

COMMUNITY MEETING REPORT

Petitioner: Hopedale Builders, Inc.

Rezoning Petition No. 2017-068

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.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

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 attached hereto by depositing such notice in the U.S. mail on April 28, 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 Monday, May 8th, 2017 at 7:00 p.m. at Amelie's French Café and Bakery, 2424 N. Davidson Street #102, Charlotte, NC 28205.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Brett Taylor, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates and Thomas Happapurro with Design Resource Group.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown began by presenting an agenda, which included background on the property's zoning, a general overview of the rezoning process, the rezoning proposal, and time for questions and discussion.

Mr. Brown indicated that the Petitioner proposes to rezone three non-contiguous parcels of land located on the south side of Faison Avenue, between North Davidson Street and North Brevard Street. Mr. Brown explained that the Petitioner, Hopedale Builders, is a high quality custom home builder who has worked mostly in the Myers Park and Dilworth area. The three lots currently are occupied by duplexes, which are not all inhabited or habitable. The existing homes are very close to the street and right-of-way. The current zoning is R-5, which permits residential uses up to 5 units per acre. Under the current zoning ordinance, the existing houses would not be permitted to be rebuilt in the R-5 zoning district this close to the street. Mr. Brown explained that the Petitioner is not requesting an increase in density from the existing development, but needs the design flexibility of a more urban district. Mr. Brown stated that the Petitioner is seeking to rezone the property to the UR-2(CD) district. Mr. Brown explained that the rezoning proposal will be subject to a site-specific plan with commitments to items such as architectural quality, number of units, and access points. The Petitioner plans to own and maintain the duplex units rather than put them on the for-sale market.

Mr. Brown explained that the Petitioner's duplex proposal would set the tone for Faison Avenue and

likely preclude a major redevelopment from drastically increasing the density along the street.

Mr. Brown demonstrated that the Petitioner has set up the parcels to have back-loaded garages and an internal driveway so that each unit does not require a driveway curb cut off of Faison Avenue. If the Petitioner is able to obtain ownership of additional parcels separating the currently-proposed lots, the Petitioner could continue this internal drive and further limit the number of curb cuts. The intent of this is to help enhance the pedestrian experience along Faison Avenue.

Mr. Brown then showed proposed renderings for the duplex units, which have also been shown in a meeting with the NoDa Neighborhood Association. The renderings demonstrate a usable, raised porch and hidden garage, and have been designed to blend building materials reminiscent of the surrounding mill and residential bungalow construction in the neighborhood. The Petitioner will continue to discuss the architectural design with neighbors and work with the NoDa Neighborhood Association.

An attendee inquired into the proposed setback for the redevelopment. The Petitioner's agent responded that the duplexes will be built approximately sixteen feet from the existing back of curb. Some of the existing houses appear to be closer to the street than the proposed redevelopment.

One attendee worried that the remaining houses on Faison Avenue may be dwarfed by the height of the proposed duplexes. The Petitioner's agent said that the Petitioner can show a plan that demonstrates the proposed duplex footprints in comparison to the surrounding homes.

Another attendee inquired into the streetscape improvements proposed in this rezoning petition. Mr. Brown explained that although he has heard from several NoDa neighbors that an inconsistent streetscape is undesirable, the City Planning department is likely to maintain their request of an eight foot planting strip and six foot sidewalk in front of the redeveloping lots. Another attendee stated that, in general, the neighborhood is opposed to installing planting strips in areas such as this.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:45 p.m.

Respectfully submitted, this 15th day of May, 2017.

