

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Smith Douglas Homes

Rezoning Petition No. 2023-176

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 Unified Development Ordinance (UDO).

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 January 20, 2024. 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 Thursday, February 1st at 7:00p.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 four (4) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Joe Padilla, Elijah Geniesse, and Adam Morman, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins from Alexander Ricks, and Matt Langston from Landworks Design Group.

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 15-acre site located along the northeast side of Paw Creek Road at the intersection of Paw Creek Road and Little Rock Road. He explained that the development team conducted an official community meeting a couple of weeks prior and that this meeting serves as the official meeting required by the City of Charlotte. He provided an outline of the meeting and the development considerations that are studied during the rezoning process which include environmental conditions, ordinance requirements, City priorities, and broader community concerns.

Mr. Brown displayed the zoning map and explained that the site was currently zoned N-1A. He explained that N-1A would permit the development of duplexes and triplexes along with detached single family. He stated that the rezoning request would be for N-2A(CD) with a conditional

zoning plan to allow more flexibility in building design than the current zoning. He indicated that the development team intends to build attainable housing at this location and the flexibility would help to provide attainable housing in this location.

Mr. Brown displayed the rezoning plan of the property and explained the different features of the site including site access and stormwater features. He explained that as a result of the last community meeting, they added buffering and tree save to the rear of the site to provide additional buffering to the adjacent single neighbors.

Mr. Brown explained that the rezoning timeline could result in a public hearing in March and City Council decision in April, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to our team. The development team introduced their company and their vision for the site. A member of the development team explained that they have two active developments within the City of Charlotte. He explained that there is a need for for-sale attainable housing in this area.

The virtual meeting was then opened for discussion:

Regarding a question about the proposed number and type of units, the development team explained that there are 127 units proposed for the site. He stated that the buildings would be limited to 3-4 units and is close to what would be permitted by right. The development team added that their company allows the buyers to customize their elevations to provide visual interest to the development.

An attendee asked about the price point of the units. Mr. Brown explained that the price point is not considered during the rezoning process, but we can commit to design standards and unit types. A member of the development team anticipates that the homes will be for-sale around the low 300s.

An attendee asked about the impact of the development and the intersection of Paw Creek and Little Rock Road and sidewalks. Mr. Brown explained that a full traffic study would not be required. A member of the development team added that a CTR is required. The CTR is a point system to make transportation improvements. Sidewalks would be required along our frontage along with offsite improvements. This project is required to achieve a certain number of points through transportation improvements.

Regarding a question about stormwater impacts, a member of the development team displayed the location of the BMPs. He explained that the sediment ponds would be constructed onsite during construction. Once the site is stabilized, the ponds would be converted into BMPs. The runoff would be captured in the BMPs and maintained by the home owner's association.

An attendee asked about a turn lane for the site. A member of the development team explained that a turn lane was not requested by CDOT. He indicated that the streetscape and pavement will be widened to accommodate meet the guidelines within the adopted Charlotte Streets Map. The driveway for this development will not conflict with the turn movements into the school.

An attendee asked about the building design and examples of what the buildings would look like. Mr. Brown stated that the building design is a work in progress. He offered to meet with the Northwest Neighborhood Coalition to share building design.

An attendee asked about community parks and gathering space. A member of the development team explained that there would be passive green space onsite. He indicated that the location of the site is an amenity due to the location near uptown, existing parks, and the airport. He added that the cost of maintaining an amenity would be difficult to achieve with this price point. The president of the Northwest Community Alliance spoke positively about the proposal. He expressed support for attainable housing for the site.

An attendee asked about the ingress and egress of the site. A member of the development team explained that the intersection and the school causes conflicts with turning movements. He added that a secondary emergency access would be provided onto Paw Creek Road.

An attendee asked about comments from the fire department. Mr. Brown stated that this petition has not received comments from Charlotte Fire yet.

The meeting concluded at approximately 7:50 p.m. without any further questions or discussion from the community.

Respectfully submitted this 12th day of February 2024.

cc: Maxx Oliver, 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

2023-176	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-176	05516401	SORTO	WILMER	MARIA DEL PILAR	SALDIVAR	1101 MARIETTA ST		CHARLOTTE	NC	28214
2023-176	05516410	MOORE	JERRY D	MELINDA S	MOORE	11618 SHIMMERING LAKE DR		CHARLOTTE	NC	28214
2023-176	05516411	MOORE	MELINDA S	JERRY D	MOORE	11618 SHIMMERING LAKE DR		CHARLOTTE	NC	28244
2023-176	05516412	RAHLAN	YER	LIT	KSOR	1104 LITTLE ROCK RD		CHARLOTTE	NC	28214
2023-176	05516501	FENIX FRAMING LLC				1040 LITTLE ROCK RD		CHARLOTTE	NC	28214
2023-176	05516502	SRESANG	DIM		KANOP TAMBOU	1032 LITTLE ROCK RD		CHARLOTTE	NC	28214
2023-176	05516505	BRIGHT RESIDENTIAL PROPERTIES LLC				1616 OAK TRAIL LN		CHARLOTTE	NC	28216
2023-176	05516506	WHITESIDE	MARK D			1059 MARIETTA ST		CHARLOTTE	NC	28214
2023-176	05516507	LOPEZ	JESUS SOLIS	MARISOL ROJAS	ORTIZ	1154 DUTTON AVE APT A		SANTA ROSA	CA	95407
2023-176	05516509	VILLAFRANCO	JENNIFER			1048 LITTLE ROCK RD		CHARLOTTE	NC	28214
2023-176	05516510	BRIGHT RESIDENTIAL PROPERTIES LLC				1616 OAK TRAIL LN		CHARLOTTE	NC	28216
2023-176	05516511	BOSCO	JOHN	KLAW	MAR	1010 LITTLE ROCK RD		CHARLOTTE	NC	28214
2023-176	05920105	THE MARINER FOUNDATION				6329 PAW CREEK RD		CHARLOTTE	NC	28214
2023-176	05920107	BAIRES	GEYDI E URQUILL	EDWIN	ALVARENGA-ENAMORADO	6425 PAW CREEK RD		CHARLOTTE	NC	28214
2023-176	05920144	PADILLA-EUCEDA	JAIME A	FANY ARACELY C	CANALES	6405 PAW CREEK RD		CHARLOTTE	NC	28214
2023-176	05920198	GORDON	WILLIAM S III	PATRICIA D	GORDON	9725 HATFIELD RD		CHARLOTTE	NC	28278
2023-176	05921204	DUNCAN	WARREN BAXTER	SHIRLEY T	DUNCAN	1318 NIAGARA CIR		CHARLOTTE	NC	28214
2023-176	05921205	DEESE	WANDA C			1310 NIAGARA CR		CHARLOTTE	NC	28214
2023-176	05921206	CARDELL	HORACE EUGENE	ELIZABETH B	CARDELL	6201 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921207	HERNANDEZ	OSCAR ALEMAN	ANGELICA GALLE	RUIZ	6215 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921208	SMITH	CAESAR A			6229 ELMWOOD CR		CHARLOTTE	NC	28214
2023-176	05921209	OJEDA	JAUN MANUEL	BOUAVANH	SOUTHIVORART	6239 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921210	IRBY	JERRY O	DONNA B	IRBY	6301 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921211	MILLER	DONALD RICHARI			6309 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921212	MILLER	DONALD R			6309 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921213	WEINTRAUB	STEVEN G	SIDNEY S	WEINTRAUB	611 CARPENTER TOWN LN		CARY	NC	27519
2023-176	05921214	PARKS	ANNETTE RHYNE			6401 ELMWOOD CIRCLE		CHARLOTTE	NC	28214
2023-176	05921215	WELLS FARGO HOME MTG CORP				7495 NEW HORIZON WY		FREDERICK	MD	21703
2023-176	05921216	SIHAPANYA	NHOT			6417 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05921224	UNITED MONTAGNARD CHRISTIAN	CHURCH			1009 LITTLE ROCK RD		CHARLOTTE	NC	28214
2023-176	05921225	CITY OF CHARLOTTE				600 EAST FOURTH STREET		CHARLOTTE	NC	28202
2023-176	05921226	SMITH	RONALD D			6400 PAW CREEK RD		CHARLOTTE	NC	28214
2023-176	05921227	FISHER	BARRY G JR			6232 PAW CREEK RD		CHARLOTTE	NC	28214
2023-176	05921228	HERNANDEZ	LUCIO CARMONA	BLANCA LIDIA	GUZMAN	6112 PAW CREEK RD		CHARLOTTE	NC	28214
2023-176	05921230	MURRAY	ISAAC L			2313 CARVED TREE LN		CHARLOTTE	NC	28262
2023-176	05921232	PETRO	JEK	WILA	PETRO	6230 HERMSLEY RD		CHARLOTTE	NC	28278
2023-176	05921233	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-176	05921237	MURRAY	ISAAC L			2313 CARVED TREE LN		CHARLOTTE	NC	28262
2023-176	05921238	MURRAY	ISAAC L			2313 CARVED TREE LN		CHARLOTTE	NC	28262
2023-176	05922105	CORTES	JUSTIN	NARCISO	CORTES	6408 ELMWOOD CR		CHARLOTTE	NC	28214
2023-176	05922106	BATRES	DOLORES M			6400 ELMWOOD CR		CHARLOTTE	NC	28214
2023-176	05922107	TADLOCK	MARTHA J			6324 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05922108	ROGERS	AUGUSTINE O			6314 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05922109	FITZNER	GREY NICOLE	SETH URIAH	SMITH	6300 ELMWOOD CIR		CHARLOTTE	NC	28214
2023-176	05922110	OATES	BETTY JANE			6220 ELMWOOD CIR		CHARLOTTE	NC	28214

