

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-050

Petitioner: Circa Investments, LLC

Rezoning Petition No.: 2017-050

Property: +/-0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street.

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 April 4, 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 March 17, 2017. 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 April 4, 2017 at 6:00 PM**, at Circa Interiors & Antiques 2321 Crescent Avenue, Charlotte, NC 28207.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. In addition to Cindy Smith, the Petitioner, other development team members at the required Community Meeting were Matt Langston and Michael Hubert with Landworks Design Group, PA., Alan Simonini with Simonini Builders, and Chris Tippett with McAlpine (Architect).

SUMMARY OF PRESENTATION/DISCUSSION:

Cindy Smith, welcomed the attendees and introduced Matt Langston, who explained the proposal for rezoning the site from O-1 and B-1 to NS (Neighborhood Services). He then explained the rezoning process in general and provided the attendees with the dates of upcoming public hearing before the City Council, Zoning Committee Meeting, and City Council decision.

Chris Tippett presented the proposed architecture of the building. Matt Langston then turned to the attendees for any questions or comments.

Parking: Neighbors expressed strong concerns about an existing parking issue on Crescent Avenue, created by some of the existing businesses. Neighbors stated that they have had cars towed that were parked blocking the driveway. One expressed concern that the amount of parking proposed for this project off-street was insufficient (1/2 of what is required for a normal commercial zone) and would exacerbate the parking problem on Crescent Avenue. Langston commented that NS zoning with its

reduced parking and setback requirements is appropriate for walkable, infill areas like this site. Neighbors countered that the project was not providing sufficient parking for the size building. Tippett pointed out the residential uses won't be needing the parking at the same time as retail/office, so there is some economy present in a mixed-use site. Neighbors asserted that shared parking doesn't work.

Building Size: Neighbors asked about the building size, indicating it was unclear on the site plan. Tippett stated the first floor retail was based on two 3600sf retail "boxes", connected with elevator lobby space to the upper floors, with a total floor plate of 8400sf. Second floor office was 8400sf, to be divided into smaller offices, or leased as a whole (16,800sf total nonresidential gross sf).. Third floor contained four condominium units, and the fourth floor contained two penthouse units.

Building Height: Neighbors expressed concern about the proposed height of the building. Initially proposed as 60' maximum, Langston noted that was due to not having completed architectural plans at the time of submission. Tippett noted that the proposed building is 54' high, with the upper floor (fourth) set back behind the sight line of pedestrians walking along Crescent. Tippett stated the visible edge of the parapet atop the third floor is approximately 44' high. Tippett also noted that the building would also have a color change to visually diminish the fourth floor.

Uses: Neighbors asked about proposed uses. Smith and Langston confirmed uses would be retail on the first floor, office on the second, and residential on the third & fourth floors. Neighbors asked if there would be a restaurant. Smith stated no, and Langston confirmed that the restaurant prohibition could be addressed through a development standard note. Smith indicated her plan was to locate her existing business in a portion of the retail floor (approximately 1/2 of the first floor), and occupy a portion of the office space above. Simonini indicated his plan was to relocate his design studio and offices to the building as well, and provide space for other affiliated businesses, such as architects, to occupy the office space. There was a question about whether B-1 allowed a drive-thru window. Drive-thru windows for restaurants are not permitted in B-1.

Architecture: Tippett described the building as having a brick skin, painted white, with dark, bronze colored metal windows, and carriage lanterns on the first floor. He indicated the fourth floor would be dark in color, similar to the window frames, to make it look more like a conservatory. A neighbor asked his estimation of the architectural style. Tippett described as "1930's Industrial Modernism" may be the closest descriptor. Neighbors expressed concern that the building would not blend with the street. Tippett pointed out that while this building is inspired by a local residence, traditional residential architectural styles (bungalows, for example) are not appropriate for a building of this type, but he felt the materials selected for the building were in keeping and in context with the neighborhood's architectural fabric.

Residential Units: Neighbors asked the anticipated price. Petitioner stated it was unknown at this point.

