

COMMUNITY MEETING REPORT

Petitioner: Men in Motion Home Renovations, LLC

Rezoning Petition No. 2023-095

Location of Rezoning Proposal: 2541 Pickway Drive, Charlotte, NC 28269

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Daylight Engineering mailed a written notice of the date, time, and link of 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 (12/9/23). A copy of the written notice is attached hereto as Exhibit B.

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 C. The Petitioner was represented at the Community Meeting by (list all persons present representing the petitioner).

Exhibit A – Mailing List of Property Owners and Neighborhood Organizations

Exhibit B – Example of Notice Letter

Exhibit C – Community Meeting Attendance Sheet

Summary of Presentation/Discussion:

- Introductions of all in attendance.
- Kate (Engineer) explains project and why we need to rezone property
- Kate explains process of rezoning and next steps
- Kate explains scope of work and how appearances will change due to construction
- Ryan Stell (Architect) explains building design and appearance
- Martin Quinn (Property Owner) asks: Why not build single family homes instead of duplexes and triplexes? Worried about traffic impact.
- Michael (Developer) explains why duplexes and triplexes. (Can only fit 3 single family homes due to current zoning)
- Martin Quinn asks base price of homes. Answer: \$400,000
- Martin Quinn: Some people on street do not want duplexes and triplexes
- Martin Quinn: Where is water and sewer going?
- Kate shows Martin where utilities will be going and explains that water quality will improve
- Pickway will not be widened but the road will be worked on to extend the water service
- Matthew Spivey questions from chat answered. Will existing portion of Pickway be widened? Answer: No.
- Maura Quinn questions about taxes on utilities with increased use.
- Kate explains the adjacent properties zoning and how our zoning fits in
- Industrial > High-density residential > Low-density residential (our property provides buffer)
- Maura Quinn reiterates that the property is non-conforming to area.
- Maura Quinn addresses traffic ingress and egress
- Kate explains that we have met those requirements of ingress and egress with this property including fire and emergency response
- Maura Quinn asks how many homes can be built on this property with the current zoning? Answer: 3 Single Family Homes could be built on this property.
- Kate addresses Matthews questions in chat log about parking availability
- Matthew asks about developer liability during construction (tearing up road for utilities etc)? Answer: Developer will be available for any concerns that come about during construction phase.
- Martin Quinn: How long will it take to build homes? Answer: 12-14 months.
- Michael gives list of previous properties that they have built.

List:

- 208 + 212 Pawley Lane, Charlotte
 - 211 + 215 Latta Avenue, Charlotte
 - 4505, 4509, 4513 Wildwood Avenue, Charlotte
 - 6162 Cove Creek
-
- Matthew Spivey: Impervious area and effect the storm water and runoff will have. Kate explains sand filter location and process. Will not be a cost to existing homeowners.
 - Martin asks if Pickway will become HOA. Answer no, just the new townhomes.

Summary of Presentation/Discussion:

- Maura asks about wetlands on Pickway. Kate answers by explaining the water quality and attenuation of pre and post development.
- Kate explains sand filter again and, in more detail.
- Ryan Stell explains again that roughly 3-4 single family homes could be built on this property with the current N1A zoning (reason for rezoning)

End of Meeting

Exhibit A – Mailing List of Adjacent Property Owners

OWNER LAST	OWNER FIRST	COOWNER FIRST	COOWNER LAST	ADDRESS	CITY	STATE	ZIPCODE
EL-AMIN	IBRAHIM			2524 PICKWAY DR	CHARLOTTE	NC	28269
PATTON	ALVIN W	RENNIE M	PATTON	2516 PICKWAY DR	CHARLOTTE	NC	28269
QUINN	MARTIN D			2508 PICKWAY DR	CHARLOTTE	NC	28269
FRYE	MARGARET E		C/O AMELIA MAY	2417 ARROWHEAD RD	LIBERTY HILL	SC	29074
HEFNER	DANIEL BARNARD	FRANCES RUTH	HEFNER	2418 PICKWAY DR	CHARLOTTE	NC	28269
YANDLE	JAMES TERRY			6449 OCEAN HWY W	OCEAN ISL BCH	NC	28469
PADILLA	JOSE III			2540 PICKWAY DR	CHARLOTTE	NC	28269
DIAZ	JOSE HUMBERTO ALVARADO	ROCIO CRUZ	SANTOS	1720 LISBON LN	CHARLOTTE	NC	28269
M&G TERNINALS LLC				22 STANLEY ST	NASHVILLE	NC	37210
MEN IN MOTION HOME RENOVATIONS LLC				2807 WHALEYS CT	CHARLOTTE	NC	28273
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371	CHARLOTTE	NC	28299
SPIVEY	MATTHEW	NICOLE	SPIVEY	5441 RACINE AVE	CHARLOTTE	NC	28269
GOOD	CINDY N	TRUST	NIX FAMILY IRREVOCABLE	2425 PICKWAY DR	CHARLOTTE	NC	28269
MCLAUGHLIN	RICHARD K	KIMBERLY B	MCLAUGHLIN	2431 PICKWAY DR	CHARLOTTE	NC	28269
STEELE	JEROME EDWARD			2509 PICKWAY DR	CHARLOTTE	NC	28269
MIGUEL	MARIA DEL CARMEN BERNABE			2517 PICKWAY DR	CHARLOTTE	NC	28269
RUIZ	KARLA	AREXIA ALEJANDRA RUIZ	DIAZ	55118 FAULCONBRIDGE RD	CHARLOTTE	NC	28227
SELIPHIN	JOHN SMITH			2603 PICKWAY DR	CHARLOTTE	NC	28269
DEBERNARDI	MARIO IVAN HERRERA	VALERIA GUADALUPE REYES	DIAZ	5820 BRICKSTONE DR	CHARLOTTE	NC	28227
CHEESEBORO	TIFFANY			2025 WILLOW RD UNIT 2A	GREENSBORO	NC	27406
MEKONNEN	ASSEFA E	SERAKALEM A	URGA	3004 W. 83RD ST	INGLEWOOD	CA	90305
FISHER HERMAN HOUSING LLC				PO BOX 49453	CHARLOTTE	NC	28277
HABITAT FOR HUMANITY OF CHARLOTTE INC				3815 LATROBE DR	CHARLOTTE	NC	28211