cc: Council Member Patsy Kinsey
Sonja S. Sanders, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst
2017-068	08307325	BASS	CHARISSA A
2017-068	08307303	BERNARD	TRAVIS
2017-068	08306805	BIRKNER	ANNA E
2017-068	08306907	BROOKS	CALVIN TEAL JR (R/L/T U/A
2017-068	08306908	BROOKS	CALVIN TEAL JR (R/L/T U/A
2017-068	08306909	BROOKS	CALVIN TEAL JR (R/L/T U/A
2017-068	08306910	BROOKS	CALVIN TEAL JR (R/L/T U/A
2017-068	08306814	BUSHER	SEAN C
2017-068	08306911	CALVIN TEAL BROOKS JR	R/LIVING TRUST
2017-068	08306912	CALVIN TEAL BROOKS JR	R/LIVING TRUST
2017-068	08307808	CCH HIGHLAND MILL LLC	
2017-068	08307315	CORDON	ANITA
2017-068	08307304	CUTTER	ALICE B
2017-068	08306822	DIBIAEZUE	CHARLES
2017-068	08306806	DIBIAEZUE	CHARLES C
2017-068	08306817	DRAKAS INVESTMENTS LLC	
2017-068	08301132	DUKE POWER CO	ATTN: TAX DEPT - PB05B
2017-068	08306807	EDWARDS	MALIK
2017-068	08307326	ELLER	DAVID
2017-068	08307317	FOX	MELINDA OLBRICH
2017-068	08303145	GATEWAY COMMUNITIES NC LLC	
2017-068	08306815	HARINGX	SHANNON C
2017-068	08307324	HENDERSON	JOSEPH BROADUS III
2017-068	08306816	HOPEDALE PROPERTIES LLC	
2017-068	08306820	HOPEDALE PROPERTIES LLC	
2017-068	08306821	HOPEDALE PROPERTIES LLC	
2017-068	08306801	IVM PROPERTIES LLC	
2017-068	08307301	JMPH PROPERTIES LLC	
2017-068	08307399	JMPH PROPERTIES LLC	
2017-068	08307323	KELLY	ERIN
2017-068	08306904	LACOUR	GREGORY G.
2017-068	08306809	MARTIN	NEWTON D
2017-068	08307321	MAYETTE	RYAN
2017-068	08306903	MCMEHAN	CHRISTOPHER SHANE
2017-068	08306812	MYERS PARK PROPERTIES INC	
2017-068	08307307	NGUYEN	CHRISTOPHER L
2017-068	08307308	NGUYEN	CHRISTOPHER L
2017-068	08306905	PUCKETT	LAUREN W
2017-068	08307801	QUADBRIDGE HML OWNER LLC	
2017-068	08307322	RAMSEY	AUSTIN T
2017-068	08306808	ROSS	THERON M
2017-068	08307316	STUDIO 6 NODA TOWNHOMES OWNERS INC	
2017-068	08307314	SYED	WAJAHAT
2017-068	08306901	TRANGSRUD	CHRISTOPHER H
2017-068	08306906	WALKER	SANDRA LEE RITCH
2017-068	08306819	WESTERN LIGHTS LLC	

2017-068	08306823	WESTERN LIGHTS LLC	
2017-068	08306902	WHITE	S J
2017-068		COLLIN BROWN/BAILEY PATRICK, JR.	

cownerfirs	cownerlast	mailaddr1
		2728 N DAVIDSON ST
		609 CHARLES AVE
	RANDOLPH C WALL	2131 KENMORE AVE
		15902 HWY 218
HEATHER D	BUSHER	811 W 4TH ST
CALVIN TEAL JR	BROOKS	15902 HWY 218
CALVIN TEAL JR	BROOKS	15902 HWY 218
		3730 GLEN LAKE DR STE 125
		4315 WINEDALE LN
		615 CHARLES AVE
		PO BOX 36893
		PO BOX 36893
		P O BOX 33871
		422 S CHURCH ST
		2518 SULLEYFIELD PL #203
		2724 N DAVIDSON ST
JEFFREY THOMAS	FOX	601 CHARLES AVE
		6701 CARMEL RD STE 118
		2502 SHADY LAWN DR
COREY SUSAN	HENDERSON	2732 N DAVIDSON ST
		PO BOX 11982
		PO BOX 11982
		PO BOX 11982
		3118 CLEMSON AVE
		8715 PRESERVE POND RD
		8715 PRESERVE POND RD
		2736 N DAVIDSON ST
		2828 N BREVARD ST
	C MARIE	2615 ALBATROSS LN
		2744 N DAVIDSON ST
GRADY	NCNEGAB	2832 NORTH BREVARD ST
		2701 NORTH DAVIDSON ST
		14389 NOLEN LN
		14389 NOLEN LN
WILLIAM L JR	PUCKETT	3020 YADKIN AVE
	C/O TRIBRIDGE RESIDENTIAL LLC	1575 NORTHSIDE DR NW
		2740 N DAVIDSON ST
CHRISTINA M	WELSH	500 CHARLES AVE
		833 EAST BLVD
FERAH	SYED	10906 TAVERNAY PKWY
KRISTI	TRANGSRUD	4309 CASTLE RIDGE CT
WARDELL WALKER	WALKER	2820 N BREVARD ST
		414 FAISON AVE