Cut-Through Traffic: Neighbors expressed concern about cut-through traffic in the area, due to the connection to Randolph Road and points east – people trying to avoid the traffic light at Cherokee. Other neighbor asked whether one-way parking is possible. Langston stated the team would evaluate. Neighbors stated traffic at the light on Cherokee backs up past the proposed driveway.

Alley: Neighbors asked whether the project had permission to develop portions of the alley, or whether

the alley was closed. Langston indicated that any use of the alley (loading zone, parking) was not intended to permanently block the alley. Neighbors asserted that they used the alley actively for a variety of uses and did not want any proposed improvements within the alley. Langston stated he would confirm with CDOT whether the alley had been closed or not.

Screening: Neighbors living in Park Laurel expressed concern about views of the dumpster and the gas station beyond. They wanted an evergreen screen to block the view. Langston indicated the team would re-look at the site plan to see what buffering opportunities could be incorporated.

Trash: In addition to concerns about the dumpster location, neighbors asked how the residential trash would be handled. Langston stated that it was unknown at the time – possibly rollout containers. He also noted solid waste staff indicated residential and commercial trash are handled separately.

Landscape: Neighbors had questions about the proposed open space along Crescent, the size of trees proposed to be replanted, and question about streetscape treatment along Crescent.

Lighting: Question about how the site would be lighted. Tippett indicated the main source of lighting for the building would be the aforementioned carriage lamps, and likely landscape lighting. Langston stated the parking lot would be lit with shielded cutoff fixtures that would direct the light downward, not outward, and the City would require a photometric plan be submitted during permitting.

Construction Phasing: A neighbor had a question about construction traffic parking on the street. The development team indicated the site was large enough to accommodate all construction lay-down and parking on-site. Another neighbor asked about construction schedule. Tippett indicated the project would likely not commence until 2018 and would likely take a year to construct. A neighbor stated a nearby development (The Cherokee) took four years to construct.

General Comments:

- The building looks good – this is likely a better opportunity than the next possible proposal.
- Langston suggested a possible second neighborhood meeting, perhaps in early May, after receipt of second-round staff comments.

Meeting adjourned.

