

COMMUNITY MEETING REPORT  
**Petitioner: Optimist Park Partners, LLC**  
Rezoning Petition No. 2017-101

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-1 attached hereto by depositing such notice in the U.S. mail on August 25, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, September 5, 2017 at 6:30 PM at Belmont Regional Center located at 700 Parkwood Avenue in Charlotte, North Carolina.

**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 B. The Petitioner's representatives at the Community Meeting were Eric Speckman, Chris Warren, Andy Lucas, Andy Henson and Cooper Morrison of the Petitioner, Jeff Oden and Emily Blackwell of Stewart Engineering and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives.

Utilizing the power point presentation, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this rezoning request is an approximately 2.17 acre site located on Parkwood Avenue, East 16<sup>th</sup> Street and North Caldwell Street. A portion of the site is located across Parkwood Avenue from Tompkins Hall and a portion of the site is located next to Duncan Gardens.

The site is currently zoned B-1, B-2, R-8 and R-22 MF.

John Carmichael stated that the Petitioner is requesting the rezoning of the site to the TOD-RO zoning district to accommodate the development of a residential community on the site that could contain up to 60 single family attached dwelling units.

John Carmichael then shared the site plan of the proposed development. Among other things, John Carmichael stated that the Petitioner would extend East 16<sup>th</sup> Street to Parkwood Avenue. Each dwelling unit would have a rear loaded tandem 2 car garage. Each garage would be

accessed from an internal private drive. The vehicular access points into the site would be from North Caldwell Street, East 16<sup>th</sup> Street and East 17<sup>th</sup> Street.

John Carmichael stated that there would be 6 additional parking spaces on the site and a total of approximately 18 on-street parking spaces along Parkwood Avenue and East 16<sup>th</sup> Street.

John Carmichael stated that the white portions of the dwelling units represent exterior terraces.

Andy Lucas then addressed the meeting and he shared and discussed the elevations of the dwelling units. Andy Lucas stated that each unit would have a 2 car garage. Each unit would have 3 bedrooms and 3 bathrooms. Each unit would essentially be a 4 level unit, with the first level being the garage and the upper 3 levels being the living areas. The maximum height of the dwelling units would be 44 feet. Except for the dwelling units that would be adjacent to the single family homes located on East 17<sup>th</sup> Street, each dwelling unit would have an outdoor terrace located on the top level of the dwelling unit.

Andy Lucas pointed out the brick veneer on the front and side elevations of the dwelling units and he stated that the primary exterior building materials would be brick veneer and cementitious siding.

There would be a stoop and a patio at the front door of each dwelling unit. Residents could sit on the patio and interact with neighbors.

Emily Blackwell then shared and discussed a cross section that depicts the distance of the dwelling units that would be adjacent to the single family homes on East 17<sup>th</sup> Street from the eastern property line of the site, and the distance of the dwelling units from the single family homes on East 17<sup>th</sup> Street. Emily Blackwell stated that the proposed dwelling units would be located a minimum of 24 feet from the site's eastern property line. The single family homes located on East 17<sup>th</sup> Street would be located 75 to 85 feet from the site's eastern property line.

Andy Lucas discussed some changes to the site plan and the dwelling units based upon comments received from the neighbors. The upper level terraces have been removed from the dwelling units that would be adjacent to the single family homes on East 17<sup>th</sup> Street. Additionally, landscaping has been added to the drive aisles within the site.

In response to a comment, Andy Lucas stated that they could soften the property line next to the single family homes located on East 17<sup>th</sup> Street by enhancing the landscaping along this property line.

An attendee who lives on East 17<sup>th</sup> Street asked how far the proposed dwelling units would be from the common property line with her property, and Andy Lucas stated that the edge of the building would be 24 feet from the site's eastern property line. Andy Lucas stated that her home is located approximately 80 feet from the site's eastern property line. Andy Lucas stated that they would try to save existing trees located along this property line.

A discussion then ensued between Andy Lucas and residents of Duncan Gardens regarding whether or not the existing fence located along the common property line of the site and Duncan Gardens would be maintained or removed. The parties agreed to work with each other on this issue, but no decision was reached at the Community Meeting.

A resident of Duncan Gardens stated that he is concerned with the current location of the Duncan Gardens dumpster. Andy Lucas agreed to discuss this issue with residents of Duncan Gardens. A resident of Duncan Gardens stated that he would like improved interaction between Duncan Gardens and the site.

