

COMMUNITY MEETING REPORT
Petitioner: Parkwood Residences, LLC
Rezoning Petition No. 2015-126

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 December 31, 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 Tuesday, January 12, 2016 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 Aaron Pechota and Cheryl Steigerwald of the Petitioner, Carl Malcolm of JHP Architecture, Brent Stough of Design Resource Group 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 meeting is the official Community Meeting relating to Rezoning Petition No. 2015-126. Parkwood Residences, LLC is the Petitioner.

John Carmichael stated that the site subject to this rezoning request is an approximately 3.6 acre site bounded by Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street. The site is currently zoned I-1 and I-2. Parkwood Residences is requesting that the site be rezoned to the TOD-RO zoning district to accommodate the development of a building that could contain up to 351 multi-family dwelling units and related amenities.

John Carmichael then shared the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, February 15, 2016 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, February 24, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to make a decision on this rezoning request on Monday, March 21, 2016 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

Aaron Pechota then addressed the meeting. Aaron Pechota stated that he is with The NRP Group, which is a development company headquartered in Ohio. If this rezoning request is approved, The NRP Group would be the developer, owner and operator of this multi-family

development. The NRP Group has been in business since the mid-1990's, and The NRP Group specializes in urban redevelopment. We understand urban redevelopment.

The purpose of this meeting is to get input and feedback from area residents regarding this project, and we welcome the opportunity to receive input and feedback. Aaron Pechota stated that he and his team have put a lot of time and effort into the plans and elevations that we will share tonight, but we do not have all of the answers at this time.

Aaron Pechota reiterated that the site contains approximately 3.6 acres, and the proposal is to develop a building that could contain up to 351 multi-family dwelling units. The site would be served by a parking deck that would be almost completely surrounded by the multi-family building. A small portion of the parking deck located on North Caldwell Street would be exposed.

Aaron Pechota stated that this proposed development has changed somewhat during the past several months. Aaron Pechota stated that the building would be three stories tall along Parkwood Avenue, and the building would increase in height as you move from Parkwood Avenue towards East 21st Street. The building would have a great deal of articulation and undulation along Parkwood Avenue and North Brevard Street.

The site is located across the street from a transit station, and that is a big reason why we chose this site for this proposed development. In developing the site plan and the design of the building, the development team and the design team have considered how the building will interact with the transit station.

Brent Stough of Design Resource Group then addressed the meeting, and he discussed and shared the site plan. Brent Stough stated that the developer would improve the street frontages of the site, and the developer would install on-street parking on Parkwood Avenue and North Brevard Street. Brent Stough showed the locations of the leasing center and motor court on the site plan, and he showed the locations of the vehicular access points into the parking deck, which would be located on North Caldwell Street and North Brevard Street. Brent Stough stated that some of the apartment units located on Parkwood Avenue and North Brevard Street would have direct access to the street.

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 area resident asked if there are any plans to incorporate retail space into the building, and Aaron Pechota stated that the current plans do not include any retail space. Aaron Pechota stated that there are challenges to incorporating retail space into the site, particularly along Parkwood Avenue due to the topography, among other reasons.
- An area resident asked why TOD-RO is the requested zoning district. John Carmichael stated that the TOD-R zoning district allows the uses requested by the Petitioner.
- In response to a question, Brent Stough stated that on-street parking would be provided along Parkwood Avenue and along North Brevard Street. Brent Stough stated that he also thought that vehicles could park on East 21st Street.
- An area resident stated that he fears that this area will turn into another Southend, and he does not want this area to be another Southend. Southend has cookie cutter buildings. The

neighborhood desires mixed use buildings. This individual stated that there is a need for restaurants in this area.

- An area resident stated that he did not want this area to be a bedroom community, where people live and then leave to work and play. This individual stated that he is more interested in creating a community in this area.

- An area resident stated that the millennial apartment boom will stop at some point, and that the apartment market will become more competitive. This individual stated that in his opinion, it will be easier to lease apartment units in a mixed-use building than in a single-use building.

- The question, answer and comment session was briefly interrupted to allow Carl Malcolm to review the elevations of the proposed building along Parkwood Avenue and North Brevard Street. The elevations were contained in a Power Point presentation that was shared at the Community Meeting. A copy of this Power Point presentation is attached hereto as Exhibit C.

Carl Malcolm stated that he is with JHP Architecture, and JHP Architecture has been in business since 1979. JHP Architecture has been designing transit-oriented developments since the 1990s.

