

COMMUNITY MEETING REPORT

Petitioner: Pulte Homes

Rezoning Petition No. 2023-159

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:

Kimley-Horn, 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 December 21, 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 Monday, January 8th, 2024 at 6 p.m. at Belmont Recreation Center located at 1315 East Catawba Street in Belmont, NC 28012.

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 Gaines Hunter with Pulte Homes, Sara Shirley, Austin Pope and Tate Pouch with Kimley-Horn.

Besides the petitioner and petitioner's representatives, approximately 24 additional people were in attendance with the majority of people being residents of neighboring properties.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Sara Shirley, welcomed the attendees and introduced the Petitioner's team. Sara Shirley indicated that the Petitioner proposed to rezone an approximately 29.12-acre site (the "Site") located along Beatty Drive at the intersection with Amos Smith Road from the Manufactured Home (MHP) district to a Neighborhood 1 (N1-E) District. She explained the rezoning request is for a conventional rezoning, and as such, a site plan is not required for the request, and all uses as permitted in the N1-E district are allowed. She also explained the rezoning process in general and stated that the purpose of the meeting was to discuss the request and respond to questions and concerns from nearby residents and property owners.

Questions received and responses provided were as follows:

Traffic:

- Residents can't get out of their neighborhood from 3:30 on - how can the roads accommodate more vehicles?
 - Development is subject to NCDOT required traffic improvements on and off-site. CDOT will not own/maintain these roads as project is in ETJ, not City of Charlotte limits.
 - Private development can't fix all traffic problems; but developer is required to address and pay for improvements as part of each proposed neighborhood.
- Concerns about Old Dowd Rd improvements not to be implemented until 2040
 - Conversation about State Transportation Improvement Projects (STIP); informed residents to reach out to NCDOT for state roadway questions.
- How does DOT determine what improvements are needed?
 - Different people within (long-range planners) DOT
 - DOT is reactive to problems (warrants have to be met in order to have state projects)

Road Improvements:

- Would City require us to improve roads? Existing Roads are not wide enough
 - City wouldn't because we can't annex into the city to dedicate roads to city
 - Roads would be NCDOT public roads; initial feedback is developer would have to widen and improve Beatty Drive and Brickyard Road
 - Unlikely that we would have to add curb and gutter to Beatty Drive or Brickyard Road

- Will Beatty become 3 lane road?
 - Most likely no, but widening would be warranted to bring roads into current compliance
- Where are driveways going to be?
 - Beatty Dr and Brickyard Rd
 - Anything over 30 lots will warrant two access points so most likely site will contain 2 (Brickyard and Beatty)
 - Concerns on proximity to Amos Smith; location of access on Beatty Drive would need to be far enough away for safe turning movements.
- Will there be speed bumps throughout development?
 - Could be requested internal to the site, but unlikely on Beatty or Brickyard (A resident spoke up and said she was told NCDOT/City said speed bumps are not allowed)

Quality and Maintenance:

- Concerns that the site will be abandoned once approved like the previous Lennar project on the other side of Amos Smith. Road improvements were promised but never delivered on to the Vineyard development.
 - We can't speak to other developments/developers, but this project is subject to zoning ordinance, no extra conditions are promised as part of the project.
- Is this development targeted to low income housing?
 - No, this will be market rate housing
- What are Pulte's plans?
 - Pulte is a homebuilder and the project is intended to be a residential community that could include single family detached, duplex or triplex.

General Site:

- Why was property cleared 2 years ago?
 - Pulte was not under contract for the property and does not have information on that
- Does Pulte know about water and sewer system?
 - There is not a design yet, but the developer is aware of possible sewer and water connection opportunities.
- Will the site be graded flat?
 - The site will need to preserve tree save area, developer works to minimize grading impacts to the extent it can
- Concern about trees being cut down
 - As part of city's new UDO, there is an open space requirement in place (including Heritage Tree Preservation)
- Will the existing pump station need to be upgraded?
 - If the design warrants it, yes, and developer would have to tie into any existing or proposed conditions as dictated by the City. Developer would have to pay for improvements
- Will this site have access to wells?
 - No, the proposed neighborhood would connect to public water
- Current Residents pay for private trash pick-up because their properties are not in the City
 - Developer would offer proposed residents private trash pick up as well most likely
 - No dumpsters would be proposed for this development; if duplexes/triplexes are provided, they would have individual trash cans.
- Are you considering 55 and older as a target for market?
 - Most likely will not be targeted for 55 or older, but would be determined at time of design by Pulte's land acquisition team.
- Will development be required to have HOA?
 - Not sure yet - decided in CD phase typically
 - If there is one, HOA would only apply to the proposed development; not enforced on outside properties.
- When are you planning to start construction?
 - If we can get through civil plans within next year, mid 25 (grading) to early 26 (vertical construction)
- Property Boundary screening requirements?
 - Property boundary and road screening/buffers will be provided as per ordinance
 - Pulte would most likely dress up entrance/road buffers as needed
 - Pulte would buffer along Railroad ROW also
- Where is the site connecting to power?
 - That would be determined at time of site design and would be underground once it enters site