An attendee expressed a concern with the height of the proposed dwelling units next to Duncan Gardens. This individual prefers a 24 foot building setback from the common property line with Duncan Gardens.

An attendee suggested a re-orientation of some of the proposed buildings. An attendee suggested having the front of the buildings face North Caldwell Street rather than the side of the buildings. Andy Lucas stated that this is helpful feedback.

In response to a question, Andy Lucas stated that 60 dwelling units are currently planned for the site.

Andy Lucas described the patio/stoop at the front entrance of the dwelling units.

An individual asked if the pedestrian walkways on the site would be restricted only to use by residents of the proposed development, and Andy Lucas stated that neighbors would not be prevented from using the pedestrian walkways.

An attendee stated that there are a lot of walkers in the neighborhood.

An attendee asked if there is a maximum percentage of impervious area that is permitted on the site. In response, Jeff Oden described the measures that would have to be implemented on the site in an effort to control storm water runoff. It would be 2 and 10 year peak volume control.

An attendee stated that when there is a heavy rain in his cul-de-sac, the storm water overflows.

Jeff Oden stated that the measures that would be implemented on the site would control the storm water for more normal storms. Large storms would be a different situation.

An attendee stated that the TOD district is designed to increase the amount of people who will walk to a transit station. This attendee asked how the driveways would interact with the adjacent streets. Andy Lucas stated that the driveways would be at grade with the adjacent streets.

In response to a question, Andy Lucas stated that the Petitioner would install new sidewalks along the site's public street frontages.

An attendee suggested that the Petitioner reduce the number of dwelling units from 60 units to 55 units and provide some green space for a dog park or another use.

In response to a question, Andy Lucas stated that the price points for the dwelling units would be from the high \$200,000s to the low \$300,000s.

In response to a question regarding the name of the proposed development, Andy Lucas stated that they are open to suggestions.

In response to a question, Andy Lucas pointed out where Davidson Street is located.

An attendee reiterated the suggestion of adding green space to the proposed development.

An attendee stated that the Petitioner has done a good job with the site plan.

In response to a question, Andy Lucas stated that the garage is located on the ground floor of the dwelling units, so there are no windows on the ground floor side elevations.

An attendee asked if the Petitioner could do something engaging on the ground floor side elevations such as public art, and Andy Lucas stated that they could not attach public art to a private home. Andy Lucas stated that the Petitioner could look at windows.

In response to a discussion, John Carmichael stated that the on-street parking on East 16<sup>th</sup> Street should calm the traffic on East 16<sup>th</sup> Street.

An attendee asked if there was any thought to line up the North Caldwell entrance into the site with the entrance into the development located across North Caldwell Street, and Andy Lucas stated that this was not considered.

An attendee stated that the proposed development is a nice project that would help the neighborhood.

An attendee stated that 60 dwelling units is a lot of dwelling units for this site.

In response to a question, Andy Lucas stated that the maximum height of the dwelling units would be 44 feet.

A resident on East 17<sup>th</sup> Street stated that she is concerned that she will feel boxed in by this proposed development and other developments in the area.

An area resident stated that she appreciated the information, and that anything that can be done to soften the edges of the development would be appreciated.

An attendee stated that she is concerned about children in the area, and she would like a playground on the site.

Andy Lucas thanked the attendees for attending the Community Meeting, and the Community Meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

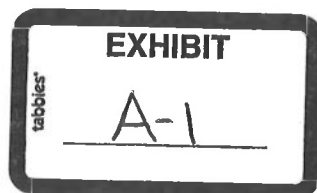
The buildings located on the North Caldwell Street portion of the site have been re-oriented, and the front of the buildings rather than the sides of the buildings located immediately adjacent to North Caldwell Street now face North Caldwell Street, which improves the streetscape along North Caldwell Street. Additionally, a dwelling unit has been eliminated and green space has been added to the site.

Respectfully submitted, this 11<sup>th</sup> day of September, 2017.

