

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-173**

**Petitioner:** RAM Realty Advisors  
**Rezoning Petition No.:** 2017-173  
**Property:** ± 0.36 acres located at 240 Doggett Street, Charlotte, NC (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Board 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, November 30<sup>th</sup>, 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 11/20/2017. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by Ordinance was held on Thursday, November 30<sup>th</sup>, 2017 at 6:00 PM, at the Charlotte Trolley Powerhouse Building, 1507 Camden Road, Charlotte, NC 28203.

### **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 Rachel Russell Krenz with RAM Realty Advisors. Also in attendance was Rad Hudson with Bohler Engineering and Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Rachel Krenz opened the meeting and provided an overview of the Site and the surrounding context. Ms. Krenz described components of the South End Vision Plan and conveyed that the proposed development is intended to align with the applicable values.

The Petitioner also explained that the principal reason for the rezoning request was to allow a building that exceeds the height permitted by MUDD zoning.

Ms. Krenz described the limitations of the Site due to the size and stated that the team was still reviewing options for the architectural style and character.

Ms. Krenz then opened the meeting for questions.

#### **II. Summary of Questions/Comments and Responses:**

An attendee asked about the unit count and Ms. Krenz described that development is currently proposed for 71 units within .36 acres adjacent to the existing parking deck.

Attendees also asked about the quality of the buildings. If a residential building that exceeds the current height limitations is built, the developer hopes to deliver a product that is different than many of the current housing options in Southend. Ms. Krenz described a residential development that will be a fresh and modern building with a unique profile. The developer noted that renderings are not available as the team is still working through the final design.

Residents expressed concerns about existing parking issues in the community. Representatives from the team and Center City Partners suggested the community member work with the City to explore 2 hour visitor parking.

There were questions about the ground floor uses and how they will function. The ground floor of the proposed development will be comprised of retail or restaurant uses and a residential lobby. As a follow-up, residents asked about loading as well. The Petitioner will meet code on loading requirements.

The community voiced concerns related to stormwater citing that big rains have caused issues down the street in the past. The Petitioner will meet requirements of City Stormwater.

One attendee asked about the timing and parking during construction of the Site. The Petitioner noted that all ordinances will be met and the project team will communicate with residents as the construction processes commences.

Ms. Krenz thanked everyone for their attendance and the meeting was adjourned.

