

## COMMUNITY MEETING REPORT

**Petitioner:** The Drakeford Company

**Rezoning Petition Number:** 2016-076

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 10, 2016 at 6:00 p.m. at the Johnston YMCA, 3227 N. Davidson Street, 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 Bobby Drakeford, The Drakeford Company (Land Developer); Scott Glover, Ryan Homes (Homebuilder); and Nick Tosco, Rezoning Consultant – Parker Poe Adams & Bernstein, LLP.

**Summary of Presentation/Discussion:** (See attached agenda):

The Petitioner, Bobby Drakeford, welcomed the attendees and introduced the Petitioner's team. After providing some background on the Drakeford Company and its current projects, Mr. Drakeford explained that the Drakeford Company plans to rezone an approximately 1.35 acre site located on the corner of the intersection of Holt Street and E. 36<sup>th</sup> Street from the UR-2(CD) zoning district to UR-2(CD) TS zoning district. Mr. Drakeford further explained the rezoning process, timeline and gave a description of the project. 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.

Mr. Drakeford explained that the purpose of the rezoning is to permit the development of a for-sale, townhome community and described the site plan. He explained that the plan is to construct 5 buildings that will all be three or four stories with parking on the ground level of every unit and that there will most likely be 5-8 units per building. Mr. Drakeford also that explained the parking spaces per the proposed zoning classification is limited to 1.6 per unit, so some units will have 2 parking garages and some will have 1 parking garage.

Scott Glover then spoke and gave the background of Ryan Homes and the projects that Ryan Homes are currently working on. He explained the design for this project and the renderings of the architectural exteriors. Mr. Glover explained that there will be a brick theme

and a color scheme that will be chosen based on what works with the community. He also explained that the townhomes will be 1,600-2,200 sq. ft.

In responding to questions from the residents, Mr. Glover explained that the units will be 4 stories, but the 4<sup>th</sup> story will be built into the roof system and will be set back from the other 3 levels. He explained that the 4<sup>th</sup> story will be part rooftop and part bedroom or loft area.

Mr. Drakeford responded to a question regarding the setbacks by explaining that the setback from the curb will be greater than 16 ft. (8 ft. planning strip and 8 ft. sidewalk). A resident suggested that the windows across the bottom be replaced with roll up windows or doors to make the building more inviting and possibly adding balconies. Mr. Glover explained that he has been discussing the resident's suggestion with Mr. Drakeford and addressed the suggestion by explaining that the units will be staggered (so there won't be a flat wall) and there will steps leading to the front door, which will give the units a raised look with a elevation perspective. Residents mentioned more focus on the ground floor level design would be good for the character of the area.

Mr. Drakeford and Mr. Glover heard residents' concerns for the building materials being too similar to other developments, being bland, and leading to the loss of character in the area. Other residents mentioned they liked the design and the urban feel of the design and architecture, especially the staggering of the units. Some residents mentioned concerns about the durability of the buildings and whether there was a long term vision when designing this project. Mr. Drakeford explained that he will take the comments and suggestions into consideration and come up with some revised plans/renderings.

There was a question by one resident about whether there was affordable housing in this project. Mr. Drakeford explained that there are no plans for affordable housing as a part of this project and there have been no discussions regarding such affordable housing to date. Mr. Drakeford also explained that the contract prohibits them from corresponding with the tenants.

Mr. Drakeford then discussed the sloping and elevations for the project. One resident explained that he likes the fact that there are less units than the current space, but asked why the current owners are selling the area. Mr. Drakeford explained that there were economic decisions that went into that decision, but that he is planning to buy the land, conduct the land development, and then Ryan Homes would build the homes. Residents explained that they liked the fact that these are townhomes rather than apartments because the owners will have more of a long term outlook as it relates to the area. One resident mentioned that there are some harmful and negative aspects to how the property as being currently used, so this project will definitely benefit the area (although he wishes there was more single-family home development in this area). Another resident mentioned that he's a nearby property owner and fully supports the project as he does not think the current use of the property is good for the area.