**Optimist Park Partners, LLC, Petitioner**

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-101		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2017-101		Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2017-101		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2017-101	Belmont Community	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2017-101	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2017-101	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2017-101	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave.	Ste 204	Charlotte	NC	28205
2017-101	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2017-101	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2017-101	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2017-101	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2017-101	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2017-101	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2017-101	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2017-101	Friends Of Fourth Ward	Mary	Spears	229 N. Church Street, Suite 300		Charlotte	NC	28202
2017-101	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2017-101	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2017-101	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2017-101	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2017-101	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2017-101	Optimist Park	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2017-101	Optimist Park	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2017-101	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2017-101	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2017-101	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2017-101	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2017-101	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2017-101	Villa Heights Community Organization	Kate	Frear	2215 Yadkin Ave.		Charlotte	NC	28205
2017-101	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2017-101	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205



Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfrs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-101	08104202	WHITE POINT PACES PARTNERS LLC			ATTN DAVID COCHRAN	4900 PACES FERRY RD STE 500		ATLANTA	GA	30339
2017-101	08106101	CYGNUS CONSTRUCTION LLC				1646 HWY 160 W STE 8115		FORT MILL	SC	29708
2017-101	08106107	COFIELD	WILHELMENIA			425 E 15TH ST		CHARLOTTE	NC	28206
2017-101	08106109	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2017-101	08106110	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2017-101	08106111	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2017-101	08106112	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2017-101	08106115	KHAN	FAYEZ	SYEDA MONA	BADAR	3143 ROYAL MEADOW CT		SAN JOSE	CA	95014
2017-101	08106116	GOKCEN	SERDAR NUSRET			7025 MEADOW RUN LN		CHARLOTTE	NC	28277
2017-101	08106117	SLAJR INC				816 E 20TH ST		CHARLOTTE	NC	20205
2017-101	08106118	GOKCEN	ULER R	SUMRU	GOKCEN	7025 MEADOW RUN LN		CHARLOTTE	NC	28277
2017-101	08106119	ERRINGTON	CRAIG J			410 E 16TH ST UNIT 43		CHARLOTTE	NC	28205
2017-101	08106120	DOUGLAS	TASOS A			164 PARKWOOD AVE UNIT 38		CHARLOTTE	NC	28202
2017-101	08106121	SPRING PARK REALTY LLC				12003 OLDEN CT		CHARLOTTE	NC	28262
2017-101	08106122	CLONARIS	DEMETRIOS			156 PARKWOOD AV UNIT 36		CHARLOTTE	NC	28202
2017-101	08106123	VASTIS	GREGORY S			152 PARKWOOD AVE UNIT 35		CHARLOTTE	NC	28202
2017-101	08106124	PHOTOPOULOS	FRANK P			148 PARKWOOD AVE		CHARLOTTE	NC	28205
2017-101	08106125	BELLINGER	GUSSIE B			1321 DUNCAN GARDENS DR UNIT 33		CHARLOTTE	NC	28206
2017-101	08106126	FRANCO	JOE D			1317 DUNCAN GARDENS DR UNIT 32		CHARLOTTE	NC	28205
2017-101	08106127	SAW PROPERTY AND INVESTMENTS LLC				12802 HEDGEWAY DR		CHARLOTTE	NC	28278
