

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-045**

### **Pamlico Investments Inc.**

**Petitioner:** Pamlico Investments Inc.  
**Rezoning Petition No.:** 2016-045  
**Property:** 1.37 acres located on the southwest corner at the intersection of East 10<sup>th</sup> Street and Seigle Avenue.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Thursday, March 17<sup>th</sup>, 2016, 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** by depositing the Community Meeting Notice in the U.S. mail on March 2, 2016. A copy of the written notice is attached as **Exhibit B**. The Petitioner also met with representatives of the Belmont Community on January 14<sup>th</sup>, and attend the Belmont Neighborhood Association Meeting on February 2<sup>nd</sup>. The Petitioner also met with Belmont Land Use Committee on March 20 and is scheduled to be back in front of the Belmont Neighborhood Association on April 5<sup>th</sup> to present the revised plans to neighborhood.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on March 17<sup>th</sup>, 2016 at 7:00 PM, at Hawthorne Lane United Methodist Church located at 501 Hawthorne Lane, Charlotte, NC 28204.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting was Josh Davis. Also in attendance was Brand Norvell the architect for the Site and Jeff Orsborn the civil engineer and Keith MacVean with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Mr. Josh Davis welcomed the attendee to the community meeting. Mr. Davis provided some background information on Pamlico Investments. Pamlico Investments was established in 2012 and is focused on real estate development in Charlotte and Denver Colorado. The company has offices in Charlotte and Denver. He then provided a brief description of the Site location. The Site is made up of seven separate parcels which total 1.37 acres. The property is zoned B-1 and R-22MF and is currently developed with an abandoned convenience store, filling station as well as two abandoned single-family homes, several of the parcels are vacant.

Mr. Davis then explained what was been proposed by the rezoning petition for the Site. The proposed use of the property is a multi-story mixed use building with ground floor retail and office uses. Climate controlled self-storage uses will occupy the space behind and above the ground floor office and retail uses.

Mr. Davis then provided some additional details on the proposed retail uses. The amount of retail us expected to be around 8,000 square feet. There will be about 10 retail bays with approximately 40 feet of depth and 16 foot ceiling heights. Parking will be provided along the adjoining streets and at the rear of the Site.

Mr. Davis explained some of the goals of the Belmont Area Revitalization Plan. He then explained how the proposed development met a number of those goals. The proposed development redevelops a gateway intersection of the Belmont Community. Provides retail and office space for community oriented businesses as well as new employment opportunities. The proposed redevelopment does not affect the single family character of the Belmont Community. The proposed redevelopment will improve streetscape, sidewalks and parking in the area.

Josh also explained some of the changes that had been made to the plan to address comments from the Belmont Community. He explained how the amount of retail square footage had been increased from 3,500 square feet to 8,000 square feet. How the architectural treatment of the building had been changed to be more in character with the Belmont's neighborhood mill heritage. The site plan had also been revised to eliminate reverse angle parking along E. 10<sup>th</sup> Street. The revised plan also addresses questions of building signage, orientation to the cross charlotte trail and the ability to utilize a portion of the building's roof for gatherings or commercial uses that can take advantage of the uptown views.

He also explained why self-storage with ground floor retail and office uses is an appropriate use for the Site. The self-storage provides an excellent buffer between residential and commercial uses. The self-storage will have a very minimal traffic impact with only 13 cars a day on average. The self-storage can become an incubator space for small and home businesses and provides a necessary service for the Belmont Neighborhood.

Mr. Davis then closed with by describing some of the development highlights. Significantly improves the visual and physical appearance of the E. 10<sup>th</sup> Street corridor. Cleans up the existing environmental contamination on the Site. Buffers the Belmont neighborhood from I-277, a cellphone tower and two large billboards. Utilizes architectural features that incorporate the history of the community.

The attendees were then invited to ask questions.

## **II. Summary of Questions/Comments and Responses:**

The one attendee to the meeting wanted to know if convenience stores would be allowed. It was explained that the MUDD zoning regulations specifically prohibit convenience store uses. A question about would a deli be allowed was asked. A deli would be an allowed use. A question about the proposed rents was also asked. It is anticipated rents would average about \$17 a square on an annualized basis.

