



Date of Report: January 23, 2023

To: City of Charlotte
600 East 4th Street
Charlotte, NC 28202

Subject: Providence Road Nest Townhomes Community Meeting Report
Project #: 221022

Date of Meeting: January 18, 2023 @ 6:00 pm **Location:** Zoom/Virtual Meeting
Meeting Attendees: Dennis Terry, RLA (V3 Southeast)
Michael Ambrosio (V3 Southeast)

Jennifer Gossett
Jack Gossett
Karen
Amy Campbell
Chris Pratt
(Two others were present but unidentified)

Transmittal Type: ☒Email ☒USPS ☐Overnight


MEETING MINUTES

1. Dennis Terry – Provided project overview and presented the Rezoning Site plan, regional aerial map, and streetview images.
2. Dennis Terry – Discussed required tree save and green space and reviewed perimeter landscape buffer density.
3. Michael Ambrosio – Discussed project engineering, CDOT requirements, and stormwater control.
4. Jennifer Gossett – Is the design team aware that Nest Homes business is not registered and they have several Better Business Bureau complaints
 - a. DT – No we are not.
5. Amy Campbell – What will be the price point of the homes?
 - a. DT – we do not have that information yet.
6. Karen – when is the city council hearing?
 - a. DT – City Council Hearing is tentatively scheduled for March. If you will call or email me in two weeks I will provide you with confirmation.
7. Amy – Should we prepare to hire an attorney to fight this petition?
 - a. DT – Sometimes that's an option but it would be up to you.
8. Chris – We live next door and there is existing drainage issues during storms, will this development worsen the off site stormwater?
 - a. DT – It difficult to answer this questions without knowing the extent of the existing drainage onto your property, but the site's stormwater control will meet or exceed the City of Charlotte and NCDEQ's stormwater regulations.
9. Chris – What repercussions do we have if we are not happy with the design results of the site's stormwater management?

- a. DT – If the site is designed and permitted and approved by the City and the State and constructed as designed then there is little that can be done other than filing complaints with the municipality.
- 10. Jack – Who owns and maintains the SCM?
 - a. DT – The community HOA.
- 11. Amy – Where are the garages and how tall are they?
 - a. DT – Garages are located internally and they are two stories.
- 12. Amy – Would you want to buy a house in our neighborhood and live next to these townhomes?
 - a. Michael – I could not afford to live in this neighborhood.
- 13. DT – Please call or email me with any questions that you have in the future.

Note – the overall community concerns were centered around existing off site storm water issues and how the petitioner will be addressing stormwater control for the new project. There was also concern about the height of the units.

(End of Meeting Minutes)



Dennis C. Terry, PLA
V3 Southeast

cc: File

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED

2021-198	TAXPID	OWNERLASTN	OWNERFIRST
2021-198	18706201	PROVIDENCE ROAD CHURCH OF	CHRIST CHARLOTTE N C INC
2021-198	18707215	FOUNDATION OF SHALOM PARK INC	THE
2021-198	18707217	TEMPLE ISRAEL INC	
2021-198	18712209	CLAY	MICHAEL
2021-198	18712210	GRAHL	JAMES S JR
2021-198	18712211	SALIB	PETER S
2021-198	18712301	BLOOM	AARON R
2021-198	18712302	HEISLER	FRITZE H GRANTOR TRUST
2021-198	18712303	KENNEDY	DAVID A
2021-198	18712304	BERNASCONI	KAREN ELIZABETH
2021-198	18712305	JACOBSON	TODD D
2021-198	18712306	DUPUY	JAMES D
2021-198	18712307	BREWER	THOMAS II
2021-198	18712308	PRATT	CHRISTOPHER
2021-198	18712309	YOUHANOUN	HOBART
2021-198	18712310	GOSSETT	JACKSON JR
2021-198	18712311	CARROLL	JON P
2021-198	18712312	GASKIN	DAVID
2021-198	18712313	THYER	DANIEL J
2021-198	18712319	2017-2 IH BORROWER LP	
2021-198	18712320	SANCHEZ	ERICK
2021-198	18712321	ERLICH	RON
2021-198	18712322	4934 PROVIDENCE ROAD LLC	
2021-198	18712323	PROVIDENCE RD CHURCH OF	CHRIST

TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED.

COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2
		4900 PROVIDENCE RD	
		5007 PROVIDENCR RD SUITE 102	
		4901 PROVIDENCE RD	
JENNIFER	CLAY	4920 BROKEN SADDLE LN	
JULIE R	GRAHL	4912 BROKEN SADDLE LN	
ANNA C	SALIB	4900 BROKEN SADDLE LN	
KALI	BLOOM	4901 BROKEN SADDLE LN	
	BY ENTIRETY	4913 BROKEN SADDLE LN	
JENNIFER F	KENNEDY	4923 BROKEN SADDLE LN	
		4937 BROKEN SADDLE LN	
		1230 HOLLOW TREE CT	
CHERIE L	DUPUY	1220 HOLLOW TREE CT	
STACEY	BREWER	1212 HOLLOW TREE CT	
AMY	CAMPBELL	1206 HOLLOW TREE CT	
ADRIENNE LAYMAN	FONTAINE	1200 HOLLOW TREE CT	
JENNIFER	GOSSETT	1201 HOLLOW TREE CT	
EMILY P	CARROLL	1205 HOLLOW TREE CT	
CASEY B	GASKIN	1215 HOLLOW TREE	
KIMBERLY M	THYER	1225 HOLLOW TREE CT	
		1717 MAIN ST STE 2000	C/O INVITATION HOMES
GABRIELA M	SANCHEZ	5014 PROVIDENCE RD	
		5000 PROVIDENCE RD	
		5731 GORHAM DR	
		4900 PROVIDENCE RD	

. PLEASE CONTACT US WITH ANY

CITY	STATE	ZIPCODE
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
DALLAS	TX	75201
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226
CHARLOTTE	NC	28226

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE

2021-198	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME
2021-198	Blueberry Lane Homes	Amanda	Raymond
2021-198	Carmel Park Neighborhood Association	Todd	Stewart
2021-198	Chambery Homeowners Association	Kevin	Chapman
2021-198	Charlotte Leadership Academy	Wendy	Sellers
2021-198	Columbine Homeowners Assn.	Carolyn	Carlborg
2021-198	Dunedin Homeowners Association	Marilyn	Dotson
2021-198	Eastside Community Economic Development Corporation	Johnnie	Wallace
2021-198	Foxcroft	Joshua	arnold
2021-198	Foxcroft East Homeowners Association	Hildy	Strasser
2021-198	Greylyn	Kam	Tai
2021-198	Greylyn Drive Neighborhood Association	Fisk	Outwater
2021-198	Greylyn Drive Neighborhood Association	Jeffrey	Pease
2021-198	Greylyn Drive Neighborhood Association	Rick	Glassen
2021-198	Jefferson Park Neighborhood Association	J F	Rice
2021-198	Kelsey Glen Neighborhood Association	Paul & Gloria	Lacey
2021-198	Lansdown Homeowners Association	Bill	Schroeder
2021-198	Lansdowne	Durann	Archer
2021-198	Lansdowne Civic League	Tammy	Baker
2021-198	Lansford Homeowners Association, Inc	Bryan	Rothmeyer
2021-198	Mammoth Oaks	Rebecca	Kucera
2021-198	Oak Forest	Kathy	Byrne
2021-198	Old Salem/Meredith Neighborhood Association	Marlyn	Morton
2021-198	Providence at Fairview	Daryl	Greenberg
2021-198	Providence at Fairview	Stuart	Owen
2021-198	Rockwell Park Association, Inc	Thereasea	Elder
2021-198	Shalom Park Environment	Bette	Andrews
2021-198	Southpark Mall-Simon Properties	Randy	Thomas
2021-198	Talitha Cumi House Of Prayer	Steven Glennon	Yeboah

