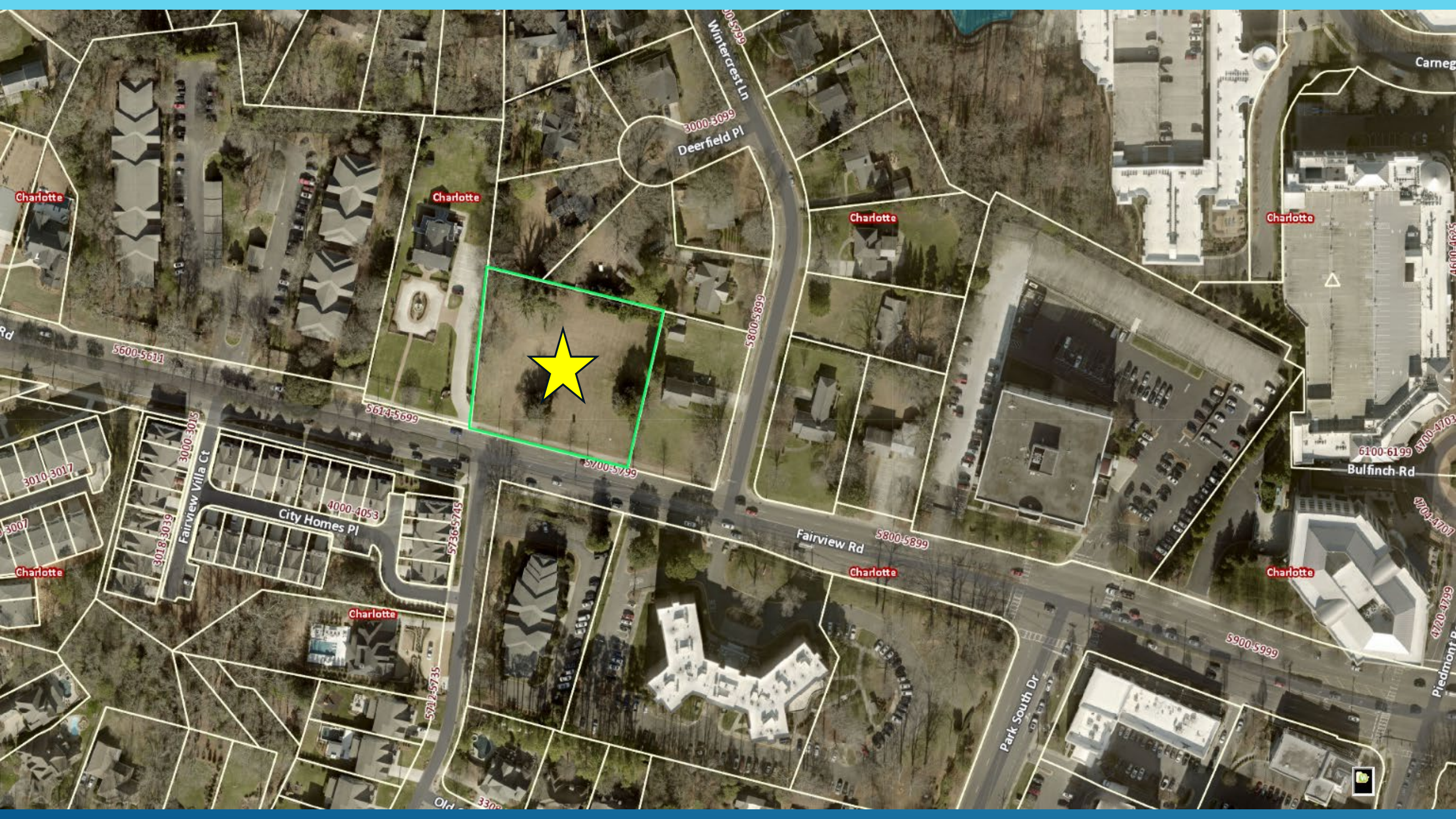
Collin Brown &  
Brittany Lins

# PROPERTY LOCATION









Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

3000-3099  
Deerfield Pl

300-5999  
Wintercrest Ln

5800-5899

5600-5611