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2023-176	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-176	CMPD Freedom Division Community	Susie	Taylor	6209 DEEP FOREST LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Eagles Nest	Charlene	Forney	5406 REALTREE LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Eagles Nest	Sharrone	Robinson	1521 EAGLES LANDING DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Lakewood Ridge	Latasha	Earl	5328 ARTESA COURT, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Northwest Community Alliance	Sam	Smith	6209 DEEP FOREST LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Other	Sharrone	Robinson	1521 EAGLES LANDING DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Paw Creek at Toddville Road	Robin	Emmons	2200 TODDVILLE RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Pawtucket Community Associatio	Katherine	Taylor	6209 DEEP FOREST LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Rougemont Neighborhood Associat	Joe	Armour	10203 ROUGEMONT LANE, CHARLOTTE, NC, 28277		CHARLOTTE	28277
2023-176	Summit Hills	Charlene	Forney	5406 REALTREE LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Thomasboro Neighborhood Associa	Alvin	Eccles	2118 LITTLE ROCK RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Thrift United Methodist Church	Charles	DiRico	8245 MOORE'S CHAPEL RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-176	Woodstone Homeowners Associatio	Sherrell	Smith	5526 BLACK FOX CT, CHARLOTTE, NC, 28215		CHARLOTTE	

EXHIBIT B

January 19, 2023

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, February 1st at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Smith Douglas Homes
Petition No.: 2023-176

Dear Charlotte Neighbor:

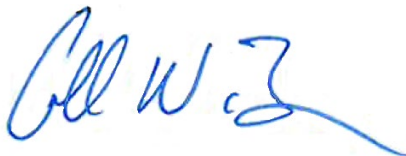
Our firm represents Smith Douglas Homes (the “Petitioner”) in their proposal to rezone approximately fifteen (15) acres located on Paw Creek Road, east of Little Rock Road, more particularly described as Tax Parcel 05921226. The Petitioner is requesting a rezoning from the N1-A zoning district to the N2-A(CD) zoning district to accommodate future 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 **Thursday, February 1st 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 and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Paw Creek”) and/or the petitioner (“Smith Douglas”) 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 or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C



























- LA** Lisa Arnold (Host, me)   
- CB** Collin Brown 
- CB** Collin Brown  
- AM** Adam Morman  
-  Elijah Geniesse  
- HW** Harvey Worthy  
- JA** Jodi Adams  
- JP** Joe Padilla  
- LL** Lisa Larkins  
- ML** Matt Langston  
-  Sam Smith Jr.  
- SR** Sharrone Robinson  

EXHIBIT D



PAW CREEK ROAD

(REZONING #2023-176)

SMITH DOUGLAS HOMES

Official Community Meeting
February 1, 2024



MEETING AGENDA

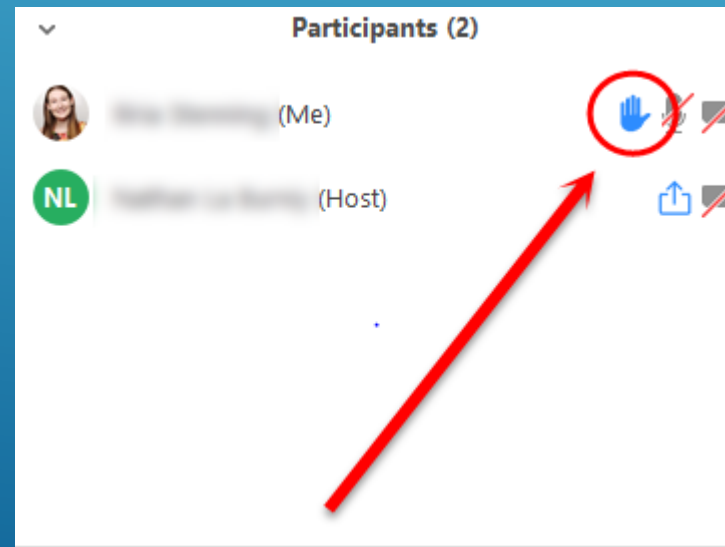
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposal**
 - **Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: **RONALD D SMITH**

