

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-067**

**Pollack Shores Real Estate Group, LLC**

**Petitioner: Pollack Shores Real Estate Group, LLC**

**Rezoning Petition No.: 2016-067**

**Property: 8.36 acres located on the south side of W. Tremont Avenue, between S. Tryon Street and Hawkins Street.**

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 Wednesday, April 6, 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 25<sup>th</sup>, 2016. A copy of the written notice is attached as **Exhibit B**.

**TIME AND LOCATION OF MEETINGS:**

The **Community Meeting required by the Ordinance was held on April 6<sup>th</sup>, 2016 at 6:30 PM**, at C<sup>3</sup> Labs, 2525 Distribution Street, Charlotte, NC 28203. In addition to the required community meeting the Petitioner also held meetings with representatives of Neighborhood on March 10<sup>th</sup>.

**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 were Palmer McArthur with Pollack Shores. Also in attendance assisting the Petitioner was Dennis Walls with LandDesign and Michael Poole with Poole & Poole Architecture 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.**

Keith MacVean introduced the development team to the audience. Mr. MacVean then provided an overview of the upcoming public hearing date, zoning committee date and the date the City Council would be making a decision on the Petition. He also explained how the conditional rezoning process worked. He explained that once the proposed site plan was approved by the City Council the approved site plan and the conditions/notes placed on the site plan would be used to govern development taking place on the Site. He also explained that the approved conditional plan would run with the property and other than minor changes to the approved site plan, that could be approved by the Planning Department, changes to the approved conditional plan would require the filing of a new rezoning petition for approval by the City Council.

The meeting was then turned over to Palmer McArthur. Mr. McArthur discussed with the attendees the history of Pollack Shores. He explained that Pollack Shores Real Estate Group is a vertically

integrated, full service, multi-family investment and operating company. The firm and its principals, with a combined 100 year track record, have managed and invested in more than 35,000 units over the past 30 years. He also explained that Pollack Shores was currently building to residential communities in Charlotte. One on Park Road and another on Central Avenue.

Palmer then explained that Pollack Shores was proposing to develop a 350 unit residential community with neighborhood amenities. The proposed residential building will have 1,000 square feet of non-residential uses that can serve the neighborhood. He also indicated that a 20 foot easement for a pedestrian/bike trail would be constructed at the rear of the Site. The pedestrian/bike trail would also be extend on the remainder of the Site when those portions of the Site are redeveloped. He also mentioned that a new public street would be built from W. Tremont Avenue to the southern property line as part of the redevelopment of the Site (Development Areas A and B).

The meeting was then turned over to Dennis Walls who described the existing zoning for the property and described how the area was transitioning from an industrial area to an area of transit supportive uses. The existing zoning in the area is predominantly industrial with some of the adjoining parcels zoned TOD-M and MUDD. He also described the existing conditions. The Site is currently developed with four buildings with a variety of industrial, manufacturing, distribution uses, a printing company and other uses. Development Areas A & B are currently subject to a Brownfields Agreement, with the existing environmental issues being remediated during redevelopment.

The meeting was then turned over to Michael Poole the architect for the residential building. Mr. Poole described the proposed phasing for the development. He indicated the portion of the Site where the residential community is proposed would be the first phase. The remainder of the Site would be developed over time.

He also described the proposed residential development. He explained that a new public street would be constructed that would extend from W. Tremont to the southern property line. He also described the possible location of the non-residential uses and the proposed parking structure. He also described the proposed courtyards that would be located along W. Tremont Avenue. The parking structure would be located at the rear of the Site and would be accessed by the new public street. He also indicated and described the location of the 20 foot easement that would be improved with the pedestrian/bike path that would serve as a future east west connection between S. Tryon Street and Hawkins Street. Mr. Poole also described for the attendees the proposed residential building elevations. He explained that the proposed building would be a four (4) story building and that on-street parking would be proposed along W. Tremont and the new public street. He also explained that the ground floor units would have access to the courtyards that faced W. Tremont.

The attendees were then invited to ask questions.

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

One attendee wanted to know how many parking spaces would be provided for the residential units. It is expected that parking in excess of the one per unit as required by the ordinance would be provided. The standard typically used is one space per bedroom. It was noted that the Site would have to comply with the TOD-M standards which would not allow more than 1.5 spaces per unit.

