

## 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 February 9, 2017. A copy of the written notice is attached hereto as Exhibit B.

### **Date, Time, and Location of Meeting:**

The Community Meeting was held on February 21, 2017, 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 in the sign-up sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Anthony Fox, Parker Poe Adams & Bernstein, LLP – Rezoning Consultant; Robert Drakeford, the Drakeford Company – Developer; Nick Bushon, Design Resource Group – Land Planner/Civil Engineer; Kevin Pfahl, Pfahl Architecture – Architect.

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

The Community Meeting was called to order by Rezoning Consultant, Anthony Fox, at approximately 6:10 p.m. Mr. Fox introduced the team of individuals assisting the Drakeford Company with the proposed rezoning. Handouts were provided to the attendees, which included an agenda and a proposed elevations component of the application, including proposed site plan notes, as well as identification of the rezoning team and building and site descriptions for the parcel. Mr. Fox explained that this was a continuation of the community meeting held on January 4, 2017 and that this community meeting incorporated some of the concerns of the attendees at that time. Notably, Mr. Fox explained that as a result of the stated desire of some of the attendees at the prior meeting, Mr. Drakeford has been able to secure control of the corner lot and that the proposed rezoning now includes 2145, 2151 and 2155 of McClintock Road.

At this point, Nick Bushon discussed the development and its site plan. A question was raised with regard to the setbacks of the proposed development. It was explained that the proposed project would be 15 feet from the right-of-way. The current setback for the existing structures is 15 feet from the back curb. It was also discussed that setback along St. Julien would be 17 feet from the back curb. Mr. Bushon explained that MUDD zoning measures setbacks from the back curb. Under MUDD zoning, only a 14-foot setback from the back of the curb is

required. The proposed project equates to approximately 24 feet from the back curb and 17 feet from the back of curb for St. Julian Street.

Questions were raised with regard to traffic flow. It was explained that traffic circulation throughout the site would be one-way. The elevation of the proposed development was explained. It was explained that the three structures would be 2.5 stories and then transition to a 2-story unit on the corner of St. Julien and McClintock. It was also explained that the total height of any of the structures would not exceed 36 feet.

Mr. Drakeford explained that the units would be identical with just a change in the elevation.

Mr. Drakeford also discussed parking. One attendee raised questions regarding the accumulation of parking on the rear of the project. It was explained that the original plan had some parking distributed throughout the site and in front of the project, but that Staff opposed that plan. It was discussed that parking ratios contemplate two parking spaces per unit. Even though MUDD requires only one parking space per unit, Mr. Drakeford mentioned that two parking spaces are necessary for marketing purposes. He also intimated that several of the residences may only be one-car households and that all the parking may not necessarily be used.

An attendee asked the approximate square footage of each unit. It was mentioned that the units would range from 1250 square feet to 1450 square feet. It was also mentioned that a 1300 square-foot unit is ideal. The larger units would be on the upper end of the scale.

It was explained by Mr. Drakeford that the units would include porches. And Mr. Pfahl, the architect, explained the elevations and explained how the third floor would be a partial third floor to accommodate more square footage. It was explained that the 2.5 stories would be similar in height to the 2 stories and would not affect the visual appearance from the street.

One community member questioned the alignment of the 2 and 2.5 story structures with the adjacent housing. This raised the question of setbacks again and further discussion ensued regarding setbacks. One property owner mentioned that he would rather not have tall buildings on the back side of the parking lot. It was mentioned that the community would discuss that issue. Mr. Drakeford mentioned that much of the plan presented includes elements raised at the last community meeting. There was a question about fencing, and it was acknowledged by Mr. Drakeford that he would entertain a masonry fence on the property. He also reminded the community about the concern about trashcans and mentioned with a larger footprint that they would be able to accommodate an alternative to trashcans. It was also discussed that the three-unit plan does include handicapped parking.