Carl Malcolm then reviewed the elevations of the building along North Brevard Street and Parkwood Avenue. Carl Malcolm stated that Slide 3 is a view of the project from the transit station into the corner of the site. Carl Malcolm stated that to avoid large walls, the North Brevard Street and the Parkwood Avenue elevations have a lot of undulation and articulation. Carl Malcolm stated that he feels that this is a unique design. Carl Malcolm stated that the building would be three stories in height along Parkwood Avenue.

Slide 4 is a view of the motor court and leasing office. The motor court is designed as a plaza area. The motor court would be located on North Brevard Street, and access into the parking deck would be provided from the motor court. Carl Malcolm stated that the motor court would be pedestrian friendly.

Slide 5 depicts an image of the corner of North Brevard Street and Parkwood Avenue. Carl Malcolm stated that there are three separate elements of this portion of the building. The building is broken up with materials and fenestration.

Slide 6 is an aerial view of the plaza area located at the intersection of North Brevard Street and Parkwood Avenue. Carl Malcolm stated that there are challenges along Parkwood Avenue due to the topography along Parkwood Avenue. Steps and ramps will need to be installed to get up to the units. Carl Malcolm also pointed out the 15 foot wide multi-use path. Carl Malcolm noted that the building is pulled back from the street in this area.

Slide 7 shows a view of the building located generally at the corner of Parkwood Avenue and North Caldwell Street. An individual asked if there would be doors from this location into the individual apartment units, and Carl Malcolm advised that some of the units would have doors from the street, and some units would have corridor access.

The Community Meeting was then devoted again 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 area resident asked if the building would be energy-efficient, and Carl Malcolm stated that the building would be constructed under the new code, so the building would be energy-efficient.
- In response to a question, Carl Malcolm stated that there would be two vehicular access points into the parking deck, one from North Brevard Street and one from North Caldwell Street.
- An individual asked if art would be utilized to help screen the parking deck along North Caldwell Street, and Carl Malcolm stated that this has been discussed. Aaron Pechota stated that a goal is to have the parking deck covered as much as possible at this location.
- In response to a question, Aaron Pechota stated that bike parking would be provided on the site.
- In response to a question, Aaron Pechota stated that it is his understanding that a traffic signal will ultimately be installed at the intersection of North Brevard Street and Parkwood Avenue, whether or not this development is constructed.
- In response to a question, Carl Malcolm stated that a fence would not be installed around the site. The only fences and gates that are proposed would be at the courtyards located on Parkwood Avenue. Carl Malcolm then showed the proposed courtyards that are depicted on Slide 8 of the Power Point presentation.
- An area resident stated that most new development in this area becomes a separate entity from the community. This individual stated that he wants each development to benefit the community with retail or public space.
- An area resident stated that she is concerned that new development will be separate from the community. She is concerned that this area will get a lot of apartments.
- An area resident stated that many developers want to be in this area but do not want to be integrated into the community.
- With respect to the challenges to incorporating retail uses into the site, an area resident stated that he understands the challenges of the market, but he feels that there should be design flexibility so that a certain amount of space could be converted to retail or restaurant uses in the future.
- An area resident asked Aaron Pechota if he is still considering live/work units in this project. Aaron Pechota stated that he has received mixed feedback to this concept from the community. He also stated that due to the topography, those types of units would be a challenge. As a result, there are no live/work units proposed at this time. Aaron Pechota reiterated that they are here to listen to the comments of the area residents.
- Aaron Pechota stated that the amount of glazing on the building along Parkwood Avenue and North Brevard Street makes the building look like it has retail space.
- In response to a question, Aaron Pechota stated that the rental rates have not been set yet, but the rental rates would be consistent with what is being built in the market.
- In response to a question regarding affordable housing, Aaron Pechota stated that at this time, there are no plans to incorporate affordable housing into this development. Aaron Pechota stated that his company has developed a lot of affordable housing around the country, and that they would love to do it in Charlotte, but there is no affordable housing proposed at this location.