5614-5699

5700-5799

5800-5899  
Fairview Rd

3010-3017

3007

3018-3039  
Fairview Villa Ct

4000-4053  
City Homes Pl

5736-5745

6100-6199  
Bulfinch Rd

4700-4703

4700-4707

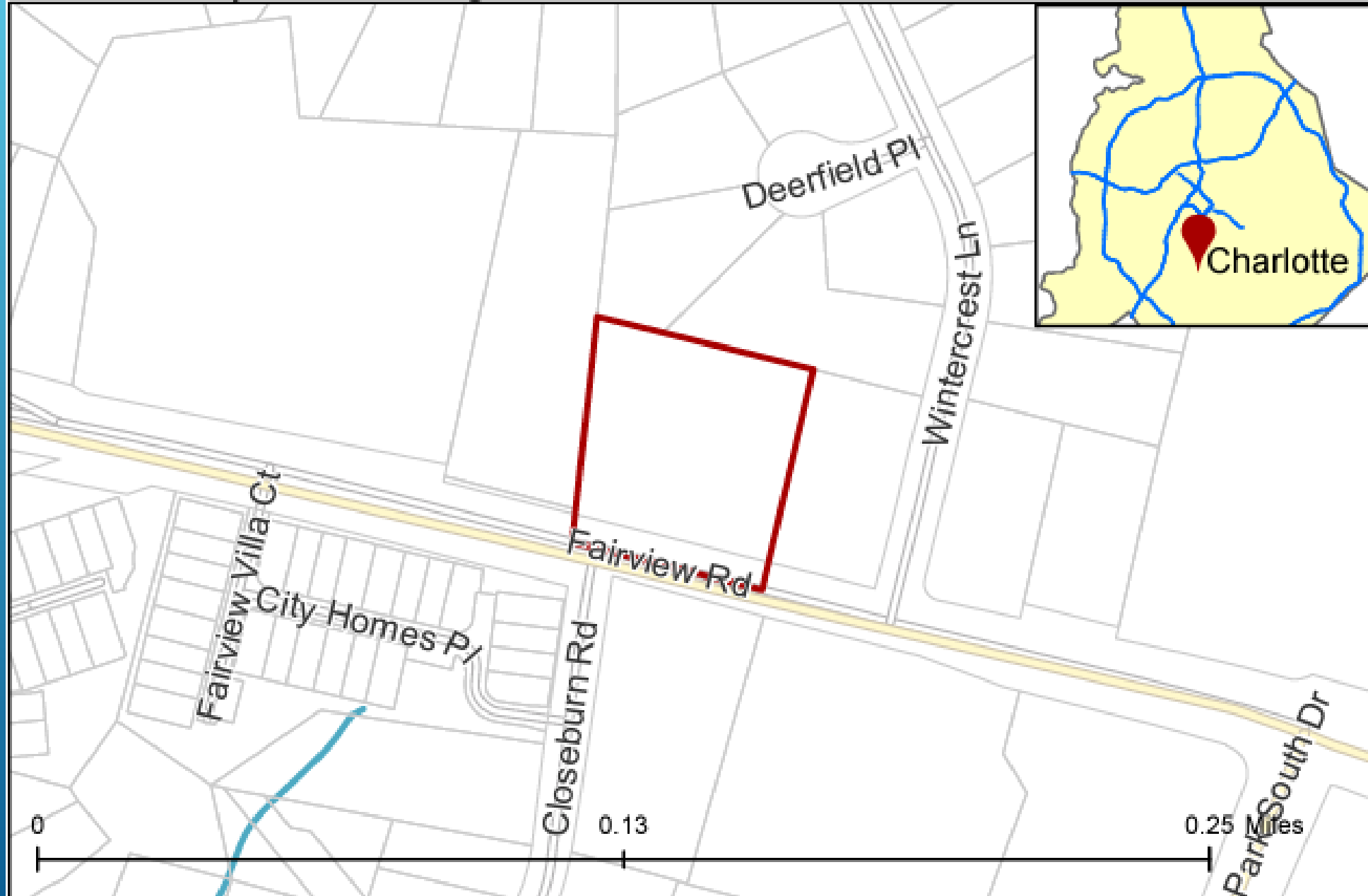
4720-4799  