2017-101	08106128	FORQUER	ROBERT ALAN	TRACE E	FORQUER	1309 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106129	RUSSELL AND ROMAN INVESTMENTS LLC				1305 DUNCAN GARDENS DR		CHARLOTTE	NC	28205
2017-101	08106130	KLEEKAMP	JESSICA L			1204 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106131	GARDNER	SHAWN SR			1208 DUNCAN GARDENS DR UNIT 5		CHARLOTTE	NC	28205
2017-101	08106132	FRANK	TERRY ELAINE			1212 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106133	FRANK	GREGORY ANDREW			1216 DUNCAN GARDENS DR		CHARLOTTE	NC	28205
2017-101	08106134	LAKHIANI	SIMRAN			1220 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106135	GOKCEN	ULER R	SUMRU A	GOKCEN	7025 MEADOW RUN LN		CHARLOTTE	NC	28277
2017-101	08106136	QUINN	MICHAEL A	LORI Y	QUINN	1228 DUNCAN GARDENS DR UNIT 14		CHARLOTTE	NC	28206
2017-101	08106137	MCMICHAEL	KEITH			1232 DUNCAN GARDENS DR UNIT 16		CHARLOTTE	NC	28206
2017-101	08106138	GRANT	GEORGE			1236 DUNCAN GARDENS DR UNIT 23		CHARLOTTE	NC	28206
2017-102	08106139	HALTERMAN	TIMOTHY L	JACLYNN M	HALTERMAN	1325 MORNINGSIDE DR		CHARLOTTE	NC	28205
2017-101	08106140	MAY	COREY			1244 DUNCAN GARDENS DR UNIT 22		CHARLOTTE	NC	28206
2017-101	08106141	BLOSZINSKY	RYAN J			1248 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106142	DANBURG	JARRID			1252 DUNCAN GARDENS DR UNIT 11		CHARLOTTE	NC	28206
2017-101	08106143	PHILLIPS	MARIE			5007 JORDANUS CT		CHARLOTTE	NC	28277
2017-101	08106144	HERNANDEZ	JOHN C	JOANNE S	HERNANDEZ	1260 DUNCAN GARDENS DR UNIT 10		CHARLOTTE	NC	28205
2017-101	08106145	VANGARD 11 LLC				4412 HATWOOD KNOLL		LAKE WYLLIE	SC	29745
2017-101	08106146	HEYDORN	RUSSELL PAUL	ERIN ANNE	WHITE	1268 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106147	RAINS	GORDON R			12721 DUNCAN GARDENS DR #17		CHARLOTTE	NC	28206
2017-101	08106148	NEAVERTH	ELIZABETH			1276 DUNCAN GARDENS DR UNIT 1276		CHARLOTTE	NC	28206
2017-101	08106149	MCCOLLUM	DANIEL J	JAMIE	MCCOLLUM	1280 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106150	BAYES	THOMAS B			1284 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2017-101	08106151	JERNIGAN	EDWARD SCOTT			1288 DUNCAN GARDENS DR UNIT 25		CHARLOTTE	NC	28208
2017-101	08106152	DALE	JOHN HUNTER			1292 DUNCAN GARDENS DR UNIT 26		CHARLOTTE	NC	28206
2017-101	08106153	NAVA	JORGE L			3119 SHADOW RETREAT DR		STALLINGS	NC	28104
2017-101	08106154	BROOKS	DAVID			1203 N CALDWELL ST UNIT #1		CHARLOTTE	NC	28206
2017-101	08106155	COPELAND	STEPHEN			1205 N CALDWELL ST UNIT 2		CHARLOTTE	NC	28206
2017-101	08106156	HAMEES	KARA			1207 N CALDWELL ST UNIT 3		CHARLOTTE	NC	28206
2017-101	08106157	DAVIS	JONATHAN PATRICK			1209 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08106208	BETHEL WORSHIP CENTER INC				420 EAST 15TH ST		CHARLOTTE	NC	28206
2017-101	08106505	15TH STREET PROPERTIES INC				517 EAST 18TH ST		CHARLOTTE	NC	28206
2017-101	08106607	EDGE LINE RESIDENTIAL LLC				2338 IMMOKALEE RD STE 149		NAPLES	FL	34110
2017-101	08106608	DERGO	JOHN			1204 NORTH CALDWELL ST UNIT 1		CHARLOTTE	NC	28205
2017-101	08106609	GARDYASZ	RYAN			1206 N CALDWELL ST		CHARLOTTE	NC	28208
2017-101	08106610	LARSON	TAYLOR P			1208 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08106611	KASPER	JOHANNA S			1210 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08106612	MATHIS	JASON W	RHONDA E	MATHIS	1212 NORTH CALDWELL ST #2		CHARLOTTE	NC	28208
2017-101	08106613	BAILEY	IVAN A			1214 N CALDWELL ST UNIT 3		CHARLOTTE	NC	28206
2017-101	08106614	MILLER	AARON			304 CHICKASAW TL		MAIDEN	NC	28450
2017-101	08106615	MOUSAVI	SEYEDREZA			14402 N 23RD ST		PHOENIX	AZ	85012
2017-101	08106616	MILLER	JUSTIN D			1220 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08106617	ABDEL-HAMEED	TARIK			1226 NORTH CALDWELL ST UNIT 6		CHARLOTTE	NC	28205
2017-101	08106618	LECAROS	LUIS A			1224 CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08106619	SHUKLA	SAGAR			1222 N CALDWELL ST UNIT 12		CHARLOTTE	NC	28206
2017-101	08107101	LITTLE	JIMMY L	RUBY S	LITTLE	1300 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107105	WALKER	MARILYN B			1315 N DAVIDSON ST		CHARLOTTE	NC	28206
