

## COMMUNITY MEETING REPORT

Petitioner: Park South Townhome  
Community, LLC

Rezoning Petition No. 2023-134

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 on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 20, 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 Wednesday, December 6, 2023 at 6:00PM at SouthPark Christian Church, located at 6650 Park South Drive in Charlotte, NC .

### **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:

Walter Nichols (Petitioner)

Matt Langston (Agent), Landworks Design Group, PA

Lisa Simons (Agent), Landworks Design Group, PA

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Matt Langston, welcomed the attendees and introduced the Petitioner's team. Langston indicated that the Petitioner proposed to rezone an approximately 0.9 acre site (the "Site") located at 6252 and 6300 Park South Dr from the N1-A to N1-F zoning. Langston explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Langston described the changes to the zoning ordinance to a UDO and explained the Neighborhood 1 Placetype and the Charlotte Streets Map. He then described the proposed site layout, including the building locations, landscape screening and buffers, proposed roadway improvements, and site elements.

Langston mentioned receipt of staff comments and CDOT had requested to shift the entry drive across from Winslow Green Dr.

Langston showed a possible building elevation representing how the building sidewall height is measured, per the UDO. He also provided a summary of anticipated earliest next dates for the project per the rezoning schedule. See attached PDF of the presentation.

Questions & comments from neighbors included:

- Clarity on widening of Park South Drive (dimensions, as well as when the improvements would occur).
- Whether there will be guest parking (yes), and # of garage spaces (2).
- Questions about what tree save means.
- Neighbors expressed concerns about stormwater runoff from existing surrounding developments. Langston described stormwater detention and water quality requirements for this project, and noted existing storm drainage exists nearby in an adjoining lot. That property owner attended the meeting, and the Petitioner agreed to meet with him to discuss storm drainage connections.
- Question about building height. Neighbors have concerns about the 48' maximum allowed in N1-F. Petitioner agreed to

consider reducing the maximum height from 48'

- Question about building orientation. Langston confirmed the buildings fronting Park South Dr will have front elevations facing the street (Park South Dr).
- Question about building materials. Langston stated that architectural standards have been incorporated into the UDO and the project will comply.
- Question about whether someone could make significant changes to the plan after approval. Langston explained the commitments in this conditional site plan become code for the project, in addition to UDO requirements.
- Question about utility capacity. Langston stated Charlotte Water reviews rezonings and had indicated this area has infrastructure available for this project and had not indicated capacity concerns in their review. Neighbor representative indicated water pressure in the area had dropped 25%.
- Question about whether a builder had been selected. Nichols indicated they did not have one yet, as it was early in the process. Nichols indicated they would construct the horizontal elements in preparation for a builder to handle vertical construction.
- Neighbors expressed concerns that other projects in the area had gone bankrupt (during a recession) and changed drastically after ultimately being redeveloped. They expressed concerns about certainty of the development.
- Langston indicated he would email a copy of the presentation slides to attendees who listed their email addresses in the sign up sheet (Exhibit D).

The meeting adjourned at approximately 7:30PM.

Respectfully submitted, this 11<sup>th</sup> day of December 2023

cc: Charlotte Planning, Design & Development Department – Rezoning staff

EXHIBIT A

Mary C. Sledge and  
Mrs C. A. By Ent.  
6651 Manchester Farms Rd.  
Fairview, Pa 16415

Janelle E Nash  
3100 Parkstone Dr.  
Charlotte, NC 28210

Brian Halstead &  
Lisa Halstead  
3112 Parkstone Dr.  
Charlotte, NC 28210

Felipe Andres Riedener Ramirez &  
Lorena Riedener  
3001 Parkstone Dr.  
Charlotte, NC 28210