Petitioner: **Smith Douglas Homes**

Joe Padilla, Elijah Geniesse, Adam Morman



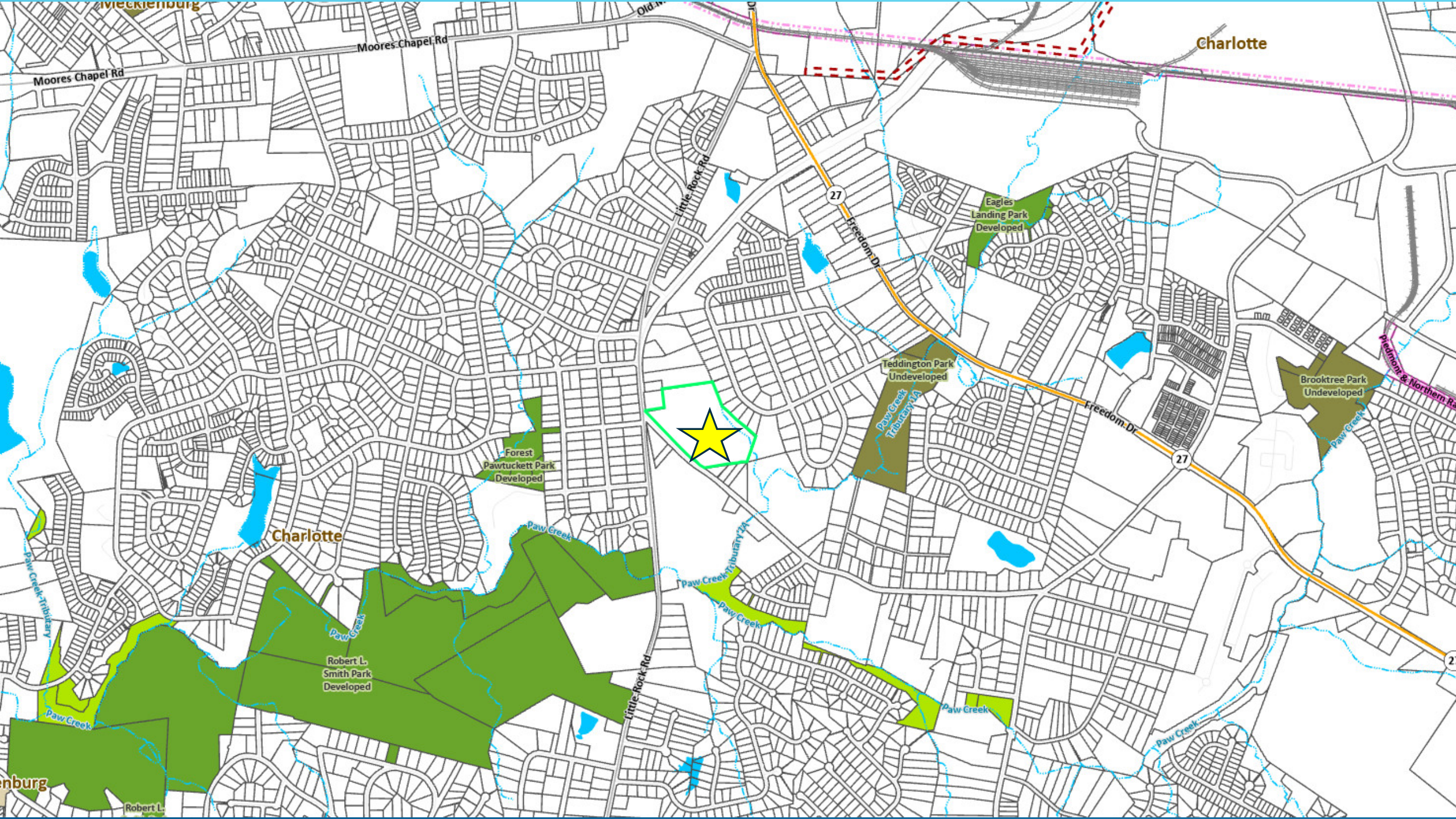
**Alexander
Ricks
PLLC**

Collin Brown &
Lisa Arnold



Matt Langston

PROPERTY LOCATION



Charlotte

Moore's Chapel Rd

Moore's Chapel Rd

27

Freedom Dr

Little Rock Rd

Eagles Landing Park
Developed

Teddington Park
Undeveloped

Brooktree Park
Undeveloped

Forest
Pawtucket Park
Developed

Charlotte

27

Freedom Dr

Robert L.
Smith Park
Developed

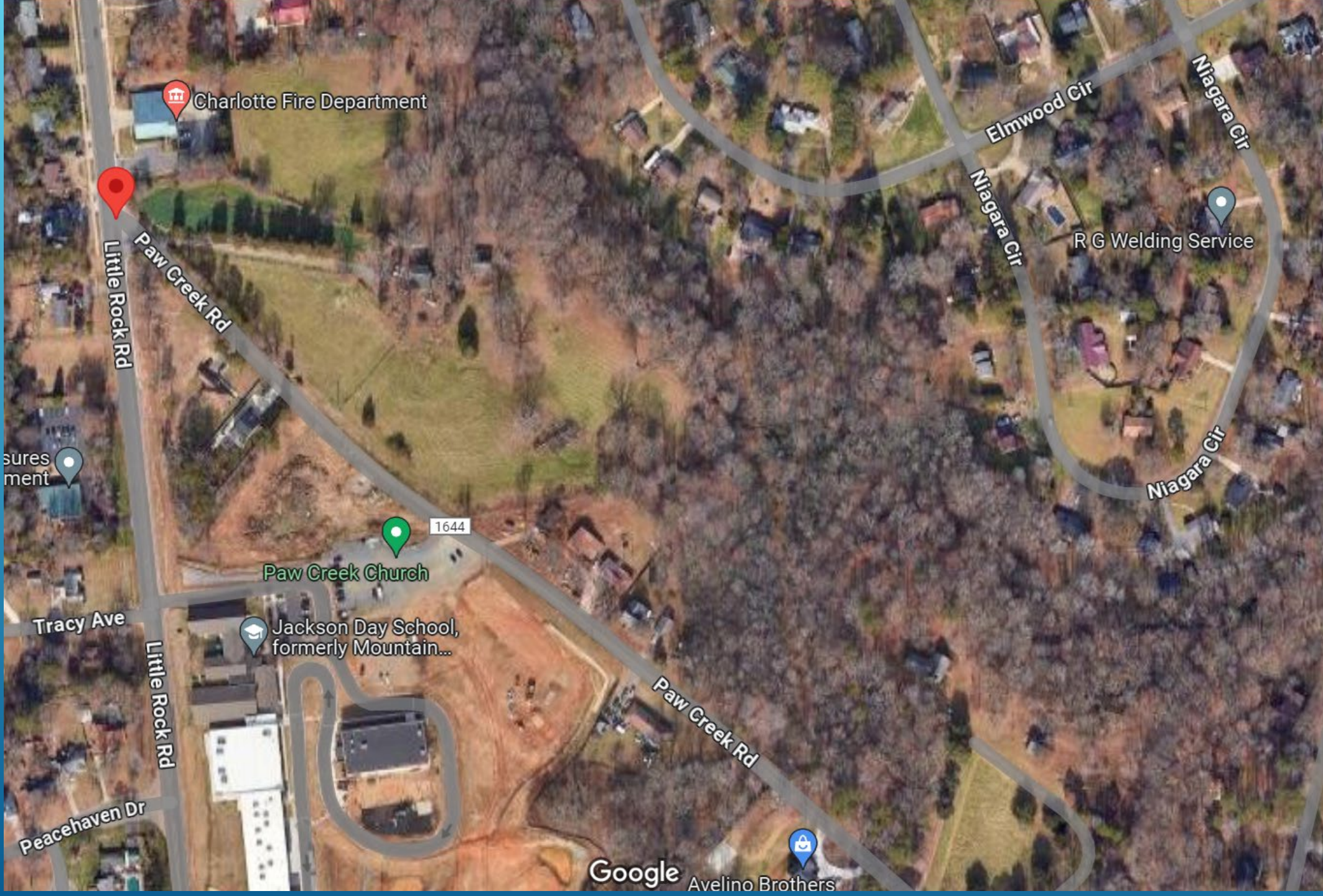
Little Rock Rd

Paw Creek

Paw Creek

Charlotte

Robert L.



Charlotte Fire Department



Little Rock Rd

Paw Creek Rd

ures
ment



1644

Paw Creek Church



Jackson Day School,
formerly Mountain...

