

COMMUNITY MEETING REPORT  
**Petitioner: Boulevard Real Estate Advisors, LLC**  
Rezoning Petition No. 2018-003

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 provided written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on the attached Exhibit A by depositing such notice in the U.S. mail on July 27, 2018. A copy of the written notice is attached as Exhibit B.

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

The Community Meeting was held on Thursday, August 9, 2018 at 6:30 PM at the Wilmore Community Center, 501 West Blvd., 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 as Exhibit C. The Petitioner's representatives at the Community Meeting were Chris Branch and Michael Bender of Boulevard Real Estate Advisors, LLC, Brandon Plunkett of McAdams Company, and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Ty Shaffer welcomed everyone to the Community Meeting for Rezoning Petition No. 2018-003 and the Petitioner's representatives introduced themselves.

Mr. Shaffer then provided the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, September 17, 2018 at 5:30 PM
- Zoning Committee: Tuesday, October 2, 2018 at 5:30 PM
- City Council Decision: Monday, October 15, 2018 at 5:30 PM

Mr. Shaffer explained that the Petitioner aims to keep to this schedule, and will advise attendees if those dates are deferred.

The attendees already being familiar with the rezoning site and the rezoning request, Chris Branch gave an overview of the two development options for the site. The first option (Option1) would preserve two of the three existing buildings, and replace the metal building on the site's

western side with parking to serve the uses in the renovated buildings. Those buildings would house a mix of office and retail uses, with no residential uses permitted on the site. The area between the preserved buildings would be used as an atrium. Mr. Branch noted that the Petitioner would have to preserve an ingress/egress path to the interior atrium along the rear of the renovated building on the center of the site. Mr. Branch explained that the Petitioner proposes under Option 1 to install a 6' wooden privacy fence along the rear of the parking area to screen the site from the neighbor to the rear. An attendee asked if there had previously been a plan to place a brick wall in that area, and Mr. Branch explained that a brick wall would require too much space. In any event, he indicated the Petitioner's belief that a wooden privacy fence would prevent pedestrian traffic from leaving the site and accessing the properties to the rear. Finally, Mr. Branch noted that if the Petitioner pursues Option 1, then it would not be required to install a new street off of W. Tremont Ave. along the site's eastern edge.

The second option (Option 2) would be to demolish all of the existing structures on the site and to build a new building along the street's frontage on W. Tremont Ave. The extent to which that building covers the site's frontage on W. Tremont Ave. would depend on whether the Petitioner is able to include an entrance to the site from W. Tremont Ave. on the site's western edge. Parking would be located behind the new building on the site. If the Petitioner demolishes the buildings on the site and builds new, then it will be required to build a new public street section on the eastern edge of the site. As with Option 1, residential uses would be prohibited in Option 2. The new building on the site likely would be a two story building, or one story with a mezzanine. Finally, the Petitioner would build a 6' wooden privacy fence along the site's entire rear boundary line under Option 2. In response to a question, Mr. Branch confirmed that parking on the site would remain behind the building, as the Petitioner would be prohibited from parking between the building and W. Tremont Ave.

There being no other questions from the attendees, the meeting was then adjourned and informal discussion followed.

**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 10<sup>th</sup> day of August, 2018.

**Boulevard Real Estate Advisors, LLC, Petitioner**

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-003	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2018-003	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2018-003	Dilworth Community Development Association	Cynthia L.	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-003	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2018-003	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2018-003	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2018-003	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2018-003	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2018-003	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2018-003	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2018-003	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2018-003	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2018-003	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2018-003	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2018-003	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2018-003	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2018-003	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2018-003	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2018-003	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting – **Rezoning Petition No. 2018-003** filed by Boulevard Real Estate Advisors, LLC to request the rezoning of an approximately 0.739 acre site located on the north side of W. Tremont Ave., east of S. Tryon St., from the TOD-RO zoning district to the TOD-MO zoning district

**Date and Time of Meeting:** Thursday, August 9, 2018 at 6:30 p.m.

**Place of Meeting:** Wilmore Community Center  
501 West Boulevard  
Charlotte, NC 28203

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 0.739 acre site located on the north side of W. Tremont Ave., east of S. Tryon St., from the TOD-RO zoning district to the TOD-MO zoning district. 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 Thursday, August 9, 2018 at 6:30 p.m. at the Wilmore Community Center located at 501 West Boulevard in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

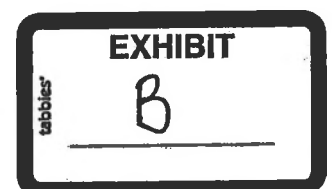
In the meantime, should you have any questions or comments, please call Ty Shaffer at (704) 377-8341.

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)  
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 27, 2018

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Community Meeting Sign-in-Sheet

Boulevard Real Estate Advisors, LLC -- Rezoning Petition No. 2018-003  
Wilmore Community Center, 501 West Blvd., Charlotte, North Carolina  
Thursday, August 9, 2018, 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Jonathan Crotty	401 S. Tryon St. SE 3000 Charlotte, NC 28202	704-335-9041	jon@kancrottycparkepe.com
2.	Paul Horne	305 Dosssett St Charlotte NC 28203	704 372 3485	Paulhorne@gasfiredproducts.com
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