

MINUTES

Central Rezone Meeting P#2015-056

Date/Time: Tuesday, April 21, 2015 at 6pm

Location: The Palmer Building/2601 E. 7th Street, Charlotte, NC 28204

Presenter: Porter Jones/DPJ Residential LLC

Note Taker: Corbett Jones/DPJ Residential LLC

Attendees: Refer to the attached list

Site Description:

- Nearly 1.9 acres located on north side of Central Ave between Nandina St and Landis Ave in the Plaza Midwood neighborhood.
- Site is currently zoned B-1 & MUDD (CD). Petitioner seeking MUDD (CD) & MUDD (CD) SPA zoning.
- Comprised of seven individual parcels with three separate land owners. Developer has assembled the land over the last six months.
- Nearly 90% of the site is vacant land with the only existing buildings including a 2,000 SF footprint of a building that houses a consignment store and a bar as well as a second building that is currently operated as an auto mechanic store.
- Former gas station located on site that has known contamination. Site will require a Brownfield in order for redevelopment. Developer to take financial costs and environmental liability risk associated with the remediation of the contamination. Cleanup to take nine to 12 months.
- Total site has two existing trees, developer plans to plant twenty two new trees.
- Existing infrastructure includes seven curb cuts, narrow broken-up sidewalk and two billboards. Developer plan calls for substantial improve to streetscape, providing safer and more attractive pedestrian connectivity along Central Ave along with billboards being removed.
- Site is surrounded on all sides by either MUDD, Business or Multifamily Zoning. No single family zoned land is contiguous to the Site.

Building Description & Site Plan:

- Building is setback 65 feet from rear and west-side property line. Building is setback more than 20 feet from front setback along Central Ave and around 8 feet from east-side Property line.
- Two-buildings, one 4-story and one 3-story.
- 97 unit for-sale condo or apartment complex.
- Density is 50 units per acre, significantly less than comparable properties in the neighborhood.
- 4,700 square feet of ground floor spaces (retail or office).
- Balconies in the majority of units.
- Ground floor amenity space to include leasing center, fitness center, swimming pool, grilling stations, firepit and urban garden.
- Traditional/Craftsman-style.
- 124 surface parking spaces.

Various Questions Asked:

- Could this development be converted to for-sale condos in the future? We are building according to the quality, specifications and code required for condo, for-sale construction. As a result, we will have the flexibility to either rent each unit out as an apartment complex or sell individual units as condos.
- Can you build this as a “green” building with sustainability and efficiency being important? 2013 code created requirements that will make this building very efficient. Ultimately, we want our residents to stay and renew their leases. One important way to retain residents is to offer them a building that requires the resident to pay a lower utility bill when compared to older or less efficient buildings. As a result, as the developer, we are motivated to try and keep our resident’s utility bills to a minimum.
- How did you come up with your building design? As we all know, the Plaza Midwood neighborhood is comprised of no single consistent architectural or design characteristic. There is a vast array of design characteristics throughout the commercial buildings in the neighborhood. However, we are trying to match the character of the single family neighborhood which is comprised of craftsman style bungalows and homes to our building design.
- As a Community we are concerned with parking, how do you plan to deal with this issue? We are planning 97 units, 4,700 SF of commercial space and 124 parking spaces, more than the minimum requirement. We are trying to have at least one parking space per bedroom. We also anticipate leasing most of the commercial space to tenants who have a higher day-time parking need. Our residents, on the other hand, are likely to use the parking from 5pm to 8am, therefore not competing directly with the majority of the commercial users.
- Your rents do not seem to be affordable for the folks working in the service industry in the neighborhood. Our starting rents are targeted around \$1,050 per month for a studio apartment, \$1,250 for a one-bedroom and \$1,650 for a two bedroom. Given the only buildings we are tearing down are commercial uses, we believe there are still numerous older buildings throughout the neighborhood that will be more affordable for renters looking for lower rents. Given the new construction costs and our amenity package, we will require market rate rents which are consistent with the rents we plan to offer.