- An area resident asked that Aaron Pechota consider senior apartments.
- An area resident stated once again that she would like to see retail and commercial space incorporated into this project. She stated that the developer should consider making certain units convertible to live/work or retail space.
- An area resident stated that he liked the design of the building. The building looks like multiple buildings.
- An area resident stated that the greenspace and plazas are very nice and work well.
- An area resident stated that the 15-foot wide multi-use path will be an attraction and would get a lot of pedestrian activity. This area resident suggested that the corners be activated with benches.
- An area resident stated that she is not supportive of the change that is coming to the neighborhood.
- An area resident did not like the fact that the courtyards are planned to be gated.
- Aaron Pechota stated that the plaza area would be open and not walled off.
- In response to a question, Brent Stough stated that the square footage of the plaza space would be approximately 1,000 to 1,200 square feet.
- An area resident asked if the community could use the plaza area for an event, and Aaron Pechota stated that he has not given it much thought, but that it sounds like a good idea. Aaron Pechota stated that the building was pulled back from this intersection to provide open area.
- An area resident asked if there had been any consideration for rooftop access, and Aaron Pechota stated that his team has discussed it, but he does not know at this time whether rooftop access would be available at this development.
- An area resident asked Aaron Pechota to consider including "Optimist Park" in the name of the project.
- Aaron Pechota stated that his company would welcome the opportunity to be a part of this neighborhood, and that he would hope the residents of this community would participate in neighborhood meetings and events.
- An area resident asked if there would be outdoor pet areas incorporated into the site, and Brent Stough stated that none are planned at this time. Aaron Pechota stated that this sounds like a good idea and it will be considered.
- In response to a question as to why there are two vehicular access points into the parking deck, Carl Malcolm stated two access points are provided to prevent people from driving through the neighborhood.
- In response to a question, Aaron Pechota stated that in the event that this rezoning is approved, the earliest construction could start would likely be this time next year, and it would take approximately two years to complete the development of the site.
- An area resident stated the opinion that commercial activity is needed at transit stops.
- An area resident stated that the developer should consider hiring a local artist to provide public art at this location.

▪ Carl Malcolm then briefly discussed the design of the building elevations along North Caldwell Street and East 21st Street. Carl Malcolm stated that elevations for these portions of the building have not been completed yet, but the design will be different from the elevations of the building along North Brevard Street and Parkwood Avenue. There will not be as much movement and undulation in these building elevations. The building will not be broken up along East 21st Street and North Caldwell Street as it is broken up along Parkwood Avenue and North Brevard Street.

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:

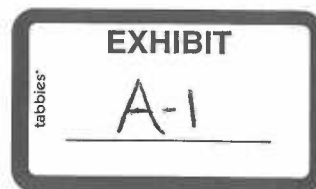
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 5th day of February, 2016.

Parkwood Residences, LLC, Petitioner

cc: 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)

