

Morehead Property Investments, LLC

COMMUNITY MEETING REPORT

October 6, 2011

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.

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the list of individuals and organizations on the attached document. A copy of the written notice is also attached.

Morehead Property Investments, LLC held a Community Meeting for Morehead Street Rezoning, Rezoning Petition No. 2011-068 at 6:00 pm on Tuesday, September 20, 2009 at Pleasant Hill Baptist Church located at 517 Baldwin Avenue, Charlotte, NC 28204.

Petition Number: 2011-068
Petitioner: Morehead Property Investments, LLC
Current Zoning: O-2
Proposed Zoning: MUDD (CD)
Property: Approximately 1.50 acres located on East Morehead Street between Kenilworth Avenue and Monticello Trail

The Community Meeting was attended by attendees as shown on the attached sign-in sheet. The Petitioner's representatives included Lindsey McAlpine and Shane Seagle.

Summary of Issues Discussed:

Lindsey McAlpine opened the meeting using a large aerial map and showing the exact location of the subject properties. The proposed plan was described for multifamily (rental) use up to maximum of 300 units. Sample elevations were shown. Proposed plan allows some commercial use, although strictly for residents use only (fitness facility, coffee shop, etc.). Plan has proposed setbacks from Morehead Street of twenty (20) feet, current required is sixteen (16) feet. Building height limited to 110 feet, currently allowed is 120 feet. Parking will meet or exceed zoning ordinance requirement. It is Petitioner's intent to save large trees along Morehead Street. Petitioner discussed the PED overlay currently in progress, none of the attendees were aware of this effort.

The attendees asked questions about the type of units, the construction of the building(s), size of the units, and rental rates. Petitioner explained units will be rental apartment units, 5-story wood-framed on top of 2-3 levels of parking structure, unit sizes were not determined yet but most likely would average around 750-800 sf, and that rental rates have not been finalized yet but that it would be near the top of the market.

The meeting was adjourned at 7:05pm.

Morehead Property Investments, LLC
1329 East Morehead Street, Suite 200
Charlotte, NC 28204

cc: Councilmember Patsy Kinsey
Mrs. Claire Lyte-Graham, CMPC
Mrs. Tammie Keplinger, CMPC
Mr. Shad Spencer, CMPC

MOREHEAD REZONING 2001-068 COMMUNITY MEETING 9/20/11 6pm
PLEASANT HILL BAPTIST CHURCH

SIGN-IN

SHANE SEAGUE	704 362 2400	1329 E. MOREHEAD
LINDSEY McALPINE	704 362 2400	" "
Frances Tzannis	704-333-9861	1233 Harding Pl.
Wallin Honeycutt	704 334 8927	1346 Harding Pl
CHAD PETERSON	704 953 2691	1337 E MOREHEAD ST #201
Ruth Holloway	704 996 4199	1348 Harding Pl. Cher. in C
Ron Withrow	704-344-1868	1341 E. Morehead St.

* Enroll Chad Side Entrance.