Tracy Ave

Little Rock Rd

Peacehaven Dr

Paw Creek Rd

Elmwood Cir

Niagara Cir

Niagara Cir

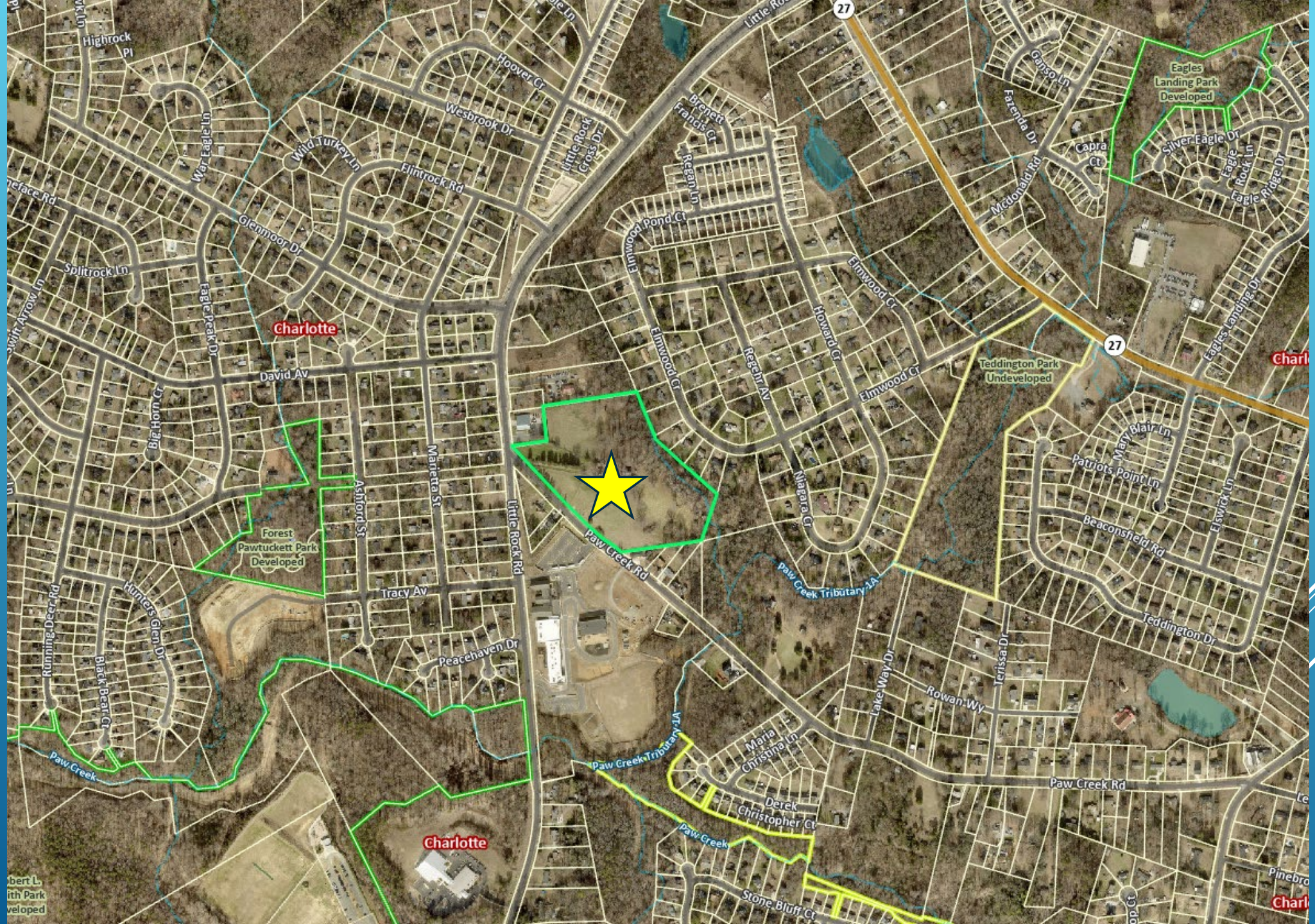
R G Welding Service

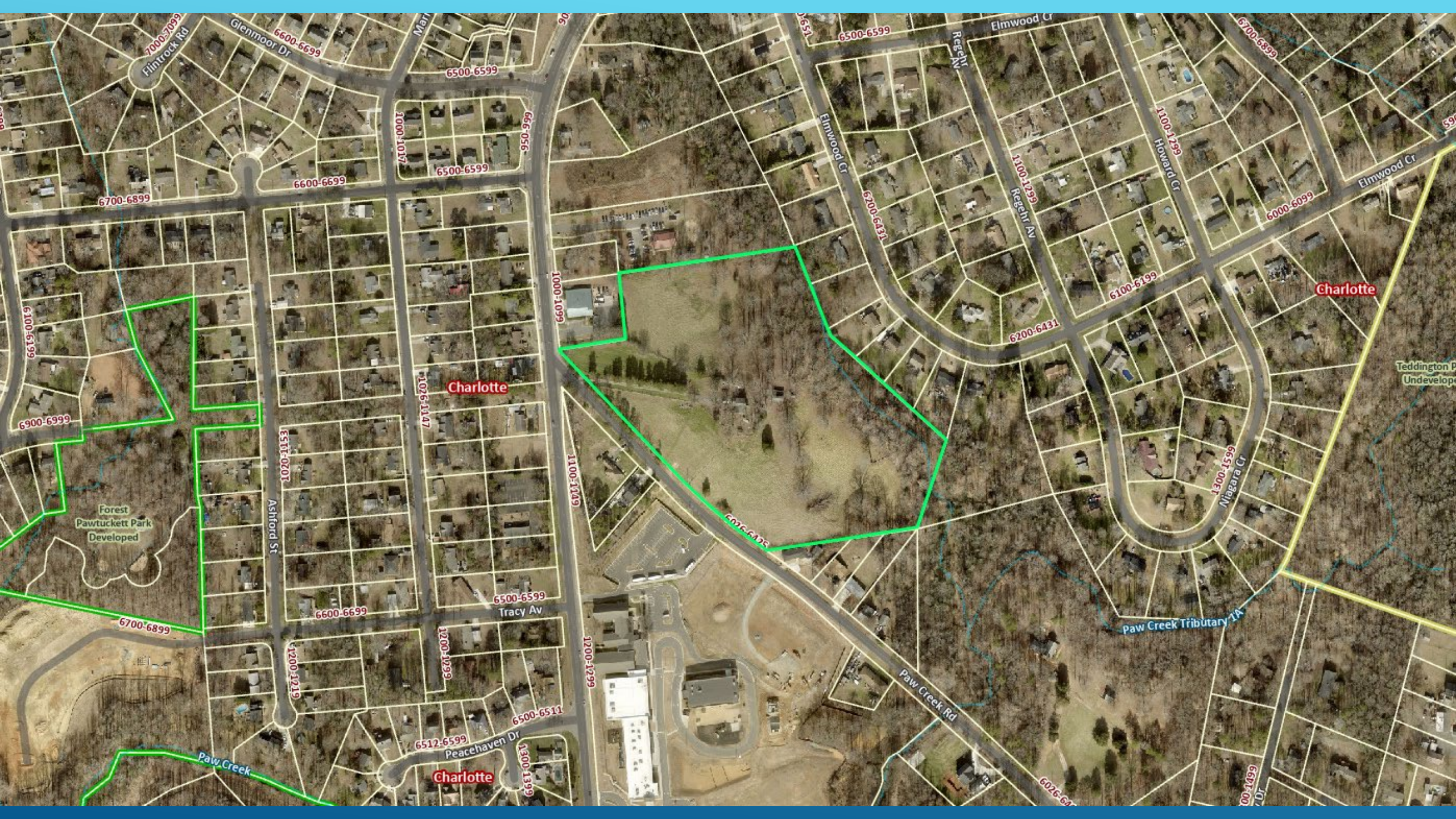
Niagara Cir

Google



Avelino Brothers





Charlotte

Charlotte

Charlotte

Teddington P
Undevelop

Forest
Pawtucket Park
Developed

Paw Creek Tributary 1A

7000-7099
Flintrock Rd

6600-6699
Glenmoor Dr

1000-1017

6500-6599

6500-6599

666-056

90

6500-6599
Elmwood Cr

6500-6599
Regent Av

6200-6431
Regent Av

1100-1299
Howard Cr

6700-6899

6000-6099

6700-6899
Elmwood Cr

6700-6899