Exhibit A - Mailing List of Neighborhood Organizations

Neighborhood Name	First Name	Last Name	Address	City	Zip
Cardinal Glen Homeowners Associ	WillieRoslyn	Livingston	5130 OSAGE CIRCLE, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Cardinal Glen Homeowners Associ	Xavier	Hodges	4943 OSAGE CR, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Derita- Woods	Esmeralda	Aquilera	3017 DALECREST DRIVE, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Derita Design	Hasheem	Halim	2731 GIBBON RD, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Derita Statesville Road Communi	Sylvia	Cannon	5447 ELIZABETH RD, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Derita Statesville Road Communi	Theresa	McDonald	3100 LAKE DRIVE, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Eagle Lake Fishing Club, Inc	Lad	Ackerman	2917 DALECREST DR, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Fairstone	Ronald	Williams	5736 FAIRCHASE AVENUE, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Forest Pond Homeowners Associat	Mehl	Renner	6105 SPRING FLOWER CT, CHARLOTTE, NC, 28262	CHARLOTTE	28262
Grenelefe Village Homeowners' A	Marvin	Betaudier	2517 EARGLE RD, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Grenelefe Village Homeowners' A	Sheila	Zegarra	5310 GRENELEFE VILLAGE RD, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Grenelefe Village Townhomes Hom	Reggie	Rucker	2830 HOSTA DR, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Hidden Valley Community Associa	Gary	Dawkins	2934 ZION RENAISSANCE LN, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Poplar Springs	Stephanie	Walker	5130 GRANITE CREEK LANE, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Royal Oaks Neighborhood Associa	Molly	Wilbanks	5213 PINE DR, CHARLOTTE, NC, 28269	CHARLOTTE	28269
Spring Woods Home Owners Associ	Jacquie	Nettles	1930 ABERGLEN DR, CHARLOTTE, NC, 28262	CHARLOTTE	28262

Exhibit B – Example of Notice Letter

12/08/23

Ibrahim El-Amin

2524 Pickway Drive

Charlotte NC, 28269

Dear Mr. El-Amin,

The purpose of this letter is to inform you that Men in Motion Home Renovations is filing a Rezoning Petition with the Charlotte Planning, Design, and Development Department seeking to rezone an approximately 1.988-acre site located at 2541 Pickway Drive Charlotte, NC 28269 from the N1-A zoning district to the N1-E(CD) zoning district. The purpose of the rezoning is to permit the development of two duplexes and two triplexes.

A Community Meeting regarding this Rezoning Petition will be held on December 19th, 2023 at 6:00 PM virtually through a Zoom video conference. If you would like to virtually attend the community meeting, please use the link below. Upon request, we can provide a hard copy of the presentation to those without internet access. Following the meeting, a 10-day window will be opened for any comments or concerns to be answered.

The Petitioner's Representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this Rezoning Petition.

Date and Time of Meeting: December 19th, 2023 (12/19/23) at 6:00 PM

Place of Meeting: Virtual Meeting through Zoom Video Communications

Link to join meeting: <https://us05web.zoom.us/j/81345630568?pwd=qxGjf0mnbSevj30gzTJiOC4u7fAI01.1>

Passcode: G5sbm2

Respectfully,

Kate Underwood, PhD, PE

Engineer & Partner, Daylight Engineering

M 980.234.7500 | **E** kate@daylighteng.com

165 Brumley Ave NE Ste 2000 | Concord, NC 28025

Exhibit C – Community Meeting Attendance Sheet

Name	ADDRESS	TITLE	PHONE NUMBER	EMAIL ADDRESS
MARTIN QUINN	2508 PICKWAY DR CHARLOTTE NC 28269	PROPERTY OWNER	7049967585	HGR.MDQ.99@GMAIL.COM
MAURA QUINN (MARTIN'S SISTER)	2508 PICKWAY DR CHARLOTTE NC 28269	PROPERTY OWNER	-	-
MATTHEW SPIVEY	1720 LISBON LN CHARLOTTE NC 28269	PROPERTY OWNER	-	-

Exhibit C – Community Meeting Attendance Sheet

Name	TITLE	PHONE NUMBER	EMAIL ADDRESS
KATE UNDERWOOD	PETITIONER (ENGINEERING)	9802347500	kate@daylighteng.com
HUNTER THOMAS	PETITIONER (ENGINEERING)	7045306181	hunter@daylighteng.com
RYAN STELL	PETITIONER (ARCHITECT)	3368040210	ryan@objectechstudio.com
MICHAEL MITCHUM	PETITIONER (DEVELOPER)	7044580975	anuhouse4you@yahoo.com