Thelma S. Porter  
3011 Parkstone Dr.  
Charlotte, NC 28210

Karen F. Kaufman  
3019 Parkstone Dr.  
Charlotte, NC 28210

Eric Button  
3027 Parkstone Dr.  
Charlotte, NC 28210

Sparrow Parkstone LLC  
4788 Charlie Hipp Rd.  
Charlotte, NC 28210

Thomas Bernard Jr. Furr &  
Gail Arndt  
3113 Parkstone Dr.  
Charlotte, NC 28210

Robert Thomas III Macnaughton  
3121 Parkstone Dr.  
Charlotte, NC 28210

Kathryn Taylor Knier  
3411 Archdale Dr.  
Charlotte, NC 28210

John R. III Vacher &  
Allison A. Vacher  
140 West North Corner Rd.  
Lancaster, Sc 29720

Thomas Edward Jr. Brown &  
Allison Danielle Zelli  
6318 Park South Dr.  
Charlotte, NC 28210

Hein Dong &  
Jlhye Moon.  
6310 Park South Dr.  
Charlotte, NC 28210

Park South Townhome Community LLC  
PO Box 1028  
Pineville, NC 28134

Michael D`Agata &  
Patricia D`Agata  
6209 Pembury Ln.  
Charlotte, NC 28210

Norman Kent Wheeler  
6215 Pembury Ln.  
Charlotte, NC 28210

Jeffrey Franklin West &  
Joanna C. West  
6219 Pembury Ln.  
Charlotte, NC 28210

Lauri Rissanen &  
Ruth Rissanen  
6220 Pembury Ln.  
Charlotte, NC 28210

Sara H. Scott  
6216 Pembury Ln.  
Charlotte, NC 28210

Glenn L. Harshberger &  
Lisa M Harshberger  
3212 Pembury Ln.  
Charlotte, NC 28210

The Enclave At Chrishall Community  
Association  
C/O CSI  
PO Box 4810  
Davidson, NC 28036

Madge W. Ramey  
PO Box 3227  
Cashiers, NC 28717

David Iacuzio  
145 North Canterbury Rd.  
Charlotte, NC 28211

Joseph M Breen &  
Gail L Breen  
6229-C Park South Dr.  
Charlotte, NC 28210

Robert S Lilien  
6233 Park South Dr. Unit 4  
Charlotte, NC 28210

Jonathan T Reece &  
Allison S. Reece  
6235 Park South Dr. Ste 5  
Charlotte, NC 28210

Martha J Lambie  
6237 Park South Dr. Unit C6  
Charlotte, NC 28210

Elaine T Haskell  
6241 Park South Dr.  
Charlotte, NC 28210

Susan Lynn Remer  
6243-B Park South Dr.  
Charlotte, NC 28210

Thomas P Lucas  
Trust TPL Living  
6245 Park South Dr. Unit 9  
Charlotte, NC 28210

David L Mancos &  
Kyong A Mancos  
6251 Park South Dr.  
Charlotte, NC 28210

Kevin B. Utsey &  
Susan O. Utsey  
6255 Park South Dr.  
Charlotte, NC 28210

Russell Wilson Helms &  
Becca Armstrong Helms  
6259 Park South Dr.  
Charlotte, NC 28210

Bonnie Halstead Holley &  
Ferris R. Fox  
6301 Park South Dr.  
Charlotte, NC 28210

Gregory S Butler &  
Lynn J. Butler  
6305 Park South Dr.  
Charlotte, NC 28210

Robert B Jr. Biddle &  
Alice C Biddle  
3537 Winslow Green Dr.  
Charlotte, NC 28210

Eugene Wilson Jr. Cochrane &  
Jean Mann Cochrane  
3533 Winslow Green Dr.  
Charlotte, NC 28210

Thomas M Hageman &  
Lori L. Hageman  
3529 Winslow Green Dr.  
Charlotte, NC 28210

William J. Jr. Byers &  
Margaret P. Byers  
3525 Winslow Green Dr.  
Charlotte, NC 28210

Jeffrey G. Viner &  
Linda B. Viner  
3521 Winslow Green Dr.  
Charlotte, NC 28210