Piedmont Dr

5900-5999



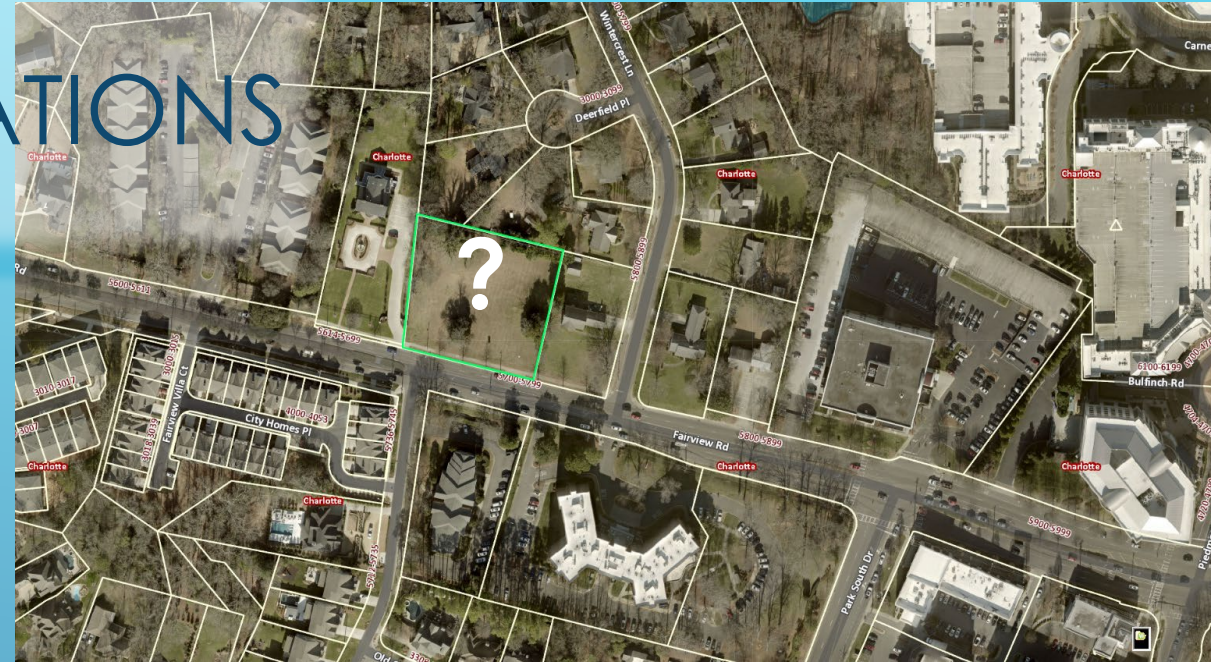
Approximately 1.21 acres

**Location of Requested Rezoning**



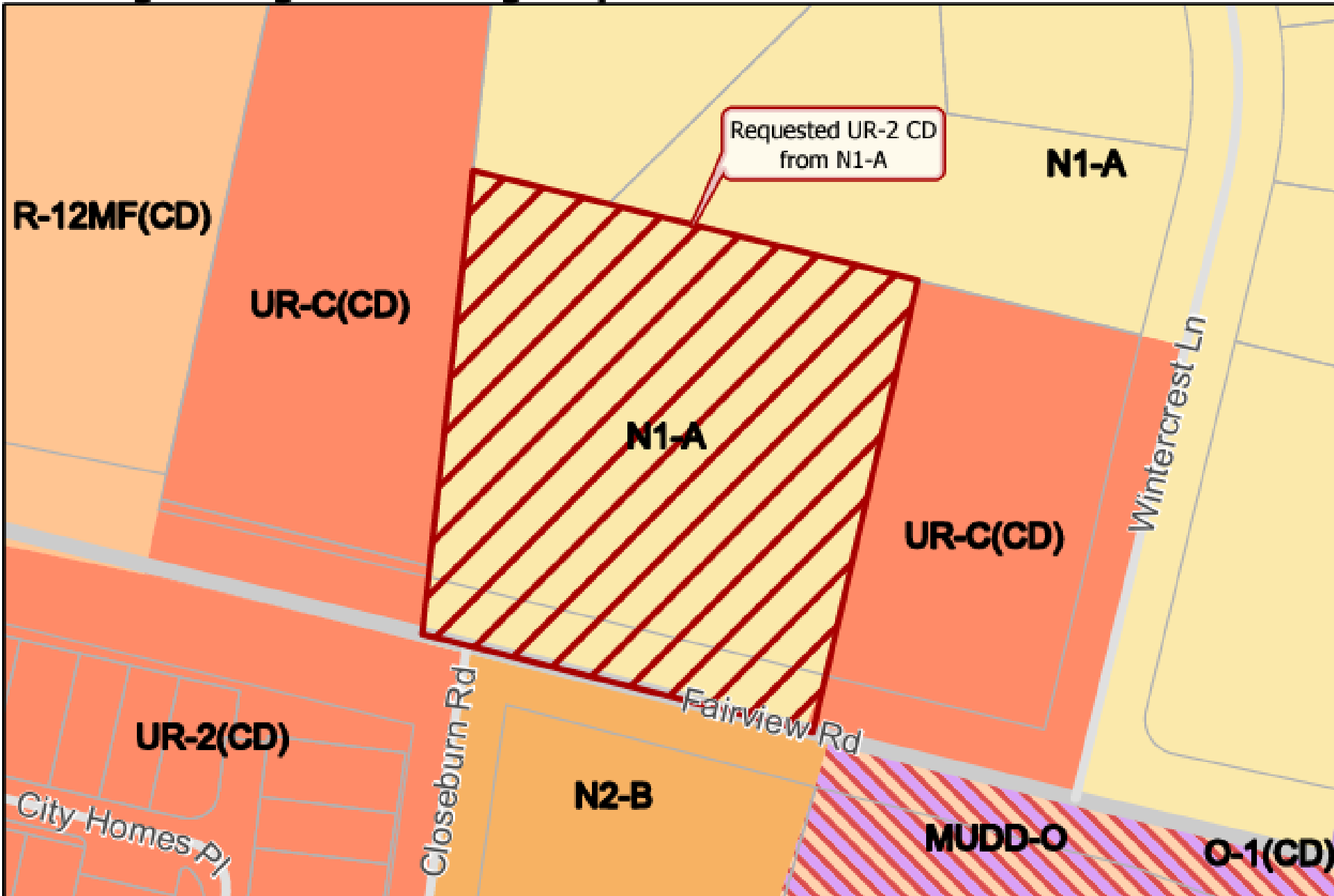
# DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities









# EXISTING ZONING

# Existing Zoning & Rezoning Request



 Requested UR-2 CD from N1-A

## Zoning Classification

-  Neighborhood 1
-  Neighborhood 2
-  Multi-Family
-  Urban Residential
-  Office
-  Mixed Use



