

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-064

Marsh Properties, LLC

Petitioner: Marsh Properties, LLC.

Rezoning Petition No. 2014-064

Property: Approximately 59.40 acres generally located on the east side of South Boulevard between and on both sides of Poindexter Drive and Elmhurst Road in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on May 22nd, 2014, 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** by depositing the Community Meeting Notice in the U.S. mail on May 12th 2014. A copy of the written notice is attached as **Exhibit B**. The Petitioner also met with the Colonial Village Neighborhood on April 28th and the Sedgefield Neighborhood Board on April 30th. Furthermore, the Petitioner had several extensive meetings and other discussions with the Land Use Committee and other leaders of the Sedgefield neighborhood.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on May 22nd 2014 at 7:00 PM, at Sedgefield United Methodist Church, 2830 Dorchester Place Charlotte, North Carolina 28209.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Jamie McLawhorn and George Warren with Marsh Properties and George Dewey IV and L. Karen Partee with Aston Properties. Also in attendance representing the Petitioner were: Richard Petersheim and Dennis Walls with LandDesign; Randy Goddard, traffic consultant with Design Resource Group; Tom Wright and Kelly Steele with NarmourWright Architects; Vanessa Capece with Yellow Duck Marketing; and Jeff Brown and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. Jamie McLawhorn opened the meeting and introduced the Petitioner's representatives. Mr. McLawhorn then gave a brief history of Marsh Properties and its long-standing ownership of the Site. Marsh Properties is a Charlotte based company that has been developing and leasing residential units in the Charlotte area for almost 90 years. When Marsh Properties developed this Site in the early 1950s, the Site was considered to be in the suburbs. Today the Site is located in more of an urban area with close proximity to Uptown and within a quarter mile of the New Bern Rapid Transit Station.

As a result of the changes that have occurred in the area and the age of the existing buildings, the time to begin the redevelopment of Site is now.

Mr. McLawhorn then turned over the presentation to George Dewey with Aston Properties, who is partnering with Marsh Properties to develop the non-residential portions of the Site which are

located along South Boulevard. Mr. Dewey provided the attendees a brief history of Aston Properties including an overview of a few of the developments Aston Properties has developed in the Charlotte area and the Carolinas. Aston Properties is also a Charlotte based company that has been developing and managing retail shopping centers in the Carolinas for 34 years. Mr. Dewey shared with the attendees examples of neighborhood centers it has developed in the Charlotte area, including Colony Place located at the intersection of Rea Road and Colony Road and McKee Farms located at the intersection of McKee Road and Weddington Road. Mr. Dewey explained that Harris-Teeter would once again be part of the Sedgefield neighborhood and would be located on the Site along South Boulevard.

Overview of Development Plan. The presentation was then turned over to Richard Petersheim with LandDesign, who described the vision for the redevelopment of the Site. Mr. Petersheim explained to the attendees that the planning for the redevelopment of the Site had started over 18 months ago. He indicated that the development team was committed to providing a quality development that will enhance and add to the fabric of the neighborhood.

Mr. Petersheim stated that the new Harris-Teeter store would be designed to be accessible and approachable from the neighborhood. He also indicated that the existing street network and tree canopy are unique features of the Site that would be a significant component of the redevelopment. He mentioned that Parkwood tree services had done a tree survey of the Site and had found that most of the existing trees were in good shape and will be preserved where possible and consistent with development constraints.

Mr. Petersheim indicated that open space areas are planned within the Site. He described how the proposed plan would taper down the level of development intensities with the more intense portions of the development located toward South Boulevard with the less intense portions of the Site located farther from South Boulevard and adjacent to the neighborhood. Mr. McLawhorn and Mr. Petersheim did explain that in order to make it possible to accomplish the redevelopment of the Site in the high quality manner envisioned, an increase in the intensity of the development was needed.

Mr. Petersheim and Mr. McLawhorn stated that all the ingredients to make the redevelopment of the Site into a great addition to the Sedgefield neighborhood were present. The currently dated South Boulevard street frontage would be improved over time to create a more hospitable gateway into the neighborhood and the South Boulevard Street frontage would be improved with on-street parking, wide sidewalks and street trees in planting strips. Furthermore, the very old, outdated apartments would be replaced with high quality housing.

Development Area Descriptions:

Mr. Petersheim then provided the attendees with a description of the development proposed in a number of the Site's "Development Areas." He began by describing that the Harris-Teeter and commercial uses would be within Development Area A, which is located along South Blvd. between Poindexter Drive and Elmhurst Road. The design of the store would engage South Boulevard and would contain areas of glass and an entrance from South Boulevard that is expected to provide direct access to the deli and a coffee shop area of the store. In addition an outdoor seating area would be located along South Boulevard. Two smaller retail buildings are also proposed within Development Area A, and these buildings would also be oriented toward South Boulevard; the upper floor of one of these buildings could be designed with a roof top dining area that would have views of uptown.

