

COMMUNITY MEETING REPORT
**Petitioner: Selwyn Property Group
Investments, LLC**
Rezoning Petition No. 2015-081

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.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

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 attached hereto by depositing such notice in the U.S. mail on June 12, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, July 1st at 5:30 pm at Tom Sykes Recreation Center, 1501 Euclid Avenue, Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Grey Poole and Liz Wohlrab of Selwyn Property Group Investments, Matt Majors and Colleen Garrett of Axiom Architecture and Brent Stough of Design Resource Group.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Grey Poole, welcomed the attendees and introduced the Petitioner's team. Grey Poole indicated that the Petitioner proposed to rezone an approximately .4 acre site (the "Site") at the corner of Kenilworth Avenue and Pierce Street (1500 and 1504 Kenilworth Avenue) from R-22 MF to UR-2 (CD). The Petitioner explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Grey Poole provided background information about the Petitioner's experience. Matt Majors presented the site plan and architectural elevations. Matt Majors and Brent Stough used the site plan and elevations to explain the project's design concepts and operations. The meeting concluded at 6:30 pm when the attendees had no further questions or comments.

The questions asked by meeting attendees and Petitioner's responses are attached as Exhibit D.

Respectfully submitted, this 6th day of July, 2015.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Selwyn Property Group Investments, LLC to rezone approximately .4 acres located at the corner of Kenilworth Avenue and Pierce Street (1500 and 1504 Kenilworth Avenue) to allow development of up to 8 townhome style residential units.

Date and Time of Meeting: Wednesday, July 1st at 5:30 p.m.

Place of Meeting: Tom Sykes Recreation Center
1501 Euclid Avenue, Charlotte, NC 28203

Petitioner: Selwyn Property Group Investments, LLC

Petition No.: 2015-81

Selwyn Property Group Investments, LLC (the “Petitioner”) has filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .4 acre site (the “Site”) located at the corner of Kenilworth Avenue and Pierce Street from R-22 MF (Residential Multi-Family 22 units per acre) to UR-2 (CD) (Urban Residential-2 Conditional). The purpose of the requested zoning change is to provide slightly more flexibility with regard to the front and rear building setbacks, which will allow Petitioner to provide a townhome style development instead of a taller, condominium style project. Please note that the maximum allowed density is not changing under this Rezoning Petition, but will remain at 8 units.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

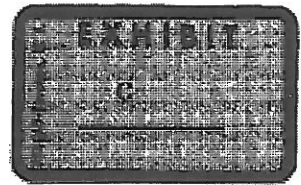
Accordingly, we give you notice that Petitioner and his representatives will hold a Community Meeting regarding this Rezoning Petition on Wednesday, July 1 at 5:30 P.M. in the Tom Sykes Recreation Center, 1501 Euclid Avenue, Charlotte, North Carolina. The Petitioner and his representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Grey Poole at (704) 343-9929.

Selwyn Property Group Investments, LLC

cc: Ms. Patsy Kinsey
Mr. Solomon Fortune

Date Mailed: June 12, 2015



COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: Selwyn Property Group Investments, LLC
REZONING PETITION NO.: 2015-81
July 1, 2015

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

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Rezoning Community Meeting – July 1, 2015

Rezoning #: 2015-81

Question: What is the maximum height that this development will be?

Answer: From average grade, the highest roof ridge should be approximately 41 feet.

Question: Do you have a “Plan B” design?

Answer: No, we are satisfied with the site plan and elevations that we have already put together.

Question: What does UR-2 zoning allow for street frontage?

Answer: 14 feet, including an 8 foot planting strip and 6 foot sidewalk.

Question: How will this development’s road frontage compare to current neighboring homes road frontage on the same street?

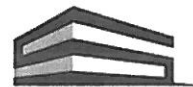
Answer: We are approximately 10-12 feet closer to Kenilworth Avenue in comparison to neighboring homes on the same block. By comparison, Meeting Street’s recently approved townhome development on Kenilworth Avenue is 28 feet from the back of the curb and our development will be approximately 35 feet from the back of the curb.

Question: How will the road frontage change when this is developed versus how it is today?

Answer: The current houses at 1500 and 1504 Kenilworth Avenue are approximately 45 feet from the back of the curb and our development will be approximately 35 feet from the back of the curb.

Question: How many trees will be cut down because of this development?

Answer: Our plan does intend to preserve some of the current trees on the property. We will also be planting new trees.



SELWYN
PROPERTY GROUP

Question: What is the biggest tree that will be saved that is facing Kenilworth?

Answer: We have not gotten this far along with our landscaping plan but will look into this further.

Question: Will you commit to keeping a fairly large tree on the property?

Answer: The improvements will allow for larger trees to be planted in the planting strip since the power lines are located on the other side of Kenilworth Avenue. We will also attempt to save two of the larger existing trees in the Kenilworth planting strip.

Question: Do you have a minimum number of presales that will be required before you will begin construction?

Answer: Approximately 50% of the units will be under contract before vertical construction will begin. This is about 4-5 units.

Question: If something derails this rezoning process and it is not completed, what will the process look like for the next buyer/developer?

Answer: A new buyer/developer would have to go through a new rezoning process and start from the beginning.

Question: Describe what the side of the structure facing the alley will look like.

Answer: The side closest to the alley will have the gable ending piece on the roof along with windows, masonry and hardi board.

Question: Have you met with the single family owners behind you on Waverly?

Answer: We have sent letters to all neighboring home owners and have only heard back from our adjacent neighbor on Kenilworth Avenue, who we met with last week.

Question: Will trash collection be done individually or will there be a community dumpster for the townhome owners?

Answer: Each unit will have their own roll out trash can and pick up will be done individually.



Question: How will this development affect the traffic to St. Patrick's school?

Answer: With only eight units, we don't anticipate having any significant impact on St. Patrick's school traffic flow.

Question: Do you feel like this development design is historically accurate and if so how much emphasis did you put on this when planning?

Answer: While we are aiming for a look that captures some of Dilworth's historical feel we are also incorporating a transitional character to the architecture.

Question: Will this development have a metal roof?

Answer: No, asphalt shingles.

Question: Lower siding masonry- what type? What color?

Answer: Likely modular, queen residential brick. No color currently selected. By the time of the public hearing we will be further along in deciding these details.

Question: Where will the overflow parking be for the units?

Answer: We anticipate having two visitor parking spots in our parking lot. The development is also close to on street parking and the neighborhood has a high walk score.

