

COMMUNITY MEETING REPORT

Petitioner: Penmith Holdings, LLC

Meeting Date: November 2, 2023

Project: Baucom Mixed Use, 2023-107

Mtg. Location: Virtual Meeting, Zoom.

Meeting Time: 6:00PM

Attendees: Paul Pennell – Urban Design Partners
Brian Smith – Urban Design Partners
Nolan Groce – Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as provided City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present the Conditional Rezoning Petition 2023-107 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning and Development Department pursuant to the provisions of the City of Charlotte Zoning instructions.

Minutes: The following items were discussed in the presentation:

Paul began the meeting at 6:05pm by introducing himself and the petitioning team. The location of the petition was described as the existing Baucom Nursery, between John Russell Road and Rocky River Road. This was illustrated on an aerial image to provide surrounding context. Additional aerial imagery was displayed to familiarize attendees with the site as it exists today. Paul then provided background information on zoning, UDO districts, and the rezoning process. The UDO, Charlotte 2040 Plan and Policy Map were described. An existing zoning map was shown and recent entitlements in the area were discussed. Paul then reviewed the 2040 Policy Map recommendation and mentioned ongoing coordination with Planning Staff regarding the site’s place type. Paul then displayed the site plan for rezoning petition 2023-107 and reviewed the proposal of up to 116 townhomes and 9,000 square feet of neighborhood service retail and commercial uses. Paul explained the types of roadways to be provided and mentioned that on-street parking areas will be used to slow traffic, creating a pedestrian safe community. He transitioned to neighborhood commercial uses and described what was allowed in the UDO. Paul then discussed roadway improvements that will be required as part of the project, such as turn lanes. The presentation ended with the proposed rezoning petition timeline and was followed by a question-and-answer session.

QUESTIONS/COMMENTS BY ATTENDEES:

1. Will the city maintain roads and pick up trash pickup? Public road through site will be city maintained, all others will be private and maintained by the HOA.
A: There is a public road connecting Rocky River Road and John Russell Road. A private developer will build the road, then turn over maintenance to the City. Internal alleys will be private and maintained by the community HOA.
2. Are there plans to widen roads?
A: John Russell and Rocky River Road are both going to have road improvements to allow for the free flow of traffic. A TIA was not required with this petition, but we are coordinating with NCDOT and CDOT for improvements, such as left hand turn lanes, right hand turn lanes and stacking.
3. How many townhome units are proposed?
A: 116 Townhomes and 9,000 square feet of neighborhood service oriented retail.
4. Will there be any restrictions in place preventing companies from purchasing townhomes and renting them out?
A: This is a for sale product, not a rental product. Notes can be added to the development conditions clarifying this. The community HOA can also provide private restrictive covenants for this.
5. Are there plans to provide Buckleigh a left arrow since traffic will increase?
A: Not with this petition, but we will communicate this concern to CDOT.
6. How will this development effect property values?
A: We are not able to speak to the effect on property values at this time.
7. How wide is the public street right of way within the development?
A: The right of way is 72'. This includes 8' sidewalk, 8' planting strip on both sides of the street, 10' travel lanes, and on street parallel parking.
8. What is the construction timeline?
A: Approximately 14 – 16 months, built over time.

With no new questions, Paul thanked those in attendance and provided his contact information. The meeting adjourned at 6:45 PM.