There was a question from a resident about what steps will be taken to mitigate the potential harmful effects of construction (e.g., dust, flooding, etc.). Mr. Drakeford explained that there are several legal requirements that the developer must adhere to (e.g., fencing, storm drainage, alley way acquisition) in order to make sure the construction process is not too much of a nuisance. Another resident asked about the timeline for the construction. Mr. Drakeford explained that the groundbreaking should occur in the first quarter of next year and that grading would be 2-3 months. After grading is complete, Mr. Glover disused that the model home could

go up in as little as 3-4 months and that the whole build-out of the project would occur one year after the model is completed. There was a question about price for the townhomes and Mr. Glover responded that they anticipate starting at approximately \$350,000 amount (that will include the hardwoods, granite, etc. so the owner doesn't have to build as much). There was another question about bedrooms and size, to which Mr. Glover explained that there will be 2-4 bedrooms and 1,600-2,200 sq. ft. total. Finally, one resident asked what is need to move a bus stop and Mr. Drakeford explained there are objective metrics and a clear process that the Charlotte Area Transit System requires.

Mr. Drakeford explained that the site plan is not definite and will not be approved by City Council until late July. He also explained that the Drakeford Company and Ryan Homes want to be an asset to the neighborhood and take the design considerations from the residents very seriously. Mr. Drakeford discussed his priority to take the sensitivities in the area under concern when developing the project. Mr. Drakeford asked to please let him know if there is anything else his company or Ryan Homes should be considering or be aware of. After asking for any further questions and hearing none, Mr. Drakeford closed the community meeting.

Mr. Drakeford pledged to return to the scheduled June NODA Neighborhood Association Meeting.

# **EXHIBIT A**

Listings of Individuals and Organizations  
To Whom Notifications were Mailed

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast
2016-076	09109202	A HELPING HAND PROPERTY SOLUTIONS LLC			
2016-076	08316121	ABASIEKONG	MICHAEL		
2016-076	08316119	ADLER	MADELAINE		
2016-076	08316214	ALEXA RESIDENTIAL LLC			
2016-076	08316215	ALEXA RESIDENTIAL LLC			
2016-076	08316216	ALEXA RESIDENTIAL LLC			
2016-076	08316217	ALEXA RESIDENTIAL LLC			
2016-076	08316218	ALEXA RESIDENTIAL LLC			
2016-076	08316219	ALEXA RESIDENTIAL LLC			
2016-076	08316220	ALEXA RESIDENTIAL LLC			
2016-076	08316221	ALEXA RESIDENTIAL LLC			
2016-076	09109137	ALEXANDER	RANDY S	AMY	JENKINS-ALEXANDER
2016-076	08316120	ALEXANDER	S ARNDT		
2016-076	08316306	BARRON	P CHARLENE		
2016-076	08316127	BARROSO	ALEXI		
2016-076	09109114	BEALL	JONATHAN		
2016-076	08316208	BEATTY INVESTMENTS LLC			
2016-076	09109203	BELAY	JOSEPH		
2016-076	09109107	BERKON	NICOLE DANAE	JONATHAN	BERKON
2016-076	08316213	BRADEN	JAMES HUNTER		
2016-076	08316316	BURLESON	DANA		
2016-076	08316510	CAMPBELL	KEVIN (REV LIVING TST)		
2016-076	09109111	CAMPBELL	TIMOTHY NEILL	LORI ANN	CAMPBELL
2016-076	09109115	CARPENTER	RONALD CLAYTON		
2016-076	09109211	CATANESE	DAVID A	MEGAN F	CATANESE
2016-076	08316109	CLEVELAND	ADA M	ELIZABETH	THOMAS
2016-076	08316514	COLE	KEVIN T	DIANA S	PAK
2016-076	09109106	COLLIER PARTNERS LLC			
2016-076	09109112	CROWLEY	FRANK S	CHRISTINE A	NEVITT
2016-076	08316614	CULLINGFORD	WILLIAM B	ROSEANNE D	CULLINGFORD
2016-076	08316407	D UNGER	DANIEL W	KIMBERLY L	CELLUCCI
2016-076	09109110	DIXON	MARK		
2016-076	09109214	E&A CUSTOM BUILDERS LLC			