One attendee did raise a question regarding the total impervious surface of the development. It was mentioned that the site is at 3,000 square feet of impervious surface. However, that has not been calculated. It was discussed whether or not enough green space exists on the site. It was mentioned that trees would be removed and some paving will occur.

The question again was raised regarding the ability to lower the parking ratios to one parking space per unit. The discussion then turned to the number of total units and the density of the development. It was discussed that the prior community meeting attendees asked that the developer attempt to control the third lot. Now that the third lot is controlled, some members of

the community raised questions with regard to the scale of the development. One member did welcome the design and the project and said it provides appropriate transition between this site and the apartment development that is occurring across the street. It was concluded that many liked the transitional aspect of this project. There is a concern about the corner unit and brick fencing. There is also some concern about screening as some properties have a natural vegetation screen that has existed there for years.

Drainage was discussed and a question arose with regard to the development and whether it will have appropriate drainage. It was mentioned that those things would be considered in the permitting process and will be taken into account, as well as storm drainage requirements.

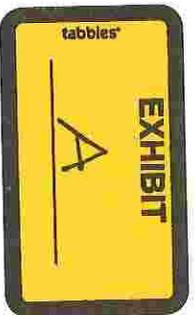
A question was raised regarding air conditioning units and their location. Mr. Pfahl indicated that that detail has not been resolved yet but mentioned that they could very easily design air conditioning units for the roof of the project.

Some discussion ensued with regard to the live/work units on the site. Some questioned the utility of the units. It was discussed that the live/work concept is a concept encouraged by Staff and is appropriate for this type of transitional development.

Back to the density discussion, it was agreed that the developer will consider the density and the design and the elevation of the site. It is possible that the one-half unit will be removed. There was also discussion about the third unit and a commitment of the residents to think of options. The architect indicated that there is some flexibility in design but that the developer needs to know what the desires of the community are and that they would design that into the project. A request was made for a third community meeting and the developer agreed.

The Community Meeting ended at 7:15 p.m.

