

COMMUNITY MEETING REPORT
Petitioner: Boulevard Real Estate Advisors, LLC
Rezoning Petition No. 2017-195

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 May 25, 2018. 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 Wednesday, June 6, 2018 at 6:30 PM in the Sterling Room at Best Western Sterling Hotel & Suites located at 242 East Woodlawn Road 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 Chris Branch and Michael Bender of the Petitioner 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 the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2017-195.

John Carmichael then shared the current schedule of events relating to this Rezoning Petition. He stated that the Public Hearing is currently scheduled for Monday, July 16, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work Session is scheduled for Tuesday, July 31, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this Rezoning Petition on Monday, September 17, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. John Carmichael stated that Monday, July 16, 2018 is the earliest date on which the Public Hearing could be held. It is always possible that the Public Hearing could be deferred from July 16, 2018 to Monday, September 17, 2018.

John Carmichael then shared a map and aerial photographs of the site. John Carmichael stated that the site contains approximately 19.78 acres and is located on the south side of East Woodlawn Road between Chastain Avenue and I-77. John Carmichael pointed out that the

Woodlawn Transit Station is located approximately 1,000 feet to the east of the site on Old Pineville Road. It would be an easy walk from the site to the Woodlawn Transit Station.

John Carmichael stated that the site is the location of the former Woodlawn Green Office Park, which has essentially been abandoned. John Carmichael pointed out that the location of the Community Meeting is located directly across Chastain Avenue from the site subject to this Rezoning Petition.

John Carmichael then shared photographs of the site from Woodlawn Road, Chastain Avenue and Nations Crossing Road.

John Carmichael then shared a zoning map of the site and the surrounding parcels of land. John Carmichael stated that the site is currently zoned I-2, which is an industrial zoning classification. John Carmichael stated that the I-2 zoning district is the lowest zoning district in the hierarchy of zoning districts under the Zoning Ordinance. John Carmichael pointed out that the parcels of land located to the south of the site are zoned I-2, the parcels of land located to the east of the site are zoned I-2, and the parcels of land located to the north of the site are zoned I-2 and B-2. To the west of the site is Interstate 77.

John Carmichael then stated that the Petitioner is requesting that this site be rezoned from the I-2 zoning district to the TOD-MO zoning district to accommodate the development of transit supportive uses on the site utilizing certain optional provisions.

John Carmichael then discussed the recommendations of the Woodlawn Transit Station Area Plan for the site. For that portion of the site located between Nations Crossing Road and Chastain Avenue, the Land Use Plan recommends TOD-employment uses and mixed non-residential uses. For that portion of the site located to the west of Nations Crossing Road, the Land Use Plan recommends office and retail uses.

John Carmichael then shared the Rezoning Plan. John Carmichael stated that under the Rezoning Plan, if the site is rezoned as requested, the site could be devoted to any use or uses permitted in the TOD-M zoning district under the Zoning Ordinance. The purpose of the Rezoning Plan is to commit the Petitioner to constructing two new public streets within the site that are designated as Proposed Public Street A and Proposed Public Street B on the Rezoning Plan, and to allow the optional provisions.

Chris Branch then addressed the meeting. Chris Branch stated that the Boulevard Company has been around since 1992 and has developed 60 projects or so. Chris Branch stated that they typically do residential and small commercial projects, so this would be a bigger project for his company.

Chris Branch stated that he is currently working with land planners and engineers on more detailed site plans for the site, however, these site plans are subject to change.

Chris Branch stated that at this point, he is considering possibly keeping the two office buildings located on the western portion of the site. These are steel frame buildings and they can be gutted, re-skinned and renovated. These could be nice buildings.

It is highly likely that the remaining buildings on the site, including the building located at the northeast corner of the site, would be demolished.

Chris Branch stated that although the site plans are subject to change, at this point, it is likely that retail and restaurant uses would be located along the site's frontage on Woodlawn Road. The site's location near I-77 and the residential uses proposed for the site could support restaurant

and retail uses at this location. Retail and restaurant uses could also serve the office uses that are contemplated for the site.

Chris Branch stated that there has been a lot of interest expressed in the site by townhome developers. Townhome developers are very interested in this area of town. Chris Branch stated that Pulte is currently building townhomes near Scaleybark Road, and Pulte has sold all of the townhome units.

Chris Branch stated that the townhome buildings would likely be four-stories in height with rooftop terraces. The townhome units would likely have garages.

On the southwest portion of the site, there could possibly be some suburban-style multi-family dwelling units.

Chris Branch stated that the uses on the site would be surface-parked.

Chris Branch described the 120-foot-wide utility easement that runs through the site. Chris Branch stated that buildings cannot be located within this easement, however, parking can be located within this easement. Additionally, some greenspace and maybe a bandstand could be located within the 120-foot-wide easement.

