

COMMUNITY MEETING REPORT

Petitioner: The Drakeford Company

Rezoning Petition Number: 2017-0712

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.

The Persons and Organizations Contacted with Date and Explanation of How Contacted:

The Representative of the Petitioner mailed written notice of the date, time and location of the City Community Meeting to the individuals and organizations set out in Exhibit A attached hereto by depositing such notice in the U.S. Mail on December 22, 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 January 4, 2017 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 in the sign-up sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Nick Bushon, Design Resource Group – Land Planner/Civil Engineer; Anthony Fox, Parker Poe Adams & Bernstein, LLP – Rezoning Consultant; Robert Drakeford; Kevin Pfahl, Architect; Susan Pfahl, Architect.

Summary of Presentation/Discussion (See attached agenda):

The Community Meeting was called to order through a presentation of Nick Bushon, Design Resource Group. Nick provided a discussion of the project and discussed the current plan. The Petitioner, Bobby Drakeford, then followed with a description of the parcel to be rezoned. The group was oriented to the site. Nick used elevations showing two quadruplexes with four units. He explained that the units would have a 30-foot setback from the existing right-of-way. Nick then explained that as designed, the units located most of the parking in the back of the units with two spaces per unit. He added that the units would be 2½ stories in height and not three stories.

Discussion then followed regarding the live/work units. Bobby Drakeford discussed Staff's opposition to parking spaces in the front of the units and indicated that's why the parking spaces were placed in the rear.

The possibility was discussed of obtaining a third parcel currently owned by an entity controlled by Daniel Levine. With the third parcel, if acquired, the project could be larger in scope.

The Petitioner mentioned that the current plan had been presented to Staff and they have met with Staff twice regarding the project. If the corner lot was acquired, it would change the plan. Staff in their meetings inquired about the ability to obtain the corner lot.

Petitioner then showed a plan containing the corner lot on the assumption that the additional lot could be acquired. The plan did indicate that parking would remain on the back side of the property. He also mentioned that the proposed plan would push the project closer to McClintock and that the right-of-way is different from where the street is currently located. It was discussed that the lot contains a deed restriction and that the proposed project assumes that the deed restriction could be waived. The deed restriction contains a 30-foot setback and the proposed project would require a 20-foot setback.

The larger project was further discussed, and access and parking were mentioned. It was discussed that the parking would require access to a one-way street and that the street was 30 feet vs. 40 feet wide.

Several in the audience requested and discussed the timing of a decision to proceed with two quadruplexes as originally planned or to move forward a plan that would include the corner lot. The Petitioner reminded the group that the purpose of the Community Meeting was to discuss the current plan, which as currently positioned contains only the two quadruplexes. The option for the larger plan with the corner lot is not currently before the group. The Petitioner did say, however, that he would like to hear the community's desires with regard to the larger plan.

Further discussion ensued regarding the right-of-way differences between the two plans. It was also further discussed about potential waiver of the covenants regarding the setbacks. It was explained to the group that the public street and the right-of-way are different. There was some discussion regarding landscaping in the side yard for the original quadruplex project. Also, discussion ensued with regard to a fence along the property line. It was suggested that at least a six-foot brick fence be constructed. The Petitioner expressed concern about the cost of a brick fence and mentioned that such cost might be prohibitive. The neighborhood questioned whether or not a wooden fence would be sufficient. One neighbor discussed his garage and mentioned that he would be one foot from the property line of the proposed development.

There was also some discussion about plantings in the area and whether five feet is adequate to accommodate sufficient planting.

Discussion returned to the 30-foot setback from the property line. The Petitioner mentioned that the plans with two buildings meet the setback requirement. The plans with three buildings do not meet the setback requirement and would require a waiver. Petitioner then went on to discuss the two-unit plan. He mentioned that the buildings would be ten feet further back from the property line. Thirteen spaces would be provided for parking in the rear. Four spaces would be provided for parking out front. There was one question regarding the trash bins and the storage of trash bins. The Petitioner explained that a dumpster was prohibited given the size of the development. There was further discussion about roll-out carts, and one member of the public questioned whether roll-out carts would be a problem.

The Petitioner then challenged the community to look at the two-unit plan and mentioned that the elevation showing the three-unit plan was a wild card and totally dependent upon the builder to acquire the adjacent property. He mentioned the three-unit plan with regard to

improved and more consistent landscape. The three-unit plan, again, assumes that the deed restriction could be waived. With regard to waiving the deed restriction, it was discussed that three properties control the ability to waive the deed restriction, and one guy owns two of the properties. Mr. Drakeford explained that the deed restriction only applies to a portion of the street. He also explained that such restrictions are random in certain communities and neighborhoods. He also mentioned that waiver of a deed restriction works only if all of the parties agree to waive the restriction.