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mc MailZip
2017-012	Leslie	Shim	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	Stemore	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 28205
2017-012	Annette	Geer	Shadowood Apartments	1719 Eastcrest Drive	Charlotte	NC 28205
2017-012	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2017-012	Tom	Eagan	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	Lesa	Kastanas	Plaza Midwood NA	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	Volanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2017-012	Adam	Richman	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 282999394
2017-012	Beth	Haenni	Elizabeth CA	2133 Greenway Avenue	Charlotte	NC 28204
2017-012	Eric	Davis	Elizabeth CA	2200 Greenway Avenue	Charlotte	NC 28204
2017-012	Jim	Belvin	Elizabeth CA	624 Lamar Avenue	Charlotte	NC 28204
2017-012	Joseph	Sweeney	Commonwealth Park NA	2416 Commonwealth Avenue	Charlotte	NC 28205
2017-012	Rick	Wrinker	Charilly NA	Post Office Box 5293	Charlotte	NC 28205
2017-012	Jenna	Thompson	Plaza Midwood Shows Up	2012 Hamorton Place	Charlotte	NC 28205
2017-012	Tom	Warsnauer	Plaza Midwood NA	1530 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 (FORW)	100 N. Tryon Stree, Suite 8220	Charlotte	NC 28202
2017-012	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Roscroft Drive, Unit C	Charlotte	NC 28215
2017-012	Richard	Toenjes	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2017-012	Claire	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 28215
2017-012	Phillip	Davis	Plaza/Eastway Partners/IL East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-012	Dorothy	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 Forest 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 28215
2017-012	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-012	Mary	Hopper	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-012	Al	Winget	University City Partners	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/LASTN	OWNER/FIRST	OWNER/FRS	OWNER/LAST	MALLADDR1	MALLADDR2	CITY	STATE	ZIPCODE
2017-012	12901604	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901713	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901715	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901714	1120 LLC TARYN SPRINGSTEED MANGING PTR	JEFFRY S			2116 MCCLINTOCK RD UNIT 213		CHARLOTTE	NC	28205
2017-012	12901233	ADEN	JACOB			405 SOUTH IRVING BLVD		LOS ANGELES	CA	90020
2017-012	12901235	AGAMINIAN	BENJAMIN TAYLOR	MEREDITH A	AYCOCK	2116 MCCLINTOCK RD #123		CHARLOTTE	NC	28205
2017-012	12901225	AYCOCK	ALEXANDRIA E			2116-121 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901223	BAEZ	CRYSTAL POPE			2200 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901501	BAKER				951 SAINT JOHN CHURCH RD		CONCORD	NC	28025
2017-012	12901203	BEIK RENTALS LLC				PO BOX 578		OAK ISLAND	NC	28455
2017-012	12901606	BENNETT	STEVEN CURRIE	PEGGY LYNN	GULLEDGE	2116 MCCLINTOCK RD #214		CHARLOTTE	NC	28205
2017-012	12901224	BISHA	TRACY L			2221 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901613	BISHOP	JEFFREY D	JESSICA D	BISHOP	711 5TH AVE		GREENSBORO	NC	27405
2017-012	12901226	CARABALLO	WENDI L			2116 MCCLINTOCK RD #231		CHARLOTTE	NC	28205
2017-012	12901239	CLARK	COLIN G			1321 ST JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901236	CLEVENGER	R BRENT III	BRIANNA	BENNETT	PO BOX 5510		CHARLOTTE	NC	28205
2017-012	12901711	COLAVECCHIA	JEFFREY			2116 MCCLINTOCK RD UNIT 222		CHARLOTTE	NC	28205
2017-012	12901205	COMMONWEALTH AVENUE LLC				PO BOX 2439		CHARLOTTE	NC	28205
2017-012	12901240	CORBIN	MATTHEW T	LYNN M	GORBIN	2116 MCCLINTOCK RD #232		CHARLOTTE	NC	28205
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	DEVENEY	CHARLES FRANCIS III			2116 MCCLINTOCK RD UNIT 211		CHARLOTTE	NC	28205
2017-012	12901232	DREYER	JULIANNE J			5005 PINCREEK PL		COCCONUT CREEK	FL	33073
2017-012	12901232	DREYER	CARL FREDERICK	JESSICA JANE	LOCKWOOD	1320 NANDINA ST		CHARLOTTE	NC	28205
2017-012	12901702	FLOYD	PATRICK RYAN			1917 ST JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901710	FORD	LEROY L			9715 SWINSET GROVE DR		HUNTERSVILLE	NC	28078
2017-012	12901220	FOSTER	ELIZABETH G			1313 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901617	FRERE	TYLER J			2116 MCCLINTOCK RD #132		CHARLOTTE	NC	28205
2017-012	12901228	GANT				1316 NANDINA ST		CHARLOTTE	NC	28205
2017-012	12901703	GARAGE DOOR DOCTOR LLC	EDWARD S			2116 MCCLINTOCK RD UNIT 122		CHARLOTTE	NC	28205
2017-012	12901224	GARRET				PO BOX 2439		CHARLOTTE	NC	28205
2017-012	12901209	GOLDEN TRIANGLE #1 OUTPARCELS LLC				C/O LEVINE PROPERTIES INC	PO BOX 2438	CHARLOTTE	NC	28205
2017-012	12901213	GOLDEN TRIANGLE #1 COMMONWEALTH LLC				PO BOX 2438	ATTN: LEVINE PROPERTIES INC	CHARLOTTE	NC	28205
2017-012	12901206	GOLDEN TRIANGLE #7 COMMONWEALTH LLC				8514 MCALPINE PARK DR STE 190		CHARLOTTE	NC	28211
2017-012	12901208	GOLDEN TRIANGLE #7 COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	CHARLOTTE	NC	28205
2017-012	12901214	GOLDEN TRIANGLE #7 COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	CHARLOTTE	NC	28205
2017-012	12901709	GOLDEN TRIANGLE #7 COMMONWEALTH LLC				C/O LEVINE PROPERTIES INC	PO BOX 2439	CHARLOTTE	NC	28205
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		CHARLOTTE	NC	28205
2017-012	12901210	HENDERSON BTR S LLC	CHRISTOPHER			PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901620	HOLLO	MEAGAN			2201 MCCLINTOCK RD		MATTHEWS	NC	28205
2017-012	12901102	HTF PLAZA LLC				701 CRESTDALE RD		MATTHEWS	NC	28205
2017-012	12901221	JDKR LP				119 STONEHEDGE RD		MATTHEWS	NC	28105
2017-012	12901605	JOHNSON	HEATHER N			1392 ST JULIEN ST		CHARLOTTE	NC	28205
2017-012	12901504	LACASSE	KENNETH P			2211 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901215	LEE	HAK JAE			944 EVIAN LN		CHARLOTTE	NC	28105
2017-012	12901611	LOCKHART	GREGG M	KAREN A	LEE	2229 KENNEDRE AVE		CHARLOTTE	NC	28204
2017-012	12901517	MACNEILL	KATHERINE POWERS			5100 SHARN TOWERS #504E		CHARLOTTE	NC	28210
2017-012	12901222	MADONIA	TERESA M			2116 MCCLINTOCK RD #114		CHARLOTTE	NC	28205
2017-012	12901230	MCKIEVER	THOMAS M			2116 MCCLINTOCK RD #134		CHARLOTTE	NC	28205
2017-012	12901219	MCLAUGHLIN	MARY M TRUSTEE	FRANCIS	MCKIEVER	2116 MCCLINTOCK RD #111		CHARLOTTE	NC	28205
2017-012	12901716	OBMONGAN PROPERTIES LP				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901712	OGRODNICK	JAMES			1327 SAINT JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901202	ONE THOUSAND TWO HUNDRED & EIGHT THE PLAZA LLC				PO BOX 9086		CHARLOTTE	NC	28205
2017-012	12901201	OSTROW	JOEL			1212 THE PLAZA		CHARLOTTE	NC	28205
2017-012	12901238	PARK	EMMA M	EMILY L	PARKER	2116 MCCLINTOCK RD UNIT 224		CHARLOTTE	NC	28205
2017-012	12901608	PARKER	MICHAEL D			1318 SAINT JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901609	PARSANKO	BRADLEY A			1314 ST JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901229	PITTMAN	ZACHARY P	MALORY B	PITTMAN	2116 MCCLINTOCK RD #133		CHARLOTTE	NC	28205
2017-012	12901621	REDDY	VICTORIA M			1393 WESTOVER ST		CHARLOTTE	NC	28205