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	City	State	ZipCode
		Roberts	Jennifer	Mayor		600 E. 4th Street	Charlotte	NC	28202-2244
		Lyles	Mayor Pro Tem Vi	Council Member At-Large		600 E. 4th Street	Charlotte	NC	28202-2244
		Eiselt	Julie	Council Member At-Large		P.O. Box 481325	Charlotte	NC	28269
		Fallon	Claire Green	Council Member At-Large		PO Box 481325	Charlotte	NC	28269
		Mitchell	James	Council Member At-Large		600 E. 4th Street	Charlotte	NC	28202-2244
		Kinsey	Patsy B.	Council Member, District 1		2334 Greenway Avenue	Charlotte	NC	28204
		Austin	Al	Council Member, District 2		600 E. 4th Street	Charlotte	NC	28202-2244
		Mayfield	LaWana	Council Member, District 3		600 E. 4th Street	Charlotte	NC	28202-2244
		Phipps	Gregory A.	Council Member, District 4		600 E. 4th Street	Charlotte	NC	28202-2244
		Ajmera	Dimple	Council Member, District 5		600 E. 4th Street	Charlotte	NC	28202-2244
		Smith	Kenny	Council Member, District 6		600 E. 4th Street	Charlotte	NC	28202-2244
		Driggs	Edmund H.	Council Member, District 7		600 E. 4th Street	Charlotte	NC	28202-2244
		Patton	Myron	Cherry Neighborhood Assoc.		1623 Luther St	Charlotte	NC	28204
		McNulty	Cullen	Crescent Heights Neighborhood Assoc.		2237 Crescent Av	Charlotte	NC	28207
		Ritchey	Monte	Elizabeth Community Assoc.		525 Clement Av	Charlotte	NC	28204
2017-050	15503313		115 CHEROKEE LLC			110 SLOANE SQUARE WY	CHARLOTTE	NC	28211
2017-050	15502411		339 CIRCLE LLC			1402 WAXHAW INDIAN TRAIL RD	INDIAN TRAIL	NC	28079
2017-050	15506101		545 PROVIDENCE LLC			122 15TH ST UNIT C	DEL MAR	CA	92014
2017-050	15506154	BROWNING	DONALD R	SANDRA S	BROWNING	138-1 CHEROKEE RD	CHARLOTTE	NC	28207
2017-050	15502310	BRYANT	JAMES R III		FRANK L BRAYNT TST U/W	PO BOX 130548	HOUSTON	TX	77219
2017-050	15502312	BRYANT	JAMES R III		FRANK L BRAYNT TST U/W	PO BOX 130548	HOUSTON	TX	77219
2017-050	15504408	BRYANT	JAMES R III	FRANK L/BRYANT F/TST	BRYANT	PO BOX 130548	HOUSTON	TX	77219
2017-050	15503311		BWN INVESTMENTS LLC		C/O SAM'S MART LLC	7935 COUNCIL PL STE 200	CHARLOTTE	NC	28105
2017-050	15503307		CIRCA INVESTMENTS LLC			2321 CRESCENT AVE	CHARLOTTE	NC	28207
2017-050	15503314		CIRCA INVESTMENTS LLC			2021 CRESCENT AVE	CHARLOTTE	NC	28207
2017-050	15502406	CLEMENTI	WILLIAM H	CYNTHIA R	CLEMENTI	2308 CRESCENT AV	CHARLOTTE	NC	28207
2017-050	15506102		CONSOLIDATED REALTY COMPANY, INC.			201 S COLLEGE ST STE 1300	CHARLOTTE	NC	28224
2017-050	15503326	CRAVEN	JESSE C	JANE T	CRAVEN	332 S LAUREL AVE	CHARLOTTE	NC	28207
2017-050	15503322	DAWSON	ROBERT	EMMIE	DAWSON	2450 SEABROOK ISLAND RD	JOHNS ISLAND	SC	29455
2017-050	15503333	DELIMITROS	JAMES H	ANNE W	DELIMITROS	510 WILLOUGHBY ST	CHARLOTTE	NC	28207
2017-050	15503305		DMC PROPERTIES INC			415 MINUET LANE STE F	CHARLOTTE	NC	28217
2017-050	15506153	ERDL	JANIECE H			138 CHEROKEE RD	CHARLOTTE	NC	28207
2017-050	15503309		FIVE HUNDRED ELEVEN PROVIDENCE LLC			122 CHEROKEE RD,SUITE 2	CHARLOTTE	NC	28207
2017-050	15503323	FONTAINE	RAYMOND J	MARY MARGARET	FONTAINE	340 S LAUREL AVE	CHARLOTTE	NC	28207
2017-050	15503318		GAILYN PROPERTIES INC			6719C FAIRVIEW RD	CHARLOTTE	NC	28210
2017-050	15503308	GROMET	MATTHEW		PHYLLIS J SCHULTZ	2441 SEDLEY RD	CHARLOTTE	NC	28211
2017-050	15503302	HALLETT	JOHN L	CAROLYN S	HALLETT	2307 CRESCENT AVE	CHARLOTTE	NC	28207
2017-050	15503304	HENRY	MACKENZIE C	SHANNON H	HENRY	2315 CRESCENT AVE	CHARLOTTE	NC	28207
2017-050	15503329	HORNE	CATHERINE W			314 SOUTH LAUREL AVE UNIT A	CHARLOTTE	NC	28207
2017-050	15502317	IRONS	EDITH SPARAGO		MRS R B BY ENT	417 HERMITAGE CT	CHARLOTTE	NC	28207
2017-050	15506122	IRWIN	JOHN R	CARRIE F	IRWIN	130 CHEROKEE RD	CHARLOTTE	NC	28207
2017-050	15506117	ISENHOWER	JOHN G	CAROLYN G	ISENHOWER	132 CHEROKEE RD	CHARLOTTE	NC	28207
2017-050	15503331	JOHNSON	MARK P	LINDA I	JOHNSON	320 S LAUREL AVE	CHARLOTTE	NC	28207
2017-050	15502313	KORINIS	JOHN G	ANGELINA C	KORINIS	143 S LAUREL AVE	CHARLOTTE	NC	28207
2017-050	15503327	LAWLER	STEVEN J	LAURA P	LAWLER	3905 CANTATA DR	GREENVILLE	NC	27858
2017-050	15502311	MORAVIAN	LITTLE CHURCH ON THE LANE			528 MORAVIAN LN	CHARLOTTE	NC	28207
2017-050	15503418		MCB INVESTMENT LLC			309 S LAUREL AV	CHARLOTTE	NC	28207
2017-050	15506118	MILLER	THOMAS B		GREEN ACRES INC	122 CHEROKEE RD	CHARLOTTE	NC	28207
2017-050	15502403		MILLER REALTY VENTURES LLC	THOMAS B	% MILLER	122 CHEROKEE RD	CHARLOTTE	NC	28207
2017-050	15503321	MOORE	RICHARD H	ANNE	MOORE	356 S LAUREL AVE UNIT B	CHARLOTTE	NC	28207
2017-050	15506152	MURPHY	GARY L	ANN K	MURPHY	138 CHEROKEE RD APT 3	CHARLOTTE	NC	28207
2017-050	15506141	HOMEOWNERS ASSOC. INC.	ONE CHEROKEE PLACE			P O BOX 79032	CHARLOTTE	NC	28271
2017-050	15503328	PASQUINI	JOHN A	JANE B	PASQUINI	324 S LAUREL AVE APT C	CHARLOTTE	NC	28207
2017-050	15503324	PENZELL	JAMES P	SHELIA E	PENZELL	344 S LAUREL AVE	CHARLOTTE	NC	28207
2017-050	15504418		PROVIDENCE & ARDSLEY LLC			514 PROVIDENCE RD	CHARLOTTE	NC	28207
2017-050	15503330	SHELL	JOHN R JR	LINDA R	SHELL	318 S LAUREL AVE # B	CHARLOTTE	NC	28207
2017-050	15503332	SMITH	CHARLES H			2303 CRESCENT AV	CHARLOTTE	NC	28207
2017-050	15503303	SMITH	ERIC ESTES	SALLY GRAY	SMITH	2311 CRESCENT AVE	CHARLOTTE	NC	28207
2017-050	15503320	STEWART	MARY MELISSA			360 SOUTH LAUREL AV	CHARLOTTE	NC	28207
2017-050	15504407	& MORTGAGE CO	THIES REALTY			514 PROVIDENCE RD	CHARLOTTE	NC	28207