DAISY R

WHITE

PO BOX 166
2838 N BREVARD ST
214 N. TRYON STREET

mailaddr2	city	state	zipcode
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28204
	INDIAN TRAIL	NC	28079
	INDIAN TRAIL	NC	28079
	INDIAN TRAIL	NC	28079
	INDIAN TRAIL	NC	28079
	CHARLOTTE	NC	28202
	INDIAN TRAIL	NC	28079
	INDIAN TRAIL	NC	28079
	CHARLOTTE	NC	28208
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28236
	CHARLOTTE	NC	28236
	CHARLOTTE	NC	28233
	CHARLOTTE	NC	28242
	CHARLOTTE	NC	28273
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28226
	GREENSBORO	NC	27408
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28220
	CHARLOTTE	NC	28220
	CHARLOTTE	NC	28220
	CHARLOTTE	NC	28205
	CORNELIUS	NC	28031
	CORNELIUS	NC	28031
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	MATTHEWS	NC	28104
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28277
	CHARLOTTE	NC	28277
	CHARLOTTE	NC	28205
BUILDING 100 SUITE 200	ATLANTA	GA	30318
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28203
	CHARLOTTE	NC	28262
	CHARLOTTE	NC	28269
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205

47TH FLOOR

MERIDIAN	MS	39302
CHARLOTTE	NC	28205
CHARLOTTE	NC	28202

Pet_No.	Neighborho	First_Name	Last_Name	Street_Add
2017-068	Graham Hieights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St
2017-068	Noda Neighborhood Association	Hollis	Nixon	3409 Ritch Av
2017-068	Optimist Park	Pauline	Simuel	412 E 18th Stret

City	State	zip
Charlotte	NC	28206
Charlotte	NC	28206
Charlotte	NC	28206

EXHIBIT B

April 28, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Monday, May 8th, 2017 at 7:00 p.m.
Location: Amelie's French Bakery & Café
2424 N Davidson Street #102
Charlotte, NC 28205
Petitioner: Hopedale Builders, Inc.
Petition No.: 2017-068

Dear NoDa Resident,

We represent Hopedale Builders, Inc. (the "Petitioner") in its plans to redevelop a 0.41 acre property located on the south side of Faison Avenue between North Davidson Street and North Brevard Street (the "Property"). The Petitioner is seeking to rezone the Property from the R-5 zoning district to the UR-2(CD) zoning district in order to accommodate its townhome redevelopment plans.

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 invite you to attend the Official Community Meeting regarding this Petition on **Monday, May 8th, at 7:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Patsy Kinsey
Sonja S. Sanders

EXHIBIT C

EXHIBIT D

The logo for K&L GATES, featuring the company name in white, uppercase, sans-serif font on a solid orange rectangular background.

K&L GATES

Official Community Meeting

Rezoning Petition No. 2017-068
Hopedale Builders

May 8, 2017

@ Amelie's French Bakery & Café

AGENDA

- Property Location
- Current Zoning
- Rezoning Overview
- Rezoning Petition Proposal
- Design Discussion
- Questions



