

**COMMUNITY MEETING REPORT**  
**Petitioner: BAINBRIDGE**  
**COMMUNITIES ACQUISITION I, LLC**  
**Rezoning Petition No. 2015-123**

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:**

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 November 6, 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 November 16, 2015 at 6:00 PM in the Williams Center Lounge of Pritchard Memorial Baptist Church at 1117 South Blvd, 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 Ginger Ackiss and Charles Persons of Bainbridge and Jim Guyton and Thomas Haapapuro of Design Resource Group.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's Senior Development Director, Ginger Ackiss, welcomed the attendees and introduced the Petitioner's team. Mrs. Ackiss indicated that the Petitioner proposed to rezone an approximately 1.6 acre site (the "Site") from the I-2 and TOD-M to TOD-RO zoning district. Mrs. Ackiss noted the steps taken to date to rezone the Site and explained the purpose of the meeting was to provide more information on what is proposed for the Site and to address the community's comments and questions. The Petitioner noted the Petition's public hearing date as an opportunity for further discussion. The condition and its purpose were explained to the attendees, and the variance in roof heights was generally appreciated.

Mrs. Ackiss provided background information about the Petitioner's experience and presented photographic examples of past developments. Typical features and amenities included in the Petitioner's communities were identified. The site plan was presented along with conceptual elevations. The variety of building materials & building heights and the activation of the three street frontages were appreciated by the attendees. Mrs. Ackiss pointed out the building's garage entrances & design, possible retail location, leasing and club space, amenity deck, resident entrances, and rail trail improvements. It was explained that the site plan and renderings are available to the public on the City of Charlotte's website. After presenting the project and fielding questions, Mrs. Ackiss and Mr. Persons exchanged business cards with a number of the attendees so that discussions and information could continue to flow after the meeting.

Below is a list of the Community's paraphrased questions and responses from the Petitioner & its agents:

Mses. Zender & Travis: How big is the site? *It's 1.6 acres. It's a little smaller than all of the retail on the opposite side of the block.*

Ms. Dillon: When is the proposed start date? *End of summer 2016*

Ms. Oechsli: Tell us about neighborhood connectivity. Will the public be able to access the rail side of your property from South Blvd? *While the public will not be able to walk through the community from South to the rail trail, they will be able to use the sidewalk on Poindexter Drive to access the both sides of the community. Additionally, we will be making enhancements to the rail trail to increase neighborhood activity along the light rail trail, and our building features a prominent plaza and entrance along the trail. We intend for our residents to rely on the trail to connect to the New Bern CATS station and area retail such as the Publix grocery store to the north.*

Mr. Holmes: South Boulevard is designated as a retail corridor. How does your site fit in with this? *Our building's current design has approximately 1,500 SF of additional retail on the South Boulevard side. We know retailers desire parking, and unfortunately parking on our site is limited. We anticipate that three parallel spaces will be constructed on South Boulevard, and these will provide an opportunity for people to shop for an apartment or visit a separate retail space that may be included with our project. While three loft units are currently programmed for the South Boulevard frontage, the building is constructed in such a manner that would allow a future owner to remove these units and construct retail in their place.*

Ms. Dillon: I'm concerned with truck activity from the property blocking Poindexter during move ins and construction staging. *The small average unit sizes found in our community mean that our residents should not require tractor trailers to move their furniture since that quantity of furniture would not fit in their unit. We anticipate our residents will use vans to move. Addressing your concern during construction, we anticipate the setbacks on Poindexter Drive and South Blvd will be used and that Poindexter will not be closed.*

Ms. Dillon: Another concern we have is mud on the street from the construction trucks and the time of construction. We have over 300 families just over the railroad tracks and I know that will be on their minds. *This project will have a condensed site work period. Unlike a garden surface-parked project such as the Silos, the podium garage of this mid-rise demands that all of the heavy earth movement be done before we can start framing. There will also be truck clean-out stations to reduce any dirt being tracked onto the streets.*