Meeting went very well. There were some concerns over tearing down Tommy’s Pub which is one of the older establishments in the neighborhood. However, the vast majority in the room realize the land value far exceeds the value of the building that houses Tommy’s Pub. The land owner for Tommy’s Pub also voiced the reason they are selling the Property stems from an aging mother who is in need of a greater amount of ongoing healthcare. The attendees also realized the land next door having been a former gas station has contamination and has been vacant land since the last 1980s because of this issue. They were appreciative of the developer to remediate this contamination.

#	FirstName	LastName	Title	MailAddress	MailCity	MailState	MailZip
1	Dan	Clodfelter	Office of the Mayor	600 East Fourth Street, 15th Floor	Charlotte	NC	28202
2	Michael	Barns	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
3	David	Howard	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
4	Claire Green	Fallon		P.O. Box 481325	Charlotte	NC	28269
5	Claire Green	Fallon	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
6	Vi	Lyles	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
7	Patsy	Kinsey		2334 Greenway Avenue	Charlotte	NC	28204
8	Patsy	Kinsey	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
9	Al	Austin	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
10	LaWana	Mayfield	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
11	Greg	Phipps	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
12	John	Autry	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
13	Kenny	Smith	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
14	Ed	Driggs	Charlotte City Council Office	600 East 4th Street	Charlotte	NC	28202
15	Tammie	Keplinger	Charlotte-Mecklenburg Planning Commission	600 East 4th Street	Charlotte	NC	28202
16	John	Kinley	Charlotte-Mecklenburg Planning Commission	600 East 4th Street	Charlotte	NC	28202
17	Michael	Davis	Charlotte Transportation Department	600 East 4th Street	Charlotte	NC	28202
18	Kory	Hedrick	Charlotte Transportation Department	600 East 4th Street	Charlotte	NC	28202
19	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC	28205
20	Cheryl	Miller	Commonwealth Morningside NA	1318 Saint Julien Street	Charlotte	NC	28205
21	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
22	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC	28299
23	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC	28205
24	Ben	Kinney	Commonwealth Park NA	Post Office Box 18833	Charlotte	NC	28218
25	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC	28204
26	PMNA	President	Plaza Midwood NA	Post Office Box 9594	Charlotte	NC	28299
27	Tom	Eagan	Plaza Midwood NA	Post Office Box 9594	Charlotte	NC	28299
28	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
29	Shane	Johnson	Commonwealth and Morningside NA	1308 Morningside Drive	Charlotte	NC	28205
30	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC	28210
31	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC	28204
32	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC	28205
33	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC	28205
34	Annette	Gee	Shadowood Appartments	1719 Eastcrest Drive	Charlotte	NC	28205
35	Adam	Richman	Plaza Midwood Neighborhood Association	Post Office Box 9394	Charlotte	NC	28299
36	Beth	Haenni	Elizabeth NA	2133 Greenway Avenue	Charlotte	NC	28204
37	Eric	Davis	Elizabeth NA	2200 Greenway Avenue	Charlotte	NC	28204
38	Jim	Belvin	Elizabeth NA	624 Lamar Avenue	Charlotte	NC	28204
39	Joseph	Sweeney	Commonwealth Park NA	2416 Commonwealth Avenue	Charlotte	NC	28205
40	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC	28215
41	CHARLES E	SMITH	MOURO LLC	1200 ANDOVER RD	CHARLOTTE	NC	28211
42	ANGELA KARRAS	BALLAS	DPJ RESIDENTIAL LLC	1301 PADDOCK CIR	CHARLOTTE	NC	28209
43	D. PORTER	JONES		1320 FILLMORE AVE, SUITE 100	CHARLOTTE	NC	28203
44	HEATHER N	JOHNSON		1332 SAINT JULIAN ST	CHARLOTTE	NC	28205
45	BEN C	HINCHEY		1342 SAINT JULIAN ST	CHARLOTTE	NC	28205
46	KENNETH R	MOONEYHAM		1416 NANDINA ST	CHARLOTTE	NC	28205
	STUART W	HEFFNER		1420 NANDINA ST	CHARLOTTE	NC	28205