Brett Taylor

HB **HOPEDALE**
B U I L D E R S

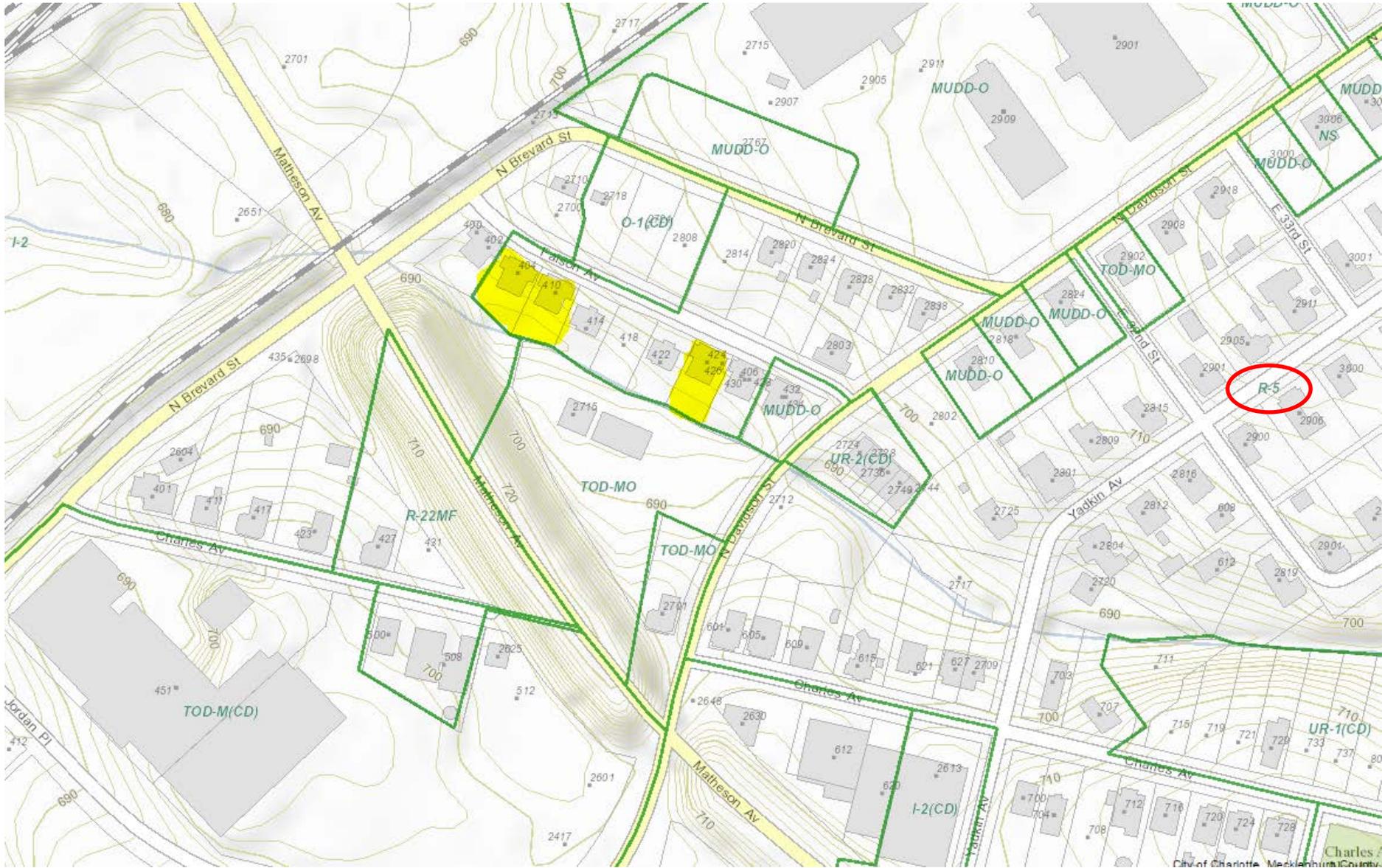
drG
DESIGN
RESOURCE
GROUP

 HOUGHLAND ARCHITECTURE.
704.650.1148 www.HoughlandArchitecture.com

K&L | GATES
Collin Brown & Brittany Lins



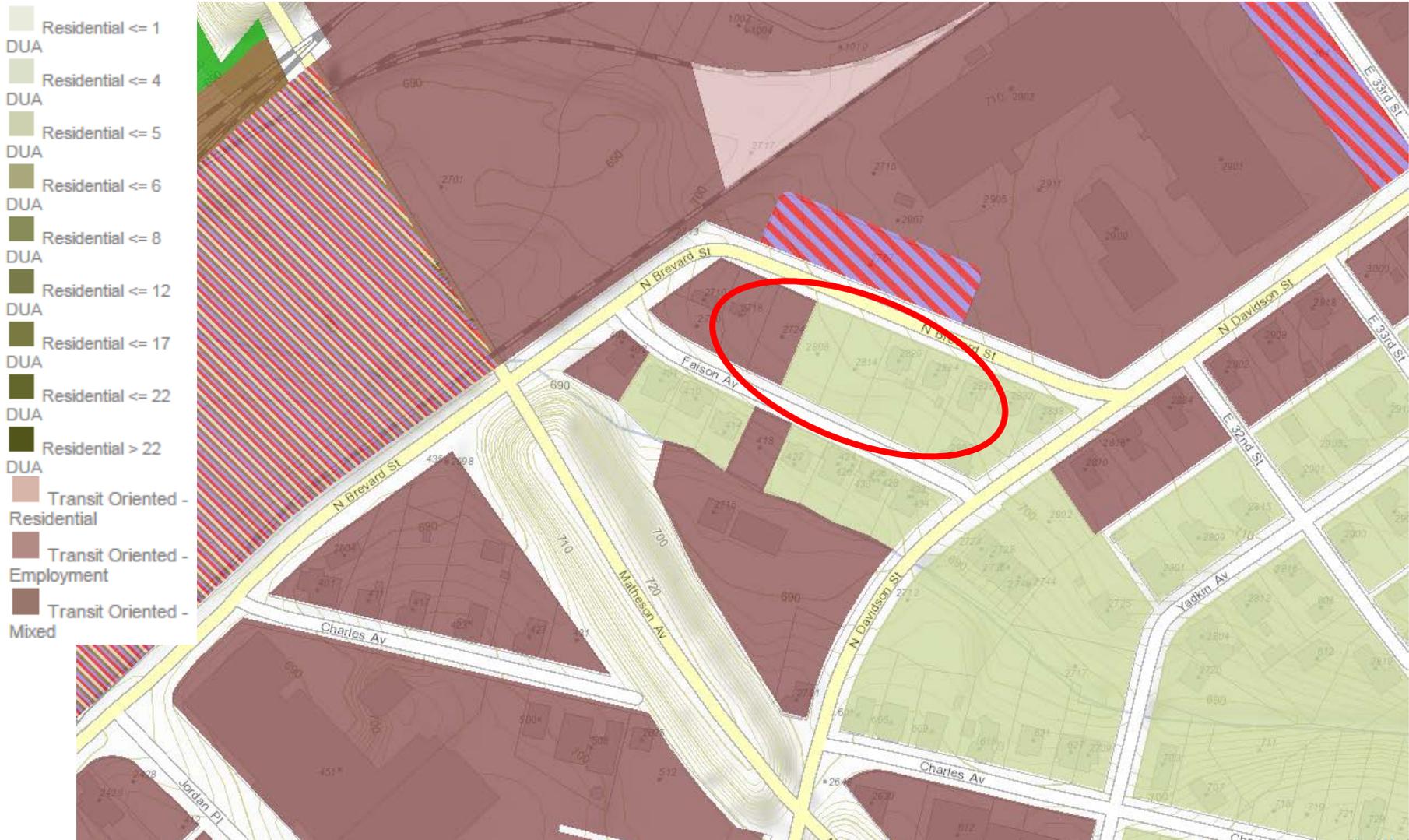
Current Zoning

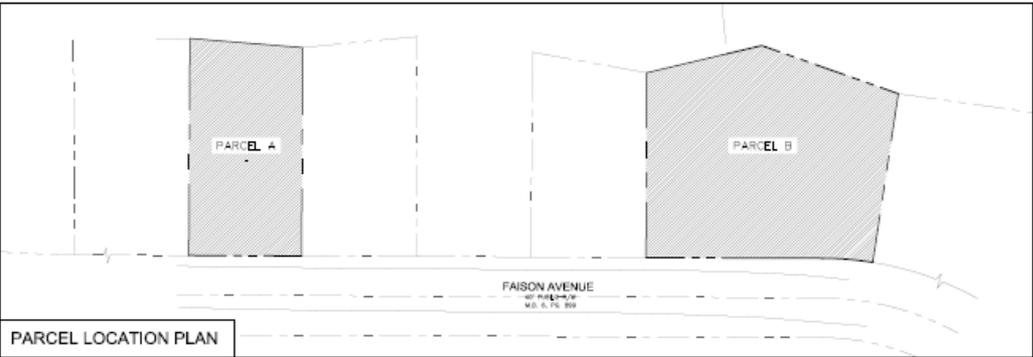




Transit Station Area Plan

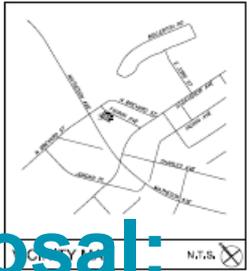
City's Area Plan Proposed Land Use



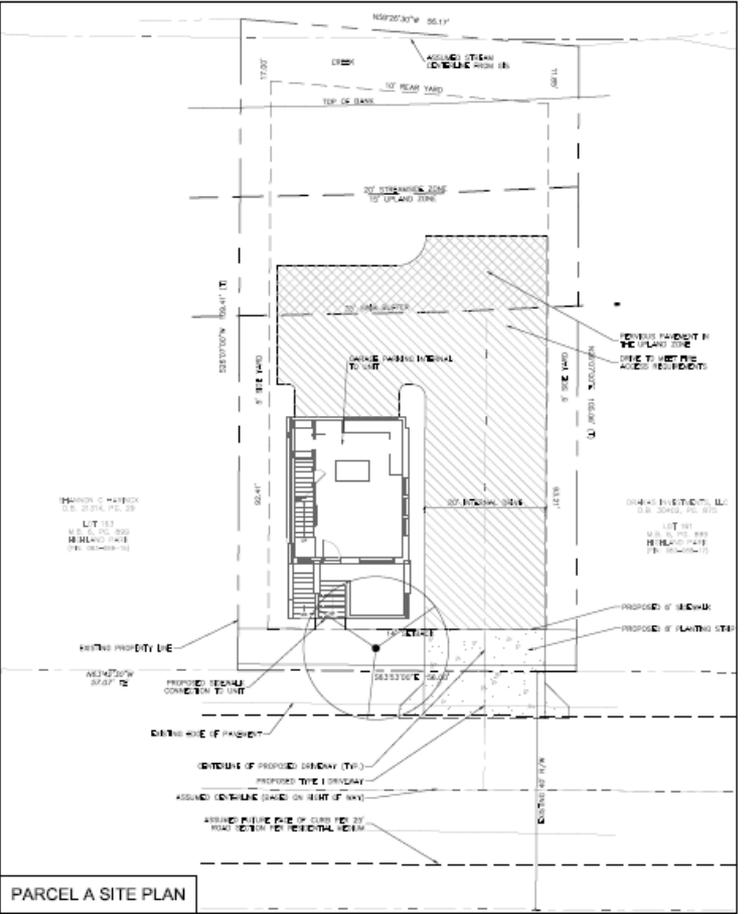


PARCEL LOCATION PLAN

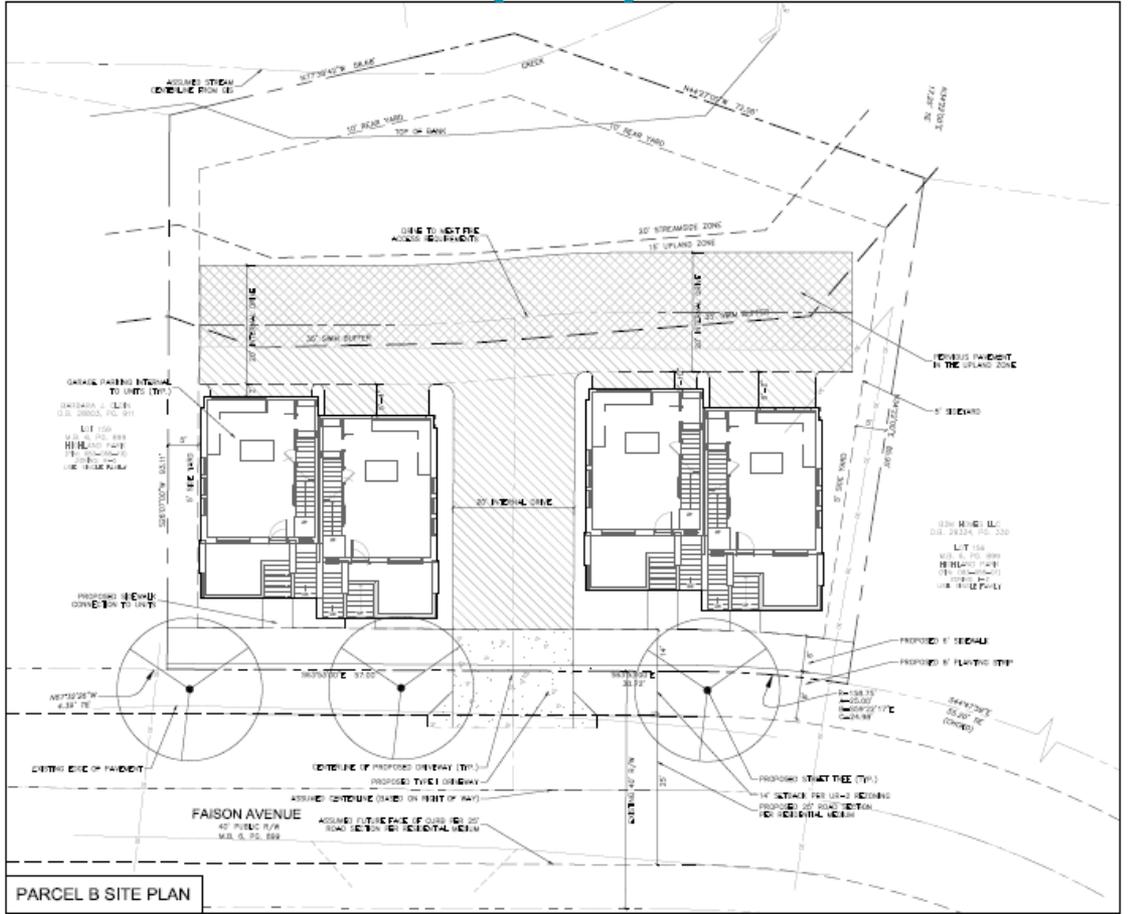