The Petitioner, Mr. Drakeford, then showed renderings of the design. He showed the St. Julien Street side elevation of the site. The elevation showed the actual separation of the two buildings. The elevations also showed separate elevations for each.

One community member asked why Hardie board was being used and not brick. It was explained that the difference between one unit containing more brick than the other was to make them look different. It was mentioned that brick was as an accent, and the Petitioner mentioned it was not opposed to matching the two units. The purpose of brick on one unit and not the other was merely to distinguish the unit and to add to making them look different.

A community member asked how tall was the height of the units. It was indicated that the units would be within the forty-foot of maximum requirement.

The architects explained that they had done similar quadruplexes on Pecan Avenue and have had success with these types of elevations. It was discussed that one-half story on the top floor makes the units work. The units would average between 1200 to 1400 square feet.

The group then revisited parking and it was mentioned that this was an urban area and the parking requirements are met. Parking would be an issue if there were less than two parking spaces per unit. It was also discussed that McClintock Street gets more narrow. It was discussed that parking was a necessity, and at this price point two parking spaces per unit was more the expectation. Further discussion of the elevation ensued. The architect mentioned that the units would contain brick, Hardie board. The HOA would be formed and would ensure maintenance of the units.

It was further discussed with regard to the potential three-unit plan and questions about the possible timetable of knowing when a decision would be made between the two-unit plan and the three-unit plan. A community member mentioned that the design was good, that it showed a Craftsman style, and such style was in keeping with the character of the neighborhood.

It was then discussed about off-site drainage. The Petitioner assured that the drainage issues would be addressed. There is a surface drain and a drain that moves along the existing development.

The discussion returned to parking and a question regarding angle of drive and angle of parking. An individual indicated support for moving the driveway to the west or left side of the two-unit project.

Fencing was again discussed. In talking of fencing, the Petitioner mentioned a wood fence option that would be stained.

The live/work unit was again discussed. It was discussed that one unit would be in each of the buildings. Uses that are allowed in the live/work unit would be limited uses that would be captured in the covenants for the development. It was also mentioned that the uses would have limited hours and limited commercial uses. The audience questioned the commercial uses in a residential neighborhood. It was discussed that such uses often exist as customer home occupations, and this would be no different. It was also discussed that Staff was interested in live/work spaces, and such spaces are in keeping with the character of the neighborhood as well as the Craftsman style.

The Community Meeting ended at 7:25 p.m.

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2017-012	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC 28205
2017-012	Cheryl	Miller	Commonwealth-Morningside NA	1318 Saint Julien Street	Charlotte	NC 28205
2017-012	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC 28205
2017-012	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC 28299
2017-012	Melanie	Sizemore	Elizabeth CA	2309 Vail Avenue	Charlotte	NC 28207
2017-012	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC 28205
2017-012	Peter	Tart	Elizabeth CA	1517 East 8th Street	Charlotte	NC 28204
2017-012	Annette	Gee	Shadwood Apartments	1719 Eastcrest Drive	Charlotte	NC 28205
2017-012	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2017-012	Tom	Faigan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2017-012	Shane	Johnson	Commonwealth-Morningside NA	1308 Morningside Drive	Charlotte	NC 28205
2017-012	Leisa	Kastanas	Plaza Midwood MA	9101 Covey Hollow Court	Charlotte	NC 28210
2017-012	Monte	Ritchey	Elizabeth CA	525 Clement Avenue	Charlotte	NC 28204
2017-012	Vicki	Jones	Belmont Community Association	1237 Allen Street	Charlotte	NC 28205
2017-012	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC 28205
2017-012	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2017-012	Adam	Richman	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2017-012	Beth	Heemi	Elizabeth CA	2133 Greenway Avenue	Charlotte	NC 28204
2017-012	Eric	Davis	Elizabeth CA	2200 Greenway Avenue	Charlotte	NC 28204
2017-012	Jimi	Belvin	Commonwealth Park NA	624 Lamar Avenue	Charlotte	NC 28205
2017-012	Joseph	Sweeney	Commonwealth Park NA	2416 Commonwealth Avenue	Charlotte	NC 28205
2017-012	Rick	Winkler	Charitly NA	Post Office Box 5293	Charlotte	NC 28299
2017-012	Jenna	Thompson	Plaza Midwood Shows Up	2012 Hampton Place	Charlotte	NC 28205
2017-012	Tom	Warschauer	Plaza Midwood NA	1350 Tippih Park Court	Charlotte	NC 28205
2017-012	Jeanne	Fennell	Commonwealth-Morningside NA	1513 Ivey Drive	Charlotte	NC 28205
2017-012	Elizabeth	Maddrey	Elizabeth CA	425 Clement Avenue	Charlotte	NC 28204
2017-012	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite B220	Charlotte	NC 28215
2017-012	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28202
2017-012	Richard	Toerjies	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28215
2017-012	Clair	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2017-012	Maxine	Eaves	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2017-012	Phillip	Davis	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-012	Dorothea	Coplon	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2017-012	Darrell	Bonapart	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2017-012	Susie	Hines	Charlotte East Comm. Partners	5707 Justins Forrest Drive	Charlotte	NC 28212
2017-012	Heather	Ferguson	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2017-012	Vickie	Fewell	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-012	Carol	Burke	NorthEnd Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-012	Mary	Hopper	University City Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-012	Al	Winget	Steele Creek Residents Assoc.	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2017-012	Dave	Wiggins	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
2017-012	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2017-012	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273