# LAND USE PLAN RECOMMENDATION



# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

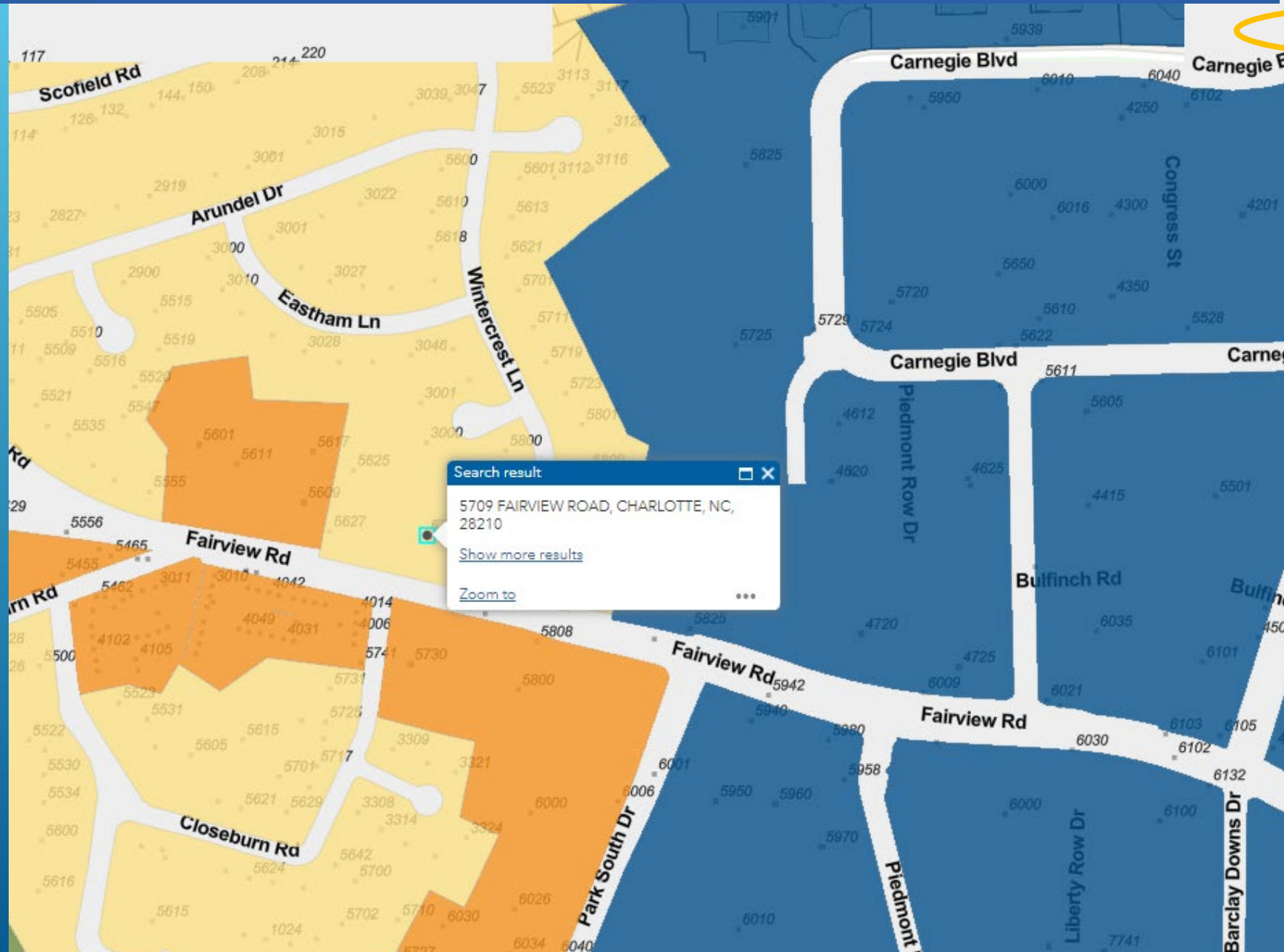
Public Review Draft  
Published October 31, 2020







# 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

Search result