EXHIBIT A

2017-050	15502404	TMV PARTNERS ON CRESCENT II LLC			1960 OVERHILL RD	CHARLOTTE	NC	28211	
2017-050	15502405	TMV PARTNERS ON CRESCENT LLC			1960 OVERHILL RD	CHARLOTTE	NC	28211	
2017-050	15502402	TMV PARTNERS ON PROVIDENCE ROAD LLC			1960 OVERHILL RD	CHARLOTTE	NC	28207	
2017-050	15502401	TMV PARTNERS ON THIRD STREET LLC			1960 OVERHILL RD	CHARLOTTE	NC	28211	
2017-050	15502315	TUCKER	GRAHAM E	KELSEY T	TUCKER	407 HERMITAGE CT	CHARLOTTE	NC	28207
2017-050	15502407	VAN	ALLEN GEORGE H		MARGARET ELIZABETH O	2300 CRESCENT AVE	CHARLOTTE	NC	28207
2017-050	15506151	WENTZ	E RUSSELL	ELIZABETH B	WENTZ	138 CHEROKEE RD APT 4	CHARLOTTE	NC	28207
2017-050	15503325	YON	PICKETT HOLT			348 S LAUREL AVE	CHARLOTTE	NC	28207
2017-050	15502337	YOUNUS	AMBREEN			401 HERMITAGE CT	CHARLOTTE	NC	28207
2017-050		LANDWORKS DESIGN GROUP PA				7611 LITTLE AVE, SUITE 111	CHARLOTTE	NC	28226

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

EXHIBIT B

SUBJECT: Community Meeting – Rezoning Petition # 2017-50

DATE & TIME

OF MEETING: Tuesday, April 4, 2017 at 6:00PM

PLACE OF MEETING: Circa Interiors and Antiques

2321 Crescent Avenue

Charlotte, NC 28207

We are assisting Circa Investments, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 0.77 acre site located south of Crescent Avenue and north of South Laurel Avenue (addresses: 2321 Crescent Avenue, 199 Cherokee Road) from the B-1 (Business) and O-2 (Office) zoning district to the NS Neighborhood Services zoning district. The purpose of this rezoning request is to redevelop an existing office/warehouse & separate office use to allow for a mix of uses including retail, office, and up to 6 residential units in a single building. The site development will support the proposed uses, including parking, sidewalks, and other elements.