Chris Branch stated that these are the ideas that he has for the site thus far, however, he is continuing to work with architects and engineers on the proposed development.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee stated that he is glad to see this proposed development on the site.
- An attendee asked when the Petitioner would have more concrete plans for the proposed development, and Chris Branch stated that he is continuing to work on the plans. Chris Branch stated that it is possible that they could develop the site in phases.
- Chris Branch stated that they are going through the Brownfields process for the site at this time. The Brownfields process takes approximately one year to complete.
- In response to a question, Chris Branch stated that he is talking to townhome builders at this time. The level of interest from townhome builders is very strong. Chris Branch stated that multi-family residential is what his company typically develops.
- In response to a question, Chris Branch stated that he has developed over thirty different development schemes for the site thus far. Once again, the site would probably contain office, retail, restaurant, multi-family and townhome uses.
- In response to a question regarding parking, Chris Branch stated that the site would be surface-parked, except that the townhomes could have garages.
- In response to a question, Chris Branch stated that there would not be single-family homes on the site and no high-rise buildings. The buildings would likely be four-story wood-frame buildings.
- Chris Branch described some of the projects that he has developed over the years. These projects include Queens West, 2100 Queens, Selwyn Terrace, Hillside East and West and District Flats. Chris Branch stated that his firm has a good sense of aesthetics, and he feels that his firm would do a good job on the site.

- In response to a question, Chris Branch stated that the biggest obstacle to successfully completing this project is just how complicated the project appears to be at this time. Chris Branch stated that his firm would likely partner with an office developer for the office uses.
- Chris Branch stated that he is happy to have further discussions with interested parties when the development plans have been finalized.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

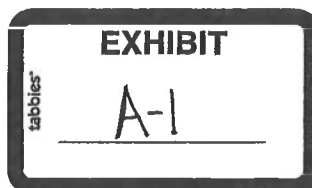
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of June, 2018.

Boulevard Real Estate Advisors, 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
2017-195	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2017-195	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2017-195	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2017-195	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2017-195	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2017-195	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2017-195	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209
2017-195	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2017-195	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217



Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-195	14904101	TERRY YOUNG & ASSOCIATES LLC			ATTN: TAX DEPT/ CO QWIKTRIP	P.O.BOX 3475		TULSA	OK	74101
2017-195	14904105	DMCP LLC				4520 MINT HILL VILLAGE LN # 101		CHARLOTTE	NC	28227
2017-195	14904108	FRANCIS DAVID L FAMILY	LTD PARTNERSHIP THE			7916 GRAY BYRUM RD		WAXHAW	NC	28173
2017-195	14904109	ETHIO INC				4640 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-195	14904113	LIAPIS	GEORGIOS S	MARIA K	LIAPIS	4034 CHANDWORTH RD		CHARLOTTE	NC	28210
2017-195	14904116	BLANKENSHIP INVESTMENTS LLC				4944 CURRITUCK DR		CHARLOTTE	NC	28210
2017-195	14904121	TERRY YOUNG & ASSOCIATES LLC				722 PRESLEY RD		CHARLOTTE	NC	28217
2017-195	14904202	WOODLAWN HOPE A LLC				11127 FOUNTAIN GROVE DR		CHARLOTTE	NC	28262
2017-195	14904203	WOODLAWN C LLC				118 WOODLAWN RD		CHARLOTTE	NC	28217
2017-195	14904348	BELK B V JR			ATTN: JIM FLOWERS	204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2017-195	16901101	REDLANDS STREET INVESTORS LLC			ATTN: ARTHUR BARENS	631 NORTH REXFORD DR		BEVERLY HILLS	CA	90210
2017-195	16901103	FINNICAN	GREG			4525 HEDGEMORE DR		CHARLOTTE	NC	28209
2017-195	16901113	MEACHAM INVESTMENTS LLC				4732 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2017-195	16901114	RW AND JW PROPERTIES				4401 SAINT IVES PL		CHARLOTTE	NC	28211
2017-195	16901116	SILVER WOODLAWN LLC				1805 SARDIS RD N SUITE 120		CHARLOTTE	NC	28270
2017-195	16901117	SUNRISE HOTELS & INVESTMENT LLC			C/O MAHESH GHANI	242 E WOODLAWN RD		CHARLOTTE	NC	28217
2017-195	16902109	DUKE POWER CO	ATTN: TAX DEPT - P805B			422 S CHURCH ST		CHARLOTTE	NC	28242
2017-195	16902112	LDH FEDELE INVESTMENTS LLC				303 BITHYNIA CIR		IRMO	SC	29063
2017-195	16902113	TAC HOLDINGS LP				ONE MOMENTUM BLVD 1000		COLLEGE STATION	TX	77845
2017-195	16902120	SAM'S INVESTMENTS IV LLC				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2017-195	16902124	AUTEN	JERRY P	SELBA S	AUTEN	2727 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214
2017-195	16902127	OMS VENTURES LLC				13860 BALLANTYNE CORPORATE PL STE 240		CHARLOTTE	NC	28277
2017-195	16902134	AUTEN	JERRY P	SELBA S	AUTEN	2727 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28214
2017-195	16902135	LAXMI WOODLAWN LLC				11127 FOUNTAIN GROVE DR		CHARLOTTE	NC	28262
2017-195	16903202	JUNG PROPERTIES LLC				2231 RICHARDSON DR		CHARLOTTE	NC	28211
2017-195	16903203	BWN INVESTMENTS LLC				7935 COUNCIL PL STE 200		CHARLOTTE	NC	28105
2017-195	16903206	JUNG PROPERTIES LLC				2231 RICHARDSON DR		CHARLOTTE	NC	28211
2017-195	16903212	TAC HOLDINGS LP				ONE MOMENTUM BLVD 1000		COLLEGE STATION	TX	77845
2017-195	16903214	PRINCIPAL MUTUAL LIFE INS CO				711 HIGH ST		DES MOINES	IA	50309
2017-195	16903306	WOODLAWN GROUP LLC				4901 GLENWOOD AV #210		RALEIGH	NC	27612