Mses. Zender & Travis: How high is the building, and how does this relate to the rest of the neighborhood? *The building is 84 feet at its highest point, but as seen in the site plan this point is stepped back from the front of the building on South Boulevard, and you can see in the elevation that we vary the roof height to add architectural interest and avoid feeling imposing. On the back side of the building, the buried garage will make the building appear to be six stories rather than seven. How many stories are The Silos, Gina?*

Ms. Dillon: We're five stories. *Then on the back it will only appear to be one story higher than the adjacent community*

Mr. Holmes: Many projects in the area present plan views or renderings with building height relative to surrounding structures. *We will have our architect work on a plan view of this and we can circulate it prior to the public hearing.*

Mses. Zender & Travis: Can you show us where the driveway on South is again? *(showing satellite photo*

*of the Site) Our driveway is approximately on top of the existing driveway that serves the retail parcel. It's going to be a right-in, right-out driveway, meaning people cannot turn left onto South Boulevard when they leave our property.*

Mses. Zender & Travis: Can you instruct your residents heading uptown to use Tryon rather than South Boulevard? The traffic on South can be awful at times and Tryon is so much faster. *We will instruct our residents to drive safely, and they will probably end up taking whichever route they determine to be the fastest. We expect a lot of our residents will walk down the block to use the light rail rather than fighting traffic. As more of the surface lots in uptown disappear and parking becomes scarce, ridership on the CATS line will increase. For those folks who do choose to drive, we think a lot of the residents who leave the property through the South exit will end up making a right on Poindexter and connecting to Tryon just as you suggested because that's probably the easiest route in the mornings as they head to work.*

Ms. Dillon: What kind of rental rates are you projecting? *(approximate rates for studio, one bedroom, two bedroom, and three bedroom units were provided) Overall, these are high-end units. Our unit mix, however, with many smaller entry-level units and three bedrooms where we expect to see roommates, allows us to cater to a wide spectrum of the South End market.*

Mses. Zender & Travis: Tell us about the public art? *We'll have some great rail trail improvements and landscaping to make the area more vibrant, and we have a small plaza on the back side of the building where we could place some art.*

Mr. Holmes: The community on the opposite side of the tracks did something simple but it turned out great. You'd be surprised what kind of effect a little colored concrete and some old weather vanes can have.

Ms. Oechslein: Do you have a landscape plan you can show us of the rail trail improvements? There is one community that put up a fence along the entire length of the rail and it does not feel nice on that part of the trail. *(showing site plan and area of future improvements) We are early on in our design process so we have not done a full design, but we have tried to activate the rail trail with direct access units along the trail as well as a public plaza area. If activating this portion of the rail trail is a priority for you all, we will look into improvements that will add to the quality of life of all users of the trail. We will work something up and send to everyone here prior to the public hearing.*

Respectfully submitted, this 2<sup>nd</sup> day of December, 2015.

BAINBRIDGE COMMUNITIES ACQUISITION I, LLC

By: 

