

COMMUNITY MEETING REPORT
Petitioner: 300 Parkwood, LLC
Rezoning Petition No. 2015-091

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-1 attached hereto by depositing such notice in the U.S. mail on August 28, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, September 9, 2015 at 6:30 PM at the Belmont Regional Center located at 700 Parkwood Avenue in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Eric Speckman, Chris Warren, Andy Henson, Jon Dixon, Chip Cannon of Urban Design Partners and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2015-091. 300 Parkwood, LLC is the Petitioner.

John Carmichael stated that the site subject to this Petition is an approximately one acre site located on the east side of Parkwood Avenue between East 17th Street and East 18th Street. The site is located directly across the street from the future Parkwood Transit Station.

John Carmichael stated that the site is currently zoned R-8 and B-1. R-8 is a single-family zoning district that allows up to eight single-family homes per acre, and B-1 is a business zoning district that also allows residential uses, such as multi-family dwelling units at a maximum density of 22 units per acre.

John Carmichael stated that the parcels located across Parkwood Avenue from the site are zoned I-2. The parcels to the north and east of the site are zoned R-8, and the parcels to the south of the site are zoned B-1 and R-8.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the TOD-RO zoning district to accommodate the development of a multi-family residential community that could contain up to 50 dwelling units. The dwelling units would be located in two buildings.

John Carmichael stated that this is a conditional rezoning request, so if this Petition is approved by City Council, the only permitted use of the site would be up to 50 multi-family dwelling units, and the site would have to be developed in accordance with the conditional rezoning plan, and

the buildings would have to look like the buildings depicted on the elevations that are a part of the conditional rezoning plan.

John Carmichael provided the schedule of events relating to the rezoning request. He stated that the Public Hearing will be held on Monday, September 21, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street. The Zoning Committee Work Session will be held on Wednesday, September 30, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, October 19, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then reviewed the rezoning plan and building elevations with those in attendance at the meeting. John Carmichael stated that East 17th Street would be extended to Parkwood Avenue. Vehicular access into the site would be from East 17th Street and East 18th Street. There would be 54 parking spaces on the site, and there could possibly be on-street parking spaces next to the site on Parkwood Avenue and East 17th Street. John Carmichael stated that the Petitioner is meeting with the City tomorrow to discuss the on-street parking.

John Carmichael stated that a 10-foot landscape buffer would be located along the rear of the site. The maximum building height would be three stores and 43 feet. An eight foot planting strip and an eight foot sidewalk would be installed along Parkwood Avenue, and an eight foot planting strip and a six foot sidewalk would be installed along East 17th Street and East 18th Street. John Carmichael pointed out the parking spaces that would be located under the second and third floors of the two buildings.

John Carmichael then shared the building elevations.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments and concerns that were expressed at the meeting.

- An individual asked if there would be commercial or retail uses located in the buildings planned to be constructed on the site, and John Carmichael stated that there would only be residential uses.
- An individual asked how this proposed project would benefit the Optimist Park neighborhood. John Carmichael stated that this development would bring a quality housing opportunity to the neighborhood, and this development would have an affordable component. Eric Speckman stated that this proposed residential community would be different from many of the residential projects that are being constructed in the area. Eric Speckman stated that this multi-family community would be priced so that middle-income earners could afford to rent units in the building. Eric Speckman stated that 10% of the units would be affordable units. Eric Speckman stated that they are planning to call this residential community "300 Optimist Park." Eric Speckman stated that it is his goal to make the development compatible with the character of the neighborhood.
- An individual stated that she wants the area to be a safe place, and that she would want this proposed apartment community to be a safe place. She would not want rowdy people living in this development as is the case with some other developments located in the community. This individual asked if there would be rules and regulations for individuals living in this development, and Eric Speckman stated that there would be rules and regulations put in place.

