

COMMUNITY MEETING REPORT

Petitioner: The Drakeford Company

Rezoning Petition Number: 2016-075

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

Persons and Organizations Contacted With Date And Explanation Of How Contacted:

The 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 April 29, 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 May 11, 2016 at 6:00 p.m. at the Plaza Midwood Public Library, 1623 Central Avenue, Charlotte, North Carolina 28205.

Persons In Attendance At Meeting: (See attached copy of sign-up 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 Nick Bushon, Design Resource Group – Land Planner/Civil Engineer; Daniel McNamee, Neighboring Concepts – Architect; Garret Buell, Neighboring Concepts – Architect; Lana Laws, Savvy and Company – Marketing; Pat Deely, Savvy and Company – Marketing; and Anthony Fox, Parker Poe Adams & Bernstein, LLP. – Rezoning Consultant.

Summary Of Presentation/Discussion (see attached agenda):

The Petitioner, Bobby Drakeford, welcomed the attendees and introduced the Petitioner's team. Mr. Drakeford explained The Drakeford Company plans to rezone approximately 0.55 acres located on the northwest corner at the intersection of Central Avenue and Chatham Avenue from its current zoning of B-1 and O-2 to the proposed zoning of MUDD (CD). Mr. Drakeford further explained the rezoning process, the timeline and gave a description of the project. He stated that the purpose of the meeting was to discuss the rezoning request, the conditional site plan, the design concepts and to respond to questions and concerns of residents, property owners and attendees. Mr. Drakeford emphasized the he was there to hear the neighborhood's concern about the proposed development, its proposed elevations and to solicit feedback on various aspects of the proposed development.

In responding to questions from the residents, Mr. Drakeford addressed traffic and traffic concerns in the area. Mr. Drakeford heard the residents' concern for a crosswalk across Central Avenue, and how the proposed location could facility access to Veteran's Park.

Mr. Drakeford then discussed parking along the site to accommodate the 12 proposed townhouse units. He explained the difference between a condominium unit and a townhouse product and that the current zoning can accommodate 12 condominium units but, that it would be difficult in not impossible to meet the private open space requirements for 12 townhouse units. He also explained that each townhouse unit could accommodate parking for as many as three vehicles. A one or two car ground floor garage option and along with a parking pad shall be offered for each townhome. The parking would be tandem parking.

The parking for the development was compared to the nearby Steelhouse condominium development currently. At least one resident praised the development as having more parking than Steelhouse.

The benefits of having parking on Central Avenue was discussed. The discussion mentioned that parking along Central Avenue could serve to improve traffic conditions, slow down traffic and enhance pedestrian safety, which shall also be enhanced by the required eight foot planting strip. It was also discussed that parking along Central Avenue was a desire of the City's Planning Department.

Mr. Drakeford discussed the height of the building and its footprint. He also addressed the buildings' rooftop terrace feature. He communicated a willingness to consider the location of the terraces and on which building the terraces would occupy.

Daniel McNamee, the architect, then discussed the plan and building elevations. He reviewed building heights and landsite topography. It was mentioned that the proposed elevation could be as many as four floors with the rooftop terraces.

The conversation also included a discussion of buffers. One building includes a live/work unit. The function of the unit was discussed. The discussion included the possibility of limiting hours of the commercial use and the types of commercial uses that could go in the unit. Mr. Drakeford expressed a willingness to consider options and to include appropriate language in the covenants and restrictions accompanying the development.

Further discussion ensued with regards to the rooftop terraces and their locations. The discussion focused on the rear building, which was referred to the Chatham building. It was mentioned that the rooftop terraces could be oriented toward the front two-thirds of the buildings for the Central Ave. (front) building. It was also discussed that the rooftop terraces on the back Chatham buildings could be revisited and possibly eliminated. Concerns about noise and the number of people allowed to access the rooftop terraces was raised.