Mary S Henderson  
3517 Winslow Green Dr.  
Charlotte, NC 28210

Carlanne C Jansen &  
Richard E Jansen  
3528 Winslow Green Dr. Unit 12b  
Charlotte, NC 28210

Angela Rae Eagle  
3524 Winslow Green Dr.  
Charlotte, NC 28210

Deborah Ann Elder  
3520 Winslow Green Dr.  
Charlotte, NC 28210

Mohan Ramanathan &  
Charu Ramanathan  
3516 Winslow Green Dr.  
Charlotte, NC 28210

Stephen Capp  
Laura Woyahn  
3512 Winslow Green Dr.  
Charlotte, NC 28210

Lowell A Jr. Womack &  
Alice B Womack  
3508 Winslow Green Dr.  
Charlotte, NC 28210

Daniel J Lilavois  
3504 Winslow Green Dr.  
Charlotte, NC 28210

Bradbury Hall Owners  
Association Inc. Group LLC  
c/o Fairhills Development  
P O Box 79032  
Charlotte, NC 28271

Bradbury Hall Owners  
Association Inc. Group LLC  
P O Box 79032  
Charlotte, NC 28271

Bradbury Hall Associates, LLC  
Group LLC  
c/o Fairhills Development  
PO Box 31882  
Charlotte, NC 28231

Nicholas R Valadez  
6327 Park South Dr.  
Charlotte, NC 28210

Adam Clark &  
Andrea Clark  
3510 Stokes Ave  
Charlotte, NC 28210

Douglas Schuyler Grant  
6300 Long Meadow Rd.  
Charlotte, NC 28210

Beverly Woods  
Holly Evans  
3812 Lovett Circle  
Charlotte, NC 28210

Beverly Woods  
John Heffernan  
6515 Cranborne Chase St.  
Charlotte, NC 28210

Beverly Woods East Civic Assoc.  
Teri Robertsmarshall  
3900 Kitley Pl.  
Charlotte, NC 28210

Beverly Woods East Civic Assoc.  
Todd Dunnagan  
4017 Meadston Ln.  
Charlotte, NC 28210

Beverly Woods Elementary School  
Sean Bird  
5731 Bellechasse St.  
Charlotte, NC 28210

Closeburn & Glenkirk Neighborhd.  
Leslie Mueller  
5523 Closeburn Rd.  
Charlotte, NC 28210

Closeburn & Glenkirk Neighborhd.  
Roger Coates  
5616 Glenkirk Rd.  
Charlotte, NC 28210

Fairmeadows Neighborhood Assoc.  
David Herran  
2918 Eastburn Road  
Charlotte, NC 28210

Forest Heights Homeowners Assoc.  
Hettie Wright  
3230 Sunnybrook Dr.  
Charlotte, NC 28210

Heatherstone Neighborhood Assoc.  
Christine Woods  
3635 Stokes Ave.  
Charlotte, NC 28210

Hyde Park Neighborhood Association  
Clarence Wilson  
2916 Burnt Mill Rd.  
Charlotte, NC 28210

Laurelwood  
Drew Thrasher  
6400 Hazelton Drive  
Charlotte, NC 28210

Lavie South Park  
Josh Francis  
5725 Carnegie Boulevard  
Charlotte, NC 28209

Madison Park  
Olivia Crowley  
3254 Margellina Drive,  
Charlotte, NC 28210

Montclair Neighborhood Assoc.  
Alice Hayes  
2138 Shadyview Dr.  
Charlotte, NC 28210

Montclair Neighborhood Assoc.  
Nancy Mosier  
5919 Boxwood Ln.  
Charlotte, NC 28210

Myers Park North  
Sean Bird  
5731 Bellechasse Street  
Charlotte, NC 28210

Page's Pond  
Nancy Mullins  
5400 Wintercrest Ln.  
Charlotte, NC 28209

Park Phillips Townhomes Owners  
Barbara Pomeroy  
4929 Park Phillips Court  
Charlotte, NC 28210