- An individual asked if a fence or wall is planned to be installed along the rear of the site, and Chip Cannon stated that a fence or wall is not planned to be installed at this time. What is being planned is a 10-foot wide landscaped area. Chip Cannon then described the landscaped area. He stated that it would contain evergreen shrubs with a mature height of approximately five feet, and that the developer could trim the shrubs to keep them from getting too high so as not to block the neighbors' view of downtown. Chip Cannon stated that some trees would also have to be planted in the landscaped buffer, but these could be placed strategically so as not to block the neighbors' view of downtown.
- An individual stated that he recently went to a meeting in NODA, and that there is a feeling that there are enough apartments being constructed in the area.
- In response to a question, Eric Speckman stated that there would not be retail uses located on the first floor of the buildings.
- An individual asked how this proposed development would benefit the community if the buildings do not contain any retail uses. Eric Speckman stated that this is a small site, and retail uses would require a good bit of parking.
- Eric Speckman stated that his group is trying to bring quality workforce housing to the area to meet a need for this type of product. It is his group's desire to bring good people to this neighborhood.
- An individual asked what the exterior building materials of the buildings would be, and Eric Speckman stated that the materials would consist of fiber cement panel, fiber cement board and batten and brick accents.
- An individual stated that many apartment buildings being built in the area do not have any character.
- An individual asked how many units would be located in each building. Eric Speckman stated that the overall number of units would likely be 40 to 50 units, so there would likely be 20 to 25 units in each building.
- In response to a question, Eric Speckman stated that the one bedroom apartment units would rent from approximately \$800 to \$925 per month, and the two bedroom apartment units would rent for approximately \$1,200 per month. The affordable units would rent for less.
- In response to a question, Chip Cannon stated that the developer would extend East 17th Street to Parkwood Avenue.
- An individual asked if Parkwood Avenue and East 17th Street would be widened to allow on-street parking. Chip Cannon stated that these streets would not be widened. If there is on-street parking, the on-street parking would be recessed parking.
- In response to a question, Chip Cannon stated that he did not think that the on-street parking would be metered parking.
- With respect to the absence of retail uses on the site, Chip Cannon stated that retailers typically follow rooftops. Therefore, as this area gets more dense from a residential standpoint, then this area will likely get more retail uses.
- In response to a question, Chip Cannon stated that there would be 54 parking spaces located on the site.

- Andy Henson stated that his group is partnering with the Belmont CDC on this development, and that the Belmont CDC would assist the development team in managing this apartment development. Andy Henson stated that they are trying to further the Belmont CDC's mission by providing an affordable housing component in this proposed development.
- An individual stated that no existing single-family homes would be torn down to accommodate this proposed development. The land is already vacant.
- In response to a question, Andy Henson stated that his partners on this project are Eric Speckman, Jon Dixon, Chris Warren and the Belmont CDC.
- In response to a question, Eric Speckman stated that if this rezoning request is approved, then construction would likely begin in April of 2016, and the buildings would be completed in April of 2017.
- An individual stated that there needs to be something in this development that will benefit the community, and this individual wanted to know where community meeting space would be located in this project. Eric Speckman stated that, unfortunately, the proposed development is not large enough to accommodate community meeting space.
- In response to a question, Eric Speckman stated that the proposed development would be ADA compliant.
- An individual asked why the Petitioner desires to develop at this location, and Eric Speckman stated that there are several reasons. These include the transit stop, this is a great neighborhood and there is an unmet need for affordable housing and workforce housing in the area.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

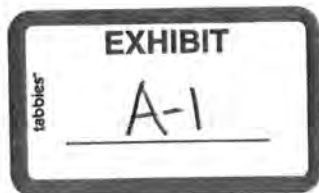
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of September, 2015.

300 Parkwood, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
 Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
 Mr. Eric Speckman, 300 Parkwood, LLC (via email)