PET. NO.	TAXPID	OWNER/PLASTN	OWNER/HRST	CO/WNER/FRS	COM/NER/LUST	MAIL/ADDR1	MAIL/ADDR2	CITY	STATE	ZIP/CD
2017-012	12901604	1120 LLC						CHARLOTTE	NC	28226
2017-012	12901713	1120 LLC						CHARLOTTE	NC	28226
2017-012	12901715	1120 LLC						CHARLOTTE	NC	28226
2017-012	12901714	1120 LLC/TARYN SPRINGSTEEED MANSING PTR	JEFFERY S			4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901233	ADEN	JACOB			4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901235	AGAVAMIAN	BENJAMIN TAYLOR	MEREDITH A	AYCOCK	2116 MCCULLINTOCK RD UNIT 213		CHARLOTTE	NC	28205
2017-012	12901225	AYCOCK	ALEXANDRIA E			405 SOUTH RIVING BLVD		CHARLOTTE	NC	28205
2017-012	12901223	BAEZ	CRYSTAL BAKER			2116 MCCULLINTOCK RD #123		CHARLOTTE	NC	28205
2017-012	12901501	BAKER	STEVEN CURRIE	PEGGY LYNN	GULLEDGE	2200 MCCULLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901203	BELK RENTALS LLC	STEVEN CURRIE	PEGGY LYNN	GULLEDGE	951 SAINT JOHN CHURCH RD		CHARLOTTE	NC	28205
2017-012	12901606	BENNETT	TRACY L			PO BOX 578		OAK ISLAND	NC	28455
2017-012	12901234	BISHA	JEFFREY D	JESSICA D	BISHOP	2116 MCCULLINTOCK RD #214		CHARLOTTE	NC	28205
2017-012	12901613	BISHOP	WENDI L			2221 MCCULLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901226	CARABALLO	COLIN G			711 5TH AVE		GREENSBORO	NC	27405
2017-012	12901239	CLARK	R BRENT III	BRIANNA	BENNETT	2116 MCCULLINTOCK RD #231		CHARLOTTE	NC	28205
2017-012	12901236	CLEVENGER	JEFFREY			1321 ST JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901711	COLAVECCHIA	MATTHEW T	LYNN M	CORBIN	PO BOX 5510		CHARLOTTE	NC	28205
2017-012	12901205	COMMONWEALTH AVENUE LLC				2116 MCCULLINTOCK RD #232		CHARLOTTE	NC	28205
2017-012	12901240	CORBIN				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901705	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901707	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901708	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901231	DEVENNEY	CHARLES FRANCIS III			2116 MCCULLINTOCK RD UNIT 211		CHARLOTTE	NC	28205
2017-012	12901232	DREYER	JULIANNE J			5005 PINENECK PL		CHARLOTTE	NC	28205
2017-012	12901702	FLOYD	CARL FREDERICK	JESSICA HANE	LOCKWOOD	1320 NANDINA ST		CHARLOTTE	NC	28205
2017-012	12901710	FORD	PATRICK RYAN			1317 ST JULIEN ST		CHARLOTTE	NC	28205
2017-012	12901220	FOSTER	LEROY L			9715 SUNSET GROVE DR		HUNTERSVILLE	NC	28078
2017-012	12901617	FRERE	ELIZABETH G			1313 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901228	GANT	TYLER J			2116 MCCULLINTOCK RD #132		CHARLOTTE	NC	28205
2017-012	12901703	GARAGE DOOR DOCTOR LLC	EDWARD S			1316 NANDINA ST		CHARLOTTE	NC	28205
2017-012	12901224	GARRITT				2116 MCCULLINTOCK RD UNIT 122		CHARLOTTE	NC	28106
2017-012	12901209	GOLDEN TRIANGLE #1 OUTPARCELS LLC				PO BOX 2439	PO BOX 2438	MATTHEWS	NC	28106
2017-012	12901213	GOLDEN TRIANGLE #7 -COMMONWEALTH LLC				C/O LEVINE PROPERTIES INC	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2017-012	12901206	GOLDEN TRIANGLE #7 -COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2017-012	12901207	GOLDEN TRIANGLE #7 -COMMONWEALTH LLC				8514 WALPINE PAKR DR STE 190		CHARLOTTE	NC	28211
2017-012	12901208	GOLDEN TRIANGLE #7 -COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901214	GOLDEN TRIANGLE #7 -COMMONWEALTH LLC				C/O LEVINE PROPERTIES INC	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2017-012	12901709	GOLDEN TRIANGLE #7 -COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901211	GOLDEN TRIANGLE 1 OUTPARCELS LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901212	GOLDEN TRIANGLE 1 OUTPARCELS LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901503	HACKNEY	JOSHUA W			2205 COMMONWEALTH AVENUE		MATTHEWS	NC	28205
2017-012	12901210	HENDERSON BTS LLC	CHRISTOPHER			PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901610	HEROY	MEGAN			2201 MCCULLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901620	HOLLO				1329 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901102	HTP PLAZA LLC				701 CRESTDALE RD		CHARLOTTE	NC	28205
2017-012	12901221	JDAR LP	HEATHER N			119 STONERIDGE RD		MATTHEWS	NC	28105
2017-012	12901605	JOHNSON	KENNETH P			1392 ST JULIEN ST		CHARLOTTE	NC	28205
2017-012	12901504	LACASSE	HAK JAE	IN SOON	LEE	2211 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901215	LEE	GREGG M	KAREN A	LOCKHART	944 EVIAN LN		MATTHEWS	NC	28105
2017-012	12901611	LOCKHART	KATHERINE POWERS			2229 KENMORE AVE		CHARLOTTE	NC	28204
2017-012	12901322	MADONIA	TERESA M	FRANCIS	MCKIEVER	5100 SHARN TOWERS #504E		CHARLOTTE	NC	28210
2017-012	12901230	MCKIEVER	THOMAS M			2116 MCCULLINTOCK RD #114		CHARLOTTE	NC	28205
2017-012	12901219	MCLAUGHLIN	MARY M TRUSTEE			2116 MCCULLINTOCK RD #113		CHARLOTTE	NC	28205
2017-012	12901716	OBMORGAN PROPERTIES LP	JAMES			4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901712	OGRODNICK				1327 SAINT JULIAN ST		CHARLOTTE	NC	28226
2017-012	12901202	ONE THOUSAND TWO HUNDRED & EIGHT THE PLAZA LLC				PO BOX 9086		CHARLOTTE	NC	28205
2017-012	12901201	OSTROW	JOEL	EMILY L	PARKER	1212 THE PLAZA		CHARLOTTE	NC	28205
2017-012	12901238	PARK	EMMA M			2116 MCCULLINTOCK RD UNIT 224		CHARLOTTE	NC	28205
2017-012	12901608	PARKER	MICHAEL D			1318 SAINT JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901609	PARSANAKO	BRADLEY A	MALLOREY B	PITTMAN	1314 ST JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901229	PITTMAN	ZACHARY P			2116 MCCULLINTOCK RD #133		CHARLOTTE	NC	28205
2017-012	12901621	REDDY	VICTORIA M			1333 WESTOVER ST		CHARLOTTE	NC	28205