One attendee wanted to know what type of building materials are proposed for the residential building. Mr. Poole explained that a combination of cementitious siding and masonry materials

would be used. One attendee commented that the proposed building did not have a lot of variety and that more variety should be added to the building design.

Another attendee commented that the proposed building design looked a lot like the other buildings under construction in the area. Mr. Poole indicated that the building design had not been finalized and as the building design was refined and details were developed the appearance and look of the building would improve.

A question about the building elevation facing S. Tryon Street was asked. The building elevation facing S. Tryon Street had not been completed however, it is anticipated that this building façade would have a very similar appearance to the building elevation that faces the new public street.

One attendee suggested that art work should be incorporated into the building design. The Petitioner indicated that he would investigate that possibility.

It was pointed out that the sidewalk network along W. Tremont Avenue was not complete with a number of gaps that made access to the light rail station difficult. It was pointed out that as part of the development of the Site an eight (8) foot sidewalk would be provided along W. Tremont Avenue and along both sides of the new public street when the street was completed.

A number of questions about where moving vans would park and how trash would be picked were asked. The Petitioner indicated that trash compactors would be located within the parking deck and would be rolled out to be picked up. The location of the loading spaces had not be identified but would be provided as required by the ordinance. One attendee wanted to know where visitors would park. Visitor parking would be available on the first floor of the parking deck and along the public streets.

One of the attendees asked if the buildings that were not part of phase one could be made available to for startup entrepreneurs as rough retail space.

A question about would phase two of the site be developed per the standards of TOD-M ordinance was asked. Phase two of the Site would be developed per the requirements of the TOD-M regulations. The proposed site plan does not request any deviations from the required zoning regulations.

A number of comments about the design avoiding “cars behind bars” and blank walls were made. A question about would the pedestrian/bike trail have lights was asked. The pedestrian/bike path would have lights.

One attendee suggested that the Petitioner consider a green roof as part of the design. It was also mentioned that a green roof would be something the neighborhood would applaud.

A question about when would the development start and be completed was asked. It was indicated that if the rezoning was approved the first units would be delivered in mid-2018 and would be completed by 2019.

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

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

Since the Community Meeting, several changes to the site plan have been made; the location of the parking structure was moved inward and access to the deck from W. Tremont was added. In

addition the amount of non-residential uses to be located along W. Tremont Avenue was increased to 2,500 square feet and live work units were added along Tremont Avenue.

**Pollack Shores Real Estate Group, LLC**

cc: Mayor and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Palmer McArthur, Pollack Shores  
Todd Harrison, Carolina Capital Investments, LLC  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-067	Lieson	Community	Brookhill (S Tryon Comm. Mission Church)	2516 South Tryon Street	Charlotte	NC 28203
2016-067	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC 28203
2016-067	Wil	Mover	EPHESUS CHURCH	PO Box 31395	Charlotte	NC 28231
2016-067	Nina	Lipton	Olmsted Park Homes HOA	415 Meacham Street	Charlotte	NC 28209
2016-067	Ann	King	Sedgefield NA	420 Marsh Road	Charlotte	NC 28209
2016-067	Janelle	Travis	Sedgefield NA	635 Poindexter Drive	Charlotte	NC 28209
2016-067	Jeanne	Woosley	Sedgefield NA	326 Marsh Road	Charlotte	NC 28203
2016-067	Jennifer	McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC 28203
2016-067	Krissy	Oechslin	South End Neighborhood Association	325 E. Park Avenue	Charlotte	NC 28203
2016-067	Rasheda	McMullin	South Tryon Comm. Coalition	2516 South Tryon Street	Charlotte	NC 28203
2016-067	Marcel	Dawson	Sunset Hills NA	525 Atherton Street	Charlotte	NC 28203
2016-067	Wait	Guyer	Sunset Hills Neighborhood Association	2421 Marshall Place	Charlotte	NC 28208
2016-067	Victoria	Watlington	Westover Hills Neighborhood Association	1324 Bethel Road	Charlotte	NC 28203
2016-067	John	English	Wilmore NA	1630 S Mint Street	Charlotte	NC 28203
2016-067	Missy	Eppes	Wilmore NA	1624 Wilmore Drive	Charlotte	NC 28203
2016-067	Frank	Grier	Wilmore NA	232 W Kingston Avenue	Charlotte	NC 28203
2016-067	Julie	Knutson	Wilmore NA	1604 Merriman Avenue	Charlotte	NC 28203
2016-067	Angela	Marshall	Wilmore NA	1650 S Mint Street	Charlotte	NC 28203
2016-067	Lashay	McCoy	Wilmore NA	815 W Kingston Avenue	Charlotte	NC 28203
2016-067	Louise	Shackford	Wilmore NA	1908 Wood Dale Terrace	Charlotte	NC 28203
2016-067	Rob	Sheridan	Wilmore NA	1901 S Mint Street	Charlotte	NC 28203
2016-067	Brian	Walker	Wilmore NA	Post Office Box 33672	Charlotte	NC 28202
2016-067	Martha	Epps	Wilmore NA	Post Office Box 33672	Charlotte	NC 28233
2016-067	Kathryn	Wilson	Wilmore Neighborhood Association	1907 Wilmore Drive	Charlotte	NC 28203