47	EDWARD W	MCLAMB		1568 STANFORD PL	CHARLOTTE	NC	28207
48	DALE BRYAN	TREMBLEY	HAMILTON ASSOCIATES LLC	1821-23 HAMORTON PLACE	CHARLOTTE	NC	28205
49				1901 CENTRAL AV	CHARLOTTE	NC	28205
50	MARK	VALLESKEY		1901 HAMORTON PL	CHARLOTTE	NC	28205
51	ELIZABETH A	SKETTINO		1907 HAMORTON PL	CHARLOTTE	NC	28205
52	CHRISTOPHER	ELLAN		1911 HAMORTON PL	CHARLOTTE	NC	28205
53	POST NO 1160 V OF F W	STONEWALL JACKSON		1915 CENTRAL AVE	CHARLOTTE	NC	28205
54	TODD A	BLUEMIKE		1915 HAMORTON PL	CHARLOTTE	NC	28205
55	ANTHONY	KUHN		1916 HAMORTON PL	CHARLOTTE	NC	28205
56	STONEWILL JACKSN POST 1160		VETERANS OF FOREIGN WARS	1917 CENTRAL AVE	CHARLOTTE	NC	28205
57	KELLY J	MELTON		1928 HAMORTON PL	CHARLOTTE	NC	28205
58	JOHN M	BARTLETT		2005 HAMORTON PL	CHARLOTTE	NC	28205
59	ROBIN A	TAYLOR		2016 HAMORTON PL	CHARLOTTE	NC	28205
60	ANDREA	RICHARDS		2020 HAMORTON PL	CHARLOTTE	NC	28205
61	HAROLD H.	JAU		2024 HAMORTON PL	CHARLOTTE	NC	28205
62	KIMBERLY	HEINTSCHEL		2028 HAMORTON PL	CHARLOTTE	NC	28205
63			FOOTHILLS CAPITAL, LLC	2100 CRESCENT AVE SUITE 250	CHARLOTTE	NC	28207
64			HOMORTON PLACE TWO LLC	2137 N. SHARON AMITY RD.	CHARLOTTE	NC	28205
65			HAMORTON PLACE ONE LLC	2137 N. SHARON AMITY RD.	CHARLOTTE	NC	28205
66	JOHN TYSON	RHODY		2310 SPRUNT AVE	DURHAM	NC	27705
67			UNITED STATES OF AMERICA	320 FEDERAL PL	GREENSBORO	NC	27401
68	MARK A	BRUMMOND		3236 DRAPER AVE	CHARLOTTE	NC	28205
69	MARSHALL	LOWERY		3700 BODENHAM CT	CHARLOTTE	NC	28215
70	DAVID L	BARKER	DAVID M BARKER & WVS	412 LIVINGSTON DR	CHARLOTTE	NC	28211
71			1120 LLC	4124 TAPPERTY CR	CHARLOTTE	NC	28226
72		OBMORGAN PROPERTIES LP	MORPOOL HOLDINGS LLC	4124 TAPPERTY CR	CHARLOTTE	NC	28226
73	ARTHUR F JR	DANCY		418 DOLPHIN ST	SUNSET BEACH	NC	28468
74	ERIN MICHELLE	MAYBERRY		5316 GLENHAM DR	CHARLOTTE	NC	28210
75	GEORGE PATRICK	SALEM		5411 ADDISON DR	CHARLOTTE	NC	28211
76				6313 LAKE RD	MINT HILL	NC	28227
77			OCTOBER INVESTMENTS LLC	6701 CARMEL RD STE 118	CHARLOTTE	NC	28226
78			MARVEL APARTMENTS LLC	7135 E. W.T. HARRIS BV	CHARLOTTE	NC	28270
79	THOMAS R	SIMPSON	CARE III LLC	7154 FAIRHILL PL	CHARLOTTE	NC	28227
80			SAM'S MART LLC	7935 COUNCIL PL SUITE 200	MATTHEWS	NC	28105
81	SIROUS	BEHROUZIOU		8906 MYRA WY	CHARLOTTE	NC	28215
82	CAROLINE BROOKS	RENN	WESTERN LIGHTS LLC	9319 CLIFTON MEADOW DR	MATTHEWS	NC	28105
83			GUTHRIE HOLDING COMPANY LLC	PO BOX 166	MERIDIAN	MS	39302
84	STEVEN CURRIE	BENNETT		PO BOX 2904	CHARLOTTE	NC	28270
85				PO BOX 578	OAK ISLAND	NC	28465

