



COMMUNITY MEETING REPORT

Petition 2016-005

WP East Acquisitions, LLC

3.22 Acre Site

North Brevard Street between E. 24th Street and E. 25th Street

Submitted January 8, 2016

COMMUNITY MEETING REPORT
Petitioner: WP East Acquisitions, LLC
Rezoning Petition No. 2016-005

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 December 23, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on January 6th at 6:00 pm at Boudreauxs Restaurant located at 501 East 36th Street, Charlotte, NC 28205.

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 Ray Smith, Ellen Allred, Jim Guyton, Matt Majors, Lindsay Goetsch and Judy McLeod.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's representative, Ray Smith, welcomed the attendees and introduced the Petitioner's team. Mr. Smith indicated that the Petitioner proposed to rezone an approximately 3.22 acre site on the east side of North Brevard Street between E. 24th & E 25th Streets from the I2 to TOD-M (CD). Ray Smith 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 to respond to questions and concerns from nearby residents and property owners.

Ray Smith provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. The proposed architectural elevations were shown and the design of the proposed facility was discussed. He used the elevations and renderings to explain the facility's design concepts, and operations.

Respectfully submitted, this 8th day of January, 2016

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

NODA Neighborhood Meeting
Boudreauxs
January 6, 2016, 6:00pm

Time frame for approval?

*Close on the property 6 months after zoning approval. Late fall, early winter (4th quarter).
In house construction ensures what we are presenting is what we can deliver.*

Retail space is a nice feature for the neighborhood. Can exterior doors provide access to space to ensure this space is actually used for retail in the future?

Yes, doors are shown on the rendering and will be shown on the site plan for zoning approval.

What is the unit count and how does it compare to Mercury Noda?

Current plan shows 260 units. We will confirm what count Mercury Noda stands at.

Activating the street is a nice urban planning feature. Please consider not to have too much greenspace adjacent to streets, and eliminate planting strips to provide wider sidewalks.

Site plan has been configured to provide recessed parking, along with wider sidewalks. Property location naturally provides connectivity.

What is the timeframe for the greenway?

The City is in full design and funding will be in place in the fall, which means the greenway should be complete in 2017.

We like the idea of using pavers instead of cement. Suggestion to make the corner element wide to create an urban plaza.

We have also been attempting to work with that idea as well. We believe we are headed in the right direction with our current site plan design, which provides ample hardscape into and around amenity space.

Will the property offer rooftop amenities?

We are looking to implement a rooftop deck on the property. The breakup of leasing and flex retail space has added amenity space.

The ideal location for retail is on 25th and 26th because it will help local businesses connect to primary business corridors. Flex space on Brevard is less ideal. A location on 25th would be preferable. Also, consider the corner of 25th will have a lot of visibility due to greenway location (The City is attempting to push driving traffic away from Brevard).

We believe that 25th and Brevard are both important retail districts. Driving traffic will most likely come from Brevard, and pedestrian traffic will most likely be coming from 25th.

What is the future plan for 24th? Does the City own the parcel below?

No plans have been made public. The City does not own the parcel below. The added road should benefit the community.

Have you looked into adding a b-cycle station?

We like the idea, and we are currently in talks with the City to discuss.

How much of 24th and 25th Street is developments design vs the City's design?

We are responsible for 24th, and the City is responsible for 25th. We are currently coordinating with the City at this time.

We like the branding revision from NODA to the lofts at 25th and Brevard. It is more accurate and brands the neighborhood.

Thank you, we agree and are looking to make the property name fit well with the area.

How many levels is the parking deck?

Currently we are parked at 1.5 spaces per unit, which puts us at 5.5 levels with screened rooftop parking.

We will be looking to ensure our comments are addressed moving forward. Will our comments be addressed? Can we see the comments prior to the public hearing?

We are taking notes to ensure all comments are addressed. We would be happy to re-submit plans prior to the public hearing (Monday). Resubmission on 21st.

When will be revised site plan be submitted to the City?

Resubmission will be on January 21st.