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-067	12103321	1919 SOUTH BLVD LLC				214 W TREMONT AV #200		CHARLOTTE	NC	28203
2016-067	12103324	1919 SOUTH BLVD LLC				1919 SOUTH BLVD		CHARLOTTE	NC	28203
2016-067	12103313	2000 HAWKINS LLC				1920 CLEVELAND AVE		CHARLOTTE	NC	28203
2016-067	12103302	2001 SOUTH TRYON LLC			C/O THE BOULEVARD COMPANY	4521 SHARON RD STE 250		CHARLOTTE	NC	28211
2016-067	11906323	2010 SOUTH TRYON LLC				2010 SOUTH TRYON ST SUITE 1-A		CHARLOTTE	NC	28202
2016-067	11906324	2010 TRYON ST HOLDINGS LLC				2010 S TRYON ST #1-D		CHARLOTTE	NC	28203
2016-067	11906325	2010 TRYON ST HOLDINGS LLC				210 S TRYON ST,STE 1D		CHARLOTTE	NC	28203
2016-067	11906321	2030 SOUTH TRYON LLC				1800 CAMDEN RD,STE 107-230		CHARLOTTE	NC	28203
2016-067	12103304	330 WEST TREMONT LLC				4521 SHARON RD STE 250		CHARLOTTE	NC	28211
2016-067	12103203	BOWLES	DAVID R			7937 GREENVIEW TERRACE CT		CHARLOTTE	NC	28277
2016-067	12103317	BREATHING ROOM YOGA AND APPAREL LLC				8707 HEYDON HALL CIRCLE		CHARLOTTE	NC	28210
2016-067	12103210	CCIP RAMPART LLC				831 EAST MOREHEAD ST STE 750	SUITE 750	CHARLOTTE	NC	28202
2016-067	12103217	CCIP TREMONT LLC		INVESTMENT PARTNERS	C/O CAROLINA CAPITAL	831 EAST MOREHEAD ST		CHARLOTTE	NC	28202
2016-067	12103211	CHARLOTTE LUMBER & MFG CO				PO BOX 36094		CHARLOTTE	NC	28236
2016-067	12103165	CLT GROUP LLC				2424 GLENWOOD AVE SUITE 106		RALEIGH	NC	27608
2016-067	12103166	CLT GROUP LLC				2424 GLENWOOD AVE SUITE 106		RALEIGH	NC	27608
2016-067	12103167	CLT GROUP LLC				2424 GLENWOOD AVE SUITE 106		RALEIGH	NC	27608
2016-067	12103216	COLE	JOSEPH ROBERT SR			435 MINUET LN		CHARLOTTE	NC	28217
2016-067	11906319	CRAWFORD	TIMOTHY P			2010 S TRYON ST # 1D		CHARLOTTE	NC	28203
2016-067	12103201	DADO INVESTMENT LLC		NICOLA S	CRAWFORD	2103 SOUTH TRYON ST		CHARLOTTE	NC	28203
2016-067	12103204	DOMA VIDA INVESTMENTS LLC			C/O RONALD SODOMA	211 EAST BV		CHARLOTTE	NC	28203
2016-067	12103312	DONI LLC				200 W TREMONT AVE		CHARLOTTE	NC	28203
2016-067	11906326	G282 LLC				225 W TREMONT AVE		CHARLOTTE	NC	28203
2016-067	12103309	GRIFFIN	GAIL W			204 BORDEAUX LN		CARY	NC	27511
2016-067	12103310	GRIFFIN	GAIL W	RICHARD LEE		4210 DUNWOODY DR		CHARLOTTE	NC	28215
2016-067	12103310	GRIFFIN	GAIL W	RICHARD LEE		4210 DUNWOODY DR		CHARLOTTE	NC	28215
2016-067	12103308	GRIFFIN	RICHARD LEE	GAIL W		4210 DUNWOODY DR		CHARLOTTE	NC	28215