Pol. No.	TaxPID	OwnerLast	OwnerFirst	OwnerFtn	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2013-091	08107812	ABRAHAM	JANARIS			408 E 18TH ST		CHARLOTTE	NC	28208
2015-091	08107702	ANCHOR INVESTMENTS INC				800 S SHARON AMITY RD # 178		CHARLOTTE	NC	28211-2826
2015-091	08107110	ANTHONY	LARRY D	DEBORAH JEAN	ANTHONY	1812 N CALDWELL ST		CHARLOTTE	NC	28204
2015-091	08101128	ARROWOOD-SOUTHERN COMPANY				110 FRANKLIN RD SE		ROANOKE	VA	24042-0002
2015-091	08101128	ARROWOOD-SOUTHERN COMPANY				110 FRANKLIN RD SE		ROANOKE	VA	24042-0002
2015-091	08101128	ARROWOOD-SOUTHERN COMPANY				110 FRANKLIN RD SE		CHARLOTTE	NC	28218
2015-091	08107618	BELMONT COMMUNITY DEVELOPMENT CORPORATION				PO BOX 33051		CHARLOTTE	NC	28211
2015-091	08107618	BELMONT COMMUNITY DEVELOPMENT CORPORATION				421 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107502	BETHLEHEM FIRE BAPT	MARY E	ALBERT E	BRINSON	PO BOX 618333		ORLANDO	FL	32861
2015-091	08107502	BETHLEHEM FIRE BAPT	MARY E	ALBERT E	BRINSON	1300 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107707	BOCKENSTEIN	BARRY J	JOANN	CAMPBELL	408 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107720	CAMPBELL				425 E 17TH ST		CHARLOTTE	NC	28206
2015-091	08107606	CHAPEL OF CHRIST THE KING	HARRIS W	RICHARD L	ROBBINS	5932 SCOTTS BLUFF DR		CHARLOTTE	NC	28217
2015-091	08107513	CLYBURN				408 E 18TH ST		CHARLOTTE	NC	28205
2015-091	08107513	DANN	CHANN			338 S SHARON AMITY RD #179		CHARLOTTE	NC	28211
2015-091	08107703	DAVANT	E MILBURN JR			PO BOX 36401		CHARLOTTE	NC	28215-5602
2015-091	08107708	DENNIS	CHRISTOPHER			PO BOX 5331		CHARLOTTE	NC	28205
2015-091	08107804	DIOCESE OF NORTH CAROLINA				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2015-091	08107703	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2015-091	08107714	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2015-091	08107717	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2015-091	08107718	DT MULLANEY PROPERTIES LLC				425 E 17TH ST		CHARLOTTE	NC	28206
2015-091	08107605	EPISCOPAL DIOCESE OF N C				3421 HOLT ST		CHARLOTTE	NC	28205
2015-091	08107503	GRILLD	ELIZABETH			401 HAWTHORNE LN	SUITE 110-23W	CHARLOTTE	NC	28204-2538
2015-091	08107111	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-23W	CHARLOTTE	NC	28204-2538
2015-091	08107708	HART GROUP HOMES LLC				172 UNION ST NORTH		CHARLOTTE	NC	28204-2538
2015-091	08107609	HASAN	MOHAMADALI			412 E 17TH ST		CHARLOTTE	NC	28204
2015-091	08107721	HEATH	MARY WRIGHT			PO BOX 33775		CHARLOTTE	NC	28213-3775
2015-091	08107125	HIGHLAND MILLS INC				1408 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107225	IVANOFF	STEFAN			1316 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107109	JONES	BARBARA R			428 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107506	JONES	TIMOTHY B			6833 THERMAL RD		CHARLOTTE	NC	28211
2015-091	08107704	LEONARD	PHILLIS H			330 S SHARON AMITY RD #176		CHARLOTTE	NC	28206-3413
2015-091	08107705	LEONARD	PHILLIS H TR/FRUST 421			422 E 17TH ST		CHARLOTTE	NC	28206
2015-091	08107611	MCKENIGHT	JASON WHITNEY	CHRISTINE MILLER	MCKENIGHT	428 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107722	MCKENIGHT	GERTRUDE			PO BOX 22087		CHARLOTTE	NC	28222
2015-091	08107509	MILLER	JOANN			1304 N CALDWELL		CHARLOTTE	NC	28206
2015-091	08107213	MILLER	KIMBERLY SHERRE	CHARLOTTE INC		409 E 18TH ST		CHARLOTTE	NC	28206-3412
2015-091	08107112	MONTGOMERY	NENA F			1400 N CALDWELL ST		CHARLOTTE	NC	28205
2015-091	08107504	NABICH	LAVENE A			1415 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107201	NGUYEN	DIU VAN			9029 STEELBERRY DR		CHARLOTTE	NC	28217
2015-091	08107607	NY	VUTYH	THONY	SING	5802 MORRICE RD SUITE C		CHARLOTTE	NC	28212
2015-091	08107616	PEG	SAMBATH			PO BOX 5331		CHARLOTTE	NC	28225
2015-091	08107506	PHENIX PROPERTIES LLC				PO BOX 5331		CHARLOTTE	NC	28225
2015-091	08107508	PROTESTANT EPISCOPAL CHURCH	DIOCESE OF N C (TST)			1401 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107603	PROTESTANT EPISCOPAL CHURCH THE (TRUSTEE)	CHURCH THE (TRUSTEE)			1421 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107617	PROTESTANT EPISCOPAL CH	IN THE DIOCESE OF N C			2919 MCCLENDON RD		MATTHEWS	NC	28104-8516
2015-091	08107608	RICHARDSON	ROSA			164 REGAL CIR		MOORESVILLE	NC	28137-8078
2015-091	08107202	SHELBY	LUTHER A LIPP			164 REGAL CIR		MOORESVILLE	NC	28137-8078
2015-091	08107603	SHERRELL	JIMMY F	GERALDINE D	SHERRELL	164 REGAL CIR		MOORESVILLE	NC	28137-8078
2015-091	08107602	SHERRELL	JIMMY F	GERALDINE D	SHERRELL	164 REGAL CIR		MOORESVILLE	NC	28137-8078
2015-091	08107614	SHERRELL	JIMMY F	GERALDINE D	SHERRELL	412 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107615	SHERRELL	JIMMY F	GERALDINE D	SHERRELL	1377 N CALDWELL ST		CHARLOTTE	NC	28206
2015-091	08107611	SINATL	PAULINE B			402 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107216	SISK	JACOB R	MICHAEL TYRRESE L	SMITH	3303 N CALDWELL ST		CHARLOTTE	NC	28208
2015-091	08107710	SMITH	RONALD EUGENE JR			402 E 18TH ST		CHARLOTTE	NC	28206
2015-091	08107510	SORM	NIM	NATH	EN	2416 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2015-091	08107514	STOKES	TERP ANN			9803 BLACK RD		CHARLOTTE	NC	28206
2015-091	08107500	SWEENEY	JOCELYN B			1873 DOGWOOD FLOWER LN		CHARLOTTE	NC	28212
2015-091	08107706	TAN	JOSEPH PATRICK			PO BOX 22087		CHARLOTTE	NC	28206
2015-091	08107214	TETSORT INVESTMENTS LLP I	SENG L			416 E 17TH ST		CHARLOTTE	NC	28206
2015-091	08107222	TETSORT INVESTMENTS LLP I				9801 BLACK RD		CHARLOTTE	NC	28206
2015-091	08107711	WARD	MICHAEL	CARLA	MOORE	1873 DOGWOOD FLOWER LN		LINCOLNTON	NC	28092
2015-091	08107318	WEST	VANESSA H	CHARLOTTE INC		PO BOX 22087		CHARLOTTE	NC	28212
2015-091	08107511	WILSON	DAINE			416 E 17TH ST		CHARLOTTE	NC	28206
2015-091	08107712	WINDHAM	MARVIN	BRENDA	MILLER	416 E 17TH ST		CHARLOTTE	NC	28206