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-195** filed by Boulevard Real Estate Advisors, LLC to request the rezoning of an approximately 19.783 acre site located on the southwest corner of the intersection of Chastain Avenue and East Woodlawn Road and on both sides of Nations Crossing Road south of East Woodlawn Road from the I-2 zoning district to the TOD-MO zoning district

Date and Time of Meeting: Wednesday, June 6, 2018 at 6:30 p.m.

Place of Meeting: Best Western Sterling Hotel & Suites
Sterling Room
242 East Woodlawn Road
Charlotte, NC 28217

We are assisting Boulevard Real Estate Advisors, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 19.783 acre site located on the southwest corner of the intersection of Chastain Avenue and East Woodlawn Road and on both sides of Nations Crossing Road south of East Woodlawn Road from the I-2 zoning district to the TOD-MO zoning district (See the Enclosed Map). The purpose of this rezoning request is to accommodate the development of transit supportive uses allowed in the TOD-M zoning district on the site utilizing certain optional provisions that are more particularly described on the related conditional rezoning plan.

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.

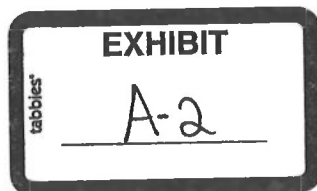
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, June 6, 2018 at 6:30 p.m. in the Sterling Room at the Best Western Sterling Hotel & Suites located at 242 East Woodlawn Road 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.

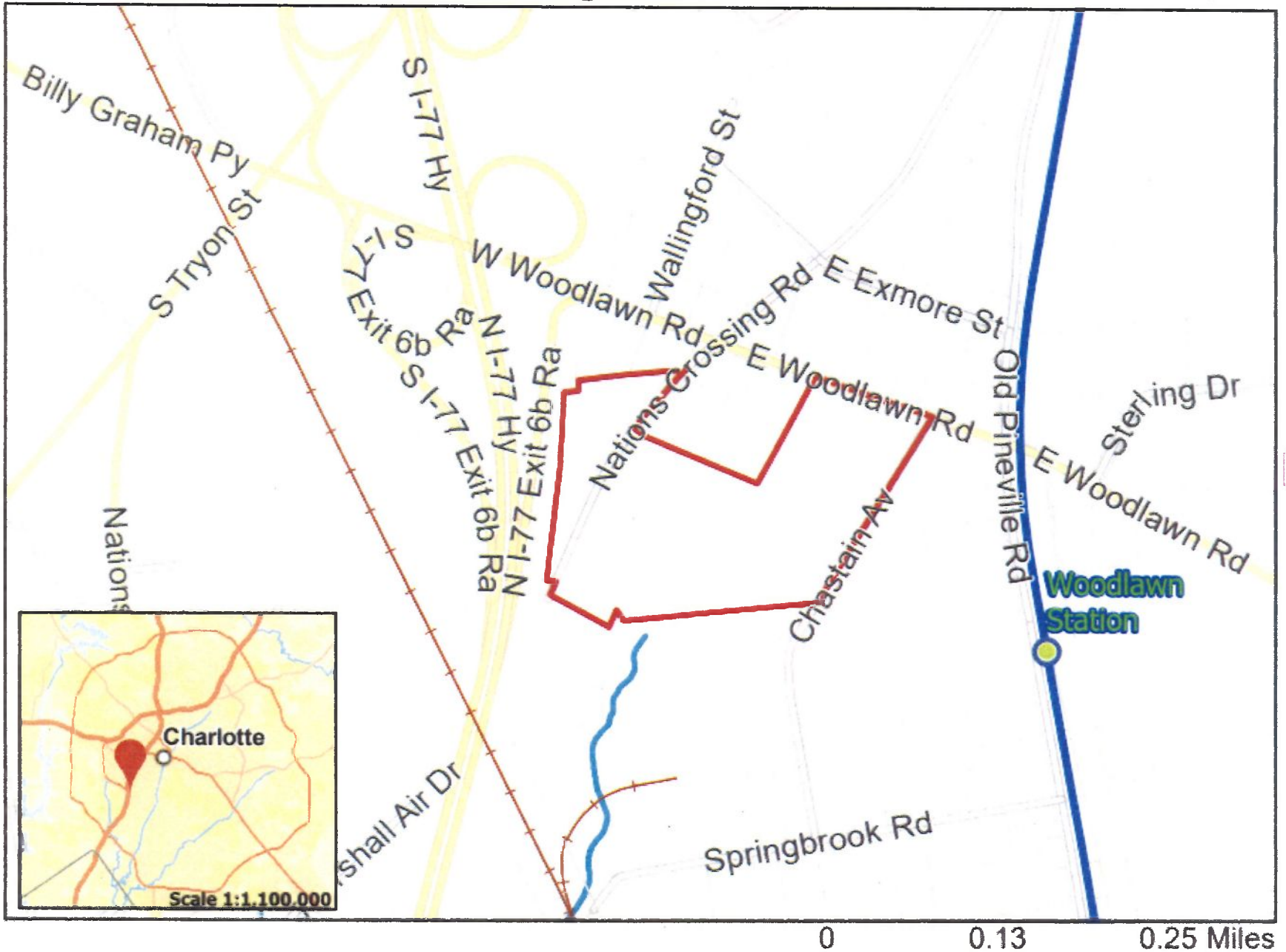
Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 25, 2018