2017-012	12901242	ROBARCHEK	PEGGY B	2116 MCCLINTOCK RD #234	CHARLOTTE	NC	28205
2017-012	12901518	ROBINSON	CARL DILLON	2206 MCCLINTOCK RD	CHARLOTTE	NC	28205
2017-012	12901701	ROLLINS	JOHNNY L	6740 PLEASANT OAKS CR	CHARLOTTE	NC	28216
2017-012	12901502	SCHUYLER	BENJAMIN	2201 COMMONWEALTH AV	CHARLOTTE	NC	28205
2017-012	12901612	SCORIE	JENNIFER	2215 MCCLINTOCK RD	CHARLOTTE	NC	28205
2017-012	12901704	SILVER MIDWOOD LLC	SCOTT	1805 SARDIS RD N, STE 120	CHARLOTTE	NC	28270
2017-012	12901706	SILVER MIDWOOD LLC	JOSEPH	1805 SARDIS RD N, STE 120	CHARLOTTE	NC	28270
2017-012	12901227	STGCA	JASON MCRAE	2116 MCCLINTOCK RD UNIT 131	CHARLOTTE	NC	28205
2017-012	12901241	STRESING	ROBERT FRANKLIN	3229 COMMONWEALTH AVE	CHARLOTTE	NC	28205
2017-012	12901237	WALLACE HOLDINGS LLC	SCOTT T	1509 MARYLAND AVE	CHARLOTTE	NC	28209
2017-012	12901505	WARD	RICHARD A	2213 COMMONWEALTH AVE	CHARLOTTE	NC	28205
2017-012	12901607	WORTHINGTON	L AMANDA	2213 COMMONWEALTH AVE	CHARLOTTE	NC	28205
2017-012	12901516	WRIGHT	PHILIP D	1322 SAINT JULIAN ST	CHARLOTTE	NC	28213
2017-012	12901618	YOUNG	VERNELLE LAFFRAGE	2220 MCCLINTOCK RD	CHARLOTTE	NC	28205
2017-012	12901619	YOUNG	THREE WELLS FARGO CENTER	1321 WESTOVER ST	CHARLOTTE	NC	28205
2017-012		ANTHONY FOX AND MAC MCCARLEY PARKER, POF, ADAMS AND BERNSTEIN		1327 WESTOVER ST	CHARLOTTE	NC	28205
2017-012		THE DRAKEFORD COMPANY		401 S. TRYON ST	CHARLOTTE	NC	28202
2017-012				1914 BRUNSWICK AVE	CHARLOTTE	NC	28207