2017-101	08107108	PROTESTANT EPISCOPAL CHURCH	DIOCESE OF N C (TST)		C/O R JONES	PO BOX 5331		CHARLOTTE	NC	28225
2017-101	08107109	JONES	BARBARA R			1316 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107110	ANTHONY	LARRY D	DEBORAH JEAN	ANTHONY	1312 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107111	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-238	CHARLOTTE	NC	28204
2017-101	08107112	MONTGOMERY	NENIA P			1304 N CALDWELL		CHARLOTTE	NC	28206
2017-101	08107113	JOHNSTON	CECELIA			1301 N DAVIDSON		CHARLOTTE	NC	28206
2017-101	08107114	TURNER	KRISTI D			1305 N DAVIDSON ST		CHARLOTTE	NC	28206
2017-101	08107116	MCCOY	ROSALAND A	CHARLOTTE, INC	C/O HABITAT FOR HUMANITY OF	PO. BOX 220287		CHARLOTTE	NC	28222
2017-101	08107117	ANTHONY	LARRY D		DEBORAH JEAN	1312 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107201	NGUYEN	DIEU VAN		LAN THI	1400 N CALDWELL ST		CHARLOTTE	NC	28205
2017-101	08107216	SISK	JASON R			1404 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107601	300 PARKWOOD LLC				2131 AYLESLEY TOWN BLVD STE 300		CHARLOTTE	NC	28273
2017-101	08107603	PROTESTANT EPISCOPAL	CHURCH THE (TRUSTEES)			PO BOX 5331		CHARLOTTE	NC	28225
2017-101	08107604	DIOCESE OF NORTH CAROLINA	(TST)		C/O CHAPEL OF CHRIST	PO BOX 5331		CHARLOTTE	NC	28225
2017-101	08107605	EPISCOPAL DIOCESE OF N C				425 E 17TH ST		CHARLOTTE	NC	28206
2017-101	08107606	CHAPEL OF CHRIST THE KING				425 E 17TH ST		CHARLOTTE	NC	28206
2017-101	08107607	NY	VUTHY	THONY	SING	1415 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107609	HASAN	MOHAMAD-ALI			172 UNION ST NORTH		CONCORD	NC	28025
2017-101	08107610	TUCKER	HARRISON S	WILLIAM S JR	TUCKER	364 PAGE ST APT 9		SAN FRANCISCO	CA	94102
2017-101	08107611	SIMUEL	PAULINE B			412 E 18TH ST		CHARLOTTE	NC	28206
2017-101	08107612	ABRAHAM	JAVARUS			408 E 18TH ST		CHARLOTTE	NC	28206
2017-101	08107616	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2017-101	08107617	PROTESTANT EPISCOPAL CH	IN THE DIOCESE OF N C			1401 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107701	OPTIMIST PARK PARTNERS LLC				623 S CEDAR ST STE A		CHARLOTTE	NC	28202
2017-101	08107702	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2017-101	08107703	DAVANT	E MILBURN JR			338 S SHARON AMITY RD #179		CHARLOTTE	NC	28211
2017-101	08107704	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2017-101	08107705	LEONARD	PHYLLIS H TR/TRUST 421			330 S SHARON AMITY RD #176		CHARLOTTE	NC	28211
2017-101	08107706	TAN	SENG L			1301 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107707	BOECKENSTEDT	BARRY J	LAUREN	SOKHARY&WF SOKHARY YAO	1305 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107708	DENNIS	CHRISTOPHER			PO BOX 35601		CHARLOTTE	NC	28235
2017-101	08107709	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-238	CHARLOTTE	NC	28204
2017-101	08107710	SMITH	RONALD EUGENE JR	MICQUAN TYREESE L	SMITH	1317 N CALDWELL ST		CHARLOTTE	NC	28206
2017-101	08107711	WARD	MICHAEL	CARLA	MOORE	1873 DOGWOOD FLOWER LN		LINCOLNTON	NC	28092
2017-101	08107712	WINDHAM	MARVIN	BRENDA	MILLER	416 E 17TH ST		CHARLOTTE	NC	28206
2017-101	08107716	OPTIMIST PARK PARTNERS LLC				623 S CEDAR ST STE A		CHARLOTTE	NC	28202
2017-101	08107717	OPTIMIST PARK PARTNERS LLC				623 S CEDAR ST STE A		CHARLOTTE	NC	28202
2017-101	08107718	OPTIMIST PARK PARTNERS LLC				623 S CEDAR ST STE A		CHARLOTTE	NC	28202
2017-101	08107720	CAMPBELL	ANTHONY	JOANN	CAMPBELL	408 E 17TH ST		CHARLOTTE	NC	28206
2017-101	08107721	HEATH	MARY WRIGHT		HENRY GORDAN % H/F/H/CLT	412 E 17TH ST		CHARLOTTE	NC	28234
2017-101	08107722	MCMANUS	GERTRUDE			422 E 17TH ST		CHARLOTTE	NC	28206
2017-101	08301125	WHITE POINT PACES PARTNERS LLC			ATTN DAVID COCHRAN	4300 PACES FERRY RD STE 500		ATLANTA	GA	30339
2017-101	08301142	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2017-101	08301143	ARROWOOD-SOUTHERN COMPANY				110 FRANKLIN RD SE		ROANOKE	VA	24042