Location of Requested Rezoning



**Boulevard Real Estate Advisors, LLC, Petitioner
Rezoning Petition No. 2017-195**

Community Meeting Sign-in Sheet

**Best Western Sterling Hotel & Suites
Sterling Room
242 East Woodlawn Road
Charlotte, NC 28217**

Wednesday, June 6, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Greg Finnican	4525 Hedgemore Dr	28209	gfatlantic@aol.com
2.	John Jones	1100 Kenilworth suite 200	Ch 28204	J Jones @ GSRC, Net
3.	Milton Silver	1805 Sardis Rd N #120	Ch 28270	milton@silverinvestmentslimited.com
4.	Nick Pava	4622 VIUARE SQUARE CT	336-327-0651	NAUSHAKATEL2000@YAHOO
5.	Pradeep Vash	22906 Montclair Park	336 383 0532	PRADEEPVALASH@YAHOO
6.	Samin Vash	"	336 383 0596	JP VASH@YAHOO
7.	RC NAK	"	704 569 4290	RCNAK@HOTMAIL.COM
8.	Douglas A. Welton	5601 Murrayhill Rd	704.522.1998	Douglas-Welton@earthlink.net
9.	Randall Halt-welke	9504 Dewey Dr 28214	704 322-8010	Worshipcenter4732@gmail.com
10.	Bredella Halt-welke	9504 Dewey DR 28214	704 905-1313	Ladybuz17@yahoo.com
11.				
12.				

Rezoning Petition No. 2017-195

Boulevard Real Estate Advisors, LLC,
Petitioner

Community Meeting

June 6, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Question, Answer and Comment Session