6600-6699

6100-6199

6900-6999

1020-10201
Ashford St

1107-6-1147

1000-1099

1100-1149

6076-6125

6200-6431

6100-6199

1300-1599
Niagara Cr

6700-6899

1200-1219

6600-6699

6500-6599
Tracy Av

1200-1299

1200-1299

Paw Creek Rd

6512-6599
Peacehaven Dr

6500-6511
1300-1399

Paw Creek

6026-60

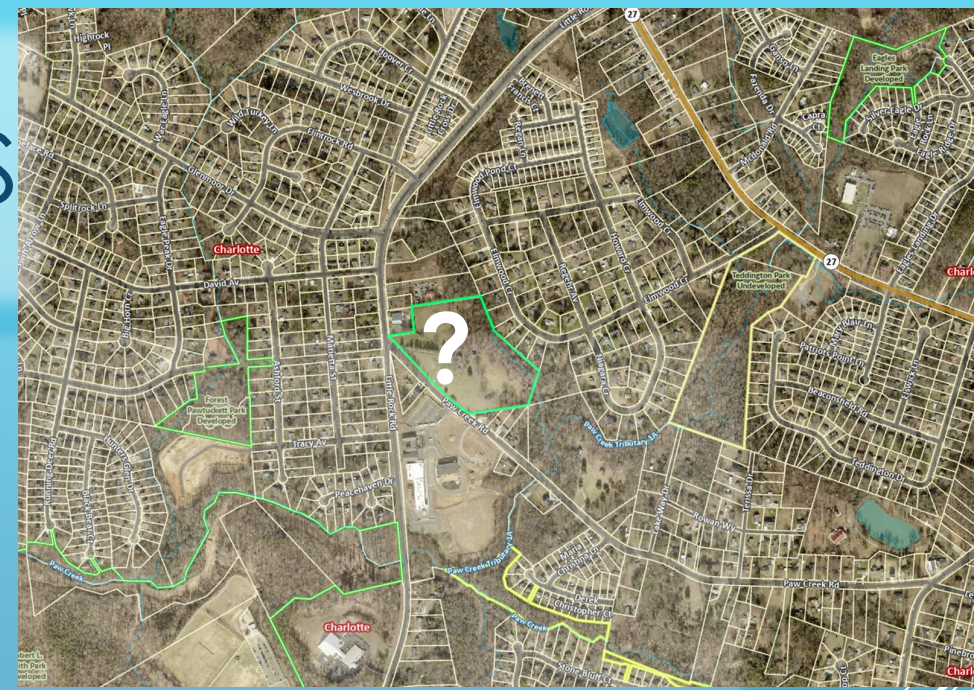
600-1099

DEVELOPMENT CONSIDERATIONS



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 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

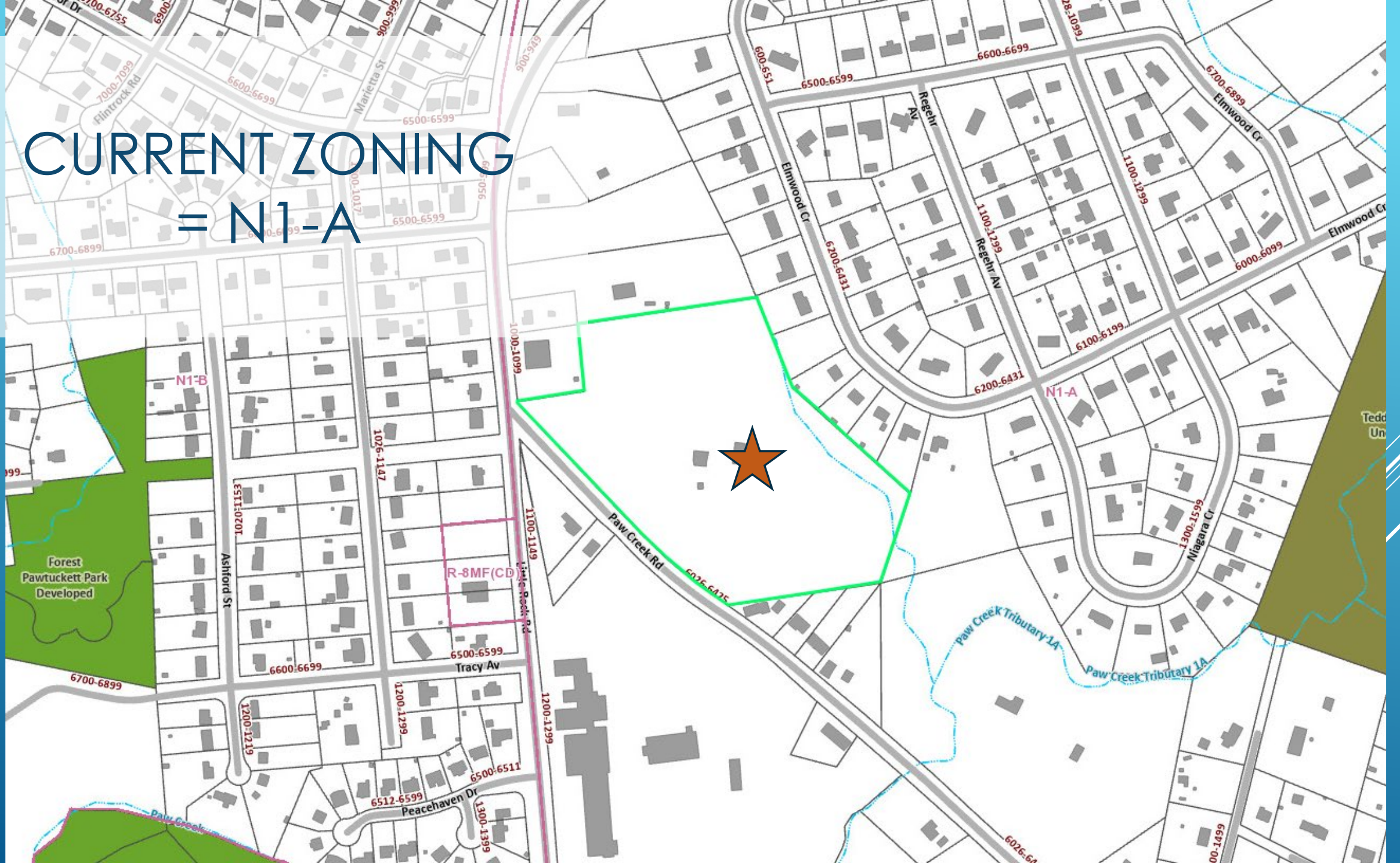
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