2016-076	09109109	EQUITY TRUST COMPANY	RICHARD M	BARBARA C	YOLANDA C LOWERY IRA 66160
2016-076	08316501	EVELAND			EVELAND
2016-076	08316313	FRAZIER INVESTMENT HOLDINGS LLC			
2016-076	08316211	FUSCO	ANTHONY M		
2016-076	08316108	GARNER	ERIC M		
2016-076	08316613	HART	CYNTHIA A		
2016-076	08316512	HINTZMANN	TODD		
2016-076	09109212	HUGGINS	ROBERT G	COLEEN E	HUGGINS
2016-076	08316115	HUNTER-KIRBY	AYOFEMI N		
2016-076	08316212	JOHNSON	MARTHA MAE		
2016-076	09109116	KAEFRING	CHERIE		
2016-076	08316116	KAILAS	ARAVIND S		
2016-076	08316615	KAYSEN	CHRYSTAL DAWN		
2016-076	08316601	KEPP	PAUL	JENNIFER	KEPP
2016-076	08316132	KRESS	CARRIE R		
2016-076	08316128	LEVIN	GREGORY B		
2016-076	09109138	LONG	JOLIE A	ANNE	MONSTED
2016-076	09109209	LOWERY	YOLANDA C		
2016-076	08316203	MAUPIN	CHARLES E	JESSICA M	GREGORY
2016-076	08316125	MAYDAK	JOEL A		
2016-076	09109108	MCLEAN	TRESSY		
2016-076	08316107	MILLER	TOMMY R		
2016-076	08316515	MILLER	VAN P		
2016-076	08316409	MYNHARDT	LEE		
2016-076	08316117	NO DA ENTERPRISES LLC			KATHERINE B GOFORTH (H/W)
2016-076	08316314	NODA VENTURES LLC			
2016-076	08316315	NODA VENTURES LLC			
2016-076	08316118	O`CONNOR	MAUREEN LESLEY	DAVID	PETTS
2016-076	08316130	O`CONNOR	MAUREEN LESLEY	DAVID	PETTS
2016-076	08316204	PARKE	BARBARA LYNN		
2016-076	08316124	PAUL	GENEVA C		
2016-076	08316206	PAYTON	VIRGINIA		C/O SUDIE M PRIEST
2016-076	09109204	PLAZA BAPTIST CHURCH			
2016-076	09109205	PLAZA BAPTIST CHURCH			

2016-076	09109207	PLAZA BAPTIST CHURCH	MICHAEL
2016-076	08316105	PLAZA MIDWOOD PROPERTIES LLC	GLEN F
2016-076	08316302	QUILL	PATRICIA A
2016-076	08316129	READ	ADAM CHRISTIAN
2016-076	08316205	REESE	CASEY LYNN
2016-076	08316210	ROY	ROY
2016-076	08316126	RYAN	SARA A
2016-076	08316112	S & S PROPERTIES	& INVESTMENTS INC
2016-076	08316122	SANDY	SHAMBA K
2016-076	08316305	SCHWILM	CONAN LEE
2016-076	08316207	SCOTCH	MICHELLE
2016-076	08316602	SHANNON	WADE M
2016-076	09109208	SHOUN	RICHARD E
2016-076	09109105	SPENCER MEMORIAL	METHODIST CHURCH
2016-076	09109213	STEFANO II	JOHN CHARLES
2016-076	08316304	THE ESTATE OF JOHN ARTHUR	KELLY
2016-076	08316508	TSAI	PATRICIA M
2016-076	08316301	TSILIMOS	SOTIRIOS
2016-076	08316303	TSILIMOS	SOTIRIOS
2016-076	09109210	VAN DRAKE	JOSHUA S
2016-076	09109113	WATSON	ALLEN G
2016-076	08316123	WATSON JR	THOMAS D
2016-076	08316408	WILLIAMS	KENNETH T
2016-076	08316509	WINEGAR	DEBORAH
2016-076	08316106	WOODRUFF	ROBERT ANDREW
2016-076	08316131	ZALES	JESSICA E
			WOODRUFF
			MATTHEWS
			ELLA F SHANNON
			SHOUN
			KATHERINE J
			CHRISTINA
			ATALLAH-STEFANO
			DEBORAH A
			WATSON