Mr. Petersheim then described what was planned for Development Area B, which is located along South Boulevard between Marsh Road and Elmhurst Road. Development Area B is planned for a mixed-use, multi-story building containing ground floor retail uses oriented toward South Boulevard; the upper floors of the building would either be developed with office or residential

uses. Parking would be provided behind or interior to the building in a parking structure. A private street connecting Marsh Road to Elmhurst Road would also be constructed within this Development Area. It was emphasized that it is expected that development of Development Area B will be a good bit into the future and the existing uses would remain for some time in the interim.

Mr. Petersheim described that "Development Areas C and D," which are located between Poindexter Drive and Berkshire Road and behind Development Area A, are anticipated to be developed with residential uses in buildings with three and/or four stories. These buildings would look to maintain the same setback from the existing streets as the existing buildings. Parking would be provided within parking structures.

Mr. Petersheim also described the features that are contemplated for the Development Areas that abut existing single-family homes. In these areas, the rezoning site plan will provide a buffer area and in most cases (all but Development Area L which has the steep topo of Dairy Branch at the rear) an opaque six foot wooden fence. In addition, maximum building heights of 40 feet will apply except in certain locations where the depth of the Development Area will allow a greater building setback in which cases building heights have been allowed to increase to 50 feet (in Development Areas J and G). In addition buildings will be setback from the existing streets to save the existing trees when possible. New sidewalk and on-street parking will be added to the existing streets.

Timing:

The timing of the redevelopment of the Site was then described. It is anticipated (but subject to changes) that the retail portion of the Site located within Development Area A may start to be developed in the first half of 2015 with completion possible in late 2016 or early 2017. The commercial buildings within Development Area B will remain and this Development Area will be developed at a much later date; it is anticipated that the existing buildings will be given a face lift. Within Development Area C, it is contemplated that development of one of the proposed multi-family buildings may begin in 2016. The remainder of the Development Areas will be developed over time (perhaps over as long as a 10 year period) with a variety of housing types which could include some for sale products.

Transportation:

Randy Goddard, traffic consultant, was asked to provide information on the transportation study that was prepared for the proposed development. Mr. Goddard explained that the transportation study looks at existing infrastructure, where the traffic is currently going, peak traffic patterns, and takes existing traffic counts between 7-9 AM and 4-6 PM. The highest peak hour is pulled out and the trip generation from the Site during that peak period is then reviewed.

He explained the process further that the following traffic network elements are then reviewed to determine how they will be utilized and how much traffic is expected in these directions, including: (i) CATS lightrail; (ii) South Tryon; (iii) I-77- Remount/Clanton (most of the traffic going from and to the Site; (iv) South Blvd. going north, going south; and (v) Marsh and Poindexter connection over to Park Rd (split between the two).

Mr. Goddard then explained that the transportation study indicated the following estimates for trip increases on Poindexter Road and Marsh Road: Poindexter in the AM Peak is estimated to carry the majority of traffic from the development occurring near or within the neighborhood with an estimated additional ± 57 trips in the AM Peak, while in the PM Peak an estimated 62 additional trips on Poindexter. On Marsh Road during the AM Peak ± 30 cars are estimated to be added and during the PM Peak are estimated 30 trips will be added.

Rezoning Process:

Jeff Brown then picked up the presentation and discussed the rezoning process. He provided the attendees information on the Planning Department web page where the documents filed by the Petitioner could be found. He also described that the Petitioner had met with the Planning Staff several times to discuss the Petition. He indicated that the meetings with the Staff had been positive. He mentioned that the City would be reviewing the proposed plans and providing comments in the near future.

Mr. Brown then went over the zoning schedule and provided the dates for the Public Hearing, the date of the Zoning Committee meeting as well as the date when the City Council would vote on the Petition.

II. Summary of Questions/Comments and Responses

Site Elements such as Open Space & Phasing:

One attendee wanted to know when the open space areas would be developed. One of the considerations the Petitioner must manage as part of the redevelopment of the Site is the ability to offer existing tenants the opportunity to relocate within other portions of the Site that are not being developed initially. This goal is harder to implement if additional buildings are removed to create the open space areas as part of early phases of the residential redevelopment. Some of the open space areas will also double as locations for water quality and storm water detention so it may be possible for some open space areas to be developed earlier in the residential phases.

A question was asked if the Petitioner had considered identifying which Development Areas that would be developed initially and which Development Areas would be developed over time. As indicated above, the Petitioner has tried to better determine which areas would be developed first and which might be developed later. However, because the Site will be developed with a variety of housing types and the market for each of these housing types will vary over time, it is not possible to provide a specific time frame for when each area of the Site will be redeveloped. In general it is anticipated that the areas of the Site closer to South Boulevard will be where redevelopment will begin.