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by The Drakeford Company to rezone approximately .48 acres located at 2145 and 2151 McClintock Road to permit the development of a quadraplex on each parcel. These quadraplexes will contain live-work units that can accommodate residential or limited office use.

Date and Time of Meeting: 4 January 2017 at 6:00 p.m.

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

Petitioner: The Drakeford Company

Petition No.: 2017- 012

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 .48 acre site (the “Site”) located at 2145 and 2151 McClintock Road (the north side of McClintock Road between Nandina Street and St. Julien Street) from the R-5 zoning district to the MUDD-CD zoning district. The purpose of the rezoning is to permit the development to permit the development of a quadraplex that can accommodate residential or limited office use on each parcel.

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.

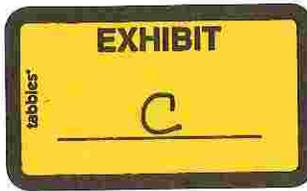
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding Rezoning Petition 2017-012 on 4 January 2017, at 6:00 p.m. at the Charlotte-Mecklenburg Library, Plaza Midwood, 1623 Central Avenue, Charlotte, NC 28205. The Petitioner's 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: December 22, 2016

PPAB 3497635v1



COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: THE DRAKEFORD COMPANY
 REZONING PETITION NO.: 2017-012
 January 4, 2017

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
Jeff Colavecchia	1321 St Julien St	585-733-6280	Jcolavecchia@ketchum.com
Phillip Gussman	2008 Winter St	704-588-6094	phil@gussmanconsulting.com
Bobby Drakeford			
Jim Marques	1504 Morningside Dr.		
Karan Lockhart	2207/2209 Mc Clinch	704-725-6871	kzlockhart@aol.com
Michael Edwards	1400 Ivey Dr.		
RYAN FORD	1317 SAINT JULIEN ST	704-754-3365	RFORDVT@GMAIL.COM
SUANN PFAM	1200 The Plaza	704 342 1065	
GARY MILLER	2532 Commonwealth		
Emily Parker	1318 Saint Julien		
Allen Nelson	1509 Ivey	919-395-0469	
Mike Parker	1318 Saint Julien	704-649-7080	
J. Fennell	1513 Ivey	704 342 1144	Jeanne@jeannefennell.com
Jessica Lockwood	1317 St Julien St	864-704-6069	
Kevin Pfam	1200 The Plaza	704 342 1065	Kevin@Pfam.com