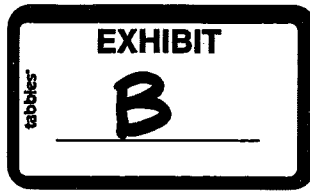
mailaddr1	mailaddr2	city	state	zipcode
1205 E 36TH ST		CHARLOTTE	NC	28205
2720 WET STONE WAY STE 201		CHARLOTTE	NC	28208
3225 WESLEY AVE		CHARLOTTE	NC	28205
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
14627 DAVIS TRACE DR		CHARLOTTE	NC	28227
3319 HOLT ST		CHARLOTTE	NC	28205
3229 WESLEY AVENUE		CHARLOTTE	NC	28205
6510 COVE CREEK DR		CHARLOTTE	NC	28215
1060 EAST 36TH ST UNIT 13		CHARLOTTE	NC	28205
1026 HERRIN AVE		CHARLOTTE	NC	28205
10400 DICKSON LN		CHARLOTTE	NC	28262
1213 E 36TH ST		CHARLOTTE	NC	28205
1107 E 36TH ST		CHARLOTTE	NC	28205
3212 WESLEY AVE		CHARLOTTE	NC	28205
1211 E 35TH ST		CHARLOTTE	NC	28205
1112 EAST 35TH ST		CHARLOTTE	NC	28205
3315 HOLT ST		CHARLOTTE	NC	28205
1020 HERRIN AVE		CHARLOTTE	NC	28205
3314 HOLT ST		CHARLOTTE	NC	28205
3217 WESLEY AVE		CHARLOTTE	NC	28205
1128 E 35TH ST		CHARLOTTE	NC	28205
5724 CHALYCE LN		CHARLOTTE	NC	28270
3329 HOLT ST		CHARLOTTE	NC	28205
1218 E 35TH ST		CHARLOTTE	NC	28205
1028 E 35TH ST		CHARLOTTE	NC	28205
1127 EAST 36TH		CHARLOTTE	NC	28205
803 HAWTHORNE LN STE 303		CHARLOTTE	NC	28205



1818 KILMONACK LN	CHARLOTTE	NC	28270
1100 E 35TH ST	CHARLOTTE	NC	28205
6111 AUSTIN GROVE CHURCH RD	MARSHVILLE	NC	28103
1100 S MINT ST STE 115	CHARLOTTE	NC	28203
3213 WESLEY AVENUE	CHARLOTTE	NC	28205
1226 E 35TH ST	CHARLOTTE	NC	28205
1104 E 35TH ST	CHARLOTTE	NC	28205
3310 HOLT ST	CHARLOTTE	NC	28205
1020 E 36TH ST UNIT 10	CHARLOTTE	NC	28205
3208 WESLEY AVE	CHARLOTTE	NC	28205
1016 HERRIN AVE	CHARLOTTE	NC	28205
1024 E 36TH ST	CHARLOTTE	NC	28205
1212 E 35TH ST	CHARLOTTE	NC	28205
1200 E 35TH ST	CHARLOTTE	NC	28205
3247 WESLEY AVE	CHARLOTTE	NC	28205
1064 E. 36TH ST UNIT 14	CHARLOTTE	NC	28205
3323 HOLT ST	CHARLOTTE	NC	28205
1818 KILMONACK LN	CHARLOTTE	NC	28270
1109 E 35TH ST	CHARLOTTE	NC	28205
1052 E 36TH ST	CHARLOTTE	NC	28205
3421 HOLT ST	CHARLOTTE	NC	28205
3729 AMARILLO DR	CONCORD	NC	28027
1116 E 35TH ST	CHARLOTTE	NC	28205
1020 E 35TH ST	CHARLOTTE	NC	28205
1002 CLARKS BRANCH RD	LEICESTER	NC	28748
3822 ABINGDON RD	CHARLOTTE	NC	28211
3822 ABINGDON RD	CHARLOTTE	NC	28211
420 LAKENHEATH LN	MATTHEWS	NC	28105
420 LAKENHEATH LN	MATTHEWS	NC	28105
1115 E 35TH ST	CHARLOTTE	NC	28205
1048 EAST 36TH ST UNIT 6	CHARLOTTE	NC	28208
PO BOX 4788	SILVER SPRING	MD	20914
3321 THE PLAZA	CHARLOTTE	NC	28205
3321 THE PLAZA	CHARLOTTE	NC	28205