2016-067	12103212	HARGRAVE	VIRGINIA L			10012 BRASS EAGLE LN		CHARLOTTE	NC	28210
2016-067	12103213	HAWKINS STREET DESIGN CENTER LLC				2116 HAWKINS ST		CHARLOTTE	NC	28203
2016-067	12103207	HENSON	NED MORRIS			300 N DAKOTA ST		CHARLOTTE	NC	28216
2016-067	11906423	HICKS	JOSEPH	MARY		6840 ELM FOREST LN		CHARLOTTE	NC	28212
2016-067	11906423	HICKS	JOSEPH L	MARY		6840 ELM FOREST DR		CHARLOTTE	NC	28212
2016-067	12103314	HORNE CO THE				PO BOX 36485		CHARLOTTE	NC	28236
2016-067	12103306	HORNE CO THE				PO BOX 36485		CHARLOTTE	NC	28236
2016-067	12103307	J & E GROUP LLC				1235-E EAST BLVD SUITE 149		CHARLOTTE	NC	28203
2016-067	11906315	JAMMES PROPERTY HOLDINGS LLC			C/O MARTY SNIDER & ASSOCIATES	2030 S TRYON ST #3A		CHARLOTTE	NC	28203
2016-067	11906316	JAMMES PROPERTY HOLDINGS LLC				2030 S TRYON ST #3A		CHARLOTTE	NC	28203
2016-067	12104401	KANOS	GUS	CHRISOULA		3112 SUNNYBROOK DR		CHARLOTTE	NC	28210
2016-067	12103202	LILES	JOE B	CONNIE K		6742 WYNFARE LN		CHARLOTTE	NC	28210
2016-067	12104406	MARKEY ENTERPRISES INC				PO BOX 6003		CHARLOTTE	NC	28207
2016-067	12104406	MARKEY ENTERPRISES INC				PO BOX 6003		CHARLOTTE	NC	28207
2016-067	12103168	MARUHA LLC				2173 HAWKINS ST SUITE A	SUITE 1800	CHARLOTTE	NC	28203
2016-067	12103110	MCP ASHTON SOUTH END LLC		INVESTORS	C/O METLIFE REAL ESTATE	3500 LENOX RD NE		CHARLOTTE	NC	28226
2016-067	12103206	MITCHELL	MARY M REVOCABLE TST		C/O MARY MARIE MITCHELL TRUST	1909 CARMEL RIDGE RD		CHARLOTTE	NC	28236
2016-067	12103214	MOREBILT HOMES INC				PO BOX 36094		CHARLOTTE	NC	28236
2016-067	11906317	MURRAY ELLISON MURRAY LLC		MARIA H	PAPPAS	1616 MERRIMAN AVE		CHARLOTTE	NC	28203
2016-067	11906104	NATIONAL RETAIL PROPERTIES LP	JAMES G			450 SOUTH ORANGE AVENUE SUITE 900		CHARLOTTE	NC	28209
2016-067	12103205	PAPPAS				1317 ASHCRAFT LN		CHARLOTTE	NC	28203
2016-067	12103208	PARK AVENUE PARTNERS LLC				115 EAST PARK AVE STE B		CHARLOTTE	NC	28203
2016-067	12103219	RAM CAPITAL LLC	% DWAYNE ALEXANDER			2170 HAWKINS ST #A		CHARLOTTE	NC	28203
2016-067	12103164	RED DYNAMICS HOLDINGS LLC			C/O LEWIS E QUINN JR	2173 HAWKINS ST STE E		CHARLOTTE	NC	28203
2016-067	11906328	RIQ INVESTMENTS LLC				2000 BIG OAK DR		CHARLOTTE	NC	28210
2016-067	12103113	ROCKHURST LLC				3161 HAWKINS ST		CHARLOTTE	NC	28203
2016-067	12103209	SINKOE BROS				PO BOX 220268		CHARLOTTE	NC	28222
2016-067	11906322	SNAKE RIVER DEVELOPMENT LLC				2030 S TRYON ST #3-C		CHARLOTTE	NC	28203