DEVELOPMENT DATA TABLE	
THE APPLICANT	4011 AC
THE PARCEL	000-00000, 00-0000-00, AND 000-000-00
EXISTING ZONING	R-0
PROPOSED ZONING	UR-2
EXISTING USE	RESIDENTIAL
PROPOSED USE	UP TO 12 TOWN HOME UNITS
MAXIMUM BUILDING HEIGHT	40'
PARKING PROVISION	SMALL LOTS (20 CUBIC YD) - 4 SPACES PER RESIDENT



Rezoning Proposal: UR-2(CD)



PARCEL A SITE PLAN



PARCEL B SITE PLAN

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IV. ARCHITECTURAL STANDARDS

1. THE TOWNHOME UNITS SHALL FRONT FAISON AVENUE, AS DEPICTED ON THE REZONING PLAN.
2. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING FAISON AVENUE SHALL COMPRISE OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDYPLANK") AND/OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
3. PROHIBITED EXTERIOR BUILDING MATERIALS:
 - a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
 - b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

V. STREETScape AND LANDSCAPING

1. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON FAISON AVENUE.
2. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
3. PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST FOURTEEN (14) FEET FROM THE EXISTING BACK OF CURB OF FAISON AVENUE.

VI. OPEN SPACE

- THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE AND TREE SAVE REQUIREMENTS.



STREET VIEWS

Scale:

FAISON STREET HOMES

5/8/17

HOPEDALE PROPERTIES LLC



FRONT ELEVATION
Scale: 1/8" = 1'-0"

FAISON STREET HOMES
5/8/17

 **HOUGHLAND ARCHITECTURE.**
704.650.1148 www.HoughlandArchitecture.com

HOPEDALE PROPERTIES LLC



	RIGHT ELEVATION
	Scale: 1/8" = 1'-0"



Questions/Discussion



K&L GATES