3321 THE PLAZA	CHARLOTTE	NC	28205
919 NORLAND RD	CHARLOTTE	NC	28205
1201 E 35TH ST	CHARLOTTE	NC	28205
3235 WESLEY AVE UNIT #1	CHARLOTTE	NC	28208
1121 E 35TH ST	CHARLOTTE	NC	28205
3200 WESLEY AVE	CHARLOTTE	NC	28205
1056 E. 36TH ST UNIT 15	CHARLOTTE	NC	28205
4915 MONROE RD	CHARLOTTE	NC	28205
1040 E. 366TH ST UNIT 8	CHARLOTTE	NC	28208
1219 EAST 35 ST	CHARLOTTE	NC	28205
2529 SHADY PEACH CR	CHARLOTTE	NC	28214
3116 HOLT ST	CHARLOTTE	NC	28205
1114 HERRIN AVE	CHARLOTTE	NC	28205
1025 E 36TH ST	CHARLOTTE	NC	28205
3306 HOLT ST	CHARLOTTE	NC	28205
1211 E 35TH ST	CHARLOTTE	NC	28205
3115 HOLT ST	CHARLOTTE	NC	28205
1126 MINERAL SPRINGS RD	CHARLOTTE	NC	28262
1126 MINERAL SPRINGS RD	CHARLOTTE	NC	28213
1100 HERRIN AV	CHARLOTTE	NC	28205
5410 PECANBLUFF CT	CHARLOTTE	NC	28216
1044 E 36TH ST	CHARLOTTE	NC	28205
1024 E 35TH ST	CHARLOTTE	NC	28205
1120 E 35TH ST	CHARLOTTE	NC	28205
2301 GREENWAY AV	CHARLOTTE	NC	28204
3243 WESLEY AVENUE UNIT 3	CHARLOTTE	NC	28205

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-076	Elaine	Balles	Rich Avenue HOA	3400 Rich Avenue	Charlotte	NC 28206
2016-076	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC 28206
2016-076	Hollis	Nixon	NoDa NA	3409 Rich Avenue	Charlotte	NC 28206
2016-076	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC 28205
2016-076	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC 28205
2016-076	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28206
2016-076	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC 28277
2016-076	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC 28205
2016-076	Angela	Ambrose	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC 28205
2016-076	Elise	Berran	Villa Heights Land Community Organization	2112 Yackin Avenue	Charlotte	NC 28205
2016-076	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205
2016-076	Kate	Frear	Villa Heights Community Organization	2215 Yackin Avenue	Charlotte	NC 28205



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by The Drakeford Company to rezone approximately 1.35 acres located on the corner of the intersection of Holt Street and E. 36<sup>th</sup> Street to permit the development of a for-sale, townhome community.

Date and Time of Meeting: 10, May 2016 at 6:00 p.m.

Place of Meeting: Johnston YMCA  
Second Floor – Board Room  
3025 North Davidson Street  
Charlotte, NC 28205

Petitioner: The Drakeford Company

Petition No.: 2016-076

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 1.35 acre site (the “Site”) located on the corner of the intersection of Holt Street and E. 36<sup>th</sup> Street from the UR-2(CD) zoning district to UR-2(CD) TS 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.

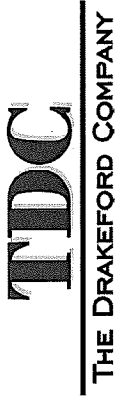
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on 10 May 2016, at 6:00 p.m. at the Johnston YMCA, Second Floor – Board Room, 3025 North Davidson Street, Charlotte, NC 28205. The Petitioner's 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





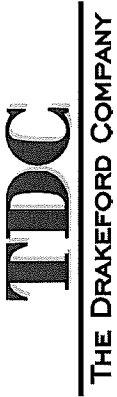
## **NODA Community**

**Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.**

### **Community Meeting**

**Johnston YMCA – N. Davidson St.**

**6:00 – 7:00 p.m. – May 10, 2016**



## **NODA Community**

### **Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.**

#### **Agenda**

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



## **NODA Community**

### **Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.**

#### **Development Team**

- Bobby Drakeford – The Drakeford Company (Developer)
- Nick Bushon – Design Resource Group (Land Planner / Civil Engineer)
- Scott Glover – Ryan Homes (Homebuilder)
- Nick Tosco – Parker Poe (Rezoning Consultant)





## NODA Community

### Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.