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 Department’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 Tuesday, April 4, 2017 at 6:00 PM at Circa Interiors and Antiques, located at 2321 Crescent Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Matt Langston at (704) 841-1604 x 701.

Landworks Design Group, PA

Cc: Patsy Kinsey, Charlotte City Council District 1 (via email)
Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: March 17, 2017



2017-050 SIGN-IN SHEET

NAME	ADDRESS	PHONE	EMAIL
Linda Shell	318 S. Laurel Av	704.377-1526; 236-1817	lindashell@cmgre.com
Bob Dawson	352 S. Laurel Ave	704/999-2385	DAWSONNB@Bellsouth.NET
Catherine Horne	3145 Laurel Ave	704-957-5013	catherinew606@gmail.com
John Shell	318 S Laurel Ave	704.906.5068	jshelle@cmgre.com
Richard Maschal	360 S Laurel Ave	704-996-4920	
MISSY STEWART	360 S Laurel Ave	704-996-9080	MSTEWART@DICKENS-MITCHELL.COM
Kick Moore	356 S. Laurel Ave.	704-904-6435	KMOORE@MOOREHACKLEY.COM
Lee Thomas	2222 Crescent	704-377-63	
GEORGE H. VAN ALLEN	2300 CRESCENT	(704) 375-3775	28207
Emily Bourgeois	Brandon Road, Ct.	704-491-5966	
LEN NORMAN	2200 CRESCENT AVE	704-804-2329	lennorman@ymail.com
David Secrest	205 Circle Ave	704-458-8708	
Steve Cranford	123 Circle Ave	707-955-4318	scranford@guzil.com
Britt Weaver	2242 Crescent Ave	704-236-0040	
Juno Allison	233 S. Laurel Ave	704-376-9112	
Philip Temple	233 S Laurel Ave	704-376-9112	
Shannon Henry	2315 Crescent Ave	704-840-6346	
Mac Henry	2315 Crescent Ave	704-840-6346	
Sandra Brauhning	138-1 Cherokee	704-377-5800	
Jessica Sellen	2128 Crescent	704.649.6398	jessica.peterson2@gmail.com
Erin Murphy	138 Cherokee Rd #3	704-373-4111	erinm@com



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2017-050 SIGN-IN SHEET

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 CAROL BEAVER 2236 Crescent#1 7043326859 cmbeaver@icloud.com
 Sally & ERIC SMITH 2311 Crescent Ave. 704 361-1957 twoboysebellsouth.net
 Elaine Fortowsky 2236 Crescent 314-265-925 efortowsky@yahoo.com
 Payman Nadimi 7935 Council Pl. 904-321-8013 pnadimi@esamsre.com
 Elizabeth Livingston 2233 Crescent Ave 704-957-6411
 Virginia + Howard Hinshaw 208 Circle Ave hhinshaw@carolina.rr.com
 Sandra Browning 138-1 Cherokee Rd. sandrabrowning41@gmail.com
 Cathy + Reza Nikrooz 236 Laurel Ave cathy.nikrooz@wellsfargo.com
 Don + Anne-Marie Cummings 2201 Crescent Ave 704-375-4837 damcummins@gmail.com
 Sindana + Geoff Walker 3405 Javel tue 704.293.5098 gpandret@yahoo.com
 Marilyn + Steve Marshall 2211 Crescent Ave 704 332-6852 marshallstpackebellsouth.net
 Phyllis Schultz & Matt Gromet 2441 Sedley Rd. 704-364-3633 pschultz47@earthlink.net
 Megan Mukherjee 2208 Crescent Ave 704 236 8867
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 Lee Thomas leettthomas@gmail.com 2222 Cresc 704 377-6372