Development Team

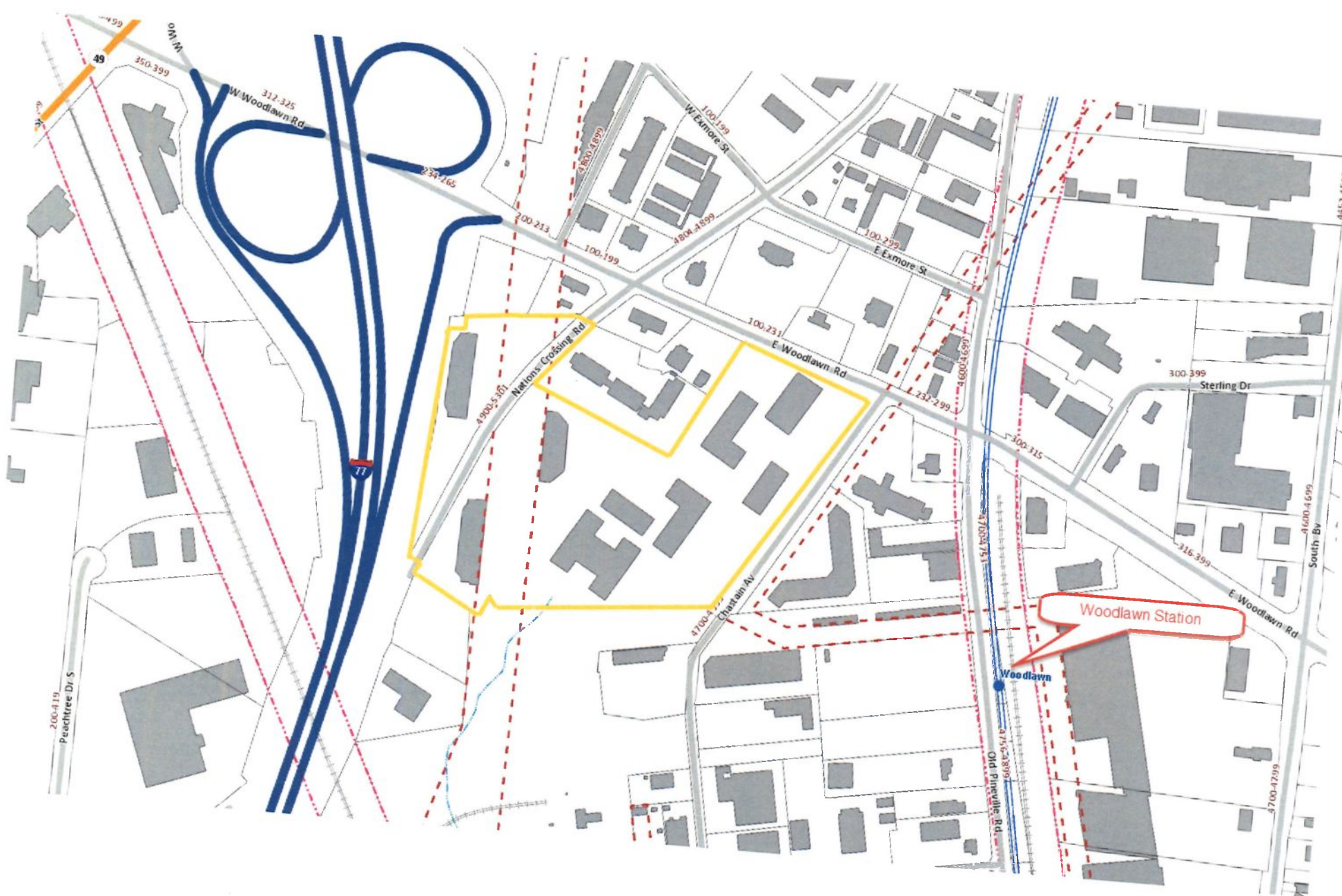
- Chris Branch, Boulevard Real Estate Advisors, LLC
- Michael Bender, Boulevard Real Estate Advisors, LLC
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 31, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 17, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 19.78 Acres