A discussion followed with regards to the streetscape and the set back of the building in relationship to the sidewalk and building footprint. One resident inquired about the potential builder for the site. Mr. Drakeford responded that a builder has not been selected at this point, but that two local builders that specialize in custom homes or small townhome projects are being considered.

One resident complimented Mr. Drakeford for his prior development in the area and indicated that The Drakeford Company lives up to its commitments. He further added that the parking shown on the proposed site was far in excess of parking in some of the developments that currently exist in the area.

A resident raised a concern about Chatham Avenue and the exiting of the residents onto Chatham Avenue. This resident expressed concern that exiting the site would not be easy.

One resident questioned the angular design versus a desired craftsman style design. It was discussed that the area enjoys a mix of housing types and that the neighborhood encourages urban design to mesh with the varying architectural styles that currently exist within the Plaza Midwood area. These comments were made by representatives of the Plaza Midwood Association Land Use Committee.

Further discussion ensued about limiting the number of rentals in the development. One resident questioned whether or not conditions could be inserted within the covenants and restrictions that would limit the number of rentals and whether those provisions could be enforced by the homeowner's association.

Another resident raised a question of whether more retail could be included on the first floors of the development. That statement was met with some concern about the accommodation of parking for further retail uses. In addition, Ms. Laws, the marketing consultant, expressed concern about the ability to jeopardize the ability for homebuyers to secure mortgages when buildings contain both residential and commercial uses.

A representative of the Plaza Midwood Land Use Committee explained to the audience that Plaza Midwood does not try to dictate a style. He echoed that the neighborhood is eclectic and enjoys varying architectural styles. He also mentioned that his Committee has no preconceived notions as to the type of development and the aesthetic standards. The representative of the Committee did comment that his Committee comments on character of the proposed development and the pedestrian amenities. He mentioned that his Committee is excited about small projects that contribute to the eclectic character and feel of the Plaza Midwood area. He also added that through developments like this, the Plaza Midwood area is able to increase the pedestrian amenities that it very much needs. He mentioned that the proposed development includes substantial pedestrian amenities that will benefit the Plaza Midwood area. Those amenities include sidewalks, street curbs, curb cuts, trees and improved walkability of the area.

Bobby Drakeford thanked everyone for attending the meeting and indicated that he would hold another meeting to respond to the concerns that he heard at this meeting and to provide an update on elevations and on the rooftop terraces.

EXHIBIT A

Listings of Individuals and Organizations
To Whom Notifications were Mailed

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs
2016-075	09508327	ALBERTSON	JOHN B	KAREN M
2016-075	09508722	ANGSTADT	RICHARD A	ELIZABETH V
2016-075	09508733	APONTE	MARLENE	
2016-075	09508732	BEDRICK	STEPHANIE	
2016-075	12902107	BELLSOUTH TELECOMMUNICATIONS	INC	
2016-075	09508712	BREEDEN	LANCE M	MEGAN S
2016-075	09508713	BRIM	THOMAS P	DONNA M
2016-075	09508728	BUTCHKO	ROBERT A	BARBARA LEE
2016-075	09508726	CARDONE	JUSTIN JOHN	
2016-075	12902236	CARLOS IAN PROPERTIES LLC		
2016-075	12902301	CCC OF CHARLOTTE LLC		
2016-075	12902302	CCC OF CHARLOTTE LLC		
2016-075	12902303	CHEETAH PROPERTIES LLC		
2016-075	09508334	DIMIDIA LLC		
2016-075	09508723	DOOLEY	WILLIAM J	
2016-075	12902235	E S & W LLC		
2016-075	09508338	FORNIOTIS	JIMMY N	
2016-075	09508340	FORNIOTIS	JIMMY N	
2016-075	09508339	FORNIOTIS	JIMMY NICK	
2016-075	09508399	FORNIOTIS	NICK D	JIMMY NICK
2016-075	09508710	FOUST	KENNETH R	
2016-075	09508716	GARNHAM	JAMES	RACHEL
2016-075	09508328	GASTLEY	LAUREN	
2016-075	09508345	GENTLEMAN	COURTNEY	
2016-075	09508333	GORDON	DAVID K	
2016-075	09508727	GRAVELY	DOUGLAS L	
2016-075	09508709	HART	CHRISTIAN C	KAREN R
2016-075	09508336	HELMS	MABEL RUTH CURLEE	
2016-075	12902109	HELMS	THOMAS WOODROW	SHIRLEY F
2016-075	09508907	HONEYCUTT	JAMES RAY JR	
2016-075	09508717	HUNTLEY	WILLIAM	BRINLEY
2016-075	12902202	JAMIL	USSAM	STACY
2016-075	12902201	JAMIL	USSAM M	STACY