The attendees were thanked for their time and interest; the meeting was then adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes to the Petition were made as a result of the Community Meeting.

**Pamlico Investments, Inc.**

cc: Mayor and Members of Charlotte City Council  
Sonja Sanders, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Josh Davis, Pamlico Investments Inc.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Exhibit A**

**List of Individuals and Organizations that Received Notification of the Community Meeting**

**[See Attached]**

**CITY OF CHARLOTTE, NORTH CAROLINA  
MAYOR AND CITY COUNCIL, 2015-2017**

Office	Contact Information
<b>Jennifer W. Roberts</b> Mayor	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-336-2241 <a href="mailto:mayor@charlottenc.gov">mayor@charlottenc.gov</a>
<b>Mayor Pro Tem Vi Lyles</b> Council Member At-Large	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-336-3431 <a href="mailto:vylyes@charlottenc.gov">vylyes@charlottenc.gov</a>
<b>Claire Green Fallon</b> Council Member At-Large	<b>PO Box 481325</b> Charlotte, NC, 28269 Telephone: 704-336-6105 <a href="mailto:cfallon@charlottenc.gov">cfallon@charlottenc.gov</a>
<b>Julie Eiselt</b> Council Member At-Large	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: to come <a href="mailto:Julie.eiselt@charlottenc.gov">Julie.eiselt@charlottenc.gov</a>
<b>James Mitchell</b> Council Member At-Large	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: to come <a href="mailto:james.mitchell@charlottenc.gov">james.mitchell@charlottenc.gov</a>
<b>Patsy B. Kinsey</b> Council Member, District 1	<b>2334 Greenway Avenue</b> Charlotte, NC 28204 Telephone: 704-336-3432 <a href="mailto:pkinsey@charlottenc.gov">pkinsey@charlottenc.gov</a>
<b>Al Austin</b> Council Member, District 2	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-336-3185 <a href="mailto:aaustin@charlottenc.gov">aaustin@charlottenc.gov</a>
<b>LaWana Mayfield</b> Council Member, District 3	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-336-3435 <a href="mailto:lmayfield@charlottenc.gov">lmayfield@charlottenc.gov</a>
<b>Gregory A. Phipps</b> Council Member, District 4	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-336-3436 <a href="mailto:gaphipps@charlottenc.gov">gaphipps@charlottenc.gov</a>
<b>John N. Autry</b> Council Member, District 5	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-336-2777 <a href="mailto:jautry@charlottenc.gov">jautry@charlottenc.gov</a>
<b>Kenny Smith</b> Council Member, District 6	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-574-7241 <a href="mailto:krsmith@charlottenc.gov">krsmith@charlottenc.gov</a>
<b>Edmund H. Driggs</b> Council Member, District 7	<b>600 E. 4<sup>th</sup> Street</b> Charlotte, NC 28202-2244 Telephone: 704-432-7077 <a href="mailto:ed@eddriggs.com">ed@eddriggs.com</a>

<b>Pet_No</b>	<b>TaxPID</b>	<b>ownerlastn</b>	<b>ownerfirst</b>	<b>cownerfirs</b>	<b>cownerlast</b>
2016-045	08111407	CORNER PROJECTS LLC			ATTN: CHARLES FONVILLE
2016-045	08111409	CORNER PROJECTS LLC			ATTN: CHARLES FONVILLE
2016-045	08111413	CORNER PROJECTS LLC			ATTN: CHARLES FONVILLE
2016-045	08015203	CROWN CASTLE SOUTH INC			C/O CROWN CASTLE USA INC
2016-045	08015302	HENRY'S HOLDING LLC			
2016-045	08015138	HILL PROPERTIES			
2016-045	08015137	HILL PROPERTIES INC			
2016-045	08015145	HILL PROPERTIES INC			
2016-045	08015204	KENNEDY PROPERTIES LLC			
2016-045	08015205	KENNEDY PROPERTIES LLC			
2016-045	08015117	MEHRIZI	MAHMOOD		
2016-045	08015118	MEHRIZI	MAMOOD		
2016-045	08015120	ITTER	GARY R	JANICE T	ITTER
2016-045	08015210	ROGERS & ROGERS ASSOCIATES LLC			
2016-045	08015101	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015102	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015103	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015104	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015105	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015106	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015107	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015108	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015109	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015116	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015119	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015121	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015139	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015140	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08015142	SEIGLE AVENUE PRESBYTERIAN	CHURCH		
2016-045	08108610B	SEIGLE POINT LLC			C/O CORPORATION SERVICE CO
2016-045	08108613B	SEIGLE POINT LLC			
2016-045	08108612	THE LOFTS LLC			
2016-045	08108612	THE LOFTS LLC			