| Pol. No. | TaxPID | OwnerLastN | OwnerFirst | COwnerFirs | COwnerLast | MailAddr1 | MailAddr2 | City | State | ZipCode |
|----------|----------|--------------------------------|---------------------|----------------|------------------------|---------------------------|-----------|---------------|-------|------------|
| 2015-126 | 08304212 | 1708 N CALDWELL STREET LLC | | | | 1708 N CALDWELL ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304404 | 1708 N CALDWELL STREET LLC | | | | 1708 N CALDWELL ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107612 | ABRAHAM | JAVARUS | | | 408 E 18TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08301126 | ARROWOOD-SOUTHERN COMPANY | | | | 110 FRANKLIN RD SE | | ROANOKE | VA | 24042-0002 |
| 2015-126 | 08301129 | ARROWOOD-SOUTHERN COMPANY | | | | 110 FRANKLIN RD SE | | ROANOKE | VA | 24042-0002 |
| 2015-126 | 08107515 | ATKINSON | JAMES L | | | 8816 SOFTWIND DR | | CHARLOTTE | NC | 28273 |
| 2015-126 | 08304103 | BEAMON | JACQUELINE TORRENCE | | | 414 E 21ST ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107613 | BELMONT COMMUNITY DEVELOPMENT | CORPORATION | | | PO BOX 33051 | | CHARLOTTE | NC | 28233 |
| 2015-126 | 08107507 | BETHLEHEM FIRE BAPT | HOLNESS CH OF GOD | | | 421 E 18TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107502 | BINSON | MARY H | ALBERT C | BRINSON | PO BOX 618333 | | ORLANDO | FL | 32861 |
| 2015-126 | 08107517 | BURRIS | JOHN T | GWENDOLYN | BURRIS | 419 E 19TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107505 | CAMP GREEN PROPERTIES LLC | | | | 1219 E 35TH ST | | CHARLOTTE | NC | 28205 |
| 2015-126 | 08304407 | CAROLINA REALTY INVESTMENTS | LLC | ROBERT JEFF JR | LOWERY | 421 WEST PARK AVE | | CHARLOTTE | NC | 28203 |
| 2015-126 | 08107521 | CARR | WALTER K | FELICIA D | CARR | 1625 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304206 | CASTRILION | | | | 1721 N DAVIDSON ST | | CHARLOTTE | NC | 28206-3473 |
| 2015-126 | 08107518 | CHAREUNPHONG | PREESA | THOMUN | CHAREUNPHONG | 423 E 19TH ST | | CHARLOTTE | NC | 28234 |
| 2015-126 | 08107512 | CLYBURN | HARRIET W | RICHARD L | ROBBINS | 5932 SCOTS BLUFF DR | | CHARLOTTE | NC | 28227 |
| 2015-126 | 08304401 | COMBS | GEORGE C | DIANE M | COMBS | 2310 N BREVARD ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304429 | COMBS | GEORGE C | DIANE M | COMBS | 2310 N BREVARD ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304430 | COMBS | GEORGE C | DIANE M | COMBS | 2310 N BREVARD ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107513 | DANN | CHANN | | | 408 E 19H ST | | CHARLOTTE | NC | 28205 |
| 2015-126 | 08304428 | DAVIDSON YADON LLC | | | | PO BOX 11010 | | CHARLOTTE | NC | 28220 |
| 2015-126 | 08304204 | DAVIES & DAVIES INVESTMENTS | LLC | | | 525 PARKWOOD AV | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107515 | DUPONT | FRANKLIN | DIANE | DUPONT | 1600 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206-3482 |
| 2015-126 | 08304006 | EMINA | CHARLES A | ROBERT JEFFREY | LOWERY | 427 E 21ST STREET | | CHARLOTTE | NC | 28216 |
| 2015-126 | 08107532 | FARNSTROM | ROBIN | | | 1600 ONSLOW DR | | CHARLOTTE | NC | 28205 |
| 2015-126 | 08107523 | GAITHER | CHARLES | VICTORIA | GAITHER | 1609 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304403 | GILLESPIE | CALLON D | | | 415 E 21ST ST | | CHARLOTTE | NC | 28206-3419 |
| 2015-126 | 08107520 | GREEN | ARNECHIA | | | 1601 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107503 | GRILLO | ELIZABETH | | | 3421 HOLIT ST | | CHARLOTTE | NC | 28205 |
| 2015-126 | 08107312 | HAWKINS | MATTHEW T | | | PO BOX 36924 | | CHARLOTTE | NC | 28236 |
| 2015-126 | 08304418 | HOUSTON | WILLIE ANN | | | 508 E 22ND ST | | CHARLOTTE | NC | 28210 |
| 2015-126 | 08304409 | IDEAL INVESTMENTS & PROPERTY | MANAGEMENT LLC | | | PO BOX 473161 | | CHARLOTTE | NC | 28247 |
| 2015-126 | 08304410 | IDEAL INVESTMENTS & PROPERTY | MANAGEMENT LLC | | | PO BOX 473161 | | CHARLOTTE | NC | 28247 |
| 2015-126 | 08304420 | IDEAL INVESTMENTS & PROPERTY M | MANAGEMENT LLC | | | PO BOX 473161 | | CHARLOTTE | NC | 28247 |
| 2015-126 | 08304408 | IDEAL INVESTMENTS & PROPERTY M | MANAGEMENT LLC | | | PO BOX 473161 | | CHARLOTTE | NC | 28247 |
| 2015-126 | 08304419 | IDEAL INVESTMENTS & PROPERTY M | MANAGEMENT LLC | | | PO BOX 473161 | | CHARLOTTE | NC | 28247 |
| 2015-126 | 08107508 | JONES | TIMOTHY R | | | 429 E 18TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107527 | KLAIK | SEN | | | 1606 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206-3482 |
| 2015-126 | 08107531 | LE | PHUOC HUU | CHANH THI | PHAN | 1615 N DAVIDSON ST | | CHARLOTTE | NC | 28205 |
| 2015-126 | 08107522 | MCBRIDE | JOHN W | DEBBIE W | MCBRIDE | 1607 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107313 | MCCULLOUGH | EARNEST | ELIZABETH | MCCULLOUGH | 1520 N CALDWELL ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107311 | MCMULLEN | JANICE SUE | | | 512 E 19TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107509 | MILLER | JOHN W | | | 424 E 19TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107504 | NAIORS | LAVERNE A | | | 409 E 18TH ST | | CHARLOTTE | NC | 28206-3412 |
| 2015-126 | 08304415 | NORTH MECKLENBURG ANIMAL RESCU | INC | | | 2023 OAKDALE RD | | OLD FORT | NC | 28762 |
| 2015-126 | 08107803 | PARKWOOD STATION LAND LLC | | CAROLINA LLC | C/O VISION VENTURES OF | PO BOX 36938 | | CHARLOTTE | NC | 28236 |
| 2015-126 | 08304101 | PARKWOOD STATION LAND LLC | | CAROLINA LLC | C/O VISION VENTURES OF | PO BOX 36938 | | CHARLOTTE | NC | 28236 |
| 2015-126 | 08304106 | PARKWOOD STATION LAND LLC | | CAROLINA LLC | C/O VISION VENTURES OF | PO BOX 36938 | | CHARLOTTE | NC | 28236 |
| 2015-126 | 08107506 | PHENIX PROPERTIES LLC | | | | 5802 ACHWIDE RD SUITE C | | CHARLOTTE | NC | 28212 |
| 2015-126 | 08107526 | PHITSAYA | ANONH | | | 135 STARLIGHT DR | | CRESCENT CITY | FL | 32112 |
| 2015-126 | 08107529 | PHITSAYA | BILLY | CHAYSAVANH | PHITSAYA | 1605 N DAVIDSON ST | | CHARLOTTE | NC | 28206-3471 |
| 2015-126 | 08107530 | PHITSAYA | BILLY | CHAYSAVANH | PHITSAYA | 1609 N DAVIDSON ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107534 | ROGERS | MELISSA | ROGERS | ROGERS | 115 AMANDA DR | | MATTHEWS | NC | 28104 |
| 2015-126 | 08107314 | SABRE VALUE QUEEN CITY FUND II | | | | PO BOX 13470 | | ATLANTA | GA | 30333 |
| 2015-126 | 08304421 | SIMMONDS | EDWIN NOEL | IVY C | SIMMONDS | 8006 MEADOWDALE LN | | CHARLOTTE | NC | 28212 |
| 2015-126 | 08304424 | SIMMONDS | EDWIN NOEL | IVY C | SIMMONDS | 418 E 22ND ST | | CHARLOTTE | NC | 28206-3424 |
| 2015-126 | 08304425 | SIMMONDS | EDWIN NOEL | IVY C | SIMMONDS | 418 E 22ND ST | | CHARLOTTE | NC | 28206-3424 |
| 2015-126 | 08304422 | SIRS | J PAUL | RUTH AVA | LYONS | 7448 VALLEYBROOK RD | | CHARLOTTE | NC | 28270 |
| 2015-126 | 08304423 | SIRS | J PAUL | RUTH AVA | LYONS | 7448 VALLEYBROOK D | | CHARLOTTE | NC | 28270 |
| 2015-126 | 08304426 | SMITH | JEFFREY | | | 901 BLAIRHILL RD STE 400 | | CHARLOTTE | NC | 28217 |
| 2015-126 | 08107510 | SORM | NIM | NATH | EN | 420 E 19TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304417 | SOUTHEAST LIGHTING INC | | | | PO BOX 790945 | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08301131 | SOUTHERN RAILWAY CO | | | | PO BOX 1808 | | WASHINGTON | DC | 20019-1808 |
| 2015-126 | 08301130 | SOUTHERN REGION INDUSTRIAL | | | | 110 FRANKLIN RD SE | | ROANOKE | VA | 24042-0002 |
| 2015-126 | 08107514 | STOKES | TERRY ANN | | | 402 E 19TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304405 | SUMMIT AVENUE BROWDER FAMILY | LLC | | | 1440 S TRYON ST SUITE 104 | | CHARLOTTE | NC | 28203 |
| 2015-126 | 08107528 | TANG | HUNG CHIEU | | | PO BOX 220287 | | CHARLOTTE | NC | 28222 |
| 2015-126 | 08107524 | VEJAR | FRANCISCO | MARIA | HIEN NHA THI DUONG | 1608 JULIA MAULDEN PL | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08304427 | WALLACE | MILDRED MAE | | | 4213 BRIARHILL DR | | CHARLOTTE | NC | 28215 |
| 2015-126 | 08304402 | WASHINGTON | VIRGINIA ANN | | | 411 E 21ST ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107516 | WHITE | THADDAEUS | | | 413 E 19TH ST | | CHARLOTTE | NC | 28206 |
| 2015-126 | 08107511 | WILSON | DIANE | | | 416 E 19TH ST | | CHARLOTTE | NC | 28206 |