**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-067 – Pollack Shores Real Estate Group, LLC**

Subject: Rezoning Petition No. 2016- 067

Petitioner/Developer: Pollack Shores Real Estate Group, LLC

Property: 8.36 acres located on south side of W. Tremont Ave., between S. Tryon St. and Hawkins Street.

Existing Zoning: I-2

Rezoning Requested: TOD-M(O)

**Date and Time of Meeting:** **Wednesday, April 6th, 2016 at 6:30 p.m.**

Location of Meeting: C<sup>3</sup> Labs  
2525 Distribution Street  
Charlotte, NC 28203

Date of Notice: Friday, March 25, 2016

We are assisting Pollack Shores Real Estate Group, LLC (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 8.36 acres (the “Site”) located on the south side of W. Tremont Ave., between S. Tryon Street and Hawkins Street. 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 the 8.36 acre Site from I-2 (General Industrial District) to TOD-M(O) (Transit Oriented Development Mixed Use Optional). The site plan associated with this rezoning request proposes to develop a portion of the Site with residential community containing up to 402 multi-family residential dwelling units, and 1,000 square feet of non-residential uses, the remainder of the Site will be redeveloped at a future date with uses allowed by the TOD-M zoning district.

The Site is currently developed with four (4) buildings which are currently occupied with a number of uses. The proposed rezoning petition will remove and redevelop the two (2) warehouse buildings located along the western end of the Site. The two (2) other buildings on the Site would remain in the short term, but could also be removed and redeveloped in the future with uses allowed in the TOD-M zoning district subject to the standards of the TOD-M zoning district.

As part of the development of the Site a new street will be extended from W. Tremont Avenue through the Site to the southern property line. This street would eventually be extended to Rampart Street as the parcel fronting on Rampart Street redevelop. The Petitioner is also proposing to develop a 20 foot pedestrian easement along the southern property boundary of the Site. This pedestrian easement would be improved with an eight (8) foot pedestrian path, seating areas and landscaping. The intent of this improved pedestrian easement is to provide for a future east west bike and pedestrian connection from S. Tryon Street to Hawkins Street as redevelopment of the parcels occurs.

The proposed multi-family community will front on W. Tremont Street and the new street that extends through the Site. Parking for the multi-family community will be provided in a parking structure that will be wrapped on three (3) sides by residential units. Access to the proposed parking structure will be from the new street that extends through the Site from W. Tremont Avenue. A 1,000 square feet of space for commercial uses will be provided along W. Tremont Avenue at the base of the proposed residential building.



## **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 Wednesday, April 6th, at 7:00 p.m. at C<sup>3</sup> Labs- 2525 Distribution Street, Charlotte, North Carolina 28203.** Representatives of 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 Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Palmer McArthur, Pollack Shores  
Todd Harrison, Carolina Capital Investment Partners  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pollack Shores Real Estate Group, LLC  
 Rezoning Petition 2016-067  
 Community Meeting - April 6, 2016 @ 6:30p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	* Jimmy Kargrave	40 Carolina Clay Connection 2157 Hawkins St Charlotte NC 28203	704-376-7221	claystarr1615@aol.com
2	Kissy Oechslin	28203 325 E Park Arthy Crumbl	703-622-2669	Kissy0@gmail.com
3	Dorille Danks	35 Ben Dept	704-525-1447	travisgrp@gmail.com
4	Kenny Abner	4521 Shorn Road Charlotte 28210	704-945-9850	Kashof6djalaw.com
5	Gary Barbeau	1800 Camden Rd	704 458 1390	garybarbeau@gmail.com
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\*E-mail Pairs

Pollack Shores Real Estate Group, LLC  
 Rezoning Petition 2016-067  
 Community Meeting – April 6, 2016 @ 6:30p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Frank Horne	P.O. Box 364 BS, 920236 306 W. Tremont Ave	761 927 1806	frank.horne@gosfiredproducts.com
16	KATE ZENDER	3221 HARTFIELD AVE	704-529-6808	zenderkatie@gmail.com
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