#### Rezoning Timeline

- 03/24/2016 – Rezoning Application Submitted (Petition Number 2016-076)
- 05/03/2015 – 6:30 p.m. – Monthly NODA Community Meeting (Evening Muse – 3227 N. Davidson St.)
- 05/10/2016 – 6:00 p.m. - Required Rezoning Community Meeting (Johnston YMCA – 3025 N. Davidson St.)
- 06/07/2016 – 6:30 p.m. – Monthly NODA Community Meeting (Evening Muse – 3227 N. Davidson St.)
- 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 4<sup>th</sup> St.

# TDC

THE DRAKEFORD COMPANY

## NODA Community

### Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.

#### Project Description

- Current Zoning: UR-2(CD) – Approved for 51 Apartments
- Proposed Zoning: UR-2(CD) TS (conditional)
- Number of Units: 30 – 35 (35 currently planned)
- Addresses: 1116 E. 36<sup>th</sup> St. (Twin Oaks Apartments)
- Housing Type: Townhomes – For-Sale
- Price Range: \$325,000 - \$425,000
- Management: Homeowner’s Association

1914 Brunswick Ave., Charlotte, NC 28207

P 704/344-0332 F 704/344-9992 [www.tdcrealestate.com](http://www.tdcrealestate.com)



## **NODA Community**

### **Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.**

#### **Project Schedule**

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

# TDC

THE DRAKEFORD COMPANY

## NODA Community

### Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.

#### Design Concepts

##### A. Site Plan

- (1) Parking
- (2) Building Orientation / Scale
- (3) Landscaping

##### B. Exterior

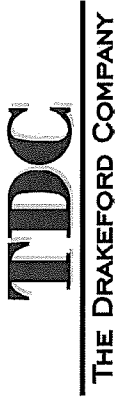
- (1) Building Materials
- (2) Architectural Styles
- (3) Model Elevations

##### C. Interior

- (1) Unit Sizes: 1,600 – 2,200 sq. ft.
- (2) Finishes: hardwood / tile floors, granite, stainless steel appliances, etc.

1914 Brunswick Ave., Charlotte, NC 28207

P 704/344-0332 F 704/344-9992 [www.tdcrealestate.com](http://www.tdcrealestate.com)



## **NODA Community**

**Proposed Townhome Community – 1116 E. 36<sup>th</sup> St.**

### **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)

1914 Brunswick Ave., Charlotte, NC 28207

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



REZONING PETITION  
 FOR PUBLIC HEARING

2018-XXX

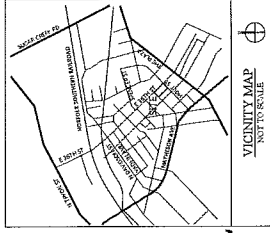
REZONING PETITION

**EAST 36TH & HOLT ST. SITE**  
 CHARLOTTE, NC  
 THE DRAKORD COMPANY  
 1914 W. HARRIS STREET, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28207

**SCHEMATIC SITE PLAN**

SCALE: 1" = 20'  
 SHEET # 000401  
 DRAWN BY: MS  
 DATE: MAY 1, 2018  
 REVISIONS:

RZ.1.0



**VICINITY MAP**  
 NOT TO SCALE

**DEVELOPMENT DATA**  
 SITE AREA: 5.14 AC TOTAL, BEING 80% OF WAY ACQUISITION AND ALLEY AMENDMENT  
 ADDRESS: 42 (14.306 SQ FT) ROW ADDITION  
 SITES AC (14.306 SQ FT) NET OF 42 AC (14.306 SQ FT) ROW ADDITION  
 ADVANCEMENT ACQUISITION AND ALLEY AMENDMENT ACQUISITION  
 ONE FLOOR  
 USE: 27 UNITS WITH 10 OVERLY MULTIFAMILY APARTMENTS  
 PROPOSED ZONING: UNR-3 (C) - PETITION 2018-088  
 PROPOSED USE: SMALL FAMILY ATTACHED TOWNHOUSES  
 27 UNITS  
 10 OVERLY MULTIFAMILY APARTMENTS  
 27 UNITS  
 10 OVERLY MULTIFAMILY APARTMENTS