2016-075	09508708	JOSEPH A LEMMOND TRUST		JOSEPH A
2016-075	09507104	JUPITER GROUP LLC		
2016-075	09507105	JUPITER GROUP LLC		
2016-075	09507106	JUPITER GROUP LLC		
2016-075	09508332	KALLEBERG	KARI A	
2016-075	09508342	KIRK	COLLEEN I	
2016-075	09508335	LEE VALVE COMPANY INC		
2016-075	09508329	LEVI	DAVID L	
2016-075	12902232	LYON INVESTMENTS LLC		
2016-075	12902233	LYON INVESTMENTS LLC		
2016-075	09508730	MANGUBAT	RODERICK B	
2016-075	09508711	MARKLEY	JOANN R	
2016-075	09508715	MARSHALL	DOUGLAS K	LILLIE F
2016-075	12902234	MARTIN F A ENTERPRISES INC		
2016-075	09508702	MCDONALDS CORP	(032/0250)	INC
2016-075	09508725	MCGEACHY	ALEXANDER	CAMILLE
2016-075	12902231	MEYER	ELIZABETH ANNE	
2016-075	09508731	MINER	ANDREW	
2016-075	09508331	MOOSE	ANDREW L	CATHERINE CUMMINS
2016-075	09508724	NATION	MELVIN DEAN JR	
2016-075	09508346	NEMETH	ALEXANDER	CLAIRE
2016-075	09508703	PARSONS	CLIFFORD C	
2016-075	09508343	PORTER	JIM	NEELY PORTER
2016-075	12902238	RADHA KREESHNA LLC		
2016-075	09508706	REID	JASON R	
2016-075	09508337	RITCHIE	GARY A	
2016-075	09508707	RUBY T LEMMOND (TRUST)		RUBY T
2016-075	12902304	RUSS-MAR PROPERTIES	LLC	
2016-075	09508719	SABAL PROPERTIES LLC		
2016-075	09508382	SALEM SALES ASSOCIATES INC		
2016-075	09508721	SPERRY	RONALD	
2016-075	09508344	SPRINGER	JAMES L III	KATHLEEN M
2016-075	12902108	STIMPSON	JOSEPH WILLIAM(R/T)	
2016-075	09508341	STONE	JOANNE M DOUGHERTY	RANDY E

2016-075	09508720	STRINGARI	KEVIN	
2016-075	09508704	SUMMERFORD PROPERTIES LLC		
2016-075	09508705	SUMMERFORD PROPERTIES LLC		
2016-075	09508718	TAYLOR	JAMES A	
2016-075	09508347	THOMPSON	CRAIG A	JODI J
2016-075	09508729	TRIPLE M LLC		
2016-075	09508734	WONG	PETER	PAMELA
2016-075	09508330	ZILBER	EUGENE	ELENA

