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 16th 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 16th 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 16th Street and East 17th 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 16th 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 17th Street, each dwelling unit would have an outdoor terrace located on the top level of the dwelling unit.

Any 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 17th Street from the eastern property line of the site, and the distance of the dwelling units from the single family homes on East 17th 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 17th 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 17th 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 17th Street by enhancing the landscaping along this property line.

An attendee who lives on East 17th 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\textsuperscript{th} Street should calm the traffic on East 16\textsuperscript{th} 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\textsuperscript{th} 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.

\textbf{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\textsuperscript{th} day of September, 2017.

\textbf{Optimist Park Partners, LLC, Petitioner}

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

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.

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<td>Mary Heath</td>
<td>412 E 17th St</td>
<td>704 965-2864</td>
<td><a href="mailto:heath3432584@bellsouth.net">heath3432584@bellsouth.net</a></td>
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<tr>
<td>Henry Heath</td>
<td>412 E 17th St</td>
<td>704 458-5067</td>
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<tr>
<td>Alex Secaros</td>
<td>1224 N Caldwell St</td>
<td>704 968 3520</td>
<td><a href="mailto:alexlecaros@yahoo.com">alexlecaros@yahoo.com</a></td>
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<td>Samuel Simon</td>
<td>1415 N Carolina Blvd</td>
<td>607 577-8770</td>
<td>escott@<a href="mailto:jeronigan@gmail.com">jeronigan@gmail.com</a></td>
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<td>Ivan Bailey</td>
<td>1214 N Caldwell St. #3</td>
<td>704-309-8866</td>
<td><a href="mailto:iunbly01@aol.com">iunbly01@aol.com</a></td>
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<td>David Ruch</td>
<td>400 E 16th St</td>
<td>854 532-4061</td>
<td><a href="mailto:coachruch@gmail.com">coachruch@gmail.com</a></td>
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<td>Krist McCray</td>
<td>1305 N Davidson St</td>
<td>980-314-9228</td>
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<td>Alice Wiland</td>
<td>416 E 19th St</td>
<td>704-959-0262</td>
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<td>James Atkinson</td>
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<td>Barbara Jones</td>
<td>1316 N. Caldwell St.</td>
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<td>Rachel Stark</td>
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Rezoning Petition No. 2017-101

Optimist Park Partners, LLC, Petitioner

Community Meeting
September 5, 2017
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
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).
Questions and Comments