

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-041

Petitioner: Charlotte Tryon Hills Partners, LLC
Rezoning Petition No.: 2017-041
Property: ± 11.44 acres located between W. 24th Street and W. 26th and between Catalina Ave and N. Poplar Street (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, March 2nd, 2017, 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 2/20/17. 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 Thursday, March 2nd, 2017 at 6:30 PM**, at Johnston YMCA, 3025 N Davidson Street, Charlotte, NC 28205. The Petitioner also met with the president of the Graham Heights Neighborhood on March 8th to discuss the petition and respond to questions.

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 was Todd Jackovich. Also in attendance assisting the Petitioner was Shaun Tooley and Jenna Young with LandDesign as well as Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean opened the meeting and introduced the development team to the attendees. He explained that this was the required community meeting for Rezoning Petition no. 2017-041. He also explained that the Public Hearing on the petition could be held on 4/17/17 followed by the Zoning Committee meeting on 5/2/17 and finally the date the City Council could be expected to make a decision on the Petition would be 5/15/17.

He also explained that the rezoning petition was requesting that the property be rezoned from I-1, R-22MF and R-5 to the UR-2(CD) zoning district to allow the Site to be developed with a combination of townhomes for sale and multi-family units, no non-residential uses are proposed.

The property along Catalina would be developed with two-story townhomes for sale while the remainder of the Site could be developed with apartments. The townhomes for sale will front on Catalina Avenue and will be accessed via an alley located at the rear of the units.

He indicated that the property was included in the North Tryon Area Plan which recommend the redevelopment of the Site with up to 30 du/ac if an appropriate transition was made from the Site to the Graham Heights Neighborhood. The proposed density is just under 30 units to the acre, as the rezoning petition was requesting 343 units on the 11.44 acres.

Mr. MacVean explained that the Site was in close proximity to uptown Charlotte and other Center City neighborhoods such as Lockwood, Greenville, Belmont, Villa Heights, Noda and Optimist Park.

He then provided the attendees with some additional details on the proposed site plan for the Site. He explained that the proposed plans would extend W. 25th Street to Catalina and that Catalina Avenue would be extended to W. 24th Street. These proposed roadway extensions would create additional connectivity in the area and would help complete the existing street grid.

He also explained that along N. Pine Street a 30 foot setback as measured from the back of curb would be established to help preserve the existing street trees. It was also explained that the proposed buildings would be located along the streets with parking located behind or to the side of the buildings. There was also a variety of building types planned for the Site, three and four story apartment buildings, as well as three story carriage style apartment buildings in addition to the two story townhomes for sale buildings planned along Catalina Avenue.

The attendees where shown pictures of these building types and it was explained that these were the type of buildings that were expected to be built on the Site.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

One of the attendees wanted more information on the proposed carriage style units. It was explained that the carriage style units would typically be three story buildings with garages on the first level with two story townhome style units above. The carriage style units would be for rent.

Another attendee wanted to know about the scale of the rest of the planned development. It was explained that along Catalina buildings would be limited to two stories while the buildings not located along Catalina would be a combination of three and four story buildings. In the response to a question about elevators it was explained that the four story buildings would contain elevators.

A question about what improvements would be made to Catalina was asked. It was explained that along the Site's frontage on Catalina the road would be widened and curb and gutter and sidewalk would be added. Improvements to the opposite side of Catalina are not required and are not proposed.

One attendee wanted to know if the developer had plans for other properties in the area including property north of W. 26th Street. The Petitioner indicated that he was not currently planning on

developing additional area but it was his understanding that additional property was for sale and could be redeveloped in the future.

A question about the two homes on the development side of Catalina that were not part of the Petition was asked. The Petitioner indicated he had approached those home owners about selling their property but they were not interested. As a result planning had asked that the Petitioner remove a portion of the property near the homes from the Petition.

One attendee wanted to know what the parking ratio for the Site would be. It was indicated that the parking ratio would be between 1.5 to 1.6 spaces per unit, which would be made up of surface parking areas and on-street parking.

One attendee wanted to know if there would be security on the Site. It was explained that the Site would not have full time security but parking areas and the Site would be fenced to help address security issues.