2016-045	08108621	THE LOFTS LLC		
2016-045	08015206	WOLDEGHEBRIEL	MEHRETEAB	FESSEHA W ZERU
2016-045	08015207	WOLDEGHEBRIEL	MEHRETEAB	FESSEHA W ZERU
2016-045	08015208	YON	JAY Y	JIN HEE JANE YON
2016-045	08015209	YON	JAY Y	JIN HEE JANE YON

mailaddr1	mailaddr2	city	state	zipcode
PO BOX 11309		CHARLOTTE	NC	28220
PO BOX 11309		CHARLOTTE	NC	28220
PO BOX 11309		CHARLOTTE	NC	28220
PMB 353 4017 WASHINGTON RD		MCMURRAY	PA	15317
6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
17101 GREEN DOLPHIN LN		CORNELIUS	NC	28031
17101 GREEN DOLPHIN LN		CORNELIUS	NC	28031
17101 GREEN DOLPHIN LN		CORNELIUS	NC	28031
PO BOX 33324		CHARLOTTE	NC	28233
PO BOX 33324		CHARLOTTE	NC	28233
PO BOX 470112		CHARLOTTE	NC	28247
PO BOX 470112		CHARLOTTE	NC	28247
7015 EVANTON LOCH RD		CHARLOTTE	NC	28278
314 EASTOVER RD		CHARLOTTE	NC	28207
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
600 SEIGLE AVE	SUITE A	CHARLOTTE	NC	28204
832 SEIGLE AVE		CHARLOTTE	NC	28204
327 HILLSBOROUGH ST		RALEIGH	NC	27603
120 PENMAR DR	SUITE 118	RALEIGH	NC	27603
400 EAST BLVD		CHARLOTTE	NC	28203
400 EAST BLVD		CHARLOTTE	NC	28203



1301 SOUTH BLVD	CHARLOTTE	NC	28203
633 SEIGLE AVE	CHARLOTTE	NC	28204
633 SEIGLE AVE	CHARLOTTE	NC	28204
1900 FUNNY CIDE DR	WAXHAW	NC	28173
1900 FUNNY CIDE DR	WAXHAW	NC	28173

Petition N°	First Name	Last Name	Org/Label	Mail Address	Mail City	Mail Zip
2016-045	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte NC	28204
2016-045	June	Watts-Mistri	Amherst Place HOA & NA	1730 Amherst Place	Charlotte NC	28204
2016-045	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte NC	28205
2016-045	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte NC	28205
2016-045	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte NC	28205
2016-045	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte NC	28205
2016-045	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte NC	28205
2016-045	Stephanie	Wick	Cherry	1532 Sterling Road	Charlotte NC	28209
2016-045	Sylvia	Bittle-Patton	Cherry Comm. Org.	1623 Luther Street	Charlotte NC	28204
2016-045	Yvonne	Bittle	Cherry NA	216 South Torrence Street	Charlotte NC	28204
2016-045	Myron	Patton	Cherry NA	1623 Luther Street	Charlotte NC	28204
2016-045	Kathryn	Hubicki	Cherry Neighborhood Organization	325 Baldwin Avenue	Charlotte NC	28204
2016-045	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte NC	28202
2016-045	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte NC	28204
2016-045	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte NC	28204
2016-045	Jim	Belvin	Elizabeth NA	624 Lamar Avenue	Charlotte NC	28204
2016-045	Ronnie	Devine	Enderly Park/Thomasboro	700 North Tryon Street (Level B)	Charlotte NC	28202
2016-045	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte NC	28230
2016-045	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte NC	28202
2016-045	Karen	Jensen	Friends & Residents of Historic Cherry	311 Baldwin Avenue	Charlotte NC	28204
2016-045	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte NC	28202
2016-045	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte NC	28202
2016-045	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte NC	28206
2016-045	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte NC	28206
2016-045	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte NC	28299
2016-045	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte NC	28210