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

There were no changes made as a result of this meeting

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Rachel Russell Krenz, RAM Realty Advisors  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-173	12101227	PRENDERGAST	CHARLES F	GRETCHEN C	PRENDERGAST	1039 QUEENS RD WEST		CHARLOTTE	NC	28207
2017-173	12101222	INSIDE PASSAGE LLC				1066 HEATHER GLENN DR		MATTHEWS	NC	28104
2017-173	12103312	AP 1930 CAMDEN RD LLC			C/O ASANA PARTNERS LP	1616 CAMDEN RD SUITE 210		CHARLOTTE	NC	28203
2017-173	12101281	RECKORD	CLAUDIUS			1711 DOVE COTTAGE DR		CHARLOTTE	NC	28266
2017-173	12101212	CAROLINA FOODS INC				1807 S TRYON ST		CHARLOTTE	NC	28203
2017-173	12101253	INC THE	ABBOTT CONDOMINIUM ASSOCIATION			1815 SOUTH TRYON ST SUITE D		CHARLOTTE	NC	28203
2017-173	12101267	OWNERS ASSOC INC	CSV COMMERCIAL LOFTS CONDO			1815 SOUTH TRYON ST SUITE D		CHARLOTTE	NC	28203
2017-173	12101219	REEL HOLDINGS LLC				1900 ABBOTT ST ,SUITE 100		CHARLOTTE	NC	28203
2017-173	12101237	BAHABRI STORES LLC				1900 ABBOTT ST ,SUITE 102		CHARLOTTE	NC	28203
2017-173	12101223	SMITH HARRIS PROPERTIES LLC				1900 ABBOTT ST ,SUITE 104		CHARLOTTE	NC	28203
2017-173	12101224	3C HOLDING LLC				1900 ABBOTT ST ,SUITE 105		CHARLOTTE	NC	28173
2017-173	12101220	AWESOME J LLC				1900 ABBOTT ST STE 101		CHARLOTTE	NC	28203
2017-173	12101236	GEORGE	STEPHEN CHRISTOPHER			1905 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12103319	TREMONT WEST LLC				1919 SOUTH BLVD		CHARLOTTE	NC	28203
2017-173	12103324	1919 SOUTH BLVD LLC				1919 SOUTH BLVD		CHARLOTTE	NC	28203
2017-173	12101254	1920 LOFR LLC				1920 ABBOTT ST STE 300		CHARLOTTE	NC	28203
2017-173	12103345	2000 HAWKINS LLC				1920 CLEVELAND AVE STE C		CHARLOTTE	NC	28203
2017-173	12101240	BOSWELL	MATTHEW NEAL			1921 ABBOTT ST UNIT 1921		CHARLOTTE	NC	28203
2017-173	12101273	DAHER LITTLE HOLDINGS LLC				1927 S TRYON ,STE 200		CHARLOTTE	NC	28203
2017-173	12101277	P&A REALTY LLC				1927 S TRYON ST #300		CHARLOTTE	NC	28203
2017-173	12101278	GBK TRYON LLC			C/O DAVID KOSTMAYER	1927 S TRYON ST STE 205		CHARLOTTE	NC	28203
2017-173	12101271	HAK HOLDINGS LLC				1927 S TRYON ST UNIT 107		CHARLOTTE	NC	28203
2017-173	12101286	CG AND SS PROPERTIES LLC				1927 TRYON ST STE 106		CHARLOTTE	NC	28203
2017-173	12101242	MCCONELL	KATHLEEN ANNE			1929 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101262	SMART CO, LLC				1930 ABBOTT ST SUITE 304		CHARLOTTE	NC	28203
2017-173	12101231	ROY	JOSEPH T IV	NANCY N	ROY	1930 ABBOTT ST ,SUITE 400		CHARLOTTE	NC	28203
2017-173	12101232	LEIGH BRINKLEY DESIGN INC				1930 ABBOTT ST ,SUITE 401		CHARLOTTE	NC	28203
2017-173	12101233	D-HIGH LLC				1930 ABBOTT ST ,SUITE 402		CHARLOTTE	NC	28203
2017-173	12101258	CGR CREATIVE LLC				1930 ABBOTT ST SUITE 304		CHARLOTTE	NC	28203
2017-173	12101243	MORGAN	CHARLES W			1933 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101244	WOOD	LISA	BRYAN	WOOD	1937 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101216	VS AMERICA INC				1940 ABBOTT ST UNIT 501		CHARLOTTE	NC	28203
2017-173	12101279	REPAS	KATHRYN			1943 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101280	BURDI	DANIEL G			1947 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101226	TECHSTRUCTURES LLC				1950 ABBOTT ST ,SUITE 601		CHARLOTTE	NC	28203
2017-173	12101230	MUCCI REAL ESTATE HOLDING LLC				1950 ABBOTT ST STE 605		CHARLOTTE	NC	28203
2017-173	12101225	ALLEGIANCE CAMDEN SQUARE LLC				1950 ABBOTT ST SUITE 600		CHARLOTTE	NC	28203
2017-173	12101282	BROWN PHILLIP REALTY LLC				1955 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101283	RANDLE	BRIANA	RONALD	RANDLE	1959 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101285	CANTRELL	EMILY			1967 ABBOTT ST		CHARLOTTE	NC	28203
2017-173	12101264	A-1 DISTRIBUTING COMPANY LLC				2000 EDISON ST		CHARLOTTE	NC	28206
2017-173	12103328	HODGE	JOSHUA P	ASHLEY M	HODGE	2002 HAWKINS STREET		CHARLOTTE	NC	28203
2017-173	12103327	ZUERNER	CHRISTOPHER	JAYME MARIE	CARTER	2006 HAWKINS ST		CHARLOTTE	NC	28203
2017-173	12103329	PARRISH	TIM	SAMANTHA	BONDER	211 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103318	TREMONT WEST LLC				214 W TREMONT AV #200		CHARLOTTE	NC	28203
2017-173	12103321	1919 SOUTH BLVD LLC				214 W TREMONT AV #200		CHARLOTTE	NC	28203
2017-173	12103330	O'BRIEN LAUREN	LAUREN			215 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103331	GASBARRO	JASON M	ASHLEY	GASBARRO	219 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103332	BALCOMME	JOHN STEPHEN	MERYL	BENDER	223 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103333	WURTENBERGER	MARK	ELIZABETH	WURTENBERGER	227 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103334	LENART	MICHAEL D			231 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103335	KARTHAUSER	GARRETT A			235 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103336	CIKOTAS	VAIDAS J			241 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103337	TAYLOR	JASON			245 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103338	ZULLO	JOHNATHON J	EMILY C	ODIOSO	249 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103339	GIRA	CHRISTOPHER			253 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103340	BANKS	JOHN M	AMBER	ROBERTS	257 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12103341	CALOUCHE	PHILIP S			261 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12101269	TOM JAMES COMPANY				263 SEABOARD LN		FRANKLIN	TN	37067

