

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-144

Petitioner: MV Residential Development, LLC
Rezoning Petition No.: 2016-144
Property: ± 3.02 acres located along E 21st Street, Charlotte, NC 28206 (the "Site").

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, November 10th, 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 10/31/2016. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on November 10th, 2016 at 6:30 PM, at St. Paul Baptist Church, 1401 Allen Street, Charlotte, NC 28205.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Charlie Rulick with MV Residential, Matt Majors with Axiom Architecture and Jim Guyton and Thomas Happapuro with DRG. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed everyone in attendance. Mrs. Grant then presented an overview of the petition and the rezoning process. Jim Guyton with DRG reviewed the site plan.

Bridget Grant opened the meeting to Q&A.

II. Summary of Questions/Comments and Responses:

Residents asked questions related to the anticipated number of units, price points and affordable housing. The petitioners' representatives responded that they are still determining final price point, unit mix and the viability or options for addressing affordable housing.

Residents asked questions related to the retail proposed for the project. Overall, the community was appreciative of the proposed projects proposal to make the entire ground floor of the Davidson frontage a combination of retail, office, and leasing space, as this would activate the street and provide the potential for much needed neighborhood service retail uses.

Residents asked questions related to potential traffic impacts. The petitioner described access in and out of the site would be provided off E. 21st street to provide a range of routes and not require all ingress/egress on N. Davidson

Residents mentioned that they would appreciate improvements to Cordelia Park. The petitioner affirmed that Cordelia Park is an important amenity for the community and the front door of the proposed project. The petitioner said they would explore options to support park improvements or amenities in conjunction with other community and City Staff requests. The petitioner also described a proposed a crosswalk connection to the park to provide connectivity from the park to the project and the nearby transit station.

Bridget Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes were made as a result of the meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Charlie Rulick, MV Residential
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet No.	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-144	08304212	1708 N CALDWELL STREET LLC				1708 N CALDWELL ST		CHARLOTTE	NC	28206
2016-144	08304103	BEAMON	JACQUELINE TORRENCE			414 E 21ST ST		CHARLOTTE	NC	28206
2016-144	08304204	DAVIES & DAVIES INVESTMENTS LLC				525 PARKWOOD AV		CHARLOTTE	NC	28206
2016-144	08304505	GHOLSTON	EUNICE L			1116 GREENLEAF AV		CHARLOTTE	NC	28202
2016-144	08304403	GILLESPIE	CALLON D			415 E 21ST ST		CHARLOTTE	NC	28206
2016-144	08304418	HOUSTON	WILLIE ANN			508 E 22ND ST		CHARLOTTE	NC	28210
2016-144	08304408	IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC				1331 EMERALD SHORES RD		MT GILEAD	NC	27306
2016-144	08304506	LEHIGH HOLDINGS LLC				508 E KINGSTON AVE		CHARLOTTE	NC	28203
2016-144	08304206	NODA FIJI LLC				11009 ROYAL COLONY DR		WAXHAW	NC	28173
2016-144	08304415	NORTH MECKLENBURG ANIMAL RESCUE	INC			2023 OAKDALE RD		OLD FORT	NC	28762
2016-144	08304428	NOT HIS LLC				PO BOX 11010		CHARLOTTE	NC	28220
2016-144	08304106	PARKWOOD STATION LAND LLC		CAROLINA LLC	C/O VISION VENTURES OF	PO BOX 36938		CHARLOTTE	NC	28236
2016-144	08304507	PATEL	SUDHIR B	PRITY	PATEL	2359 BLOSSOM DR		ROCK HILL	SC	29732
2016-144	08304509	PERSPECTIVE CAPITAL COMPANY LLC				6755 HIDDEN HAVEN RD		SUMTER	SC	29154
2016-144	08304421	SIMMONDS	EDWIN NOEL	IVY C	SIMMONDS	8006 MEADOWDALE LN		CHARLOTTE	NC	28212
2016-144	08304422	SIRES	J PAUL	RUTH AVA	LYONS	7448 VALLEYBROOK RD		CHARLOTTE	NC	28270
2016-144	08304423	SIRES	J PAUL	RUTH AVA	LYONS	7448 VALLEYBROOK D		CHARLOTTE	NC	28270
2016-144	08304504	SIRES	JONATHAN P	RUTH ANN	LYONS	7448 VALLEY BROOK RD		CHARLOTTE	NC	28270
2016-144	08304426	SMITH	JEFFREY			901 BLAIRHILL RD STE 400		CHARLOTTE	NC	28217
2016-144	08304417	SOUTHEAST LIGHTING INC				PO. BOX 790945		CHARLOTTE	NC	28206
2016-144	08304405	SUMMIT AVENUE BROWDER FAMILY	LLC			1440 S TRYON ST SUITE 104		CHARLOTTE	NC	28203
2016-144	08304406	SUMMIT AVENUE BROWDER FAMILY LLC				1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2016-144	08304407	SUMMIT AVENUE BROWDER FAMILY LLC				1440 S. TRYON ST STE 104		CHARLOTTE	NC	28203
2016-144	08304514	SUMTER PACKAGING CORP				2341 CORPORATE WY		SUMTER	SC	29154
2016-144	08304427	WALLACE	MILDRED MAE			4213 BRIARHILL DR		CHARLOTTE	NC	28215
2016-144	8304402	WASHINGTON	VIRGINIA ANN			411 E 21ST ST		CHARLOTTE	NC	28206
2016-144		JEFF BROWN & BRIDGET DIXON			MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET	STE 4700	CHARLOTTE	NC	28202
2016-144		CHARLIE RULICK			MV RESIDENTIAL DEVELOPMENT LLC	6135 PARK SOUTH DRIVE	STE 510	CHARLOTTE	NC	28210