A question about the timing of the development was asked. If the rezoning is successful it would be expected that construction would start within a year and build out would take an additional 18 months.

A question about anticipated rents was asked it is expected that units would rent for less than NoDa and uptown apartments, expected rents are proposed to be in the range of \$850 to \$ 1,200 for one bedroom units and \$1,500 to \$2,000 for the two bedroom units.

One attendee suggested that more senior housing was need in the area.

A number of questions about the ability of a private developer to force the sale of property were asked prior to the start of the meeting. It was explained that only the City through the use of its power of eminent domain could buy property without the owner's consent and typically only for the construction of roadways.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The following changes were made after to the site plan after the community meeting. The number of proposed units were reduced to 314 and a portion of the property along Catalina Avenue was removed from the Petition. A buffer was also added adjacent to an existing home on Catalina Avenue.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Sonja Sanders, Charlotte Mecklenburg Planning Department
Todd Jackovich, Charlotte Tryon Hills Partners, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

EXHIBIT A

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-041	07909216	24TH STREET PARTNERS LLC				304 ROCKLYN PL		CHARLOTTE	NC	28209
2017-041	07909916	4D PROPERTY II				5615 MCCHESENEY DR		CHARLOTTE	NC	28269
2017-041	07910912	B&D LTD				2000 CAMERON HIGHTS CIR		DENVER	NC	28037
2017-041	07910914	INC	BELLSOUTH TELECOMMUNICATIONS		C/O TAX DEPT/16H02 CAMPANILE	1155 PEACHTREE ST NORTHEAST		ATLANTA	GA	30309
2017-041	07909614	BLAKENEY	AGNES			2327 CATALINA AVE		CHARLOTTE	NC	28206
2017-041	07909503	BOOKER	NETTA KING		BY WILL	2300 CATALINA AVE		CHARLOTTE	NC	28206
2017-041	07909914	CARPENTER	JOHN L JR			PO BOX 44273		CHARLOTTE	NC	28215
2017-041	07909214	CHENANGO VENTURES INC				3723 PROVIDENCE MANOR RD		CHARLOTTE	NC	28270
2017-041	07908213	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2017-041	07909948	DEACON PROPERTIES LLC				PO BOX 1708/HWY 301 SOUTH		DUNN	NC	28335
2017-041	07909909	DEAN	DIANA M	ANNIE R BURKE	BURKE	501 CONCORDIA AVE		CHARLOTTE	NC	28206
2017-041	07909907	DRAUGHN	DONOVAN	NEDRA	DRAUGHN	5331 FOWLER FARM RD		MINT HILL	NC	28227
2017-041	07909904	THE EASTERN STAR TRUSTEES	ELECTA CHAPTER ORDER OF			504 W 24TH ST		CHARLOTTE	NC	28206
2017-041	07909610	GIPSON	SHANETTE			2927 N SAINT ANDREWS DR		RICHARDSON	TX	75082
2017-041	07910231	GONDHA & ASSOCIATES LLC				513 WEST 24TH ST		CHARLOTTE	NC	28206
2017-041	07909905	HARTSELL	LLOYD			534 HIGHLAND FOREST DR		CHARLOTTE	NC	28270
2017-041	07909612	J STIKELEATHER LLC				4915 MONROE RD		CHARLOTTE	NC	28205
2017-041	07909906	JOHNSON	HARVEY JR			2201 CATALINA AVE		CHARLOTTE	NC	28206
2017-041	07909608	JOHNSON	ROBERT ANDREW	RETHA MAE	JOHNSON	516 CONCORDIA AV		CHARLOTTE	NC	28206
2017-041	07909609	JOHNSON	TOMMY K			1113 RUTLEDGE AVE		CHARLOTTE	NC	28211
2017-041	07909502	JONES	BETTY		C/O RANDY LITTLE	2304 CATALINA AV		CHARLOTTE	NC	28206
2017-041	07909606	MARSH REALTY CO INC				PO BOX 35329		CHARLOTTE	NC	28235
2017-041	07909915	MEANS	NATHANIEL W			326 SOUTH SUMMIT AV		CHARLOTTE	NC	28208
2017-041	07909602	MOORE	WILLIAM J JR		BY ENTIRETY	511 FRANKLIN AVE		CHARLOTTE	NC	28206
2017-041	07908214	MREC VISION NORTHEAST LLC			C/O VISION VENTURES OF CAROLINA LLC	PO BOX 36938		CHARLOTTE	NC	28236
2017-041	07909611	NGUYEN	KHANH QUOC	BAO KHANH THI	TON	500 CONCORDIA AVE		CHARLOTTE	NC	28206
2017-041	07910915	NOBEL INVESTMENTS INC				230 W 24TH ST		CHARLOTTE	NC	28206
2017-041	07909912	ONUZZURUIKE	EMILY IFEOMA			1328 FALKENBURG CT		MATTHEWS	NC	28105
2017-041	07910911	OVERCASH	FLOYD RAY	BETTY L	OVERCASH	300 W 23RD ST		CHARLOTTE	NC	28206
2017-041	07909911	PEGUES	ROSALEE			513 CONCORDIA AVE		CHARLOTTE	NC	28206
2017-041	07910230	PARTNERSHIP	PHILLIPS J M SR FAMILY LIMITED			2401 FOREST DR		CHARLOTTE	NC	28211
2017-041	07909908	PICKETT	EDWARD			2213 CATALINA AVE		CHARLOTTE	NC	28206
2017-041	07909913	RBP INVESTMENTS LLC				PO BOX 11113		CHARLOTTE	NC	28220
2017-041	07909607	ROGERS	ROBERT C			2308 GRIMES ST		CHARLOTTE	NC	28206
2017-041	07909613	ROSE	ROBERT			8721 COPENHAGEN LN		CHARLOTTE	NC	28216
2017-041	07910232	SBJ RESCH FAMILY PARTNERSHIP LTD				930 W 1ST ST STE 303		FT WORTH	TX	76102
2017-041	07910910	SUMMIT AVENUE NORTHEAST LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-041	07909601	TAH 2015-1 BORROWER LLC				PO BOX 480220		CHARLOTTE	NC	28269
2017-041	07909603	THORNTON	MARK			326 S SUMMIT ST		CHARLOTTE	NC	28208
2017-041	07908212	TYSON JRH PROPERTIES LLC				3009 GRIFFITH ST		CHARLOTTE	NC	28203
2017-041	07908211	WILSON	UNDREA T			PO BOX 16812		CHARLOTTE	NC	28297
2017-041	07909910	WOODS	KEVIN			6733 CANDLEWOOD DR		CHARLOTTE	NC	28210
2017-041	07909203	ZIMMERMAN COMMERCIAL LLC			C/O DAVID ZIMMERMAN	2721 PICARDY PL		CHARLOTTE	NC	28209
2017-041		TODD JACKOVICH			CHARLOTTE TRYON HILLS PARTNERS	3200 WESTEND AVE, STE 500		NASHVILLE	TN	37203