5709 FAIRVIEW ROAD, CHARLOTTE, NC, 28210

[Show more results](#)

[Zoom to](#)



### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

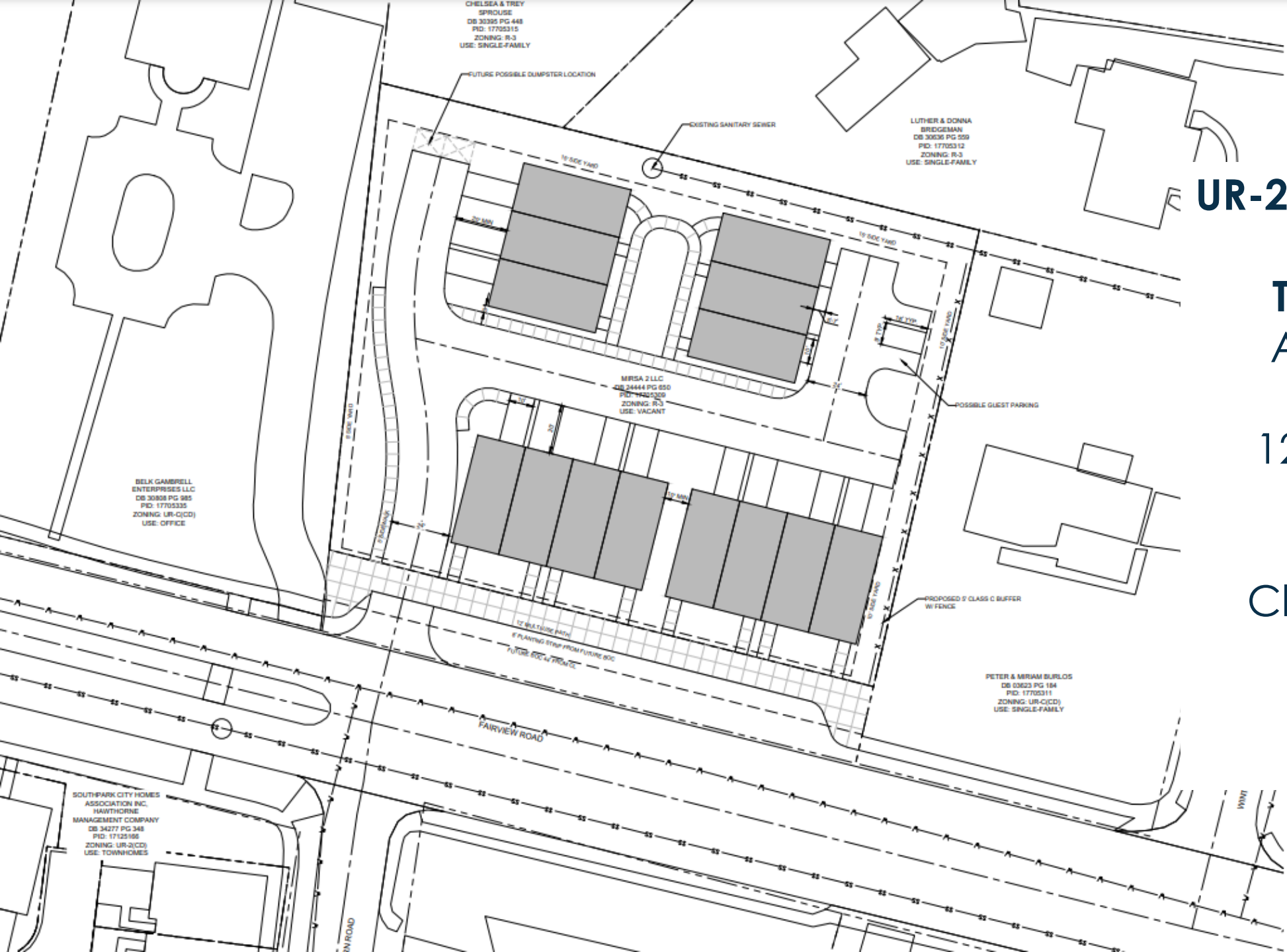
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