| Case No. | FirstName | LastName | OrgLabel | MailAddress | MailCity | M. MailZip |
|----------|-------------|--------------|---|----------------------------------|-----------|------------|
| 2015-126 | Patricia | Adams | Belmont Community | 805 East 17th Street | Charlotte | NC 28205 |
| 2015-126 | Eddie | Young | Edwin Towers (CHA) | 201 West 10th Street, Unit 101 | Charlotte | NC 28202 |
| 2015-126 | Christopher | Dennis | Lockwood NA | 445 Keswick Avenue | Charlotte | NC 28206 |
| 2015-126 | Valerie | Stepp | Optimist Park | 512 East 18th Street | Charlotte | NC 28206 |
| 2015-126 | Bob | Szymkiewicz | First Ward Community Fund, Inc. | Post Office Box 30712 | Charlotte | NC 28230 |
| 2015-126 | Linda | Ramsey | Belmont Tenant Org. | 1600 Parson Street | Charlotte | NC 28205 |
| 2015-126 | Lucille | Puckett | Dillehay Courts | 2621 North Pine Street, Suite D | Charlotte | NC 28206 |
| 2015-126 | Tarik | Abdel-Hameed | Optimist Park | 1226 North Caldwell Street | Charlotte | NC 28206 |
| 2015-126 | Will | Haden | First Ward Neighbors, Inc. | 638 North Alexander Street | Charlotte | NC 28202 |
| 2015-126 | Hatti | Watkins | Villa Heights NA | 845 Woodside Avenue | Charlotte | NC 28205 |
| 2015-126 | Jason | Mathis | Villa Heights Comm. Org. | 1209 Grace Street | Charlotte | NC 28205 |
| 2015-126 | Caylene | Greene | Belmont CDC NA | 1601 Harrill Street | Charlotte | NC 28205 |
| 2015-126 | Vicki | Jones | Belmont NA | 1237 Allen Street | Charlotte | NC 28205 |
| 2015-126 | Rosalyn | Davis | Graham Heights NA | 2210 Bancroft Street | Charlotte | NC 28206 |
| 2015-126 | Ronnie | Devine | Enderly Park/Thomasboro | 700 North Tryon Street (Level B) | Charlotte | NC 28202 |
| 2015-126 | Jon | Branham | NoDa Vision | 2604 Pinckney Avenue | Charlotte | NC 28277 |
| 2015-126 | Angela | Ambroise | Villa Heights Community Organization | Post Office Box 5015 | Charlotte | NC 28205 |
| 2015-126 | Elise | Berman | Villa Heights Land Community Organization | 2112 Yadin Avenue | Charlotte | NC 28205 |