CURRENT ZONING = N1-A

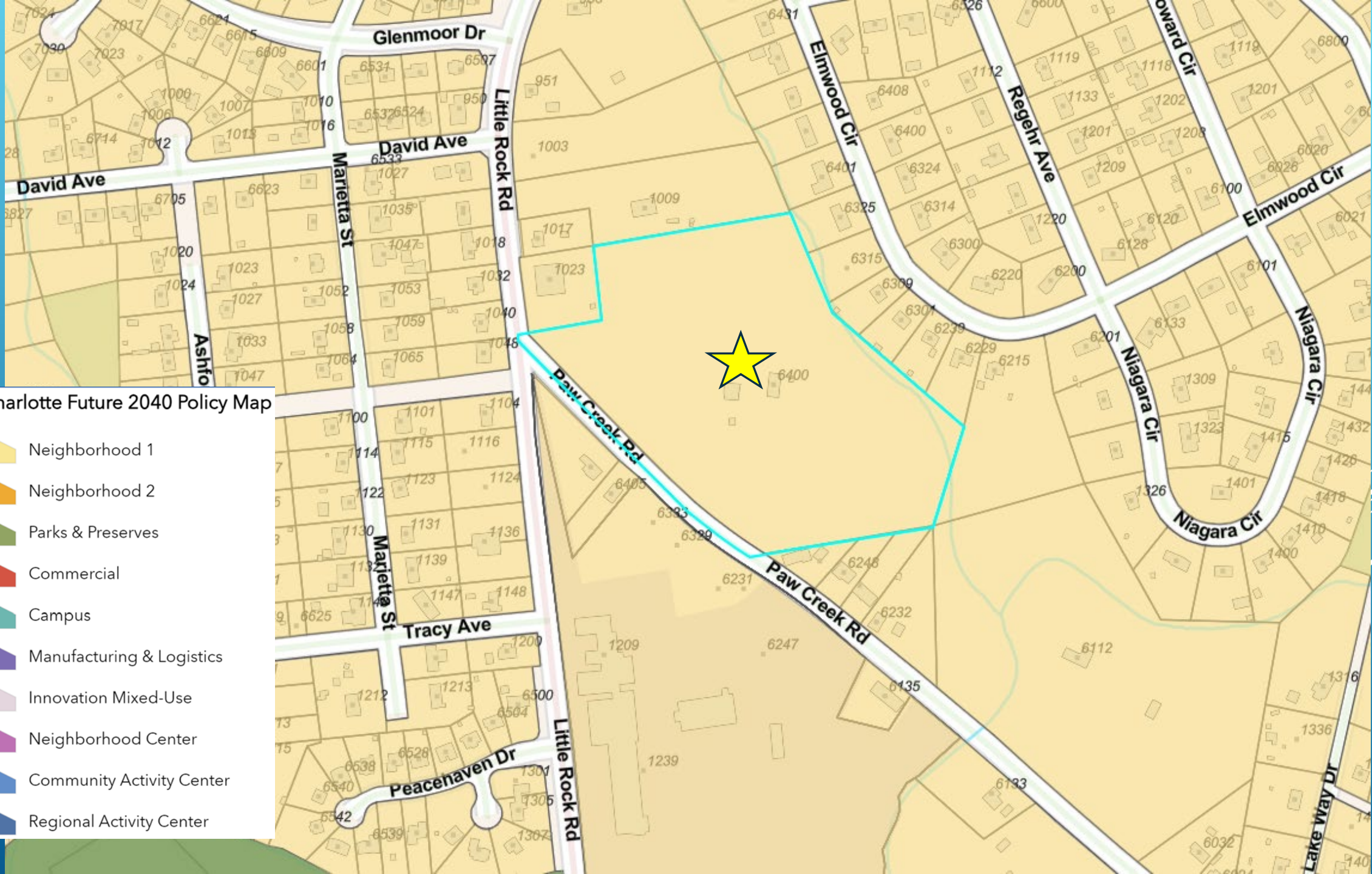


2040 POLICY MAP RECOMMENDATION



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



Place Types: Neighborhood 1



Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

Land Use



Mostly Residential Land Uses


- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.





REZONING REQUEST

Existing Zoning & Rezoning Request



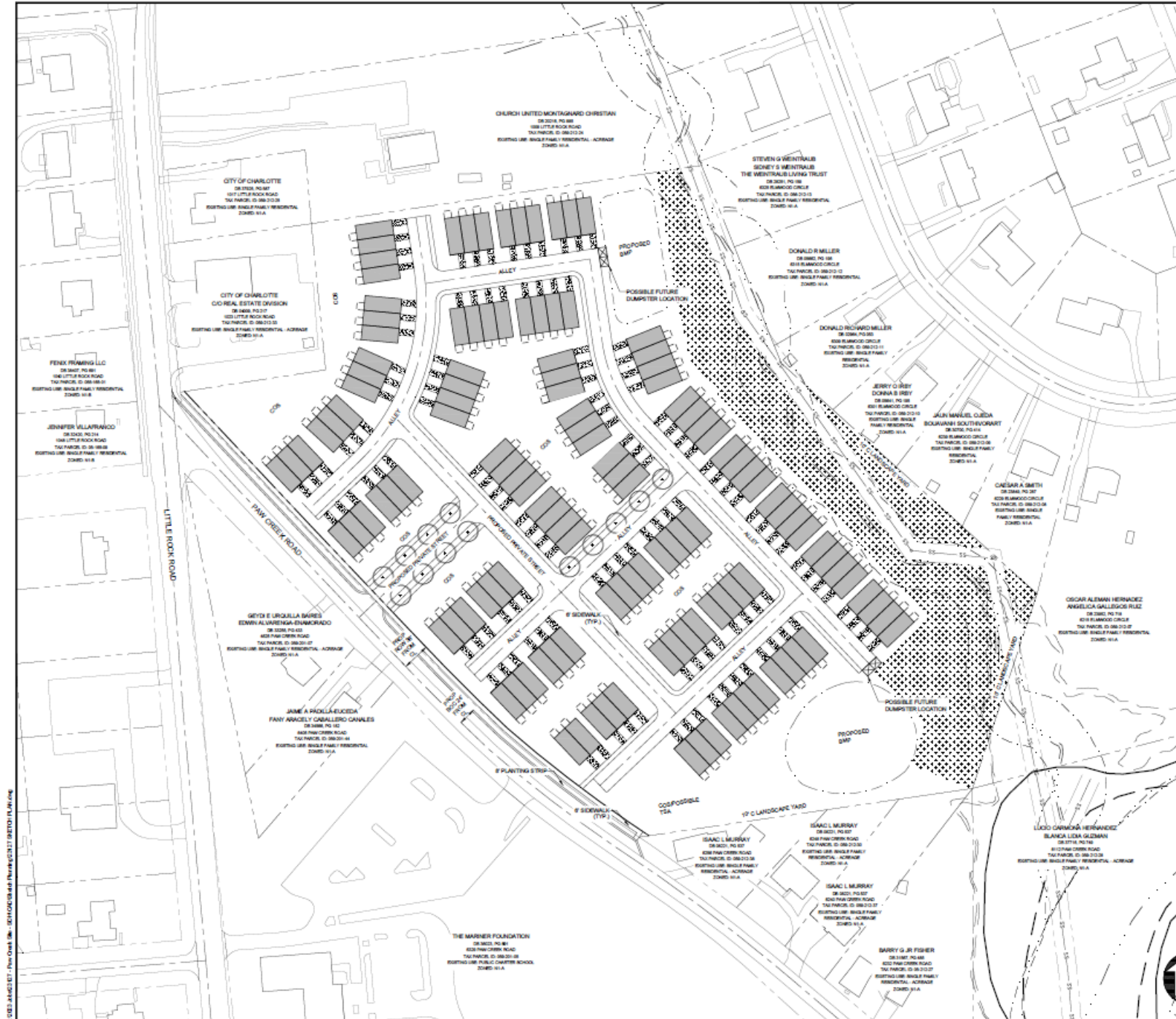
 Requested N2-A(CD) from N1-A

Zoning Classification

-  Neighborhood 1
-  Multi-Family



Map Created 12/29/2023



DEVELOPMENT DATA

SITE AREA	41.85 ACRES
TAX PARCELS	29-213-28
EXISTING ZONING	N/A
PROPOSED ZONING	RD-35C
EXISTING USE	SINGLE FAMILY RESIDENTIAL, AGRICULTURE
PROPOSED USE	SINGLE FAMILY ATTACHED (MULTI-FAMILY DEVELOPMENT)
PROPOSED UNIT COUNT	127 UNITS
MAX. BUILDING HEIGHT ALLOWED	PER ORDINANCE
GREEN AREA REQUIRED	\$1.00/SF (20% OF SITE)
GREEN ANNA PROVIDED	PER ORDINANCE
OPEN SPACE REQUIRED	PER ORDINANCE
OPEN SPACE PROVIDED	PER ORDINANCE
PARKING PROVIDED	PER ORDINANCE
FLOOD	PER ORDINANCE
SOLID WASTE	PRIVATE ROLL-OUT CONTAINERS