EXHIBIT A

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2017-041		Pauline	Optimist Park NA	412 E 18th Street	Charlotte	NC	28206
2017-041	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC	28205
2017-041	Adrienne	Martinez	Brightwalk	3918 Willow Green Place	Charlotte	NC	28206
2017-041	Alice	Kibler		329 Plymouth Avenue	Charlotte	NC	28206
2017-041	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2017-041	Bobbie	Toatley	Edison Street Block Assoc.	2404 Edison Street	Charlotte	NC	28206
2017-041	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2017-041	Curtis	Bridges		724 E 17th Street	Charlotte	NC	28205
2017-041	Darryl	Gaston	Druid Hills	2313 Edison Street	Charlotte	NC	28206
2017-041	Darryl	Gaston	Edison Street Block Assoc.	2313 Edison Street	Charlotte	NC	28206
2017-041	Diane	Wingard	Edison Street Block Assoc.	2120 Edison Street	Charlotte	NC	28206
2017-041	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2017-041	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC	28205
2017-041	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2017-041	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2017-041	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2017-041	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC	28205
2017-041	Land Use Committee		Belmont NA	815 E 20th Street	Charlotte	NC	28205
2017-041	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2017-041	Lucille	Smith	Greenville Urban Comm.	1217 Fontana Avenue	Charlotte	NC	28206
2017-041	Melissa	Gaston	The Park at Oaklawn HOA	1833 Stroud Park Court	Charlotte	NC	28206
2017-041	Patricia	Adams	Belmont Community Association	805 East 17th Street	Charlotte	NC	28205
2017-041	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2017-041	Tammie	Gaston	Druid Hills	825 McArthur Avenue	Charlotte	NC	28206
2017-041	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2017-041	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC	28206
2017-041	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2017-041	Zeke	Burns		1500 N Graham Street	Charlotte	NC	28206