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-126** filed by Parkwood Residences, LLC to request the rezoning of an approximately 3.63 acre site bounded by North Brevard Street, Parkwood Avenue, North Caldwell Street and East 21st Street from the I-1 and I-2 zoning districts to the TOD-RO zoning district

**Date and Time
of Meeting:** Tuesday, January 12, 2016 at 6:30 p.m.

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

We are assisting Parkwood Residences, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 3.63 acre site bounded by North Brevard Street, Parkwood Avenue, North Caldwell Street and East 21st Street from the I-1 and I-2 zoning districts to the TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential building on the site that could contain up to 351 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 Tuesday, January 12, 2016 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. Aaron Pechota, Parkwood Residences, LLC

Date Mailed: December 31, 2015





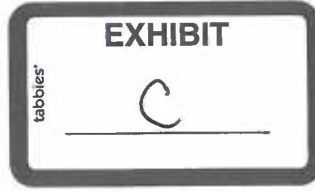
**Parkwood Residences, LLC, Petitioner
Rezoning Petition No. 2015-126**

Community Meeting Sign-in Sheet

**Belmont Regional Center
700 Parkwood Avenue
Charlotte, NC**

**Tuesday, January 12, 2016
6:30 P.M.**

| | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u> |
|-----|---------------------------------|------------------------------------|------------------|----------------------------|
| 1. | JAMES ATKINSON | 405 E 19 TH ST | 980-309-3513 | j120009@yahoo.com |
| 2. | PAULINE SIMUEL | 412 EAST 18 TH STREET | 704-376-4200 | |
| 3. | MAZELLA McDOWELL | 1321 N. DAVIDSON STREET + CHAR. NC | 704-905-4476 | MAZELLA.MCDOWELL@GMAIL.COM |
| 4. | Stephen Valdr | 1621 Allen St | 704-651-7039 | stephen.valdr@gmail.com |
| 5. | LORNA ALLEN | 815 E 20 TH ST | 910-263-0099 | allen.lorna@gmail.com |
| 6. | Bob Jarzemsky | 815 E 20 TH ST | 919-412-8609 | bobjarzemsky@gmail.com |
| 7. | JESSE LEAD BETTER | 1300 KENNAN ST | 704-648-8473 | jesse@freshtwit.com |
| 8. | MARK LYNCH | 1209 Grace St | 704-345-5655 | mark.k.lynch44@gmail.com |
| 9. | GAIL BENMON + JACQUELINE BENMON | 414 E. 2 ND ST. | 704-605-9885 | benmonjacqueline@yahoo.com |
| 10. | | | | |
| 11. | | | | |
| 12. | | | | |
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| 19. | | | | |
| 20. | | | | |