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-101** filed by Optimist Park Partners, LLC to request the rezoning of an approximately 2.17 acre site located on the south side of Parkwood Avenue, the east side of East 16<sup>th</sup> Street and the north side of North Caldwell Street between East 15<sup>th</sup> Street and East 17<sup>th</sup> Street from the B-1, B-2, R-8 and R-22 MF zoning districts to the TOD-RO zoning district

**Date and Time  
of Meeting:** Tuesday, September 5, 2017 at 6:30 p.m.

**Place of Meeting:** Belmont Regional Center  
700 Parkwood Avenue  
Charlotte, NC 28205

We are assisting Optimist Park Partners, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 2.17 acre site located on the south side of Parkwood Avenue, the east side of East 16th Street and the north side of North Caldwell Street between East 15th Street and East 17th Street from the B-1, B-2, R-8 and R-22 MF zoning districts to the TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 60 single family attached dwelling units (townhomes).

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.

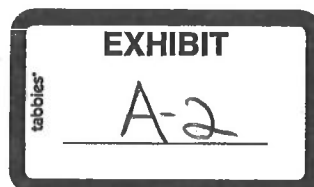
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, September 5, 2017 at 6:30 p.m. at the Belmont Regional Center located at 700 Parkwood Avenue in Charlotte.** Representatives 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 John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: August 25, 2017



Optimist Park Partners, LLC, Petitioner  
Rezoning Petition No. 2017-101

Community Meeting Sign-in Sheet

Belmont Regional Center  
700 Parkwood Avenue  
Charlotte, NC

Tuesday, September 5, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Mary Heath	412 E. 17 <sup>th</sup> St	704 965-2864	heath 3432584@bellsouth.net
2.	Henry Heath	412 E. 17 <sup>th</sup>	704 458-5067	KL KL KL
3.	Alex Lecaros	1224 N CALDWELL ST	704 968 3520	alexlecares@yahoo.com
4.	Scott Pernigan	1144 Day Care Center	704 577-8870	escott.jernigan@gmail.com
5.	IVAN BAIKEX	1214 N CALDWELL ST. #3	704-309-8866	iunbly01@aol.com
6.	DAVID RUCH	406 E 16 <sup>th</sup> ST	847 532-4061	coachruch@gmail.com
7.	Krish McCray	1305 N. Davidson St	980-314-9228	52mccra58@gmail.com
8.	Diana Wilson	416 E 19 <sup>th</sup> St	704-957-0262	dianawilson1954.xd@gmail.com
9.	JAMES ATKINSON	405 E. 19 <sup>th</sup> St	980-309-3513	j120009@YAHOO.COM
10.	Barbara Sones	1316 N. Caldwell St	704 891-5657	
11.	RACHEL STARK	1309 N CALDWELL ST	980-729-4760	
12.				
13.				

# Rezoning Petition No. 2017-101

Optimist Park Partners, LLC, Petitioner

Community Meeting

September 5, 2017



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

## Rezoning Team

- Eric Speckman, Optimist Park Partners, LLC
- Chris Warren, Optimist Park Partners, LLC
- Andy Lucas, Optimist Park Partners, LLC
- Cooper Morrison, Optimist Park Partners, LLC

## Rezoning Team - Continued

- Jon Dixon, Optimist Park Partners, LLC
- Jeff Oden, Stewart Engineering
- Emily Blackwell, Stewart Engineering
- John Carmichael, Robinson Bradshaw & Hinson