SE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLE

STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
1400 Blueberry Lane		Charlotte	NC	28226
4533 Oglukian Rd		Charlotte	NC	28226
933 Dacavin Drive		Charlotte	NC	28226
4634 Simsbury Rd. Apt. B		Charlotte	NC	28226
4409 Columbine Court		Charlotte	NC	28226
5515 Dunedin Lane		Charlotte	NC	28270
5411 Dunedin Ln		Charlotte	NC	28270
4400 simsbury rd		Charlotte	NC	28226
4351 Arbor Way		Charlotte	NC	28211
1233 Greylyn Dr		Charlotte	NC	28226
1319 Greylyn Dr		Charlotte	NC	28226
1335 Greylyn Drive		Charlotte	NC	28226
1234 Greylyn Drive		Charlotte	NC	28226
1014 Jefferson Dr		Charlotte	NC	28270
928 Jefferson Dr		Charlotte	NC	28211
6741 Folger Dr		Charlotte	NC	28270
423 Mammoth Oaks Drive		Charlotte	NC	28270
6827 Folger Dr		Charlotte	NC	28270
5300 Lansing Dr		Charlotte	NC	28270
6101 CREOLA ROAD		Charlotte	NC	28270
5408 Guildbrook Rd		Charlotte	NC	28226
1338 E Barden Rd		Charlotte	NC	28226
1501 Carmel Road		Charlotte	NC	28226
1327 Greylyn Drive		Charlotte	NC	28226
346 Whitestone Rd		Charlotte	NC	28270
5007 Providence Road		Charlotte	NC	28226
1335 Greylyn Dr		Charlotte	NC	28226
3926 Providence Road Apt L		Charlotte	NC	28211

ASE

Notice to Interested Parties of a Zoning Petition Virtual Community Meeting

(Mailed January 6, 2022)

Subject: Rezoning Petition 2021-198
Petitioner/Developer: Nest Homes Communities, LLC
Current Land Use: Undeveloped
Existing Zoning: R-3
Rezoning Requested: UR-2 (CD)
Parcel Numbers: 18712322

Virtual Presentation will be online: January 18, 2023 at 5:00 pm
Access Virtual Teams Presentation: Email request to: mambrosio@v3co.com or dterry@v3co.com

Summary of Request

Nest Homes Communities, LLC (the "Petitioner") is the petitioner pursuant to a Zoning Petition that has been filed with the City of Charlotte seeking to change the zoning associated with an approximately 1.82- acre site (the "Site") located on Providence Road (Parcel ID 18712322). The proposed zoning will be UR-2 (CD) after the parcel is rezoned.

Representatives of the Petitioner will conduct a virtual presentation on this Rezoning Petition for the purpose of explaining this rezoning proposal and answering any questions. City of Charlotte records indicate that you are a party required to be notified of the Rezoning Petition either because you live near the site or own property near the site.

In accordance with the requirements of the City of Charlotte allowing community meetings to be held virtually, the meeting will be held virtually online accessible from any computer or smart phone.

Join online Teams Meeting: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTA0ZTE0ZjgtMWM1NS00NmVjLTNmMzctZWYxZDVhZjc5ZmVk%40thread.v2/0?context=%7b%22Tid%22%3a%227e9cab7a-acd6-4977-8c8c-7070c2470b16%22%2c%22Oid%22%3a%226afaf94a-b132-4ba9-8e14-3d477c5cce29%22%7d
Meeting ID: 223 572 975 450
Passcode: AT6ZYk

All interested residents who expect they will be unable to access the website presentation and discussion or would like to request hard copies are asked to email dterry@v3co.com or call (704) 202-8160. Please put "Providence Road Rezoning Information" in the subject line to make alternative arrangements for receiving a hard copy of the presentation information.

Respectfully,

Dennis Terry, PLA
Michael Ambrosio, EI

cc: john.kinley@charlottenc.gov

Site Parcel



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: ABC Development

Rezoning petition Number 2020- 198

Date

Name	Address	Phone	Email
Jennifer Gossett	1201 Hollow Tree Ct.		jcgossett1970@gmail.com
Jack Gossett	1201 Hollow Tree Ct.		jackgossett9@gmail.com
Karen B			karenb@33image.com
Amy Campbell	1206 Hollow Tree Ct.		jflatbreadphotography@gmail.com
Chris Pratt	1206 Hollow Tree Ct.		crpratt2014@gmail.com

Add additional sheets as needed