CONCEPT PACKAGE

PARKWOOD STATION
CHARLOTTE, NORTH CAROLINA

2015055
01.12.2016



EXISTING CONDITION AT BREVARD STREET



EXISTING CONDITION AT PARKWOOD AVENUE



PARKWOOD STATION ART



PARKWOOD AVENUE APARTMENTS

CHARLOTTE, NORTH CAROLINA
PARKWOOD RESIDENCES LLC





North Brevard [Leasing Corner]

01



- Accent Lightline
Awning above
Unit Entry
- Leasing Entry
- ADA Entry Ramp
- Planter Boxes
- Project Signage
- Motor Court
Entry
- Landscape
Accent Lighting



- Unit Entry/
Sloop
- Trained
Planting
- Planter Boxes
- Bench Seating
- Bicycle Racks
- Special Paving

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board
and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Windows)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

- NOTES
- 100' Minimum Ceiling Height at
first floor
- Parkwood facade to meet 50%
minimum fenestration calculation at
first floor



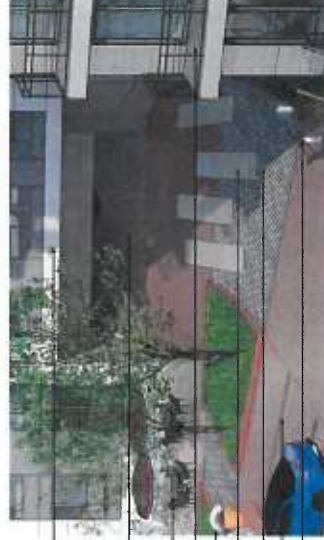
Key Plan

02



North Brevard (Motor Court)

01



- Unit above Garage Entry
- Garage Entry
- Outdoor Seating
- Unit Balcony
- Planter Boxes
- High Gloss Paving
- Special Paving
- Leasing Parking
- Landscape Arcanell Lighting/Bollard

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

NOTES

- 10'-0" Minimum Ceiling Height at first floor.
- Parkwood facade to meet 50% minimum fenestration calculation at first floor.

Key Plan

02





01 North Brevard and Parkwood [Corner Courtyard]

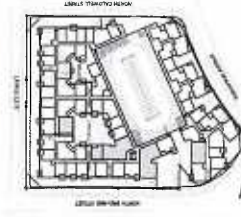


MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

NOTES

- 10'-3" Minimum Ceiling Height at first floor.
- Parkwood facade to meet 50% minimum fenestration calculation at first floor.



Key Plan

02



01 North Brevard and Parkwood [Corner Courtyard]



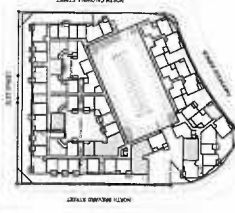
- Unit Balcony
- Building
- Entry
- Project Signage
- Awning above stair entry
- Planter Boxes
- ADA Entry Ramp
- Grand Stair

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

NOTES

- 10' max. minimum ceiling height at first floor
- Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan



01 Parkway and North Caldwell

Accent Lighting
Awning above
unit entry
Building Entry
Landscape Accent
Lighting/Bollard
Special Paving
Stoop/Unit Entry

MATERIAL LEGEND

- 1 Stonefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board
and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

NOTES
- Minimum ceiling height at
first floor.
- Parkway facade to meet 50%
minimum fenestration calculation at
first floor.

02 Key Plan





01 North Brevard and Parkwood [Corner Courtyard]



02 Parkwood Avenue [Courtyard 1]



03 North Brevard and Parkwood



04 Parkwood Avenue [Courtyard 2]

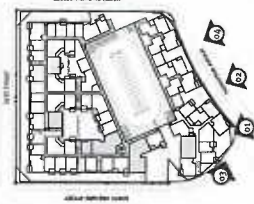
MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

NOTES

- Minimum Ceiling Height at 1st floor
- Parkwood facade to meet 50% minimum fenestration calculation at 1st floor.