Zoning Information:

- What will happen to existing residents' taxes?
 - Property owners taxes would not be affected by the change in zoning on this property

- Will there be follow up meeting?
 - There will be a public hearing, then zoning committee meeting, then final Council decision
 - Notifications will come from the Planning department for each of those meetings a few weeks ahead of time
- When will public hearing be?
 - Currently planned for city council in March for rezoning only
- How far in advance will letter come?
 - A couple of weeks before from planning department
- Who will answer anything we don't have answers to?
 - Planning department
- What is the allowable density on property?
 - City of Charlotte doesn't have density caps in new UDO
- Most people at the meeting live in unincorporated Mecklenburg County - why does City have jurisdiction here? Will other properties be annexed into City?
 - This property is in the ETJ for Charlotte, so decisions fall to Charlotte Council.
 - No other properties will be annexed into the City unless they request to be annexed, (no forced annexation).
- What's currently on property?
 - It is a vacant property, no structures or existing homes
- Would this rezoning request approve the site for construction?
 - This meeting is just for a rezoning request for this site
 - Full set of site plans is required to be submitted and approved to all the agencies after rezoning (DOT, DEQ, CATS, etc.)
- Is there a preliminary plat process?
 - No, there is a pre-submittal sketch plan and then plan will proceed to full CDs
- What does Neighborhood 1 mean?
 - low density residential zones (generally have replaced the R districts)
- What types of homes can be built here?
 - Could be duplexes or triplexes, not townhomes

Respectfully submitted, this 15th day of January, 2024.