**TAX PARCEL #**  
 001-000-0000

**COUNTY PROVIDED:** 425 UNITS FOR ADORE

**BUILDING HEIGHT:** 4 FT MAXIMUM (3 STORES)

**PARKING PROVIDED:** SHALL MEET ORDINANCE REQUIREMENTS

**TREE SAV:** SHALL MEET ORDINANCE REQUIREMENTS

**GENERAL REQUIREMENTS:**  
 A. THE SITE WILL BE CONTROLLED BY THE ORDINANCES REFERRED TO IN THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE.  
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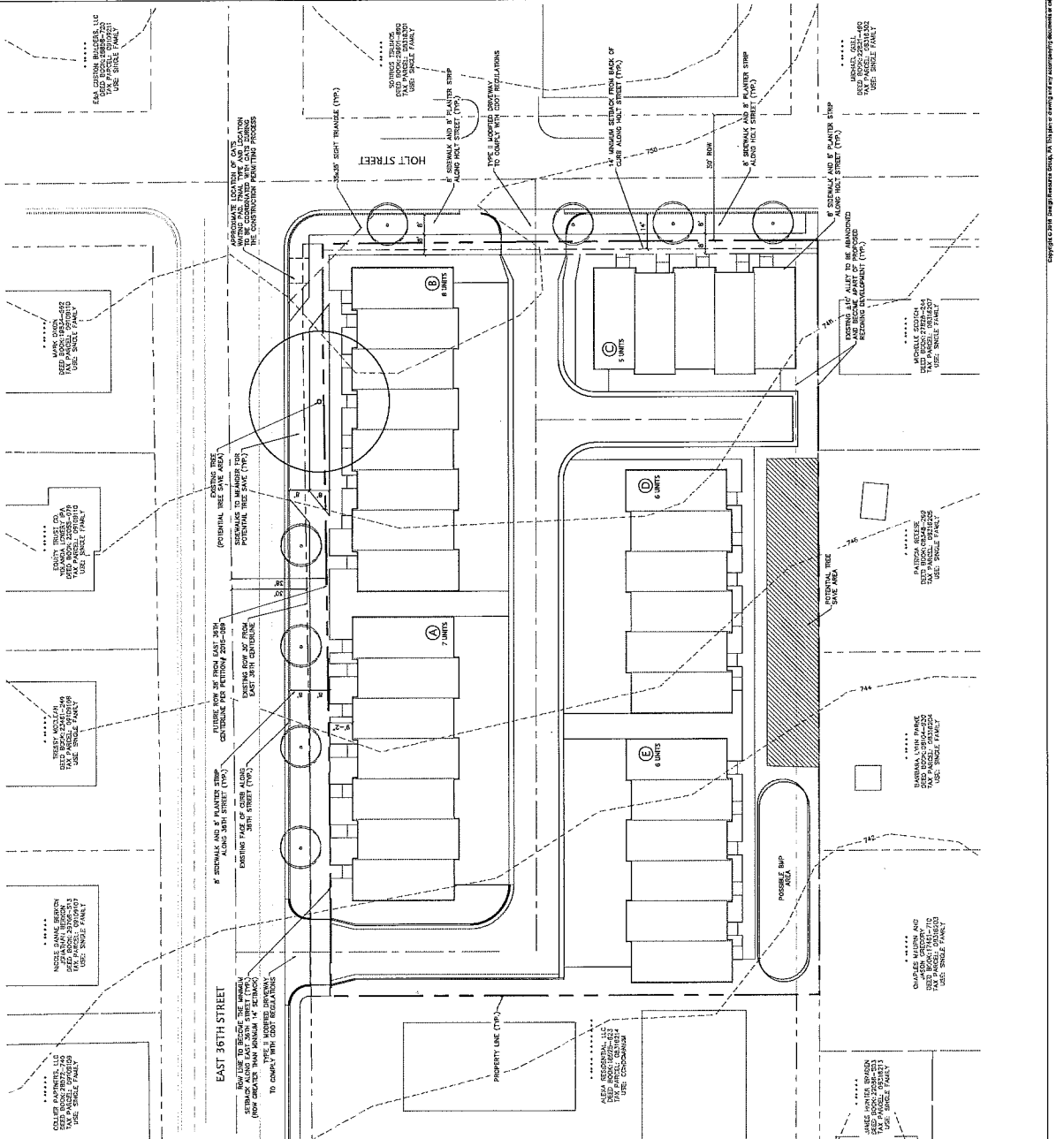
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THE SITE PLAN IS SCHEMATIC IN NATURE. SAME DOES NOT REPRESENT THE FINAL DESIGN OR CONSTRUCTION. THE CLIENT SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY AND OTHER AGENCIES.