Key Plan





- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
charlotte, nc 28205
p 704.343.0508 f 704.358.3093

the
NRP
group LLC

PARKWOOD PROPERTY
CHARLOTTE, NORTH CAROLINA
PARKWOOD RESIDENCES LLC
5309 TRANSPORTATION BLVD
CLEVELAND, OHIO 44125
216-584-0602

REZONING PETITION
#2015-

| | |
|-------------|---------|
| PROJECT #: | 394-004 |
| DRAWN BY: | BG |
| CHECKED BY: | BS |

TECHNICAL
DATA SHEETNOVEMBER 23, 2015
REVISIONS:

RZ1.0

SITE_DEVELOPMENT_DATA

- | | |
|----------------------|---|
| STRE AREA | 4,330 ACRES |
| PARCEL # 1 | GREENSBORO, GEORGIA, 30604-03 |
| EXISTING ZONING | 1-1 R-1-2 |
| EXISTING USE | INDUSTRIAL |
| PROPOSED ZONING | TOD-R |
| PROPOSED USE | 351 BELLING HOUSES (MULTI-FAMILY APARTMENTS) |
| RESIDENTIAL DENSITY: | 20 UNITS/ACRE MINIMUM |
| BUILDING HEIGHT | 85' (100' MAXIMUM) |
| PARKING | 1 SPACE/UNIT MINIMUM - 1.6 SPACE/UNIT MAXIMUM |
| PAVING | 15,500 SF OF PAVEMENT FOR AREA ON 15,500 SF LOT AREA (WHICHEVER IS GREATER) |
| URBAN OPEN SPACE | |

DEVELOPMENT STANDARDS

[illegible]

ADJACENT PARCEL INFORMATION

- [illegible]

| 姓名 | 性别 | 年龄 | 身高 | 体重 | 血压 | 脉搏 | 呼吸 | 体温 | 尿量 | 大便 | 饮食 | 睡眠 | 精神状态 | 其他 |
|-----|----|-----|-----|-----|--------|----|----|------|------|----|----|----|------|----|
| 王小明 | 男 | 25 | 175 | 70 | 120/80 | 72 | 18 | 37.5 | 2000 | 1次 | 正常 | 正常 | 良好 | |
| 李小红 | 女 | 28 | 160 | 55 | 110/70 | 68 | 16 | 36.8 | 1800 | 1次 | 正常 | 正常 | 良好 | |
| 张小明 | 男 | 30 | 180 | 80 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 刘小红 | 女 | 32 | 165 | 60 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 陈小明 | 男 | 35 | 170 | 65 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 赵小红 | 女 | 38 | 155 | 50 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 40 | 175 | 75 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 吴小红 | 女 | 42 | 160 | 60 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 郑小明 | 男 | 45 | 170 | 70 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 孙小红 | 女 | 48 | 155 | 55 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 50 | 175 | 80 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 吴小红 | 女 | 52 | 160 | 65 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 郑小明 | 男 | 55 | 170 | 75 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 孙小红 | 女 | 58 | 155 | 60 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 60 | 175 | 85 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 吴小红 | 女 | 62 | 160 | 70 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 郑小明 | 男 | 65 | 170 | 80 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 孙小红 | 女 | 68 | 155 | 75 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 70 | 175 | 90 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 吴小红 | 女 | 72 | 160 | 80 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 郑小明 | 男 | 75 | 170 | 90 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 孙小红 | 女 | 78 | 155 | 85 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 80 | 175 | 100 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 吴小红 | 女 | 82 | 160 | 90 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 郑小明 | 男 | 85 | 170 | 100 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 孙小红 | 女 | 88 | 155 | 100 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 90 | 175 | 110 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |
| 吴小红 | 女 | 92 | 160 | 110 | 115/75 | 70 | 17 | 37.2 | 1900 | 1次 | 正常 | 正常 | 良好 | |
| 郑小明 | 男 | 95 | 170 | 110 | 125/85 | 73 | 19 | 37.8 | 2100 | 1次 | 正常 | 正常 | 良好 | |
| 孙小红 | 女 | 98 | 155 | 110 | 110/70 | 65 | 15 | 36.5 | 1700 | 1次 | 正常 | 正常 | 良好 | |
| 周小明 | 男 | 100 | 175 | 120 | 130/90 | 75 | 20 | 38.0 | 2200 | 1次 | 正常 | 正常 | 良好 | |

[illegible]