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

EXHIBIT A
MAILING LISTS

2023-159	TAXID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-159	11305101	BEATY	URPHIE F			6100 PARKER CROFT CT		RALEIGH	NC	27609
2023-159	11305102	MORALES	GENARO CUBAS			3957 WALKERS COVE TL		CHARLOTTE	NC	28214
2023-159	11305103	LYNN	HAROLD DEAN JR			4126 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11305104	LYNN	HAROLD DEAN JR			4126 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11305105	HUYNH	MY	NGUYEN	DO	4120 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11305106	RODDEN	MARSHALL J		MARY AUSLEY	4107 BRICKYARD RD		CHARLOTTE	NC	28214
2023-159	11305107	POTEAT	MARSHA ANN RODDEN		HUSB SIDNEY	4109 BRICKYARD RD		CHARLOTTE	NC	28214
2023-159	11305108	LINKOUS	MICHAEL RAY		PAVELA BEATY	9003 CAMEROS CREEK RD		CHARLOTTE	NC	28214
2023-159	11305109	BURCH	HEATHER NICOLE			4139 BRICKYARD RD		CHARLOTTE	NC	28214
2023-159	11305110	BURCH	WILLIAM P JR			4139 BRICKYARD RD		CHARLOTTE	NC	28214
2023-159	11305111	FARRIS FAMILY REAL ESTATE LLC				1621 NOTTINGHAM DR		GASTONIA	NC	28054
2023-159	11305112	BEATY	BRIDGET LEE			4311 BRICKYARD RD		CHARLOTTE	NC	28214
2023-159	11305116	TRES COMPADRES LLC				PO BOX 36140		CHARLOTTE	NC	28236
2023-159	11305120	RODDEN	MARY A			4107 BRICKYARD RD		CHARLOTTE	NC	28214
2023-159	11305122	FARRIS FAMILY REAL ESTATE LLC				1621 NOTTINGHAM DR		GASTONIA	NC	28054
2023-159	11305125	HAM	ANNIE HEMBY			1218 KELLY RD		MOUNT HOLI NC		28120
2023-159	11305129	POTEAT	MARSHA ANN RODDEN	SIDNEY M	POTEAT	4110 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11305130	LYNN	HAROLD D JR			4126 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11305131	LYNN	HAROLD DEAN JR			4126 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11305132	HAM	ANNIE L			1218 KELLY RD		MOUNT HOLI NC		28120
2023-159	11305401	LANE	SHEILA FAYE T	TRUST	SHEILA FAYE T LANE REVOCABLE	4251 BRICKYARD RD EXT		CHARLOTTE	NC	28214
2023-159	11305402	LANE	SHEILA FAYE T	TRUST	SHEILA FAYE T LANE REVOCABLE	4251 BRICKYARD RD EXT		CHARLOTTE	NC	28214
2023-159	11305403	LANE	SHEILA FAYE T	TRUST	SHEILA FAYE T LANE REVOCABLE	4251 BRICKYARD RD EXT		CHARLOTTE	NC	28214
2023-159	11306113	LENNAR CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2023-159	11306202	WILLIAMS	TERRY A	SANDRA A	WILLIAMS	4300 AMOS SMITH RD		CHARLOTTE	NC	28214
2023-159	11306217	DO	NGUYEN TO	TRI	DOAN	10813 BERE ISLAND DR		CHARLOTTE	NC	28278
2023-159	11306224	LOWE	ERLYZA A			4129 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11306227	MANIVONG	MICHELL T			4227 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11306228	WILLIAMS	TERRY A		WILLIAMS	4300 AMOS SMITH RD		CHARLOTTE	NC	28214
2023-159	11306229	ROBINETTE	JEFFREY S			4209 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11306230	VINEYARDS ON LAKE WYLIE HOME				8008 CORPORATE CENTER DR STE 100		CHARLOTTE	NC	28226
2023-159	11306231	VINEYARDS ON LAKE WYLIE HOME				8001 ARROWRIDGE BLVD		CHARLOTTE	NC	28273
2023-159	11306232	VINEYARDS ON WYLIE HOMEOWNE				8001 ARROWRIDGE BV		CHARLOTTE	NC	28273
2023-159	11306233	VINEYARDS ON LAKE WYLIE HOME				8001 ARROWRIDGE BLVD		CHARLOTTE	NC	28273
2023-159	11306234	VINEYARDS ON LAKE WYLIE HOME				8008 CORPORATE CENTER DR STE 100		CHARLOTTE	NC	28226
2023-159	11306235	CONNOR	EDDIE DEAN			4317 BEATTY DR		CHARLOTTE	NC	28208
2023-159	11306236	HOLDEN	JASON L			4309 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11306237	LAUTERBACH	SANDRA			200 CAMPBELL RD		EASTOVER SC		29044
2023-159	11306238	BATTON	CLAUDETTE ELIZABETH			4243 BEATTY DR		CHARLOTTE	NC	28214
2023-159	11306239	BERGMAN	LEONARD	LOIS M.	BERGMAN	4233 BEATTY DRIVE		CHARLOTTE	NC	28214
2023-159	11307349	PROVIDENT DEVELOPMENT GROUP				6707-B FAIRVIEW RD		CHARLOTTE	NC	28210
2023-159	11307412	MICKY	HOWARD P	SHARTON S	MICKY	8524 PENNEGROVE CR		CHARLOTTE	NC	28214
2023-159	11307413	FRANKS	COREY			8520 PENNEGROVE CIR		CHARLOTTE	NC	28214
2023-159	11307414	CALDERON	GARY			8516 PENNEGROVE CIR		CHARLOTTE	NC	28214
2023-159	11307415	JONES	DAWNA C			8512 PENNEGROVE CIR		CHARLOTTE	NC	28214
2023-159	11307416	SHAMP	JUDITH M			8508 PENNEGROVE CIR		CHARLOTTE	NC	28214
2023-159	11307417	MACHER	ROLAND			8504 PENNEGROVE CIRCLE		CHARLOTTE	NC	28214
2023-159	11307418	DOUGLASS	ANDREW	OLIVIA	DOUGLASS	8500 PENNEGROVE CIR		CHARLOTTE	NC	28214
2023-159	11307419	CURTI	MICHELE			8501 PENNEGROVE CIR		CHARLOTTE	NC	28214
2023-159	11307420	KING	MICHAEL A	NANGI G	KING	8505 PENNEGROVE CIRCLE		CHARLOTTE	NC	28214
2023-159	11307461	VINEYARDS ON LAKE WYLIE HOME				3030 LATROBE DR		CHARLOTTE	NC	28211
2023-159	11335205	SETZER	RODERICK			8542 LOXTON CR		CHARLOTTE	NC	28214
2023-159	11335206	SNEAD	JULIE A			8538 LOXTON CR		CHARLOTTE	NC	28214
2023-159	11335235	KUDJIKU	KORLA KUKUA			8556 LOXTON CIR		CHARLOTTE	NC	28214
2023-159	11335236	REHARD	PHYLICIA			8552 LOXTON CIR		CHARLOTTE	NC	28214
2023-159	11335237	CASASANTO	MICHAEL C	JANET D	CASASANTO	15 FRANCIS ST UNIT 6		OLD ORCHAR ME		04064
2023-159	11335283	VINEYARD KENWOOD TOWNHOME				3030 LATROBE DRIVE		CHARLOTTE	NC	28211