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Rezoning Community Meeting

Plaza Midwood Public Library

6:00 p.m. – January 4, 2017

Rezoning Petition 2017-012

1914 Brunswick Ave., Charlotte, NC 28207

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



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Meeting Agenda

- I. Introductions (Anthony Fox)
- II. Rezoning Process / Timeline (Anthony Fox)
- III. Project Description (Nick Bushon)
- IV. Design Concepts (Nick Bushon / Susan Pfahl / Kevin Pfahl)
 - (a) Site Plan Review (Nick Bushon)
 - (b) Elevations Review (Susan Pfahl / Kevin Pfahl)
 - (c) Architectural Standards (Susan Pfahl / Kevin Pfahl)
- V. Project Schedule (Bobby Drakeford)
- VI. Discussion / Next Steps (All)



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Development Team

Anthony Fox –	Parker Poe Bernstein Attorneys (Rezoning Consultant)
Mac McCarley –	Parker Poe Bernstein Attorneys (Rezoning Consultant)
Bobby Drakeford –	The Drakeford Company (Developer)
Nick Bushon –	Design Resource Group (Land Planner / Civil Engineer)
Susan Pfahl –	Pfahl Architecture (Architect)
Kevin Pfahl –	Pfahl Architecture (Architect)
General Contractor –	TBD

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THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Rezoning Timeline

- 10/24/2016 = Rezoning Application Filed (Petition Number 2017-012)
- 01/04/2017 – Community Meeting # 1 (Plaza Midwood Public Library)
- 01/? or 02/? – Community Meeting # 2
- 03/20/2017 – 6:00 p.m. - City Council Public Hearing*
- 04/20/2017 – 6:00 p.m. - City Council Decision*

*Assumes 2/20 public hearing is deferred. Held at City/County Government Center - 600 E. Fourth St.



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Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Zoning Description

- Current Zoning: R-5 (2145 and 2151) and O-2 (2155 grandfathered)
- Recommended Zoning: O-2 (office - 2145), R-5 (residential – 2151 and 2155)
- Proposed Zoning: MUDD-CD (conditional)
- Proposed Uses: Residential (9 units), Live-Work (3 units, 1 / bldg):

Live-Work Unit Conditions

- Operating hours: 8:00 a.m. – 8:00 p.m., weekdays; 9:00 a.m. – 2:00 p.m., Saturday.
- Number of Employees: 1 (excluding the resident(s))
- Signage: non-illuminating, less than 18' x 24', attached to building
- Office Sq. Ft.: less than 400
- Retail Sales: limited to books, tapes or media associated with professional service
- Allowed Services: legal, counseling, architecture, other professions, TDB
- Above conditions included in homeowner's association restrictive covenants



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Commercial Uses Prior to Development

- 2145 proposed uses: include construction trailer or real estate sales center
Operating hours 7:00 a.m. – 8:00 p.m., weekdays; 10:00 a.m. – 5:00 p.m.,
Saturdays; 12:00 p.m. – 5:00 p.m., Saturdays;
- 2151 proposed uses: none
- 2155 proposed uses: those currently allowed

Project Description

- Number of Units: 12
- Addresses: 2145, 2151, 2155/57 (duplex)
- # Units / # Bldgs: 12 / 4
- # Stories/Height: 2.0 - 2.5 / 38+/- ft.
- Housing Type: Condominium Flats (quadrplexes)
- Price Range: \$325,000 - \$375,000
- Parking: 1.5 - 2.0 Spaces / Unit
- Ext. Features: Shingles, Brick, Hardi-Plank & Panel, Porches
- Int. Features: Hardwoods/Tile, Granite, 9 Ft. Ceilings
- BR/BA/Sq. Ft: 2 or 3BR / 2 or 3BA / 1,200+/- or 1,400+/- Sq. Ft.
- Management: Homeowner's Association

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Project Schedule

- 1st Qtr. 2017 – Community / Rezoning Meetings
- 2nd Qtr. 2017 – Rezoning Approved / Design / Marketing
- 3rd Qtr. 2017 – Design / Sales / Apply for Building Permits
- 4th Qtr. 2017 – Permits Issued / Construction Begins
- 4th Qtr. 2018 – Construction Completed / New Neighbors

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