Traffic:

Questions were asked about the traffic study that was prepared for the Site. One attendee wanted to know if the traffic study had looked at just the traffic from Development Areas A and B or the entire Site. Others wanted to know whether on-street parking and bike lanes would be added. Others wanted to know if the traffic study took into account other developments occurring along South Boulevard. Mr. Goddard and Petitioner responded that the traffic study prepared for the Site evaluated the traffic from the entire development at full build out, and took into account other developments currently underway along South Boulevard. The Petitioner will be improving the Site's frontage on South Boulevard to include a bike lane, on-street parking, street trees, and a 16 foot wide pedestrian amenity zone and sidewalk. The other streets within the Site, like Poindexter, will be improved to include on-street parking, new and wider sidewalks, and street trees (either the existing street trees or new trees as needed). We do note that after submittal of the traffic study and the Community Meeting, the Petitioner has committed to a significant reduction in the total number of residential units which would result in future trips that are set forth in the study.

Retail and Office Development:

Questions were asked about the proposed retail and office uses, including how much parking would be provided, how would trucks access the Site, how many square feet would the grocery store have, when the grocery store will open, and would local tenants be part of the retail mixed. On attendee

wanted to know how the traffic study would be impacted if the office uses were constructed. Parking for the grocery store is anticipated to be about four spaces per 1,000 square feet. The trucks arriving at the store would be expected to use South Boulevard to access Poindexter and then turn onto Haverford to access the Site. The proposed grocery store is expected to be ±50,000 square feet and is scheduled to be completed by the end of 2016 or early 2017. In order to accommodate the smaller local shops a portion of the existing older shopping center, they will be left in place so these types of shops in the interim prior to redevelopment.

Residential Development:

Questions were asked about the portions of the Site that would be developed with residential uses, including: the number of existing dwellings, what type of buffer will be provided between the proposed buildings and homes along Poindexter, the current height restrictions and what will they be, will all the existing buildings be removed at once and what is the proposed rent of the new apartments. In response, it was stated that: there are 303 existing residential units on the Site today, the proposed rezoning petition would allow up to 1,200 units to be constructed on the Site [WE NOTE THAT: this has been reduced after the meeting to a maximum of 1,050 residential dwellings if residential is developed on Development Area B and 980 units if office and not residential is developed on Development Area B]; a 30 foot side/rear yard with a 10 foot buffer and a six foot opaque fence will be provided where the Site abuts the existing homes on Marsh, Dorchester Place and Poindexter (except as to Poindexter for the fence which is not needed because of the steep topo of Dairy Branch at the rear; the existing R-8 zoning would allow buildings up to 35 feet high within 20 feet of the property line; the rezoning petition caps building heights at 40 feet in the Development Areas I and K and in Development Areas J and G building height is capped at 40 feet for buildings within 100 feet of the property and 50 feet for buildings located more than 100 feet from the property line (these were changes resulting from discussions with resident leaders); and existing units will only be removed when the area in which they are located is going to be redeveloped. In addition, it was noted that residents within Development Area A (which is likely to be developed first) were made aware that their leases would not be renewed beyond November and these residents have been given the option to relocate to other units within the Site. The new apartments are expected to rent for an average of \$1,100 for a one bedroom unit but this is subject to change over time.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner made a number of changes to the Plan based on the meeting and discussions with resident leaders. Some of the changes to the Plan include: decreased the total number of allowed units to 980 (if office is developed in Area B), restricted building height within a 100 feet of the property line in Development Areas J and G to 40 feet (previously buildings could have been up to 50 feet high within 30 feet of the property line), including a good bit more details and graphics on the rezoning plan, providing pedestrian refuge islands along the Site's frontage on South Boulevard, among other changes and enhancements.

MARSH PROPERTIES, LLC

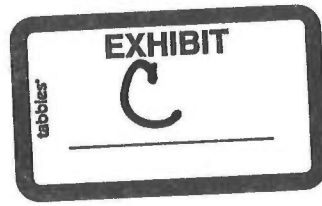
cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
John Kinley, Planning Department
Mike Davis, CDOT
Dennis Rorie, CDOT
Jamie McLawhorn, Marsh Properties

George Warren, Marsh Properties
George Dewey the IV, Aston Properties
Karen Partee, Aston Properties
Randy Goddard, Design Resource Group
Richard Petersheim, LandDesign
Jeff Brown & Keith MacVean, Moore & Van Allen