# REZONING PROPOSAL

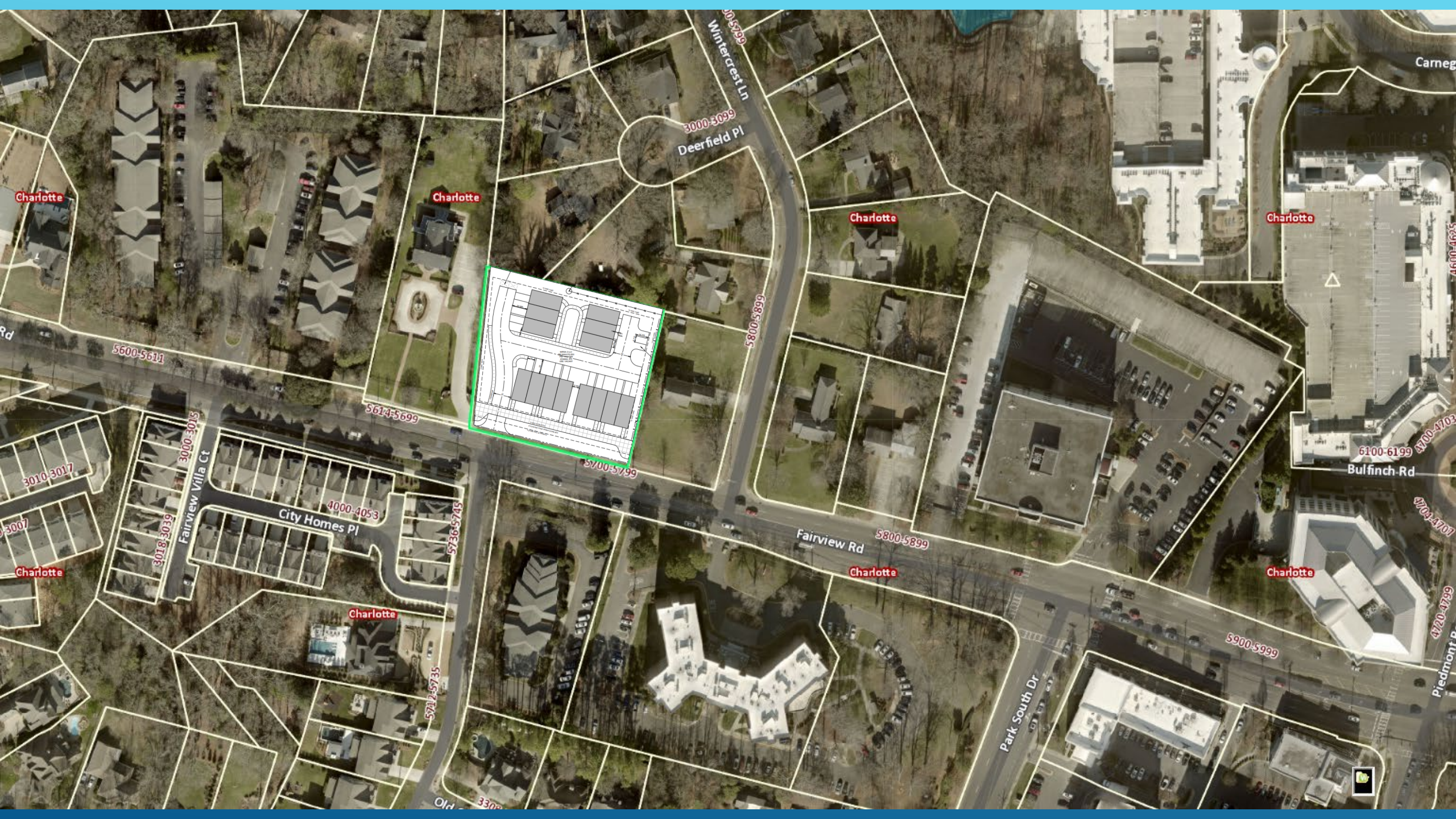


**UR-2(CD) Zoning District  
Requesting 14  
Townhome Units  
Approx. 8.6 DUA**

12' multi-use path  
along Fairview

Class C buffer with  
fence

Guest parking



Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Wintercrest Ln  
300-3099  
Deerfield Pl

5600-5611

5614-5699

5800-5899

5700-5799

Fairview Rd  
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Fairview Villa Ct

4000-4053  
City Homes Pl

5712-5735

4700-4703

4700-4701

4720-4799  
Piedmont Dr

5900-5999



# POTENTIAL REZONING SCHEDULE

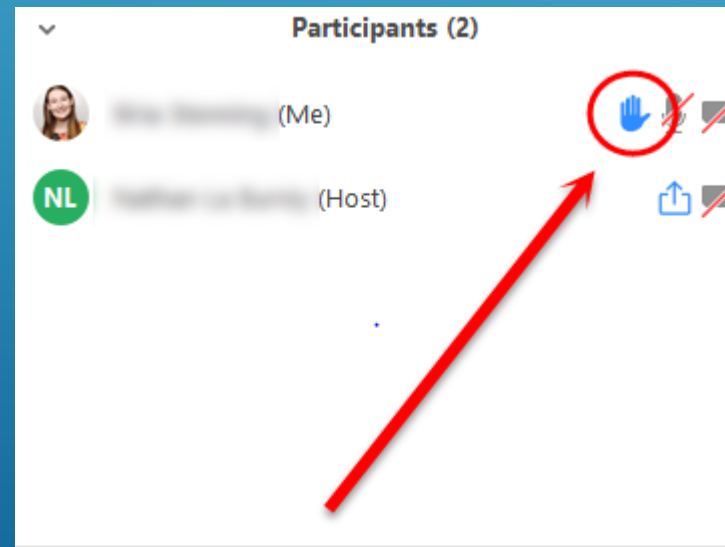
- ▶ **Application Filed:** Jan 31, 2023
- ▶ **Application Processed:** June 2023
- ▶ **Official Community Meeting:** Today, July 31<sup>st</sup>
- ▶ **Revised Plan Submittal:** August 14<sup>th</sup>
- ▶ **Earliest Public Hearing:** September 18<sup>th</sup>
- ▶ **Zoning Committee:** October 3<sup>rd</sup>
- ▶ **City Council Decision:** October 16<sup>th</sup>