LEGEND

[Symbol]	PRIORITY BOUNDARY
[Symbol]	EXISTING CONTOUR LINES
[Symbol]	PROPOSED CONTOUR LINES
[Symbol]	EXISTING STRIP WATER BODY
[Symbol]	EXISTING LOT LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	SETBACK LINE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED CURBING
[Symbol]	EXISTING CURBING
[Symbol]	ROAD CENTERLINE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING BUILDING TO BE REMOVED
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	POSSIBLE GREEN AREA
[Symbol]	PROPOSED WATER QUALITY
[Symbol]	PROPOSED TREE
[Symbol]	EXISTING TREE

0 60 120 240
SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description



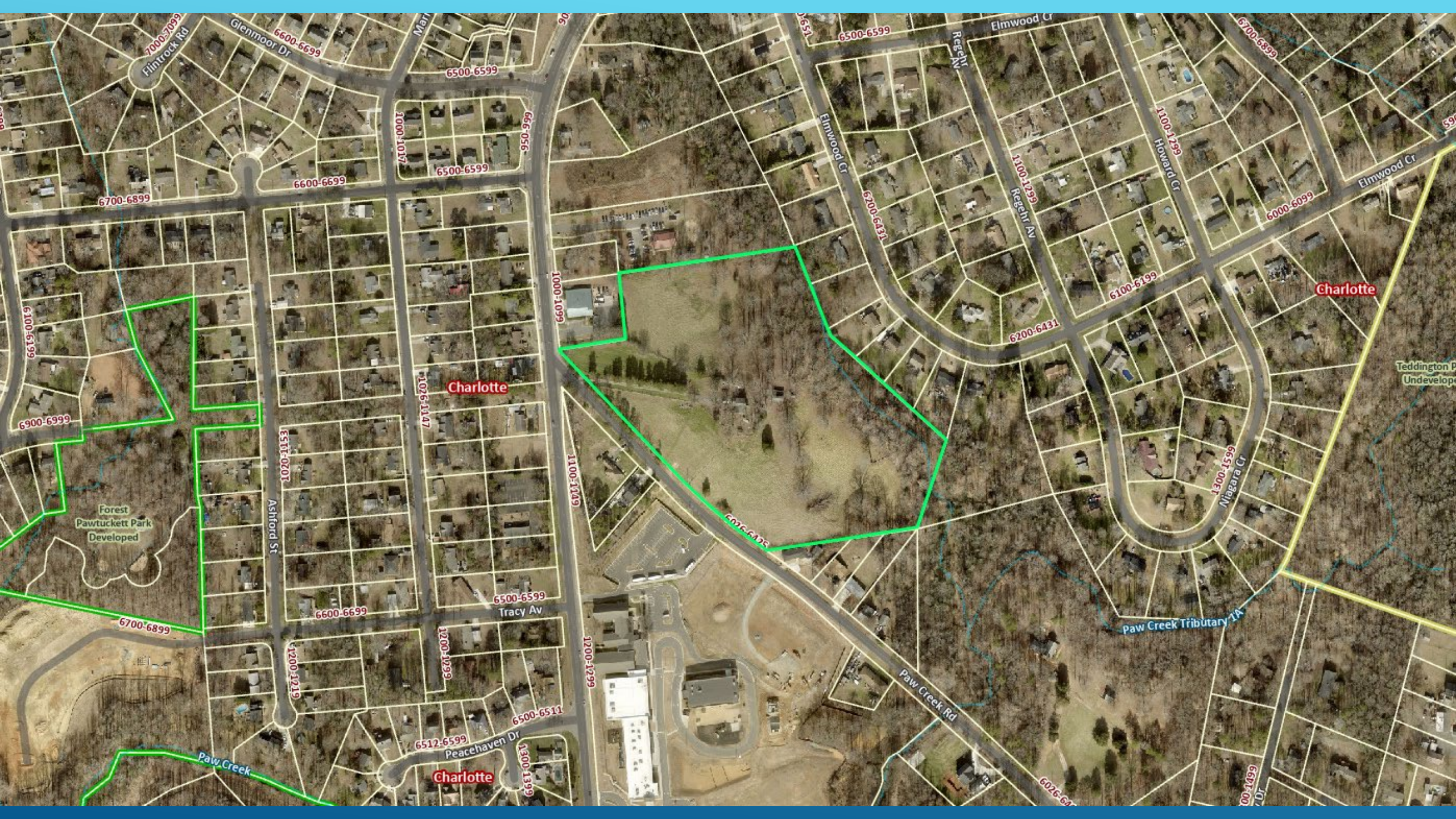
PAW CREEK SITE
SMITH DOUGLAS HOMES
 CLIENT/OWNER'S NAME
 CLIENT OR PROJECT ADDRESS
 CITY OR TOWN, STATE ZIP

REZONING SITE PLAN
 RESOLUTION NO. 2023-0004

CORPORATE CERTIFICATIONS
 NC REG. C-288, NC LA. C-285, NC REG. NO. 2006, NC LA. 90731

Project Manager: MDL
 Drawn By: BMC
 Checked By: MDL
 Date: 12/22/2023
 Project Number: 23217
 Sheet Number:
RZ-2
 SHEET # 02 OF 02

PROJECT: 240523017 - Paw Creek Site - 02/10/2023 04:48 PM - 02/10/2023 04:48 PM - 02/10/2023 04:48 PM