Marsh Properties/Sedgefield
 Rezoning Petition 2014-064
 Community Meeting
 Thursday, May 22, 2014
 7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>	<u>Time</u>
1	John Bauer	2027 Wendover Rd	704 366 4736	jbaue@tropicalfoods.com	6:50
2	John Fryday	1119 Belgrave Pl	704-372-0001	jowc-fryday-doyne.com	
3	Maureen Krueger	3333 Auburn Ave	704-968-2485	maureenak@gmail.com	
4	Laura Cobb	576 Binkette Dr.	704-707-1400	laura.m.cobb@gmail.com	6:50
5	Nancy Tippet	771 Sedgefield Rd.			6:55
6	Kate Zender	3221 Macfield Ave	704-529-6808	zenderkatie@gmail.com	6:58
7	Jeanne Woodley, Sony Rose	326 Marsh Rd.	704-996-5526	jeannewoodley@yahoo.com	
8	Heather Jackson & Nick Bryant	451 Melbourne Ct	412-841-6412	heather.leigh.jackson@gmail.com	7:00
9	Ruth & Forrest Mauldin	834 Sedgefield Rd	704-593-5510	ruthandforrestmauldin.com	7:00
10	Lynn Potts	415 Melbourne Ct	210-259-6204	lynnp9@yahoo.com	
11	Jennifer Seaton & Mike	939 Sedgefield Rd.	704-451-9372	jen939@aol.com	7:00
12	Beth Johns	945 Sedgefield Rd	917 583-6892	bsa12b@gmail.com	7:00
13	Ed Schulte	533 New Bern Station court	704-299-1678	lediesle@yahoo.com	7:00

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Marsh Properties/Sedgefield

Rezoning Petition 2014-064

Community Meeting

Thursday, May 22, 2014

7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS	Time
14	BARKLEY HENDRIX	3210 MOORES GLEN	704-525-3678	barkleyhendrix@aol.com	7PM
15	Bill Goldan	621 Pointx40 Dr.	704-519-6826	billgoldan14@gmail.com	
16	Jacy Shaffer	600 marsh Road	312 391 0000	jrdale31@gmail.com	7pm
17	Julia Cole	2735 Fairwinds Rd	704-523-8889	N/A	
18	Judy & Terry McDonald	676 Marsh Rd	704-351-1311	judythomcdonald57@gmail.com	
19	Mark Davis Reddie	2921 Windsor Ave	704-372-1654	mdrbikes@gmail.com	
20	Michael Holmes	3408 DARE FIREN LN	704-965-3421	MICHAEL@mmh.me	
21	JAN BONTKE	4426 APPELLE RD	704-591-1115	jan.bontke@gmail.com	7:15.
22	DERBY ROBINSON	2816 PARK RD	312-505-4336	DERBYROBINSON@VM64.COM	
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Marsh Properties/Sedgefield
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 7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS	Time
27	Pauline Edwards	723 Ponderosa Dr	—	—	
28	Virginia May	728 Ponderosa Dr			
29	Cheryl Sheff	2908 Sunset Dr	—	—	
30	Clara M. Stebbins	2830 Sunset Drive	—		
31	FAY KLANNY SKIDMORE	325 SENECA LN			
32	Jen + Rob Ford	1064 Sedgefield Rd			
33	CHARLES B HOFD	729 PONDERSIDE			
34	ANN WILSON	732 Ponderosa	—	—	
35	Karen Willis + Scott	722 Wriston Place	704.408.4656	karen.judy.willis@hotmail.com	
36	Michelle Francis	635 Ponderosa			
37	Stephen Lewis Broker	4038 Old Pineville	704-208-7877	slucas@ccim.net	
38	John Skidmore	3127 Mayfield Ave	704 995-2419		
39	Wendy Gurnee	3408 DAKY FARM LN	704-458-2966		

Marsh Properties/Sedgefield

Rezoning Petition 2014-064

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Thursday, May 22, 2014

7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS	Time
53	Lovella + Kathleen Dawkins	402 Berkshire Rd		dawkins.lovella827@gmail.com	7pm
54	STAN PATTERSON	2858 Dorchester	764 491 9509	stanfpatterson@gmail.com	7pm
55	Paul + LORNA GUSTAFSON	2899 DORCHESTER	704 904 2671	Goosie.P@Comcast.com	7pm
56	Lisa Godfrey	704 Poindexter		lgodfrey@knowhowcenter.com	
57	Melissa and Scott Hall	500 Poindexter Dr.	Melissa - 502-314-4436 Scott - 615-2681326	mdbre00@gmail.com; scott779@gmail.com	7:00 pm
58	Will Johns	945 Sedgefield		Wjohns@carringtoninc.ca	
59	Phu Tran	333 Marsh Rd	704-497-7555		7:00
60	Paul + Toshiko Tran	231 Marsh Rd	704-525-9840		7:00
61	Steve Thies	787 Sedgefield RD	(904) 272-6484	Soflies@att.net	7:00
62	Anthony + Jennifer Sanctis	511 Poindexter Circle	(704) 942-4617	Jennifer.sanctis@gmail.com anthony.sanctis@gmail.com	7
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