Mailing Lists

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
REDEEMING WORD MINISTRIES				4424 STEEPLETON WAY		CHARLOTTE	NC	28215
REDWOOD CHARLOTTE ROCKY RIVER ROAD NC F				7007 E PLEASANT VALLEY RD		INDEPENDENC	OH	44131
MCCARTER	MERRISHA L			10007 SNOWBELL CT		CHARLOTTE	NC	28215
RATLIFF	BRIAN LEE			1712 AMERIA RD		CHARLOTTE	NC	28215
THOMPSON	ERIC L III	MICHELLE J	THOMPSON	1708 AMERIA RD		CHARLOTTE	NC	28215
ABDULLAHI	ABDULLAHIM SHEIK	SHAMSA HASSAN	SIDOW	PO BOX 18066		CHARLOTTE	NC	28218
SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			PO BOX 3340		FORT MILL	SC	29708
SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			PO BOX 3340		FORT MILL	SC	29708
KIMBALL	CANDICE	MATTHEW	KIMBALL	10006 SNOWBELL CT		CHARLOTTE	NC	28215
SEVEN OAKS HOMEOWNERS ASSOCIATION INC				C/O SUPERIOR ASSOCIATION MANAGEMENT		HUNTERSVILLE	NC	28070
NORRIS	THOMAS			1721 AMERIA RD		CHARLOTTE	NC	28215
SMITH	CHARLES A III	WHITNEY GOLDEN	SMITH	1725 AMERIA RD		CHARLOTTE	NC	28215
GALLOWAY	LARRY	NORMA	GALLOWAY	1723 AMERIA RD		CHARLOTTE	NC	28215
NGUYEN	ANDY	HOA T N	TONG	1733 AMERIA RD		CHARLOTTE	NC	28215
BAUCOMS NURSERY CO				PO BOX 560008		CHARLOTTE	NC	28256
MATTAMY CAROLINA COPRODRATION				2127 ARY'SLEY TOWN BLVD STE		CHARLOTTE	NC	28273
BAUCOM REAL ESTATE LIMITED	PARTNERSHIP			PO BOX 560008		CHARLOTTE	NC	28256
BAUCOMS NURSERY CO				PO BOX 560008		CHARLOTTE	NC	28256
HODGES	EDWARD ANDREW			4425 CREEMORE DR		CHARLOTTE	NC	28213
EDWARD ANDREW HODGES	TRUST	EDWARD ANDREW	HODGES	4425 CREEMORE DR		CHARLOTTE	NC	28213
LLOYD	BETTY HODGES	PATRICIA HODGES	CRISSMAN	4307 EDGEHILL COURT		RALEIGH	NC	27612
BUCKLEIGH HOMEOWNERS	ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT		CHARLOTTE	NC	28220
REYES	MIGUEL A	LOURDES	REYES	9620 JOHN RUSSELL RD		CHARLOTTE	NC	28215
TRYBOSKI	DIANE E			9616 JOHN RUSSELL RD		CHARLOTTE	NC	28215
AMHNC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
MCCRAY	JOSHLYNN			3406 CHARTERHALL LN		CHARLOTTE	NC	28215
WHALEN	MEGAN P	GREGORY T	NICHOLS	3402 CHARTERHALL LN		CHARLOTTE	NC	28215
RAMOS	LUDINI			3403 CHARTERHALL LN		CHARLOTTE	NC	28215
LITTLEJOHN	AMELIA ONEAL			3407 CHARTERHALL LN		CHARLOTTE	NC	28215
MILLER	ALEXANDRA BROOK	NICHOLAS JOSEPH IV	SILVANO	4818 ROXFIELD LN		CHARLOTTE	NC	28215
GEBREYESUS	BEREKET B			4814 ROXFIELD LN		CHARLOTTE	NC	28215
BAILEY	MICHELLE K	RODERICK RENALDO	BAILEY	4810 ROXFIELD LN		CHARLOTTE	NC	28215
DELESSA	WOSSEN GEZAHEG	FITSUM WOPKU	TESFAYE	4806 ROXFIELD LN		CHARLOTTE	NC	28215
YOUNGER	AJA	ANTHONY	YOUNGER	4802 ROXFIELD LN		CHARLOTTE	NC	28215
PJEM-NC LLC				90 FURMAN ST UNIT N518		BROOKLYN	NY	11201
BUCKLEIGH HOMEOWNERS ASSOCIATION INC				4523 PARK RD STE 201-A		CHARLOTTE	NC	28209
BUCKLEIGH HOMEOWNERS	ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT		CHARLOTTE	NC	28220
BUI	HANG THU	AN HONG	LE	3142 BUCKLEIGH DR		CHARLOTTE	NC	28215
TRANS AM SFE II LLC				5001 PLAZA ON THE LAKE STE 20		AUSTIN	TX	78746
SAM	CHAU MY			3134 BUCKLEIGH DR		CHARLOTTE	NC	28215
BAUCOMS NURSERY COMPANY				PO BOX 560008		CHARLOTTE	NC	28256
BAUCOMS NURSERY CO INC				PO BOX 560008		CHARLOTTE	NC	28256

Neighborhood Organizations:

2023-107	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-107	Back Creek Downs Homeowners Ass	Oscar	Agurs	3432 WRANGLER LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-107	Buckleigh	Jannette	Webb-Barnett	4718 MORTONHALL RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-107	Glen Laurel	Cynthia	Meadows	3024 WILLAMETTE VALLEY DR, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-107	Loren Farms	Shannon	Homesley	2528 WINGDALE DRIVE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-107	McGregor Downs Neighborhood Ass	Robin	Harris	2415 MCLEAN RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-107	Reserve at Back Creek HOA	Regina	Solomon	12318 SCOTT CREEK DRIVE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-107	Rocky River/Back Creek	Tom	Kelley	4429 BACK CREEK CHURCH RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-107	Rolling Acres Organization	Richard	Clark	4449 CREEMORE DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-107	Seven Oaks Community Group	Miranda	Moore	1914 YAUPON ROAD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-107	Seven Oaks Neighborhood	Angela	Browder	2614 IMPATIENT DRIVE, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-107	Seven Oaks Neighborhood	Rodney	Moore	1914 YAUPON RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-107	Vera Jones Neighborhood Associa	Brian	Nelson	9421 VERA JONES LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject:	Rezoning Petition 2023-107
Petitioner/Developer:	Penmith Holdings, LLC
Current Land Use:	Commercial (Plant Nursery)
Existing Zoning:	NS
Rezoning Requested:	N2-A (CD)
Parcel Numbers:	105-052-03 and 105-052-01
Virtual Presentation will be online:	November 2, 2023, 6:00pm-7:00pm, with 10 day open comment period following meeting
To register for the meeting:	email info@urbandesignpartners.com for the link to register
Access to Hard Copy of Presentation:	Email info@urbandesignpartners.com (please put 2023-107 in subject line) or call 704-334-3303

Summary of Request

We are assisting rezoning petitioner – Penmith Holdings, LLC (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 12.3-acre site (the “Site”) located at 3301 Rocky River Road from the NS zoning district to the N2-A zoning district (Parcel ID’s 105-052-03 and 105-052-01). The proposed rezoning will be to accommodate the development of multi-family attached residential units and neighborhood oriented commercial uses. A map of the property is included in this mailing for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” 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. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

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 official community meeting virtually via Zoom on Thursday, November 2nd at 6:00pm. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to Info@urbandesignpartners.com. You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Paul Pennell, at (704) 334-3303 or email me at info@urbandesignpartners.com (please put 2023-107 in the subject line).

Respectfully,
Paul Pennell, PLA
Urban Design Partners

Cc: Ms. Renee Johnson, Charlotte City Council District 4 (via email)
Ms. Claire Lyte Graham, City Planning Department (via email)

Date Mailed: October 23, 2023

Site Location