cowmerlast	mailaddr1	mailaddr2	city	state	zipcode
ALBERTSON	13418 IDLEWILD RD		MATTHEWS	NC	28105
ANGSTADT	1600 FULTON AVE #140		CHARLOTTE	NC	28205
	1600 FULTON AVE UNIT 305		CHARLOTTE	NC	28205
	1600 FULTON AVE #304		CHARLOTTE	NC	28205
%TAX DEPT/16H02 CAMPANILE	1155 PEACHTREE ST NORTHEAST		ATLANTA	GA	30309
ORRELL	1641 CHATHAM AVE		CHARLOTTE	NC	28205
BRIM	1008 BERKELEY AVE		CHARLOTTE	NC	28203
BUTCHKO	1600 FULTON AVE UNIT 206		CHARLOTTE	NC	28205
	1600 FULTON AV #204		CHARLOTTE	NC	28205
	2418 CENTRAL AV		CHARLOTTE	NC	28205
	18914 HALYARD POINTE LANE		CORNELIUS	NC	28031
	18914 HALYARD POINTE LANE		CORNELIUS	NC	28031
	1512 LYON CT		CHARLOTTE	NC	28205
	PO BOX 9323		CHARLOTTE	NC	28299
% WILLIAM H ELAM	1600 FULTON AVE #201		CHARLOTTE	NC	28205
NICK FORNIOTIS	PO BOX 30457		CHARLOTTE	NC	28205
	2437 CENTRAL AV		CHARLOTTE	NC	28230
	8931 HOLLYBROOK LN		CHARLOTTE	NC	28205
NICK D FORNIOTIS	2437 CENTRAL AV		CHARLOTTE	NC	28205
FORNIOTIS	2437 CENTRAL AV		CHARLOTTE	NC	28205
	1633 CHATHAM AVE		CHARLOTTE	NC	28205
GARNHAM	1618 FULTON AVE		CHARLOTTE	NC	28205
	1634 CHATHAM AVE		CHARLOTTE	NC	28206
	1633 CLUB RD		CHARLOTTE	NC	28205
	1614 CHATHAM AVE		CHARLOTTE	NC	28205
	1600 FULTON AVE		CHARLOTTE	NC	28205
EUDY	1629 CHATHAM AVE		CHARLOTTE	NC	28205
	2739 SPRINGWAY DR		CHARLOTTE	NC	28205
HELMS	2306 CENTRAL AVE		CHARLOTTE	NC	28205
	1601 FULTON AVE		CHARLOTTE	NC	28205
HUNTLEY	1614 FULTON AVE		CHARLOTTE	NC	28205
JAMIL	4224 MOORLAND DR		CHARLOTTE	NC	28226
JAMIL	2400 CENTRAL AVE		CHARLOTTE	NC	28205

LEMMOND	1623 CHATHAM AVE	CHARLOTTE NC	28205
	300 N COLLEGE ST #101	CHARLOTTE NC	28202
	300 N COLLEGE ST #101	CHARLOTTE NC	28202
	300 N COLLEGE ST #101	CHARLOTTE NC	28202
	1618 CHATHAM AVE	CHARLOTTE NC	28205
MATTHEW GOZUR	1621 CLUB RD	CHARLOTTE NC	28205
	PO BOX 9323	CHARLOTTE NC	28299
	1924 WINTER ST	CHARLOTTE NC	28105
	10522 GREENSPRINGS DR	TAMPA FL	33626
	10522 GREENSPRINGS DR	TAMPA FL	33626
	1600 FULTON AVE #302	TAMPA FL	33626
ELIZABETH PISTOLESI	1637 CHATHAM AVE	CHARLOTTE NC	28205
MARSHALL	1622 FULTON AV	CHARLOTTE NC	28205
	1513 #D LYON CT	CHARLOTTE NC	28208
	PO BOX 77418	CHARLOTTE NC	28271
C/O GOLDEN PRIDE RESTAURANTS,	1600 FULTON AVE	CHARLOTTE NC	28205
MCGEACHY	1501 LYON CT	CHARLOTTE NC	28205
	1600 FULTON AVE #303	CHARLOTTE NC	28205
PRESSLY	1622 CHATHAM AVE	CHARLOTTE NC	28205
	1600 FULTAN AVE #202	CHARLOTTE NC	28205
NEMETH	1637 CLUB RD	CHARLOTTE NC	28205
	11200 ALBEMARLE RD	CHARLOTTE NC	28212
GUTIERREZ	2314 CONNEMARA DR	MATTHEWS NC	28105
	11017 FOUNTAINGROVE DR	CHARLOTTE NC	28262
	2626 SHARON RD	CHARLOTTE NC	28211
	11607 CHARNWOOD CT	CHARLOTTE NC	28277
LEMMOND	1623 CHATHAM AVE	CHARLOTTE NC	28205
	1506 A CENTRAL AVENUE	CHARLOTTE NC	28205
	514 PROVIDENCE RD	CHARLOTTE NC	28207
	PO BOX 9323	CHARLOTTE NC	28299
	813 HAWTHORNE LN	CHARLOTTE NC	28204
ESHELMAN	1629 CLUB RD	CHARLOTTE NC	28205
	4100 CARMEL RD UNIT 136	CHARLOTTE NC	28226
STONE	212 W MATTHEWS ST # 101	MATTHEWS NC	28105