Park Phillips Townhomes Owners  
Ike Grainger  
6716 Churchill Park Ct.  
Charlotte, NC 28210

Park Quail Neighborhood Coalition  
Mary Settlemyre  
5811 Fairview Rd.  
Charlotte, NC 28209

Picardy Homeowners Association  
Ashley Boenisch  
2910 Arundel Drive  
Charlotte, NC 28209

Picardy Homeowners Association  
Phyllis Strickland  
5809 Wintercrest Ln.  
Charlotte, NC 28209

Picardy Homeowners Association  
Wilna Eury  
3040 Eastham Ln.  
Charlotte, NC 28209

Piedmont Row Homeowners Assoc.  
John Mccann  
4620 Piedmont Row Dr.  
Charlotte, NC 28210

Southpark Association Of Neighb  
Hilary Larsen  
6108 Gray Gate Lane  
Charlotte, NC 28210

Southpark Association Of Neighborhd.  
Steven Bock  
2719 Phillips Gate Dr.  
Charlotte, NC 28215

Southpark Commons  
Kim Byrd  
3256 Margellina Drive  
Charlotte, NC 28210

Southpark Commons  
Tammi Gilbert  
5731 Closeburn Rd.  
Charlotte, NC 28210

Spring Valley  
Ashley Gilbert  
6114 Colchester Pl.  
Charlotte, NC 28210

Spring Valley  
Melani Mcninch  
6612 Old Reid Rd.  
Charlotte, NC 28210

The Cypress Of Charlotte  
Harry Kaiser  
3442 Cypress Club Drive  
Charlotte, NC 28210

Wrencrest Homeowners Association  
Maddy Baer  
5617 Fairview Rd.  
Charlotte, NC 28209



**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

Subject: Community Meeting - Rezoning Petition filed by Park South Townhome Community, LLC to rezone approximately 0.997 acres located at 6232 and 6300 Park South Drive to allow development of a 10-unit single-family attached community.

Date and Time of Meeting: Wednesday, December 6, 2023, at 6:00PM.

Place of Meeting: South Park Christian Church, 6650 Park South Dr, Charlotte, NC 28210

Petitioner: Park South Townhome Community, LLC

Petition No.: RZP-2023-134

We are assisting Park South Townhome Community, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.997-acre site (the "Site") located (location) from the N1-A zoning district to N1-F zoning district. The purpose of the rezoning is to permit the development of a 10-unit single-family attached community.

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 representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (Wednesday, December 6, 2023 at South Park Christian Church – 6650 Park South Dr). The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call (Matt Langston, 704-841-1604 x 701).

cc: (Tariq Bokhari, City Council District 6)

Date Mailed: XXX

EXHIBIT C

Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Park South Townhome Community, LLC

Park South Towns

Petition Number 2023-134

Date 12/6/23

Name	Address	Phone	Email
KAREN KAUFMAN	3019 PARKSTONE DR.	704-281-4050	KAREN.KAUFMAN@LIVE.COM
John Kaufman	6515 CAMBOANG CN	704-995-1537	TRUEFID@BTS.NET
CHARLA JANSEN	3528 Winslow Green	602-363-3800	ccjansen@aol.com
Greg Butler	6305 Park S. Dr		gxbutler@msn.com
Hsin Dong	6310 Park S. Dr.	252-258-8299	doughsin@gmail.com
Drew Thrasher	6400 Hazelle Dr.	704-277-1825	drewthrasher@yahoo
Susan Remer	6243 PARK S. DR.		sremor25@gmail.com
Rev. Bruce Baker-Frost	Pastor, South Park United Church 6650 Park South Dr.	704/554-1066	ministersouthpark@instalegma.com
ERIC BUTTON	3027 PARKSTONE DR	561-262-2476	EBUTTON1214@gmail.com
Francine McWain	4516 Park Valley Rd	704-293-7657	francine.mcwain@att.net
STEVE CAPP	3512 WV DR		
ALICIA GAGNON	3427 TEVERSHAM LN	704-572-8532	asg@cssamerica.com
Jane Jue	3634 Winslow Green	704-2584727	jivesnc@gmail.com

