

# MINUTES

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CENTRAL REZONE MEETING P#2014-005

DATE/TIME: JANUARY 27, 2014 AT 6PM

LOCATION: THE PALMER BUILDING/2601 E. 7<sup>TH</sup> STREET, CHARLOTTE, NC 28204

PRESENTER: DAVE RANSENBERG/GATEWAY COMMUNITIES NC, LLC

NOTE TAKER: BRENDA BLACKWELL/GATEWAY COMMUNITIES NC, LLC

ATTENDEES: REFER TO ATTACHED LIST

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## BUILDING DESCRIPTION

- 36 UNIT APARTMENT COMPLEX – FOR RENT
- 1 BEDROOM, 1 BATH UNITS
- 4 LEVELS
- BALCONIES/AWNINGS
- GATHERING ROOM/COFFEE
- DECO STYLE
- HOLES IN CURVED WALL BETWEEN NEIGHBORS SO CAN SEE UPTOWN
- STORAGE UNITS/HALLS IN BUILDING
- THINKING OF HAVING EXHIBITS/ADVERTISING IN FRONT OF BUILDING.
- CREATING STREET LIFE ABOVE THE STREET...NO WASTE OF VIEW.
- NO AMENITIES

## BACK OF BUILDING

- BACK IS 60 FT AWAY FROM BLD/OTHER HOMES
- 5 FT OFF PROPERTY LINE
- WINDOWS IN THE BACK

## PARKING

- ENTRY ON CENTRAL
- WILL BE BUILT UP ABOVE GRADE
- 38 PARKING SPOTS
- GATE IS INSIDE

## VARIOUS QUESTIONS ASKED

1. ARE YOU USING EXISTING BACKCURB? **HAVE TO DO 35FT TO CENTER LINE.**
2. WHAT SPECIES OF TREES WILL BE USED? **WHATEVER CITY REQUIRES. MAY USE ITALIAN CYPRESS TREES.**
3. WHAT WILL BE THE RENT AMOUNT? **APPROX. \$950 TO \$1,000. WE ALSO DO CREDIT/BACKGROUND CHECKS ON OUR TENANTS.**
4. WILL WE HAVE RETAIL ON FIRST FLOOR? **NO, WOULD HAVE TO ADD BATHROOMS, ETC. PROBABLY NOT ENOUGH PARKING.**
5. CAN YOU PLANT TREES BEHIND PROJECT TO BLOCK NEIGHBORING HOUSES? **CAN'T PLANT TREES ON OTHER PEOPLES PROPERTY. THE PERSON ASKING WASN'T LIVING THERE, BUT JUST ASKING.**

6. QUESTION WAS ASKED ABOUT NOISE POLLUTION IN PARKING DECK. IT HAS TO BE BUILT TO CODE...NEED OPENESS FOR GAS TO VENT SO CAN'T HAVE FULL WALL.
7. WHAT DOES THE FIN/CURVED WALL REPRESENT? IT IS THERE TO SEPARATE PUBLIC AND PRIVATE. WHEN DAVE WAS DESIGNING, HE THOUGHT INSTEAD OF A FLAT WALL TO HAVE A COLORFUL, CURVED SHAPED DESIGN WITH HOLES FOR THE TENANTS TO SEE UPTOWN.
8. WHAT ABOUT THE SAFETY OF BIKES ON SIDEWALKS? CDOT WILL HAVE TO ASSIST.
9. ONE HOA REPRESENTATIVE MENTIONED THAT THE CONCERN OF HIS ASSOCIATION WOULD BE THE LOSE OF TREES AND THEY REALLY LIKE GREENERY/TREES.

MEETING WENT VERY WELL. THERE WERE NO COMPLAINTS FROM THE ATTENDEES. THEY REALLY LIKED THE DESIGN/DECO STYLE OF THE BUILDING.



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-05	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2014-05	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC	28205
2014-05	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2014-05	Shane	Johnson	Commonwealth and Mornignside NA	1308 Morninside Drive	Charlotte	NC	28205
2014-05	Cheryl	Miller	Commonwealth Morningside NA	1318 Saint Julien Street	Charlotte	NC	28205
2014-05	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC	28205
2014-05	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC	28204
2014-05	Babak	Emadi	Elizabeth Comm. Assoc.	725 Clement Avenue	Charlotte	NC	28204
2014-05	Matt	Nurkin	Elizabeth Comm. Assoc.	2114 Greenway Avenue	Charlotte	NC	28204
2014-05	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC	28204
2014-05	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC	28299
2014-05	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC	28205
2014-05	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC	28210
2014-05	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC	28205
2014-05	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2014-05	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2014-05	Annette	Gee	Shadowood Appartments	1719 Eastcrest Drive	Charlotte	NC	28205
2014-05	Michael	Gella	Villa Heights NA	1613 Grace Street	Charlotte	NC	28208

**GATEWAY  
COMMUNITIES NC**



January 13, 2014

Re: Meeting for neighborhood leaders and other neighbors interested in the rezoning of the property located on Central Avenue between St. Julien Street and Westover Street.

Dear Neighbors,

We are having a meeting on Monday, January 27, 2014 at The Palmer Building. The address is 2601 E. 7<sup>th</sup> Street, Charlotte, NC 28204. The meeting will take place from 6pm to 7pm.

The point of this meeting is to introduce you to the rezoning petition, #2014-005 for the land. We are looking to rezone the land from neighborhood business (B-1) to a mixed use development district, optional (MUDD-O). The neighbors may comment and make suggestions during this time.

We look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Ransenberg', with a long, sweeping flourish extending to the right.

David Ransenberg  
Gateway Communities NC, LLC