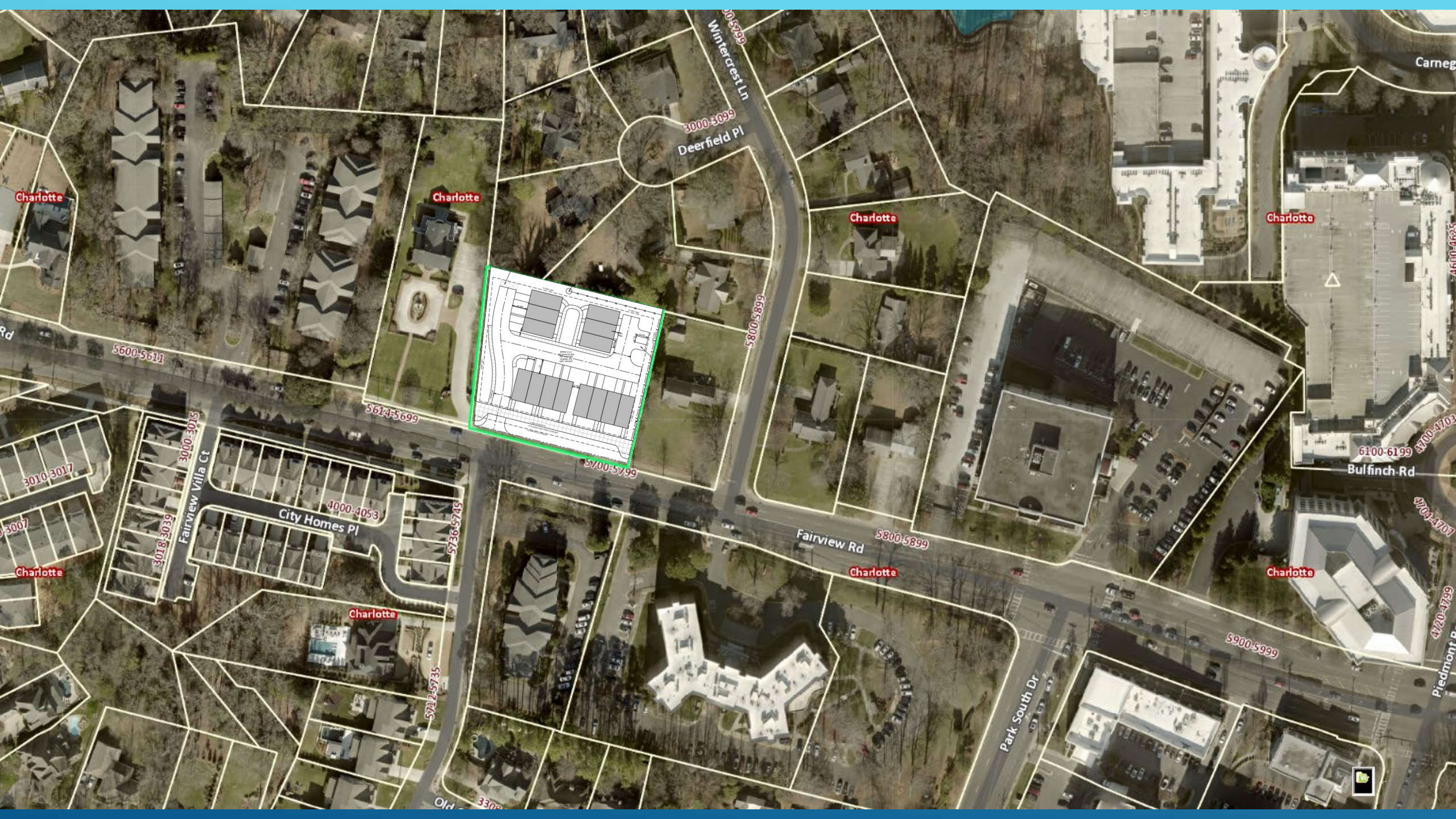
# QUESTIONS & DISCUSSION

Type your  
questions



Or ask out loud





Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Wintercrest Ln  
300-3099  
Deerfield Pl

5600-5611

5614-5699

5800-5899

3010-3017

3007

3018-3039

Fairview Villa Ct

4000-4053  
City Homes Pl

5736-5745

5700-5799

Fairview Rd  
5800-5899

6100-6199  
Bulfinch Rd

4700-4707

5900-5999

Park South Dr

4720-4799  
Piedmont Dr





THANK YOU!

The image features a solid blue background with a vertical gradient, transitioning from a lighter blue at the top to a darker blue at the bottom. A light blue horizontal bar is centered in the upper half of the image, containing the text "THANK YOU!". In the bottom right corner, there are several white diagonal lines of varying lengths and thicknesses, creating a dynamic, abstract graphic element.