THOMPSON	1600 FULTON AV UNIT 120	CHARLOTTE NC	28205
	423 MANNING DR	CHARLOTTE NC	28209
	423 MANNING DR	CHARLOTTE NC	28209
	1610 FULTON AVE	CHARLOTTE NC	28205
	1641 CLUB RD	CHARLOTTE NC	28205
	1600 FULTON AVE #301	CHARLOTTE NC	28205
GRUNDY	1713 TIPPAH AV	CHARLOTTE NC	28205
ZILBER	1626 CHATHAM AVE	CHARLOTTE NC	28205

Pet_No	FirstName	LastName
2016-075	Leslie	Shinn
2016-075	Cheryl	Miller
2016-075	Linda	Ramsey
2016-075	John	Nichols
2016-075	Garrett	LaDue
2016-075	Ben	Kinney
2016-075	Debra	Gilbert
2016-075	Annette	Gee
2016-075	PMNA	President
2016-075	Tom	Eagan
2016-075	Shane	Johnson
2016-075	Lesa	Kastanas
2016-075	Monte	Ritchey
2016-075	Allen	Nelson
2016-075	Adam	Richman
2016-075	Jim	Belvin
2016-075	Rick	Wrinker
2016-075	Nancy	Pierce
2016-075	Allison	Billings
2016-075	Joseph	Sweeney
2016-075	Jenna	Thompson
2016-075	Tom	Warshauer
2016-075	Jeanne	Fennell

OrgLabel	MailAddress
Plaza Midwood NA	1632 Morningside Drive
Commonwealth Morningside NA	1318 Saint Julien Street
Belmont Tenant Org.	1600 Parson Street
Plaza Central Partners NA	Post Office Box 9244
Plaza Central Partners NA	1717 Kensington Drive
Commonwealth Park NA	Post Office Box 18833
Commonwealth Park NA	1360 Carolyn Drive
Shadowood Apartments	1719 Eastcrest Drive
Plaza Midwood NA	Post Office Box 9394
Plaza Midwood NA	Post Office Box 9394
Commonwealth and Morningside NA	1308 Morninside Drive
Plaza Midwood	9101 Covey Hollow Court
Elizabeth Comm. Assoc.	525 Clement Avenue
Commonwealth-Morningside NA	1509 Ivey Drive
Plaza Midwood Neighborhood Association	Post Office Box 9394
Elizabeth NA	624 Lamar Avenue
Chantilly NA	Post Office Box 5293
Merry Oaks NA	1637 Flynnwood Drive
Commonwealth Park NA	3136 Commonwealth Avenue
Commonwealth Park NA	2416 Commonwealth Avenue
Plaza Midwood Shows Up	2012 Hamorton Place
Plaza Midwood	1530 Tippah Park Court
Commonwealth-Morningside Neighborhood Association	1513 Ivey Drive



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by The Drakeford Company to rezone approximately 0.55 acres located on the northwest corner at the intersection of Central Avenue and Chatham to permit the development of a for-sale, townhome community.

Date and Time of Meeting: 11, May 2016 at 6:00 p.m.