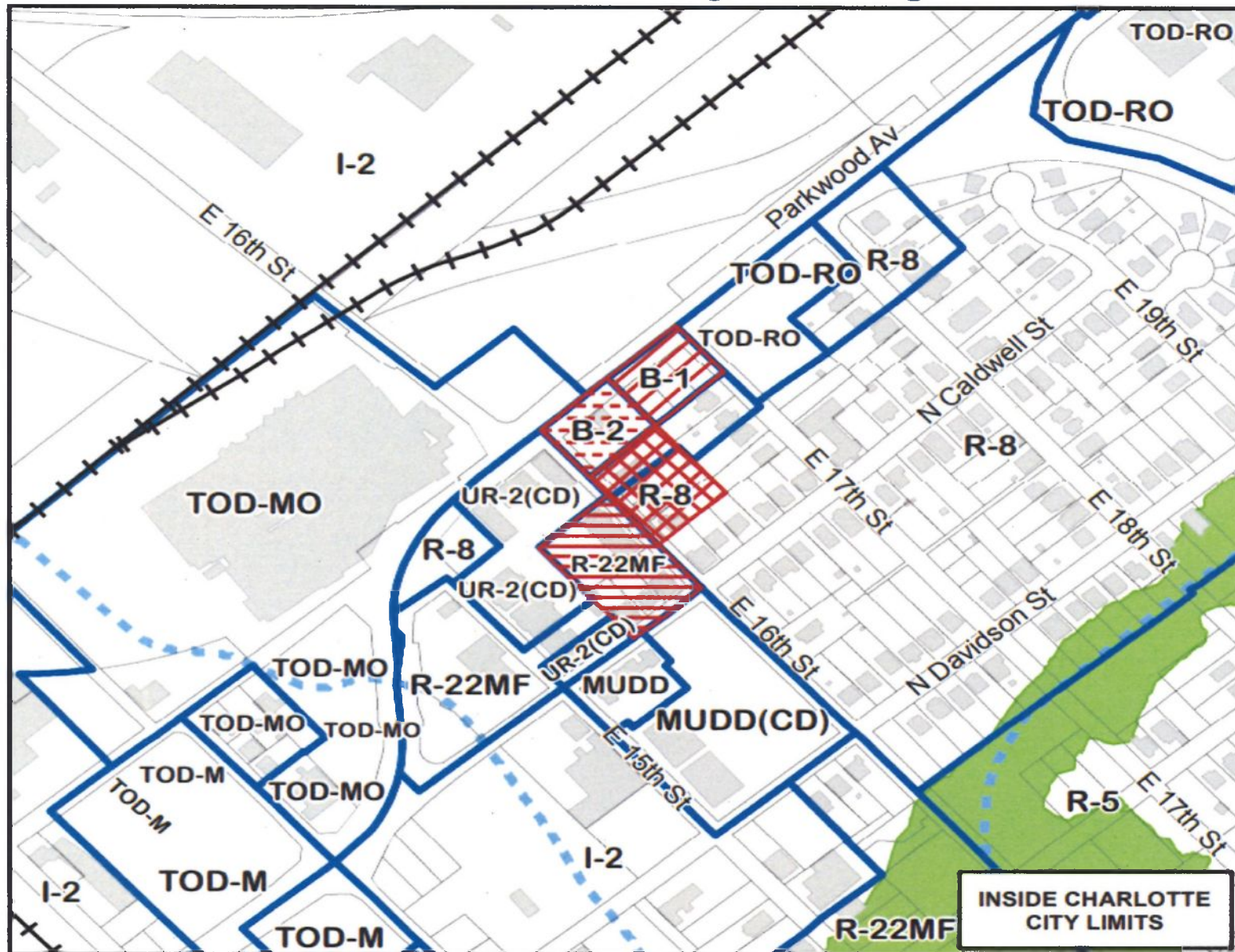
# Rezoning Schedule

- Public Hearing: Monday, October 16, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Wednesday, November 1, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, November 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

## Site – 2.17 Acres



## Site – Existing Zoning





## Rezoning Request

- Requesting the rezoning of the site from the B-1, B-2, R-8 and R-22 MF zoning districts to the TOD-RO zoning district.
- The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 60 single family attached dwelling units (townhomes).



Date: 09.05.2017

**OPTIMIST  
PARK  
PARTNERS**

**OPTIMIST PARK TOWNHOMES**  
- Site Section -



**STEWART**







# Questions and Comments