2023-159	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-159	Hathaway Hills	K	Harris	7817 MCGARRY TRL, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-159	The Free Indeed Project of Char	Janet	Butts	9308 DEWEY DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-159	The Vineyards on Lake Wylie	Norma	Arnold	9046 CARNEROS CREEK RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-159	The Vineyards on Lake Wylie	Omar	Valera	8914 VALLEYMOON LN, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-159	Westerly Hills Neighborhood Ass	Emma	Potts	9025 LONGVIEW RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-159	Westmoreland Homeowners Associa	Lynn	Cook	9110 THAYER RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214

EXHIBIT B

COMMUNITY MEETING NOTIFICATION

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

Subject: Neighborhood Community Meeting – Conventional Rezoning application filed by Pulte Homes to rezone approximately 29.12 acres located on parcel 11305125 located off Beatty Drive.

Date and Time of Meeting: Monday January 8, 2024, 6:00-7:00PM

Place of Meeting: Belmont Recreation Center
1315 East Catawba Street
Belmont, NC 28012

Applicant: Pulte Homes

We are assisting Pulte Homes (the "Applicant") with the Rezoning application filed with the Charlotte Planning, Design & Development Department. The applicant is seeking to rezone an approximately 29.12-acre site (the "Site") along Beatty Drive at the intersection with Amos Smith Road from the Manufactured Home (MHP) district to a Neighborhood 1 (N1-E) District. The purpose of the conventional rezoning is to comply with the Charlotte 2040 policy map to permit the development of a residential community.

The applicant will hold a Neighborhood Community Meeting prior to the Public Hearing on this Rezoning application to discuss the request with the nearby property owners. 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 Applicant, we give you notice that we, along with the representatives of the Applicant, will hold a Neighborhood Community Meeting regarding this application on Monday, January 8, 2024, located at Belmont Recreation Center at 6:00PM. We, along with the Applicant's representatives, look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this conventional rezoning petition.

Any questions or comments before the meeting may be emailed to: sara.shirley@kimley-horn.com.

cc: Joe Mangum, Charlotte City Planner
Vilma Leake, Mecklenburg County Commissioner
Tiawana Brown, City of Charlotte Council Member, District 3
Gaines Hunter, Pulte Homes
Sara Shirley, L.A., Kimley-Horn and Associates, Inc.

Date Mailed: December 21, 2023

EXHIBIT C

COMMUNITY MEETING SIGN IN SHEETS

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: Pulte Homes

Rezoning Petition Number: 2023-159

Date: January 8, 2024

Name	Address	Phone	Email
MIKE + PAM Linkous	9003 CARNEROS CK. Charlotte 28214	980-272-6203	pd426@yahoo.com
MARY ANNE Rodden	4107 Brickyard Rd Charlotte NC 28214		
WIS Bergman Ruth Creighton	4233 Beatty Dr Charlotte NC	980-333-3915	Camelot7414@gmail.com
PAMELA ROWLAND	9135 CARNEROS CREEK Charlotte NC	704-495-3574	ROUROWL@GMAIL.COM
MARY BOGUE	9135 Carneros Creek Rd	"	'
Chuck Boldt	4922 Star Hill Ln	727-271-1849	boldtaa@hotmail.com
Heather Burch	4139 Brickyard Rd	704-689-5210	heatherburch@yahoo.com
Heather Burch	4125 Brickyard Rd	704-689-5210	heatherburch@yahoo.com
Jason Holden	4309 Beatty Dr.	704-840-7119	
Adrian Lunsford	9104 Carneros Ck Rd	972-542-5505	adrianlunsford@gmail.com
NORMA & Bob Arnold	9046 Carneros Creek Rd	804-399-1100	normald888@gmail.com
Karr's Family RE LLC			
Julie Sneed	8538 Loxton Cir.	704-347-9714	juliasneed@gmail.com

Add additional sheets as needed

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: Pulte Homes

Rezoning Petition Number: 2023-159

Date: January 8, 2024

Name	Address	Phone	Email
Pam Fremgen	6425 JEPSON CT	516-448-6875	pfremgen@gmail.com
William Beebe (Joe)	4311 Beckwood rd	704-323-0978	William.Beebe@pulte.com
Jason Holden	4309 BEATTY DR	704-840-7719	JASON.HOLDEN@CharlotteNC.gov

Add additional sheets as needed