2017-173	12103342	AZAROFF	SCOTT M		265 DOGGETT ST		CHARLOTTE	NC	28203
2017-173	12101266	DECO-TECTURE, LLC			2865 BARTNAM RD		WINSTON-SALEM	NC	27106
2017-173	12101265	SIMMONS	GREGORY L	CAROL C	SIMMONS		CHARLOTTE	NC	28211
2017-173	12101276	RMTC PROPERTIES LLC			2906 HEATHMOOR LN		CHARLOTTE	NC	28211
2017-173	12101256	GERRARD PROPERTIES LLC			305 S JEFFERSON ST		ROANOKE	VA	24011
2017-173	12103353	WALLING	CAROLINE		3117 WILLOW OAK RD		CHARLOTTE	NC	28209
2017-173	12103352	BERGIN	BRIDGET J	TIMOTHY F	BLAKE		CHARLOTTE	NC	28203
2017-173	12101255	ROJDEV	ILIJA	ROZA	ROJDEV	NIKOLOVSKA	CHARLOTTE	NC	28203
2017-173	12103351	YARNELL	KELLYE S		320 ABBOTT ST UNIT 301		CHARLOTTE	NC	28203
2017-173	12103350	EVANS	AMBER LYDIA	ANDREW R	PERRY		CHARLOTTE	NC	28203
2017-173	12103349	MACBEAN	CONNOR W	ALLYSON O	MACBEAN		CHARLOTTE	NC	28203
2017-173	12103308	BARRINGER CAPITAL LLC			322 HELIX WY		CHARLOTTE	NC	28203
2017-173	12103347	ADIMOOLAM	KANNAN	TAMILARASI	KANNAN		CHARLOTTE	NC	28203
2017-173	12101257	CERTACARE LLC			326 HELIX WAY		CHARLOTTE	NC	28203
2017-173	12103346	IDE	JUSTIN		330 HELIX WAY		CHARLOTTE	NC	28203
2017-173	12103344	GUIDI	CORINNE		333 W TRADE SUITE 370		CHARLOTTE	NC	28202
2017-173	12101259	ADE774 LLC			338 HELIX WY		CHARLOTTE	NC	28203
2017-173	12103343	WORLEY	AMBER D		3410 GRESHAM PLACE		CHARLOTTE	NC	28211
2017-173	12101228	WOEHLER	BYRON M	PAMELA J	WOEHLER		CHARLOTTE	NC	28203
2017-173	12101263	WALDTHAUSEN	KURT		344 HELIX WY		CHARLOTTE	NC	28203
2017-173	12103355	HELIX SOUTH END OWNERS ASSOCIATION INC			352 HELIX WAY		CHARLOTTE	NC	28203
2017-173	12101402	DCC PARCEL B PLUS LLC			3535 ROSEWELL RD STE 63		MARIETTA	GA	30062
2017-173	12101235	PLAN B CAPITAL LLC			356 HELIX WAY		CHARLOTTE	NC	28203
2017-173	12103325	WHC PROPERTIES LLC			3601 BOUNTY CT		MATTHEWS	NC	28104
2017-173	12101238	ABBOTT SOUTHEND LLC			3808 POMFRET LN		CHARLOTTE	NC	28211
2017-173	12103317	BREATHING ROOM YOGA AND APPAREL LLC			4310 PARK ROAD STE 101		CHARLOTTE	NC	28209
2017-173	12103326	JONES	ANTON X		4801 PGA BV		PALM BEACH GARDENS	FL	33418
2017-173	12101221	B2 PARTNERS LLC			4817 HARDISON RD		CHARLOTTE	NC	28226
2017-173	12103307	THE HORNE COMPANY PARTNERS LLC			5306 SOUTH BLVD		CHARLOTTE	NC	28217
2017-173	12101211	FLYING KR REAL ESTTE LLC			5312 WINGEDFOOT RD		CHARLOTTE	NC	28226
2017-173	12101214	CAROLINA FOODS INC	(BY MERGER)		8707 HEYDON HALL CIRCLE		CHARLOTTE	NC	28210
2017-173	12103315	VV 214 W TREMONT LLC			C/O WELLS FARGO HOME MORTGAGE	PO BOX 10335	DES MOINES	IA	50306
2017-173	12103320	SOUTHEND ASSOCIATES LLC			PO BOX 220010		CHARLOTTE	NC	28222
2017-173	12101268	LAW FIRM CAROLINAS III LLC			PO BOX 36485		CHARLOTTE	NC	28236
2017-173	12101272	RBS CHARLOTTE PROPERTIES LLC			PO BOX 36816		CHARLOTTE	NC	28236
					PO BOX 36938		CHARLOTTE	NC	28236
					PO BOX 36938		CHARLOTTE	NC	28236
					PO BOX 41027		GREENSBORO	NC	27404
					PO BOX 41027		GREENSBORO	NC	27404