Woodlawn Station

Woodlawn

200-419
Peachtree Dr S

350-399
W Woodlawn Rd

312-325
W Woodlawn Rd

234-265

180-1899

100-199
W Exmore St

180-1899

100-239
E Exmore St

100-231
E Woodlawn Rd

400-531
Nelsons Crossing Rd

232-299

300-315

300-399
Sterling Dr

316-399

4600-4699
South By

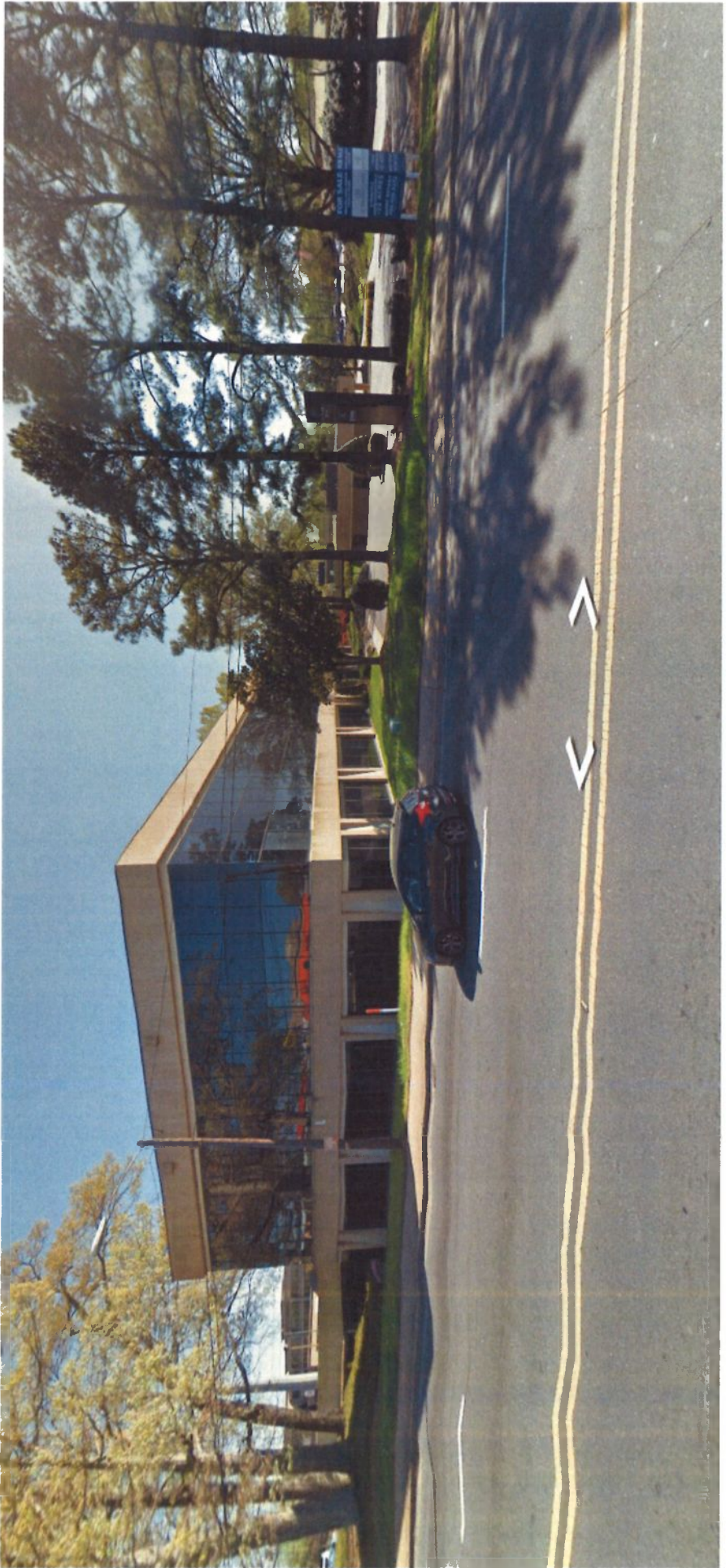
4700-4799

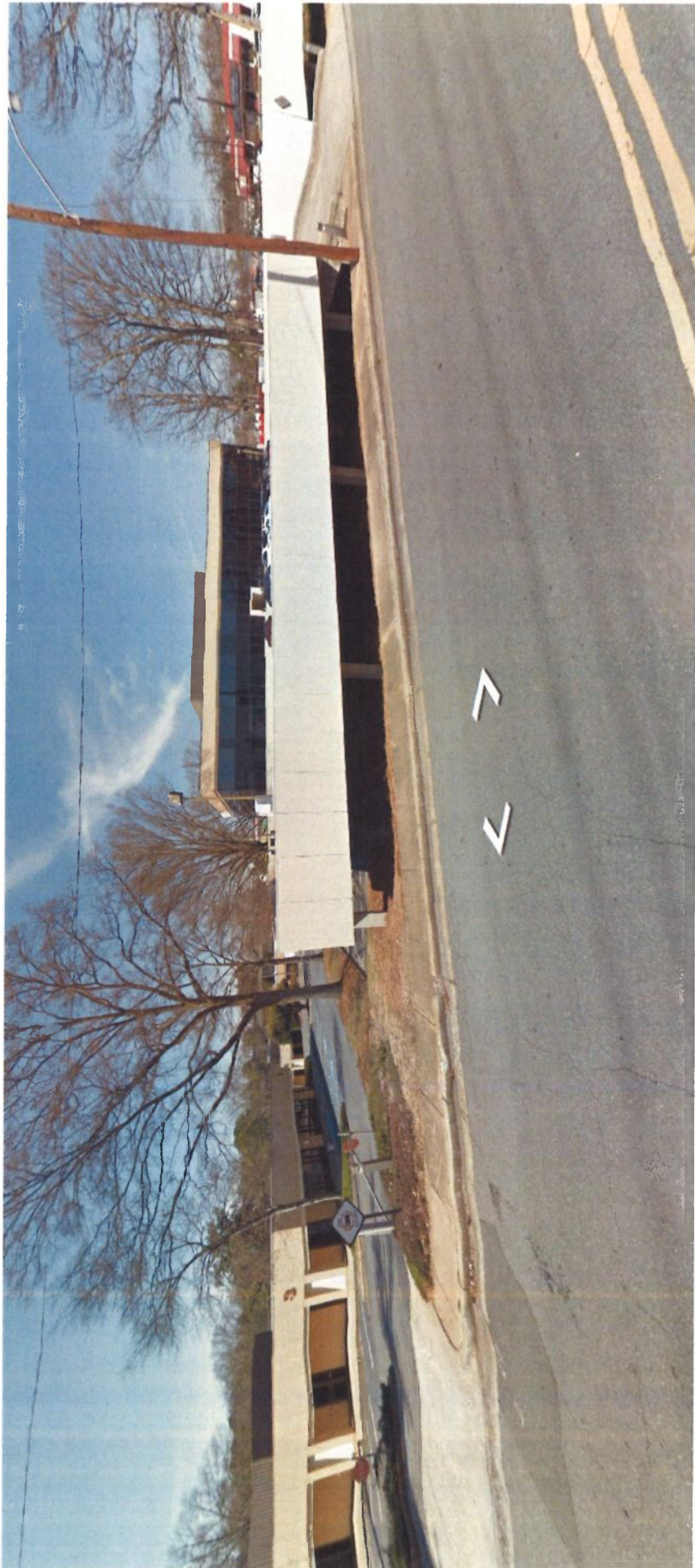
4452-4599

475-4899
Old Pineville Rd



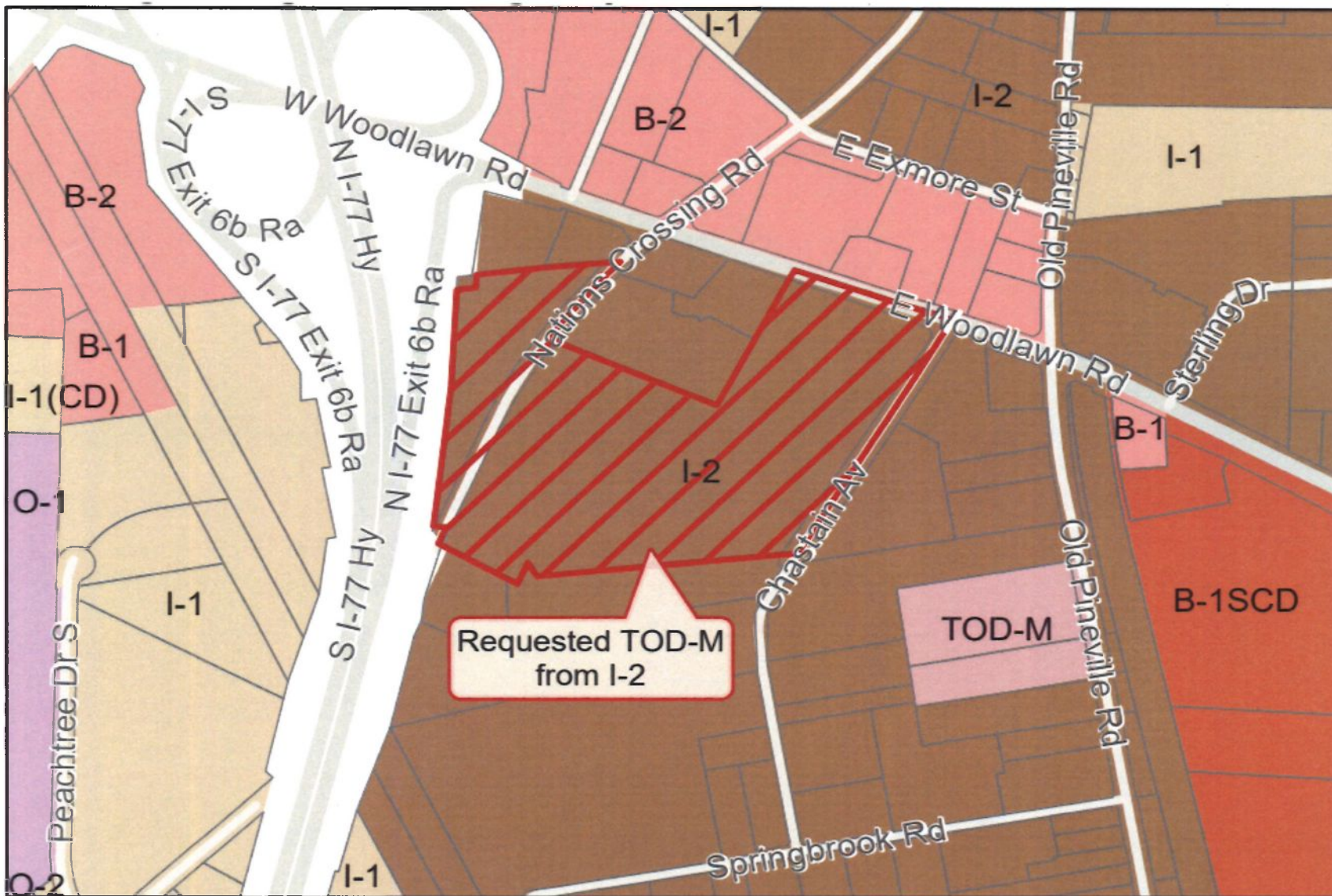








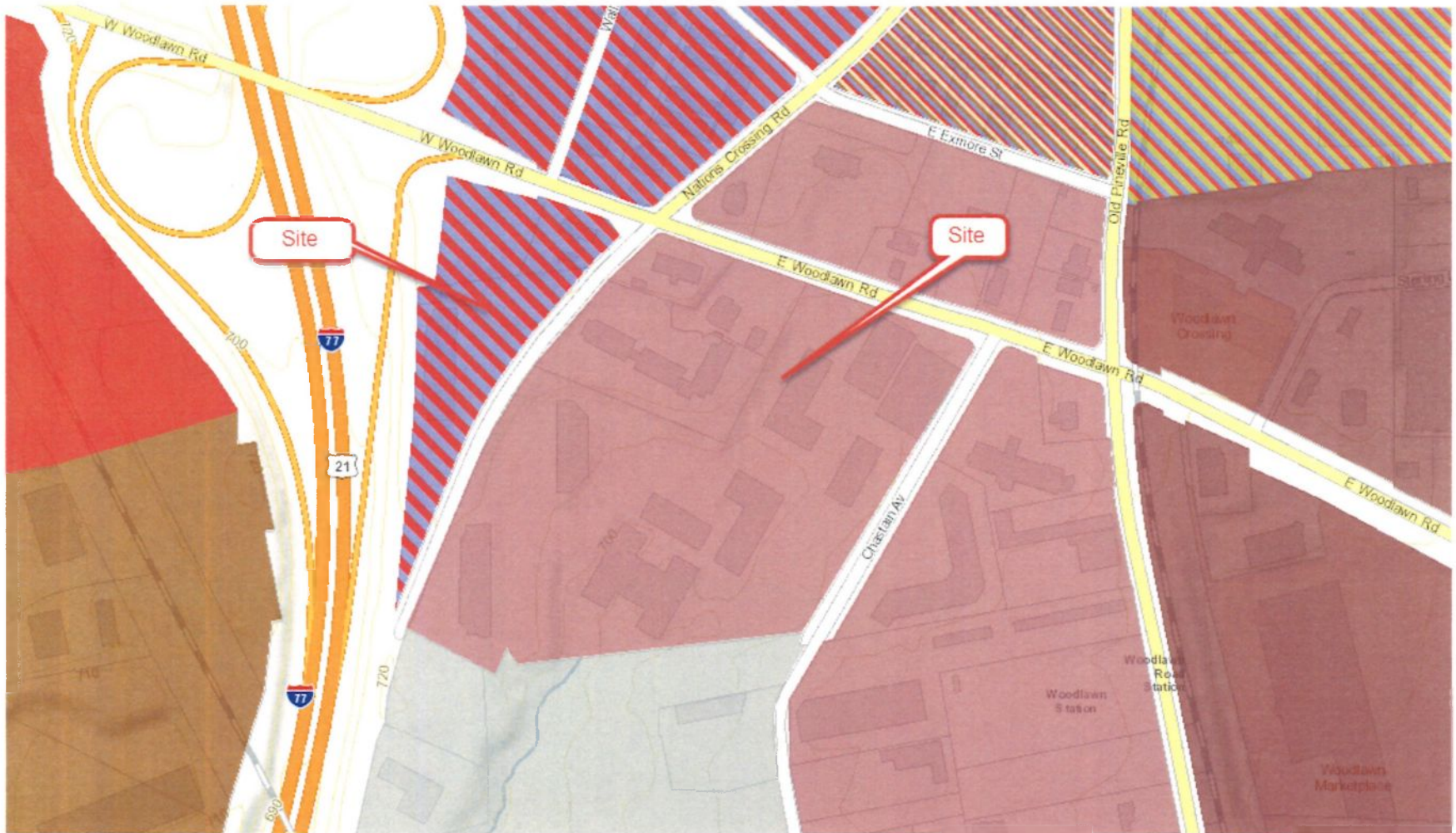
Existing Zoning



Rezoning Request