Place of Meeting: Plaza Midwood Library
1623 Central Avenue
Charlotte, NC 28205

Petitioner: The Drakeford Company

Petition No.: 2016-075

We are assisting The Drakeford Company (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.55 acre site (the “Site”) located on the northwest corner at the intersection of Central Avenue and Chatham Avenue from B-1 and O-2 zoning district to MUDD (CD) zoning district. The purpose of the rezoning is to permit the development of a for-sale, townhome community.

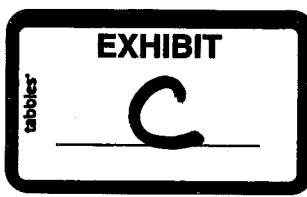
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on 11 May 2016, at 6:00 p.m. at Plaza Midwood Library, 1623 Central Avenue, Charlotte, NC 28205. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Anthony Fox at (704) 335-9841.

cc: Patsy Kinsey, City Councilmember District 1

Date Mailed: April 29, 2016



COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: The Drakeford Company
 REZONING PETITION NO.: 2016-75
 May 11, 2016; at 6:00 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please PRINT CLEARLY.

Name	Address	Phone No.	Email
Camille McEachy	16004 Alton Ave #203	704-375-2199	camille.meachy@gmail.com
Susan Daughtridge	P.O. Box 9323	704-375-3328	-
Elizabeth Pistolesi	1637 Chatham Ave.	704-373-1614	ezpistol@aol.com
Shirley Ray	¹⁶²³ 1625 Chatham	704-882-2106	SLRay41@aol.com
RDA Ruby Lemmond			
Brinley Tuttle	1614 Fuller Ave	704-650-1193	brinley.tuttle@gmail.com
Lana Lewis	1319 Lyon Ct.	704.779.9005	lanalawsrealtor@gmail.com
PAT DEELY	1133 METROPOLITAN AVE #318	704.604.9303	
Allen Nelson	1509 Jule	919-395-0969	allen.v.nelson@gmail.com
B. on Patel	2408-Central	704 335-0560	
Craig Semen	1637 Morningside Dr.	704-408-6326	planetcadillac@gmail.com
ANDY MOOSE	1622 Chatham Ave	678-362-6317	andy.moose@gmail.com
Sheridan Hathaway	2246 Mecklenburg	704-577-9909	Sheridan.Hathaway@gmail.com
James Bredin	11605 Fuller	704-659-1889	JamesBredin@gmail.com

TDC

THE DRAKEFORD COMPANY

Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Rezoning Petition 2016-075 Community Meeting

Plaza Midwood Public Library – 1623 Central Ave.

6:00 – 7:00 p.m. – May 11, 2016

1914 Brunswick Ave., Charlotte, NC 28207

P 704/344-0332 F 704/344-9992 www.tdcrealestate.com



Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Agenda

- I. Introduction
- II. Rezoning Process / Timeline
- III. Project Description
- IV. Project Schedule
- V. Design Concepts
 - (a) Site Plan Review
 - (b) Exterior Features
 - (c) Interior Features
- VI. Discussion / Next Steps



Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Development Team

Bobby Drakeford –	The Drakeford Company (Developer)
Nick Bushon –	Design Resource Group (Land Planner / Civil Engineer)
Daniel McNamee –	Neighboring Concepts (Architect)
Garrett Buell –	Neighboring Concepts (Architect)
Lana Laws –	Saavy & Company (Marketing)
Pat Deely –	Saavy & Company (Marketing)
Anthony Fox –	Parker Poe (Rezoning Consultant)



THE DRAKEFORD COMPANY

Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Rezoning Timeline

- 02/17/2016 – 7:00 p.m. Plaza Midwood Land Use Committee Meeting
- 03/22/2016 – Pre-submittal Rezoning Meeting w/ Staff
- 03/23/2016 – Rezoning Application Submitted (Petition # 2016-075)
- 05/11/2016 – 6:00 p.m. - Required Rezoning Community Meeting (Plaza Midwood Library – 1623 Central Ave.)
- 06/TBD/2016 – Follow Up Community Meeting
- 06/20/2016 – 6:00 p.m. - City Council Public Hearing*
- 07/18/2015 – 6:00 p.m. - City Council Decision*

* Held at City/County Government Center - 600 E 4th St.