**Exhibit B**

**Copy of Community Meeting Notification Mailed on March 2, 2016**

**[See Attached]**

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-045 – Pamlico Investments, Inc.**

Subject: Rezoning Petition No. 2016-045

Petitioner/Developer: Pamlico Investments, Inc.

Property: 1.37 acres, 7 parcels located on the southwest corner of E. 10<sup>th</sup> St. and Seigle Ave., between Seigle Ave. and Stevens St.

Existing Zoning: B-1 & R-22MF

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Thursday, March 17th, 2016 at 7:00 p.m.**

Location of Meeting: Hawthorne lane United Methodist Church  
501 Hawthorne Lane  
Charlotte, NC 28204

Date of Notice: Mailed on March 2, 2016

We are assisting Pamlico Investments, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 1.37 acres (the “Site”) located on the southwest corner of E. 10<sup>th</sup> St. and Seigle Ave. between Seigle Ave. and Stevens St. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone a 1.37 acre Site from B-1 & R-22MF (Neighborhood Business and Residential Multi-Family 22 units per acre) to MUDD-O (Mixed use Development District, Optional). The site plan associated with this rezoning request proposes to develop the Site with a mixed use commercial building containing ground floor retail and office uses with self-storage above and behind the retail and office uses. The building has been designed to incorporate architectural features of adjacent new development projects and to address the historical mill heritage of the Belmont Neighborhood.

The site plan associated with this rezoning petition proposes to develop the Site with a three (3) and four (4) story building (due to grade change on the site). The development will provide the opportunity for neighborhood serving businesses to provide services to residents in the immediate area.

Parking for the proposed office, retail and self-storage uses will be a combination of on-street and off-street parking. More specifically, there will be parallel parking on E. 10<sup>th</sup> St., reverse angle parking on Seigle Ave., traditional front in parking on Stevens St. and additional off-street parking behind the development between the proposed new building and the cell phone tower on the adjacent parcel behind the site. A strong attempt has been made to provide convenient parking immediately in front of the ground floor uses to enhance the viability of business that occupy the building.

Access to the Site will be provided from Stevens St., E. 10<sup>th</sup> St and Seigle Ave. The development plans include the abandonment of Stevens Street, which will be constructed as a private driveway, and the unopened alley between the subject parcels. A shared access agreement is being negotiated between Henry’s Holdings, LLC and Pamlico Investments, Inc. to allow for shared use and access of the private driveway.

## **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, March 17, at 7:00 p.m. at Hawthorne Lane United Methodist Church - located at 501 Hawthorne Lane, Charlotte, North Carolina 28204. The meeting will be held in Evans Hall, please follow signage on Church property to the meeting room.** Representatives and the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Joshua Davis (720-800-2142). Thank you.

cc: Mayor and Members of Charlotte City Council

Sonja Sanders, Charlotte Mecklenburg Planning Commission

Tammie Keplinger, Charlotte Mecklenburg Planning Commission

Joshua Davis, Pamlico Investments, Inc.

D. Brent Wright Jr., Pamlico Investments, Inc.

Jefferson W. Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

Danny Merlin, Alexander Ricks, PLLC

**Exhibit C**

**Community Meeting Sign-in Sheet for Meeting Held On March 17, 2016**

**[See Attached]**

**Pamlico Investments**  
**Community Meeting – Rezoning Petition 2016-045**  
**March 18, 2016 @ 6:00 PM**  
**Hawthorne Lane United Methodist Church**  
**501 Hawthorne Lane.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Megan Van Fleet	811 E 15 <sup>th</sup> St CUT NC 28205	704 804 1708	meganvanfleet@gmail.com
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				