EXHIBIT A

Listings of Individuals and Organizations
To Whom Notifications were Mailed

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	city	state	zipcode	Contact Person
2016-005	8304604	BGH HOLDINGS LLC				2023 N DAVIDSON ST	CHARLOTTE	NC	28205	To whom this may concern
2016-005	08304607	BGH HOLDINGS LLC				2023 N DAVIDSON ST	CHARLOTTE	NC	28205	
2016-005	08305306	CALDWELL	WILLIAM			413 E 25TH ST	CHARLOTTE	NC	28206	
2016-005	08304704	CLONIGER	GERALD T			54 HERITAGE DR	LAKE WYLIE	SC	29710	
2016-005	08304608	CRB PIGGYBACK LLC				8105 WONDERLAND CT	CHARLOTTE	NC	28215	Rick Beaver
2016-005	08304609	CRB PIGGYBACK LLC				8105 WONDERLAND CT	CHARLOTTE	NC	28215	Rick Beaver
2016-005	08304610	CRB PIGGYBACK LLC				8105 WONDERLAND CT	CHARLOTTE	NC	28215	Rick Beaver
2016-005	08304611	CRB PIGGYBACK LLC				8105 WONDERLAND CT	CHARLOTTE	NC	28215	Rick Beaver
2016-005	08304612	CRB PIGGYBACK LLC				8105 WONDERLAND CT	CHARLOTTE	NC	28215	Rick Beaver
2016-005	08304614	CRB PIGGYBACK LLC				8105 WONDERLAND CT	CHARLOTTE	NC	28215	Rick Beaver
2016-005	08305302	CTJ PROPERTIES LLC				PO BOX 5264	CHARLOTTE	NC	28299	To whom this may concern
2016-005	08305303	CTJ PROPERTIES LLC				PO BOX 5264	CHARLOTTE	NC	28299	
2016-005	08305304	CTJ PROPERTIES LLC				PO BOX 5264	CHARLOTTE	NC	28299	
2016-005	08305313	CTJ PROPERTIES LLC				PO BOX 5264	CHARLOTTE	NC	28299	
2016-005	08305314	CTJ PROPERTIES LLC				PO BOX 5264	CHARLOTTE	NC	28299	
2016-005	08305309	FLORIDA CARBONIC MANUFA	CTURING COMPANY		C/O AIRGAS INC	2530 SEVER RD STE 300	LAWRENCEVILLE	GA	30043	
2016-005	08305305	HOCHARTZ	PAUL HENRY			411 E 25TH ST	CHARLOTTE	NC	28206	
2016-005	08304705	HOOD	DORA ANN			443 BRIGHTWATERS DR	COCOA BEACH	FL	32931	
2016-005	08304706	HOOD	DORA ANN			443 BRIGHTWATERS DR	COCOA BEACH	FL	32931	
2016-005	08304707	HOOD	DORA ANN			443 BRIGHTWATERS DR	COCOA BEACH	FL	32931	
2016-005	08304708	HOOD	DORA ANN			443 BRIGHTWATERS DR	COCOA BEACH	FL	32931	
2016-005	08304709	HOOD	DORA ANN			443 BRIGHTWATERS DR	COCOA BEACH	FL	32931	
2016-005	08304703	KENDALL	HARVEY		C/O THE KENDALL CO	2332 PINCKNEY AVE	CHARLOTTE	NC	28205	
2016-005	08305308	SOUTHERN WIPERS INC			C/O W G MACKINNON	10924 OAKSIDE CT	CHARLOTTE	NC	28210	
2016-005	08304702	STARNES	H F & HOWARD F		STARNES JR	3900 MCMILLAN ST	CHARLOTTE	NC	28205	
2016-005	08304711	STARNES	H F & HOWARD F		STARNES JR	3900 MCMILLAN ST	CHARLOTTE	NC	28205	
2016-005	08305312	STARNES	HOWARD F	BENNIE S	STARNES	3900 MCMILLAN ST	CHARLOTTE	NC	28205	
2016-005	08304701	STARNES	HOWARD F JR			3900 MCMILLAN ST	CHARLOTTE	NC	28205	
2016-005	08305307	STARNES	HOWARD F JR			417 E 25TH ST	CHARLOTTE	NC	28206	
2016-005	08304710	STARNES	HOWARD FRANKLIN		JR	3900 MCMILLAN ST	CHARLOTTE	NC	28205	
2016-005	08304712	STARNES	HOWARD FRANKLIN		JR	417 E 25TH ST	CHARLOTTE	NC	28206	
2016-005	08304602	SUMTER PACKAGING CORP				2341 CORPORATE WY	SUMTER	SC	29154	Ben Desollar
2016-005	08304613	SUMTER PACKAGING CORP				2341 CORPORATE WY	SUMTER	SC	29154	

Pet. No.	FirstName	LastName	OrgLabel	Mail Address	MailCity	MailState	MailZip
2016-005	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC	28205
2016-005	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2016-005	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2016-005	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2016-005	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2016-005	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2016-005	Chad	Maupin	NoDa NA	1109 East 35th Street	Charotte	NC	28205
2016-005	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2016-005	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2016-005	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2016-005	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC	28205
2016-005	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2016-005	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2016-005	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2016-005	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC	28205
2016-005	Zeke	Burns		1500 N Graham Street	Charlotte	NC	28206
2016-005	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC	28205

EXHIBIT B

Copy of Notification Letter



December 23, 2015

SENT VIA US Mail

Southern Wipers
C/O W G MACKINNON
10924 Oakside Court
Charlotte, NC 28210

Re: Rezoning Petition 2016-005 community meeting notification for parcel 08305308

Dear To whom this may concern:

As a part of the Charlotte, North Carolina conditional rezoning process we are required to have a “community meeting”. This meeting will provide information to the public regarding the above captioned rezoning petition. During this meeting we will present our plans for developing parcels 08304711, 08304710, 08304701, 08304702, and 08304712, and answer questions on our plan from the community.

The rezoning application can be found at:

<http://charmeck.org/city/charlotte/planning/Rezoning/RezoningPetitions/2016Petitions/Pages/default.aspx> petition 2016-005.

Community Meeting Location: Boudreaux’s Louisiana Kitchen Restaurant: 501 E 36th St, Charlotte, NC 28205

Date and Time: Wednesday January 6th, 2016 at 6:00PM

We are excited about discussing our plans with the community and getting your feedback.

Sincerely,

WP East Acquisitions, L.L.C. (Applicant)

Ray Smith
Vice President

EXHIBIT C

Sign-In Sheet from Neighborhood Meeting