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-041 – Charlotte Tryon Hills Partners, LLC**

Subject: Rezoning Petition No. 2017-041

Petitioner/Developer: Charlotte Tryon Hills Partners

Current Land Use: Vacant

Existing Zoning: I-1, R-22MF and R-5

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Thursday, March 2nd at 6:30 p.m.**

Location of Meeting: Johnston YMCA – The Hut (located behind the main building, off of 33rd Street before the railroad tracks)
3025 N Davidson Street
Charlotte, NC 28205

Date of Notice: 2/20/17

We are assisting Charlotte Tryon Hills Partners, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of 11.442 acre site with a variety of housing types. The Site is located between W. 24th Street and W. 26th and between Catalina Ave and N. Poplar Street (the “Site”). 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 ±11.442 acre Site from I-1, R-22MF and R-5 to UR-2(CD). The Site plan associated with the Petition proposes to redevelop the portion of the Site that fronts on Catalina Avenue with two-story townhomes for sale. The remainder of the Site not located along Catalina Avenue will be redeveloped with a new multi-family residential community. The proposed buildings will be located along the existing public streets (W. 24th, W. 25th, W. 26th, N. Poplar and Catalina Avenue) parking will be located behind the buildings. The proposed townhomes on Catalina Avenue will be access via an alley located at the rear of the units.

The existing roads will be improved with new eight (8) foot sidewalks and street trees. The Petitioner is working with the City Arborist to identify existing street trees that may be preserved. A linear park with existing street trees is proposed along N. Pine Street.

The Petitioner will extend Catalina Avenue to W. 24th and W. 25th to Catalina as part of the redevelopment of the Site.

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 March 2nd, at 6:30 p.m. at Johnston YMCA, 3025 N Davidson Street, 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 call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council

Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Todd Jackovich, Charlotte Tryon Hills Partners, LLC
Matt Laitinen, Charlotte Tyron Hills Partners, LLC
Shaun Tooley, LandDesign
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Charlotte Tryon Hills Partners Rezoning Petition 2017-041
Community Meeting –March 2nd, 2017 @ 6:30p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Mr & Mrs. Booker	2300 Catalina Ave Char 28206	704 315 3491	N.Booker11catt.net
2	Agnes Dacey	2327 Catalina Ave	704 334 5079	
3	Darryl R. Gaston	2313 Edison st	704 375 1051	dreginald1961@aol.com
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Charlotte Tryon Hills Partners Rezoning Petition 2017-041
 Community Meeting - March 2nd, 2017 @ 6:30p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
16	Andrew Wilson			
17	Myrtle White			
18	Betty Lewis Jones <small>Andy Little</small>	2304 Callina Ave	704 315-8138	—
19	Jeff Meadows	400 East Blvd.	704 2587902	smeadows@cha-nc.org
20	John Woods	400 East Blvd	704-336-4247	jwoods@cha-nc.org
21	DAVID ZIMMERMAN			DZIMMERMAN@SOUTHERNSHOWS.COM
22	Melissa Gaston	1833 STROUD PARK		melbwe3@yahoo.com
23	North End CC <small>Contact Person Jeff Pharr</small>	CLT NC 28206	704 299 7352	Pharrman@rocketmail.com
24	John Phillips	401 W. 24th St	704-576-4053	john@parkere.com
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W Graham Heights - 704-482-7951
 453

Wednesday 5:30
 Next - Friday - morning
 Shaun Tolley
 Jenna King
 10-11⁰⁰