THE DRAKEFORD COMPANY

Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Project Description

- Current Zoning: B-1 (allows for 14 townhomes, variety of commercial uses)
- Proposed Zoning: MUDD-O (CD) (specific approved plan and uses only)
- Number of Units: 12 – 16 (11 residential / 1 live-work proposed)
- Addresses: 2315 / 2317 Central Ave. (pool hall / hair salon)
- Housing Type: Townhomes (for sale)
- Price Range: \$355,000 - \$425,000
- Management: Homeowner's Association

1914 Brunswick Ave., Charlotte, NC 28207

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THE DRAKEFORD COMPANY

Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Project Schedule

- 2nd Qtr. 2016 – File Rezoning / Preliminary Planning / Community Meetings
- 3rd Qtr. 2016 – Marketing / Rezoning Approved / Apply for Building Permits
- 4th Qtr. 2016 – Permits Issued / Grading Begins
- 3rd Qtr. 2017 – Initial Units Completed / New Neighbors

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THE DRAKEFORD COMPANY

Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Design Concepts

A. Site Plan Features

- (1) Parking – 1 - 3 spaces / unit
- (2) Building Orientation / Scale – 3 or 4 story buildings
- (3) Landscaping – heavy screening on north property line
- (4) Other Concepts – elevated entry (Central) / front porches (Chatham)
- (5) On Street Parking (Central)
- (6) Corner Retail Plaza with outdoor seating
- (7) Courtyards (front and rear)

B. Exterior Features

- (1) Building Materials – block, hardi-plank, stucco (specific material commitment)
- (2) Architectural Concepts –
- (3) Decks – rear and front

C. Interior Features

- (1) Unit Sizes: 1,600 + sq. ft.
- (2) Finishes: hardwood / tile floors, granite, stainless steel appliances, etc.
- (3) Ceiling Heights – Residential: 9 ft. – 1st – 3rd floor, 8 ft. – 4th floor
- (4) Ceiling Heights – Commercial: 10 – 11 ft. (clear) – 1st, 9 ft. – 2nd & 3rd, 8 ft. – 4th

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THE DRAKEFORD COMPANY

Plaza Midwood Community

Proposed Townhome Community @ 2315/2317 Central Ave.