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-173	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2017-173	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2017-173	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-173	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2017-173	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2017-173	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-173	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-173	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		charlotte	NC	28203
2017-173	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-173	South End Neighborhood Association	Krissy	Oechslin	325 E. Park Ave. #4		Charlotte	NC	28203
2017-173	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-173	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-173	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2017-173	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2017-173	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2017-173	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-173	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2017-173	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-173 – RAM Realty Advisors**

Subject: Rezoning Petition No. 2017-173  
Petitioner/Developer: RAM Realty Advisors  
Current Land Use: vacant  
Existing Zoning: MUDD  
Rezoning Requested: MUDD-O  
**Date and Time of Meeting:** **November 30<sup>th</sup>, 2017 at 6:00 p.m.**  
Location of Meeting: Charlotte Trolley Powerhouse Building  
1507 Camden Road  
Charlotte, NC 28203  
Date of Notice: 11/20/2017

We are assisting RAM Realty Advisors (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site adjacent to the existing parking deck (the “Site”) located on 240 Doggett Street, Charlotte, NC. 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 ± 0.36 acre Site from MUDD to MUDD-O. The rezoning plan proposes to allow the development of the Site with a well-designed quality mixed-use development with approximately 9,000 square feet of active ground floor uses.

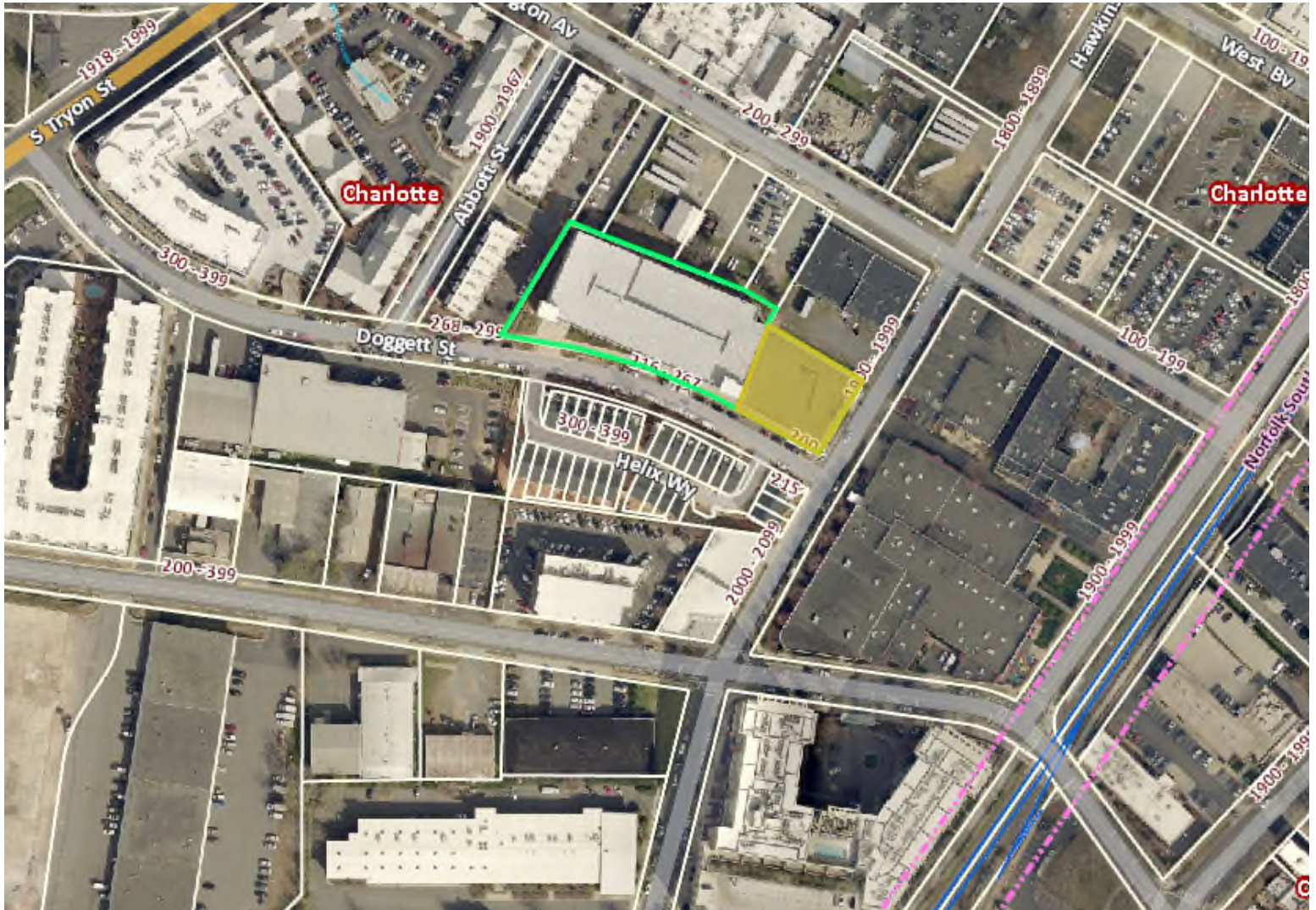
**Community Meeting Date and Location:**

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, November 30<sup>th</sup>, at 6:00 p.m. at Charlotte Trolley Powerhouse Building, 1507 Camden Road, Charlotte, NC 28203.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Rachel Russell Krenz, RAM Realty Advisors  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# Site Location



RAM Realty Advisors Rezoning Petition No. 2017-173  
 Community Meeting – 11/30/2017 @ 6:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Klint Mullis	552 Oakland Ave. Charlotte, NC 28204	704-491-1286	kmullis@charlottecentercity.org
2	BRIAN MILLER	1927 S. TRYON ST. SUITE 310 CHARLOTTE, NC 28203	980-272-3400	BMILLER@BOHLERENG.COM
3	RAD HUDSON	1927 S TRYON ST, SUITE 310 CHARLOTTE, NC 28203	704-654-7205	RHUDSON@BOHLERENG.COM
4	Jason Thomas	1750 Camden Rd Apt 450 Charlotte, NC 28203	440-554-3114	jasonfontomas@gmail.com
5	John Balcome	223 Doggett St. Charlotte, NC 28203	919-539-8248	john.balcome@gmail.com
6	Bridget Bergin Tim Blake	318 Helix Way Charlotte NC 28203	2035658855	bberg2@aol.com
7	David Hanley	315 Arlington Ave Unit 1702	269-377-0666	hanley.d@gmail.com.
8	Derek Green	1943 Abbott Street, 28203	704-363-2978	derecagreen@outlook.com
9	Scott Azaroff	265 Doggett Street, 28203	240-994-7251	scott.azaroff@gmail.com
10	Ruffin Scarborough	1807 S. Tryon St., 28203	704-996-6587	Ruffin_scarb@gmail.com
11	Frank Horne	305 Doggett St 28203	704 372 3485	frankhorne@gasfiredproducts.com
12				
13				
14				