\*Add additional sheets as needed\*

- STEVE CAPP

3512 WINSLOW GREEN DR



gorch19@yahoo.com  
517-775-9320



# Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Park South Townhome Community, LLC

## Park South Towns

Petition Number 2023-134

Date 12/6/23

Name	Address	Phone	Email
ERIC HANDLER			

\*Add additional sheets as needed\*

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**PARK SOUTH DR  
REZONING  
NEIGHBORHOOD  
MEETING  
DECEMBER 6, 2023**

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1


**THE TEAM**

DEVELOPER: PARK SOUTH TOWNHOME  
COMMUNITY, LLC  
WALTER NICHOLS

SITE DESIGN: LANDWORKS DESIGN GROUP, PA  
MATT LANGSTON, PLA, FASLA  
LISA SIMONS, PLA, ASLA

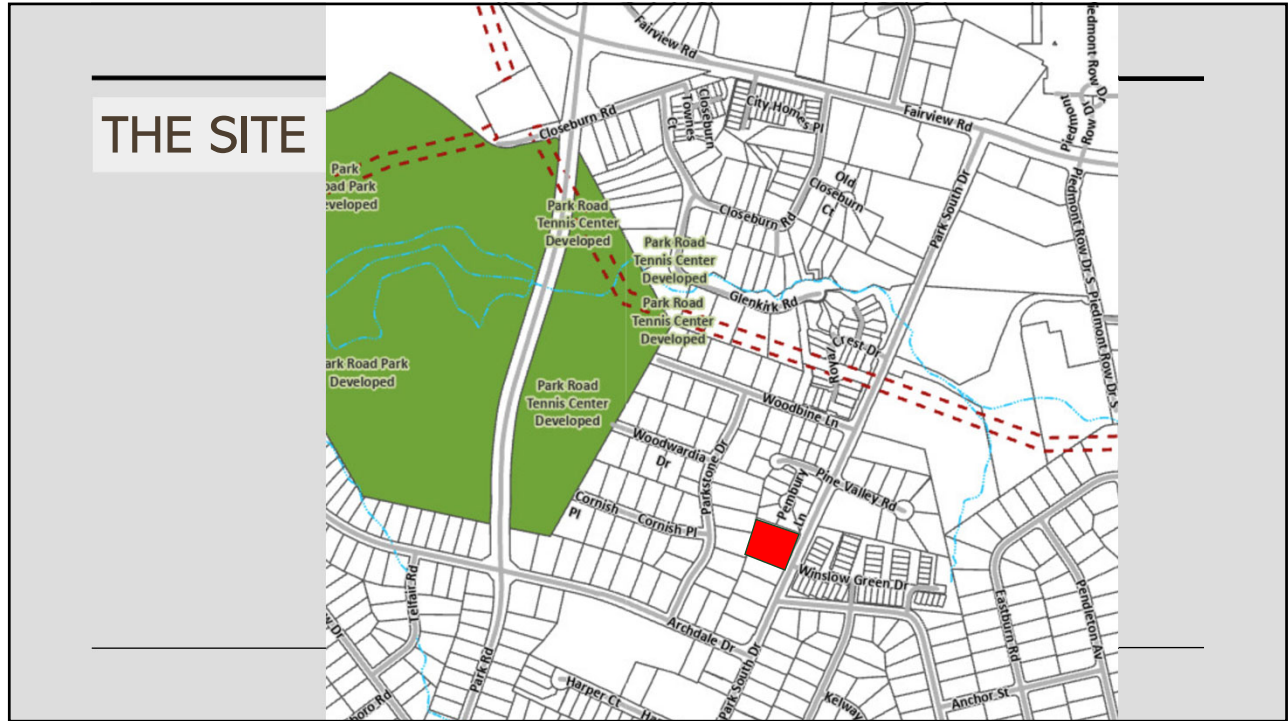
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PARK SOUTH DR  
REZONING