Charlotte

Charlotte

Charlotte

Teddington P
Undevelop

Forest
Pawtucket Park
Developed

Paw Creek Tributary 1A

7000-7099
Flintrock Rd

6600-6699
Glenmoor Dr

1000-1017

6500-6599

666-056

90

6500-6599
Elmwood Cr

6700-6899

Regent Av

6200-6431
Regent Av

1100-1299
Howard Cr

6700-6899

Elmwood Cr

6000-6099

6700-6899
Elmwood Cr

6700-6899

6100-6199

6900-6999

1020-10201
Ashford St

1107-6-1147

1000-1099

1100-1149

6076-6125

1300-1599
Niagara Cr

6700-6899

1200-1219

1200-1299

6500-6599

Tracy Av

1200-1299

Paw Creek Rd

6512-6599
Peacehaven Dr

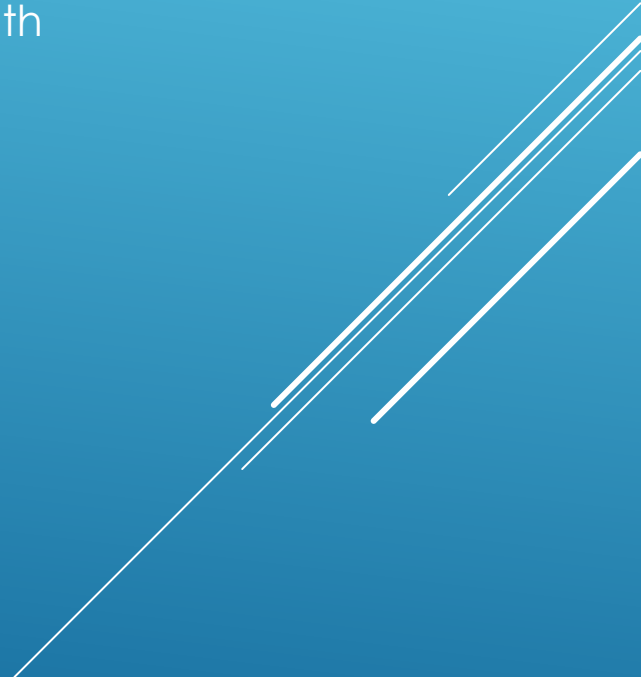
6500-6511
1300-1399

Paw Creek

6026-60

600-1099
7 Dr

“BEST CASE SCENARIO” REZONING TIMELINE

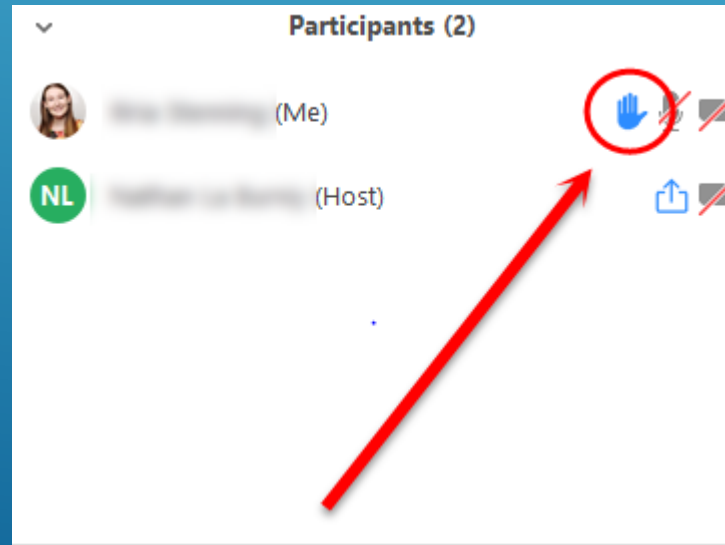
- Initial Outreach Meeting: January 10th
 - Staff Review/1st Round of Comments: January 29th
 - Official Community Meeting: **Today, February 1st**
 - 1st Revised Plan Submittal: by February 12th
 - Earliest Possible Public Hearing: March 18th
 - Zoning Committee: April 2nd
 - Earliest Possible Decision: April 15th
- 

QUESTIONS?

Type your
questions

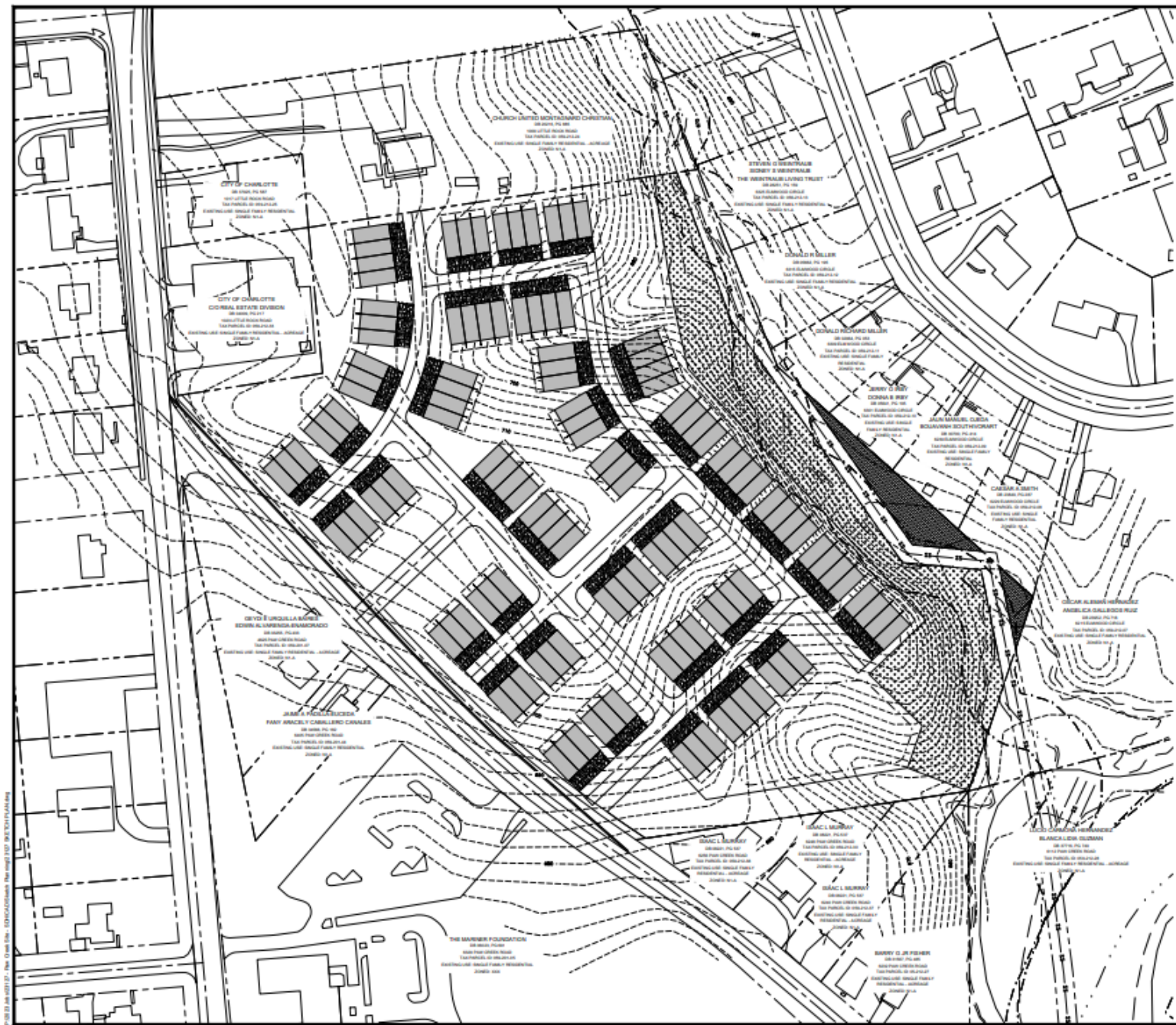


Or ask out loud



THANK YOU!





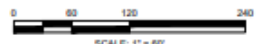
DEVELOPMENT DATA

SITE AREA	41.4 ACRES
TAX PARCELS	262/2, 2/3
EXISTING ZONING	N/A
PROPOSED ZONING	N/A
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY ATTACHED
PROPOSED LOT COUNT	127 UNITS
MINIMUM DENSITY ALLOWED	60X DUA
DENSITY PROPOSED	60X DUA
MIN. FRONT SETBACK	30'
MIN. SIDE YARD REQUIRED	30'
MIN. REAR YARD REQUIRED	30'
MAX. BUILDING HEIGHT ALLOWED	30'
OPEN AREA REQUIRED	0.25 AC/1% OF SITE
OPEN AREA PROVIDED	4.50X 30'
OPEN SPACE REQUIRED	60X 30'
OPEN SPACE PROVIDED	4.50X 30'
PARKING REQUIRED	2 SPACES PER UNIT MIN.
PARKING PROVIDED	2 SPACES PER UNIT
POOL	PER CRENSHAW
SOLID WASTE	ROLL-OUT CONTAINERS - CLAMPOUT

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EXISTING EASEMENT
	PROPOSED CLEARING
	EXISTING CLEARING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED OPEN AREA AT 1:24
	PROPOSED OPEN AREA AT 1:12
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE

This Plan is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1" = 60'

REVISIONS

No.	Date	By	Description



PAW CREEK SITE
SMITH DOUGLAS
CLIENT/OWNER'S NAME
CLIENT OR PROJECT ADDRESS
CITY OR TOWN, STATE ZIP

**REZONING
SITE PLAN**

Project Manager: MDL
Drawn By: ENL
Checked By: MDL
Date: 11/29/2023
Project Number: 23217
Sheet Number:

RZ-2