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: 21 February 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.

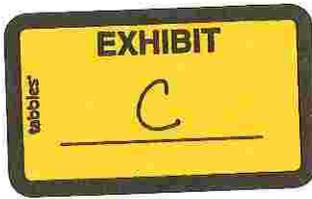
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a follow-up Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg 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 follow-up Community Meeting regarding Rezoning Petition 2017-012 on 21 February 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: February 9, 2017



Please Sign-In

COMMUNITY MEETING SIGN-IN SHEET  
 PETITIONER: THE DRAKEFORD COMPANY  
 REZONING PETITION NO.: 2017-012  
 February 21, 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
RYAN FORD	1317 SAINT JULIEN ST.	704-754-3365	PRFORDVT@GMAIL.COM
Allen Nelson	1509 Ivey Dr.	919-395-0969	allen.v.nelson@gmail.com
Jim Margues	1504 Morningside		
TRAVIS PENCE	215 N PINE ST	704 331 9747	TRAVIS PENCE@hotmail.com
LYNN GULLEDGE	126 SW 5th St Oak Island, NC	910-367-8247	LYNN@LYNNGulledge.com
JAMES OGRADNICK	1327 ST. JULIEN	704 264-7979	JOKUBENC@YAHOO.COM
M EDLIN	2225 MCLINTOK	704-965-4800	MEDLIN@SP3C.COM
Emily Parker	1318 St. Julien St	704-302-7222	
Mike Parker	1318 St. Julien St	704-649-7080	