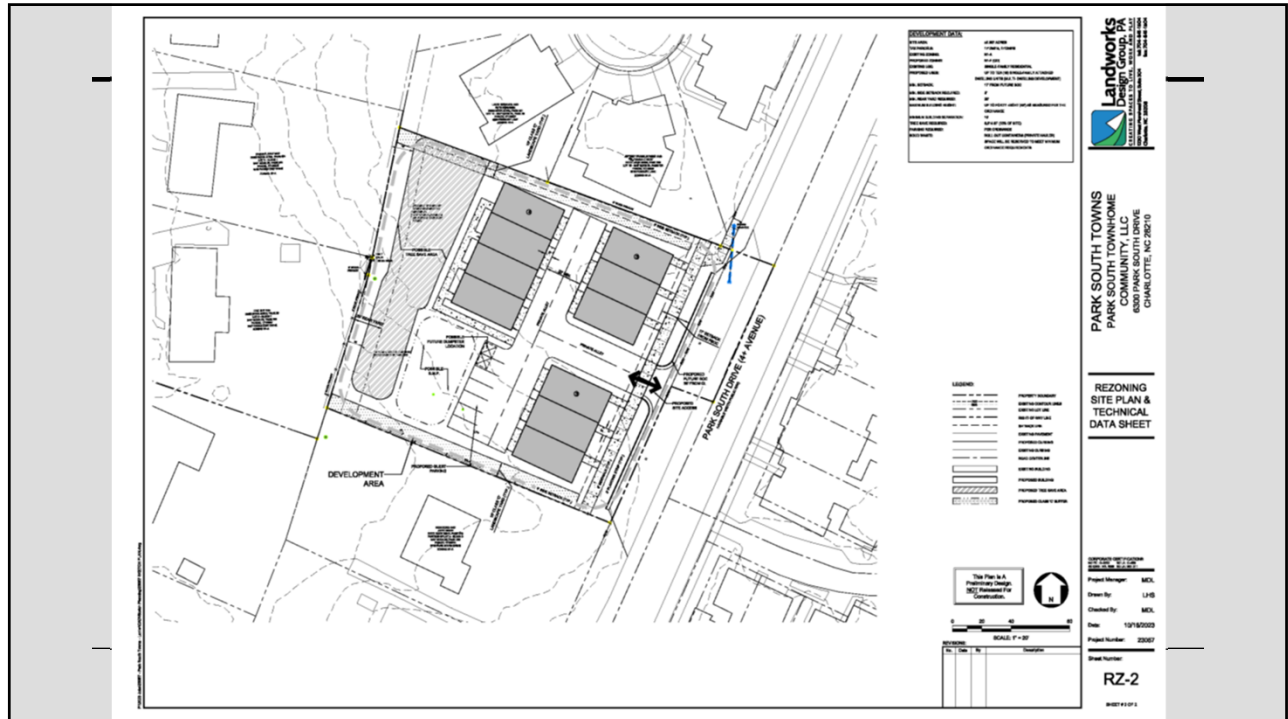
 Landworks  
Design Group, PA  
CREATING SPACES TO LIVE, WORK AND PLAY

12/6/2023 2

2



3



4



5



6

## NEXT STEPS

- 12/11/23: Resubmit Plans
- 1/16/24: Possible City Council Hearing
- 1/30/24: Possible Zoning Committee Meeting
- 2/19/24: Possible Rezoning Decision

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## IMPORTANT INFO:

- RZP-2023-134 (our petition #)
- [www.rezoning.org](http://www.rezoning.org)
- [walter@laniermgmt.com](mailto:walter@laniermgmt.com)
- [mangston@landworkspa.com](mailto:mangston@landworkspa.com)

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# QUESTIONS?