Contact Information

Bobby Drakeford

The Drakeford Company

bobby@tdcrealestate.com

1914 Brunswick Ave., Suite 1A

Charlotte, NC 28207

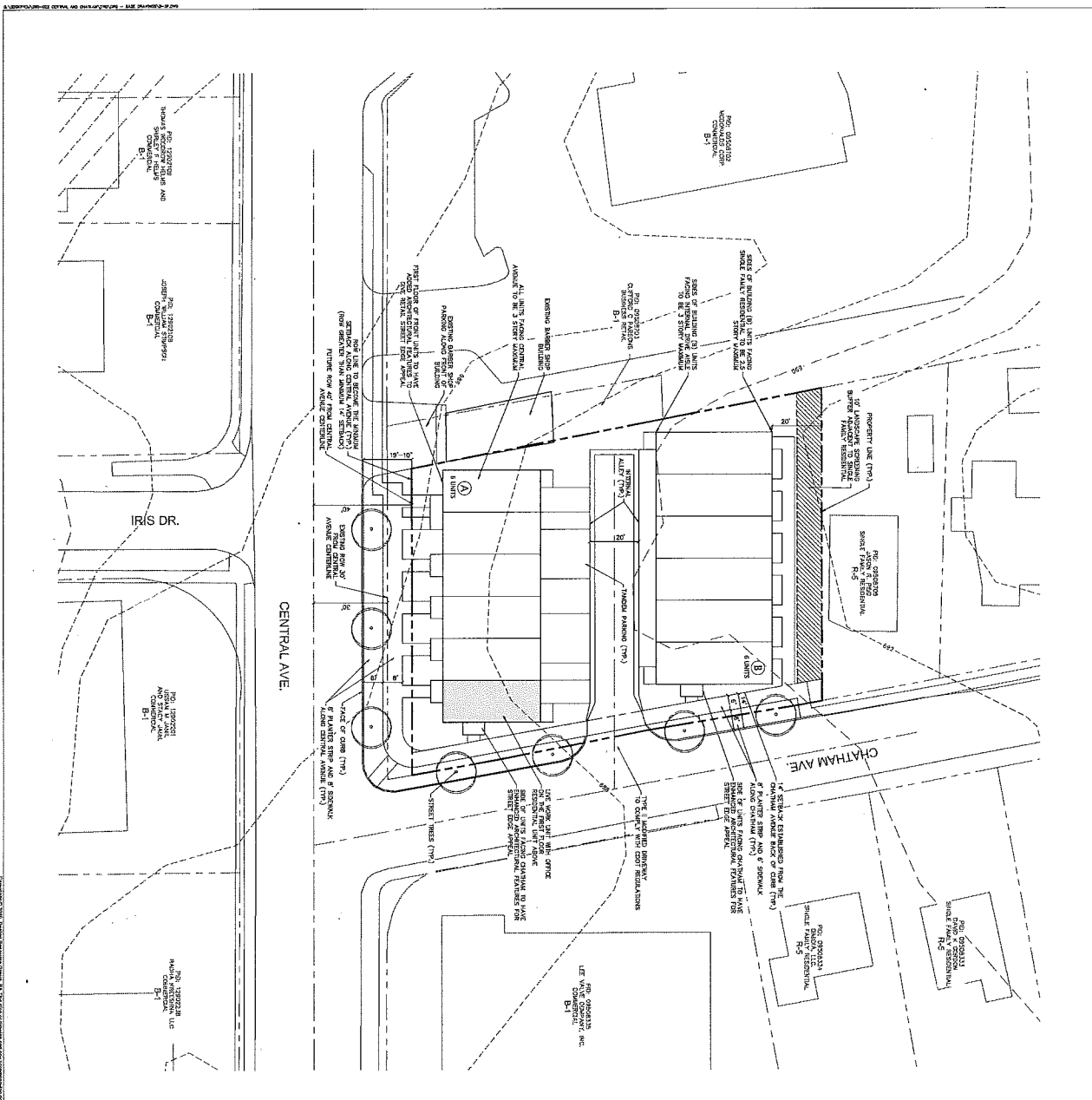
(704) 344-0332 (o)

(704) 344-9992 (f)

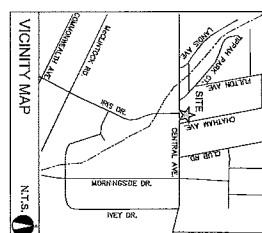
(704) 968-3271 (c)

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P 704/344-0332 F 704/344-9992 www.tdcrealestate.com



- 1. GENERAL PROVISIONS**
- A. THE PURPOSE OF THIS SPECIFICATION IS TO PROVIDE THE REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THE SCHEDULED DATA.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- R. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- U. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- W. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- X. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- Y. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.
- Z. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SAFETY.



DRIFT

SCALE: 1"=20'

DATE: 03/23/2016

PROJECT: 000-002

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

CENTRAL & CHATHAM AVE. SITE

CHARLOTTE, NORTH CAROLINA

THE DRAKFOK COMPANY

1914 BRUNSWICK AVE, SUITE 1A

CHARLOTTE, NORTH CAROLINA 28207

RECONING PETTON

FOR PUBLIC HEARING

2016-XXXX

LANDSCAPE ARCHITECTURE
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TRANSPORTATION PLANNING

2400 WILSON BLVD, SUITE 300, CHARLOTTE, NC 28203

TEL: 704.375.1234