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-091	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC	28205
2015-091	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC	28202
2015-091	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2015-091	Valerie	Stapp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2015-091	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC	28230
2015-091	Linda	Ramsay	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2015-091	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2015-091	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC	28202
2015-091	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2015-091	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2015-091	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2015-091	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC	28205
2015-091	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2015-091	Ronnie	Devine	Enderly Park/Thomasboro	700 North Tryon Street (Level B)	Charlotte	NC	28202
2015-091	Angela	Ambrose	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-091** filed by 300 Parkwood, LLC to request the rezoning of an approximately .99 acre site located on the south side of Parkwood Avenue between East 17th Street and East 18th Street from the B-1 and R-8 zoning districts to the TOD-RO zoning district

Date and Time of Meeting: Wednesday, September 9, 2015 at 6:30 p.m.

Place of Meeting: Belmont Regional Center
700 Parkwood Avenue
Charlotte, NC 28205

We are assisting 300 Parkwood, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately .99 acre site located on the south side of Parkwood Avenue between East 17th Street and East 18th Street from the B-1 and R-8 zoning districts to the TOD-RO zoning district . The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 50 dwelling units.

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 Department'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, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, September 9, 2015 at 6:30 p.m. at the Belmont Regional Center located at 700 Parkwood Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)
Mr. Eric Speckman, 300 Parkwood, LLC

Date Mailed: August 28, 2015





300 Parkwood, LLC
Rezoning Petition No. 2015-091

Community Meeting Sign-in Sheet

Belmont Regional Center
700 Parkwood Avenue
Charlotte, NC

Wednesday, September 9, 2015

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Chris Ogunrinde	256 Victoria Avenue	704 488 8902	chrise@urbantrendsproperties.com
2.	Marvin Windham	416 East 17th St.	301-537-4310	
3.	Brenda Miller	416 East 17th St.	202-288-3940	
4.	Gustave McManus	122 E 17th St Charlotte NC	704-264-1254	
5.	Mrs. Pauline Simull	412 East 18th St. 28206	704-376-4200	
6.	Reginald Jones	700 Parkwood Ave. Suite 204	704.335.0450	v.jones_belmont@belmontsouthwest.com
7.	Mea Ancrum	719 E. 17th St	704-724-2160	mea1241@yahoo.com
8.	Jim & Geri Shemill	104 Regal Cir Mooresville NC	704-664-2240	brant@windstream.net
9.	Chris Spencer		828 370 6231	healthexecsChris@gmail.com
10.	Gaby Aenson	2131 Arisley Town Blvd STE 300	704-643-4148	AHENSON@GMAIL.COM
11.	Chris Warren	2029 E 5th St	878-642-6206	chris.warren@beauregardwright.com
12.	Jon Dixon	1620 Twilight Place 28207	646-460-1812	jdixon@me.com
13.	TERRY STOKES	402 East 19th St 28206	704-336-2605	Tstokes@charlotteenc.org
14.				
15.				
16.				
17.				
18.				
19.				
20.				