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-144	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC 28206
2016-144	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC 28206
2016-144	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC 28205
2016-144	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC 28206
2016-144	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC 28206
2016-144	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC 28202
2016-144	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC 28205
2016-144	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC 28205
2016-144	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28205
2016-144	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2016-144	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC 28206
2016-144	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC 28277
2016-144	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC 28205
2016-144	Patricia	Adams	Belmont Community Association	805 East 17th Street	Charlotte	NC 28205
2016-144	Bob	Szymkiewicz	First Ward Neighbors, Inc.	Post Office Box 30712	Charlotte	NC 28230
2016-144	Caylene	Greene	Belmont Community Association	1601 Harrill Street	Charlotte	NC 28205
2016-144	Vicki	Jones	Belmont Community Association	1237 Allen Street	Charlotte	NC 28205
2016-144	Ronnie	Devine	Enderly Park NA	700 North Tryon Street (Level B)	Charlotte	NC 28202
2016-144	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC 28205
2016-144	Zeke	Burns		1500 N Graham Street	Charlotte	NC 28206
2016-144	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205
2016-144	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC 28205
2016-144	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte	NC 28205
2016-144			Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite B220	Charlotte	NC 28202
2016-144	Susan	Lindsay	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2016-144	Kyle	Woudstra	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2016-144	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2016-144	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2016-144	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2016-144	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2016-144	Vickie	Fewell	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-144- MV Residential Development, LLC

Subject: Rezoning Petition No. 2016-144
Petitioner/Developer: MV Residential Development, LLC
Current Land Use: Single-family/commercial/vacant
Existing Zoning: I-2
Rezoning Requested: TOD-M(O)

Date and Time of Meeting: **Thursday, November 10th at 6:30 p.m.**

Location of Meeting: St. Paul Baptist Church
1401 Allen St
Charlotte, NC 28205

Date of Notice: 10/31/2016

We are assisting MV Residential, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a quality transit-oriented residential community with ground floor retail (the “Site”) located on E 21st 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 ±3.02 acre Site from I-2 to TOD-M(O). The proposed development will include a range of residential unit types, supporting amenities and open space and 3,500 square feet of ground floor commercial space fronting North Davidson. Vehicular access to the site will be from E. 21st Street. The maximum building height is 75 feet.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’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, November 10th, at 6:30 p.m. at St. Paul Baptist Church, 1401 Allen St, Charlotte, NC 28205.** 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 contact Bridget Grant (704-331-2379) | BridgetGrant@mvalaw.com or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Charlie Rulick, MV Residential Development, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



MV Residential Development, LLC
 Rezoning Petition 2016-144
 Community Meeting – November 10, 2016 @ 6:30pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Rachel Stark	1309 N Caldwell Ave	980-725-4760	rachel.mukai@gmail.com
2	PAULINE SIMUEL	412 East 18 th St. 28206	704-376-4200	Love.Simuel@yahoo.com
3	Edward Kersten	756 N Davidson St, 28202	616-291-6212	eKerstein@gmail.com
4	Scott Jennison	12th Duncan Garden	704-577-8470	escott.jennison@gmail.com
5	Matt Majors	2200 Sarah Wicks Ave.	704-927-9900	MattMajorsArchitecture.com
6	Chad Platt	5203 Silabert Ave	704-945-7135 704-945-7135	chad.platt@mvj.com
7	EDWARD LAMMAS	2300 S. BLVD	704-945-7121	edward.lammass@mvj.com
8	Thomas Lapparo	2820 12th Dr.	704 313 0608	Thomas@DRGRP.com
9	Jim Guyton	2233 Chesterfield	707 343 0608	jim@drgrp.com
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MV Residential Development, LLC
Rezoning Petition 2016-144
Community Meeting – November 10, 2016 @ 6:30pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	JAMES STEINSON	405 E 19 th ST	980 309 3513	jl20009@yahoo.com
44	SPENCER MUKAI	1309 N. CALDWELL ST.	808 497 0827	spencer.mukai@gmail.com
45	Megan Van Fleet	811 E 15 th ST.		meganvanfleet@gmail.com
46	Meg Ancrum	8719 E 17 th ST	704-724-2160	megn1241@yahoo.com
47	ED GHODOWSKI	1233 PEGRAM ST	704-598-1683	EDGHODOWSKI@GMAIL.COM
48	ELISE BERMAN	2112 YADKIN AVE	980-237-4002	eberman@unc.edu
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