- Requesting that the site be rezoned from the I-2 (Industrial) zoning district to the TOD-MO zoning district to accommodate the development of transit supportive uses on the site utilizing certain optional provisions

Land Use Plan Woodlawn Transit Station Area Plan (2008)



Land Use Plan

Woodlawn Transit Station Area Plan (2008)

Proposed Land Use: Woodlawn Transit Station Area Plan ✕

Planning District	Central
Plan Name	Woodlawn Transit Station Area Plan
Plan Adoption Date	10/27/2008
Adoption Type	Area Plan
Proposed Landuse Code	MIX19
Proposed Landuse Description	Office/Retail
Residential Density	0
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Non-Residential
created_user	
created_date	
last_edited_user	
last_edited_date	

[StreetView](#) | [BirdsEye](#)

Proposed Land Use: Woodlawn Transit Station Area Plan ✕

Planning District	Southwest
Plan Name	Woodlawn Transit Station Area Plan
Plan Adoption Date	10/27/2008
Adoption Type	Area Plan
Proposed Landuse Code	TOD-E
Proposed Landuse Description	TOD - Employment
Residential Density	0
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Non-Residential
created_user	
created_date	
last_edited_user	
last_edited_date	

[StreetView](#) | [BirdsEye](#)



Site Plan



Questions and Comments