Name: Charles F. Persons

Title: Development Associate

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

## EXHIBIT A

### CONTACT LIST

#	First Name	Last Name	Organization	Address	City	State	ZIP
1)	Lawana	Mayfield	City of Charlotte District 3 Representative	600 East 4th Street	Charlotte	NC	28202
2)	Liason	Community	Brookhill (S Tryon Comm. Mission Church)	2516 South Tryon Street	Charlotte	NC	28203
3)	Martha	Epps	Wilmore NA,	Post Office Box 33672	Charlotte	NC	28233
4)	Mary Beth	Fields	Sedgefield NA	728 Wriston Place	Charlotte	NC	28209
5)	Rasheda	McMullin	South Tryon Comm. Coalition	2516 South Tryon Street	Charlotte	NC	28203
6)	Alison	Hall	Colonial Village NA	3624 Trent Street	Charlotte	NC	28209
7)	Brian	Walker	Wilmore NA	Post Office Box 33672	Charlotte	NC	28202
8)	Jeanne	Woosley	Sedgefield NA	326 Marsh Road	Charlotte	NC	28209
9)	Ann	King	Sedgefield NA	420 Marsh Road	Charlotte	NC	28209
10)	Katie	Zender	Sedgefield NA	3221 Mayfield Avenue	Charlotte	NC	28209
11)	Janelle	Travis	Sedgefield NA	635 Poindexter Drive	Charlotte	NC	28209
12)	Louise	Shackford	Wilmore NA	1908 Wood Dale Terrace	Charlotte	NC	28203
13)	Rob	Sheridan	Wilmore NA	1901 S Mint Street	Charlotte	NC	28203
14)	Frank	Grier	Wilmore NA	232 W Kingston Avenue	Charlotte	NC	28203
15)	Lauren	Lewis	Sedgefield NA	2912 Park Road	Charlotte	NC	28209
16)	Michael	Seaton	Sedgefield NA	939 Sedgefield Road	Charlotte	NC	28209
17)	Liz	Porter	Sedgefield NA	946 Sedgefield Road	Charlotte	NC	28209
18)	Debbie	Robinson	Sedgefield NA	2816 Park Road	Charlotte	NC	28209
19)	Nina	Lipton	Olmsted Park Homes HOA	415 Meacham Street	Charlotte	NC	28203
20)	Marcel	Dawson	Sunset Hills NA	525 Atherton Street	Charlotte	NC	28203
21)	Victor	Ahdieh	Freedom Park Neighborhood Association	2724 Dilworth Heights Lane	Charlotte	NC	28209
22)	Beth	Salzberg		945 Sedgefield Road	Charlotte	NC	28209
23)	Walt	Guyer	Sunset Hills Neighborhood Association	2421 Marshall Place	Charlotte	NC	28203
24)	Eric	Zaverl	South End NA	131 Poindexter Drive, Apt. 1102	Charlotte	NC	28203
25)	ANNETTE P	JAMES		5601 BEAVER DAM LN	CHARLOTTE	NC	28227
26)	BARBARA F (N/C)	KNIGHT		1217 WAREHAM CT	CHARLOTTE	NC	28207
27)			BHM PROPERTIES LLC	2448 PARK RD	CHARLOTTE	NC	28203
28)			CHARLOTTE BOTTLING LLC	4141 PARKLAKE AVE SUITE 600	RALEIGH	NC	27612
29)			CHEROKEE SOUTHLINE LLC	111 E. HARGETT ST, STE 300	RALEIGH	NC	27601
30)			COLONIAL REALTY LP	2101 6TH AVE NORTH ,SUITE 750	BIRMINGHAM	AL	35203
31)			KILLOUGH PROPERTIES LLC	16112 WEATHERLY WAY	HUNTERSVILLE	NC	28078
32)			MARSH REALTY CO	PO BOX 35329	CHARLOTTE	NC	28235
33)			MCREE FAMILY PROPERTY SOUTH BLVD LLC	1616 BRANDON RD	CHARLOTTE	NC	28207
34)			SIMPSON WOODFIELD SILOS LLC	8110 EAST UNION AVE SUITE 200	DENVER	CO	80237
35)			SIMPSON WOODFIELD SILOS LLC	PO BOX 450233	ATLANTA	GA	31145
36)			SUMMIT AVENUE SOUTH BOULEVARD LLC	1440 SOUTH TRYON ST SUITE 104	CHARLOTTE	NC	28203

## EXHIBIT B

### **NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Bainbridge Communities Acquisition I, LLC to rezone approximately 1.6 acres located at 2620 and 2700 South Boulevard to allow the development of a multifamily community.

Date and Time of Meeting: Monday, November 16, at 6:00 PM

Place of Meeting: Williams Center Lounge  
Pritchard Memorial Baptist Church  
1117 South Blvd.  
Charlotte, NC 28203

Petitioner: Bainbridge Communities Acquisition I, LLC

Petition No.: 2015-123

Bainbridge Communities Acquisition I, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.6 acre site (the “Site”) located at 2620 and 2700 South Boulevard from the I-2 and TOD-M zoning districts to TOD-RO zoning district. The purpose of the rezoning is to permit the development of a multifamily community.

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, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, November 16, 2015 at 6:00 PM in the Williams Center Lounge of Pritchard Memorial Baptist Church. The Petitioner's 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 Charles Persons at (919) 462-1275.

cc: LaWana Mayfield

Date Mailed: November 6, 2015