THE DRAKEFORD COMPANY

Commonwealth/Morningside

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

**Rezoning Petition 2017-012 Community Meeting**

Plaza Midwood Public Library

6:00 p.m. — February 21, 2017

**Meeting Agenda**

- I. Introductions (Anthony Fox)
- II. Rezoning Process / Timeline (Anthony Fox)
- III. Project Description (Bobby Drakeford)
- IV. Design Concepts (Nick Bushon / Susan Pfahl / Kevin Pfahl)
  - (a) Site Plan Review (Anthony Fox)
  - (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 — Pfahl Builders (proposed)

**Rezoning Timeline**

- 10/24/2016 — Rezoning Application Filed (Petition Number 2017-012)
  - 01/04/2017 — Community Meeting # 1 (Plaza Midwood Public Library)
  - 02/21/2017 — Community Meeting # 2
  - 02/\_\_\_/2017 — Community Meeting # 3
  - 03/20/2017 — 6:00 p.m. - City Council Public Hearing\*
  - 04/20/2017 — 6:00 p.m. - City Council Decision\*
- \* Held at City/County Government Center — 600 E. Fourth St.



THE DRAKEFORD COMPANY  
Commonwealth/Morningside

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

Zoning Overview

- 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: MUD-CD (conditional)
- Proposed Uses: Residential (10 units), Live-Work (2 units, 1 in bldgs A & B)

Live-Work Unit Conditions

- Operating hours: 7:00 a.m. – 7:00 p.m., weekdays; 10:00 a.m. – 5:00 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 500 (living area estimated sq. ft.)
- 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

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



THE DRAKEFORD COMPANY  
Commonwealth/Morningside

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

**Building Description**

- Number of Units: 12
- Addresses: 2145, 2151, 2155/57 (duplex)
- # Units / # Bldgs: 12 / 4
- # Stories/Height: Bldg A & B: 2.5 / 36+/- ft.  
Bldg C: 2.0 / 34+/- ft.
- BR/BA/Sq. Ft: 2 or 3BR / 2 or 3BA / 1,200+/- or 1,400+/- Sq. Ft.
- Housing Type: Condominium Flats (quadrplexes)
- Price Range: \$325,000 - \$375,000
- Ext. Features: Shingles, Brick, Hardi-Plank & Panel, Porches
- Int. Features: Hardwoods/Tile, Granite, 9 Ft. Ceilings

**Site Description**

- Density: 17.6 Units / Acre
- Parking: 1.5+ Spaces / Unit
- Setbacks: McClintock: 15 ft. from property line, 24 ft. from street.  
St. Julien: 8 ft. from property line, 17 ft. from street.
- Fencing: Masonry (brick or parched cement)
- Management: Homeowner's Association



THE DRAKEFORD COMPANY

Commonwealth/Morningside

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

**Project Schedule**

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

**Contact Information**

Anthony Fox — (704) 372-9000, [anthonyfox@parkerpoe.com](mailto:anthonyfox@parkerpoe.com)

Mac McCarley — (704) 372-9000, [macmccarley@parkerpoe.com](mailto:macmccarley@parkerpoe.com)

Bobby Drakeford — (704) 344-0332, [bobby@tdcrealestate.com](mailto:bobby@tdcrealestate.com)

Nick Bushon — (704) 343-0608, [nick@drgrp.com](mailto:nick@drgrp.com)

Susan Pfahl — (704) 342-1065, [susan@pfahl.com](mailto:susan@pfahl.com)

Kevin Pfahl — (704) 342-1065, [kevin@pfahl.com](mailto:kevin@pfahl.com)

1914 Brunswick Ave., Charlotte, NC 28207

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