

COMMUNITY MEETING REPORT
Petitioners: Saussy Burbank, LLC and The Drakeford Company
Rezoning Petition No. 2018-008

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 Petitioners mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 14, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, March 9, 2018 at 6:30 p.m. at the Charlotte Mecklenburg Library – Independence Regional Campus, 6000 Conference Drive, Charlotte, NC 28212.

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 C. The Petitioners were represented at the Community Meeting by Peter Harakas and Bobby Drakeford, as well as by Petitioners' agent Collin Brown with K&L Gates. Council member Matt Newton was also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed attendees and introduced the Petitioners' team. Mr. Brown stated that since the meeting only had a handful of attendees, he would keep the presentation informal. He explained that the property is located at the intersection of Kelly Street and Dallas Avenue. The Petitioners are seeking to rezone the property in order to accommodate the development of six single-family homes.

Mr. Brown explained that the property is currently zoned R-5 and the Petitioners would like to rezone the property to the UR-2(CD) zoning district in order to take advantage of more flexible streetscape and lot options. The rezoning will include a site-specific plan that will only allow for the property to be developed as six single-family homes. Mr. Brown explained that the Petitioners intend for Saussy Burbank to develop the homes in a similar architectural style to those already existing on Summey Avenue and Kelly Street.

The attendees asked a few questions about the orientation and design of the proposed homes. The attendees and Petitioner's agents discussed the changing home and tax values.

Mr. Brown stated that a best-case-scenario rezoning schedule may include a public hearing on April 16th and a City Council Decision on May 21st. Mr. Brown concluded the discussion at approximately 7:00 p.m.

Respectfully submitted, this 12th day of March 2018.

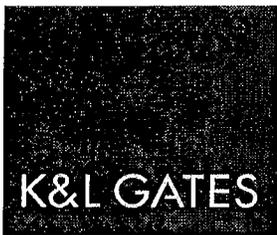
cc: Council Member Matt Newton
Sonja Sanders, Charlotte-Mecklenburg Planning Department

Exhibit A

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-008	16109211	GARBER	EDWARD T	NANCY J	GARBER	442 CEDAR AVE		HERSHEY	PA	17033
2018-008	16109212	MEDINA	EMILIO JR			5203 SILABERT AV		CHARLOTTE	NC	28205
2018-008	16109213	SHULL	KERI			5207 SILABERT AVE		CHARLOTTE	NC	28205
2018-008	16109214	PRIDEMORE	SCOTT A	LAURA T	PRIDEMORE	2518 MAYBANK DR		CHARLOTTE	NC	28211
2018-008	16109215	TERRY	STEPHANIE			5215 SILABERT AVE		CHARLOTTE	NC	28205
2018-008	16109216	ELLER	DANIEL L			5219 SILBERT AV		CHARLOTTE	NC	28205
2018-008	16109217	GOUNIS	HELEN A			5223 SILABERT AVE		CHARLOTTE	NC	28205
2018-008	16109218	MURPHY	JAMYE N			5227 SILABERT AV		CHARLOTTE	NC	28205
2018-008	16109219	KEY	KEVIN LEWIS			5231 SILABERT AV		CHARLOTTE	NC	28205
2018-008	16109220	HARRINGTON	GEORGE L			5235 SILABERT AV		CHARLOTTE	NC	28205
2018-008	16109221	POMPLIANO	KENNETH M JR			5239 SILABERT AV		CHARLOTTE	NC	28205
2018-008	16109222	MARINELLI	JACK			5243 SILBERT AVE		CHARLOTTE	NC	28205
2018-008	16110101	BARBEE	IRENE NICOLE			1800 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110102	CONYERS	FRANCES S		(BY ENTIRETY)	1801 SUMMEY AVE		CHARLOTTE	NC	28205
2018-008	16110103	WEST	ROBERT C	KARA	WEST	1805 SUMMEY AVE		CHARLOTTE	NC	28205
2018-008	16110104	DILLARD	BILLY DEAN			175 ASHBURY CIRCLE		MOORESVILLE	NC	28117
2018-008	16110105	DULIN	LIBBY ANN	JERRY LEE	DULIN	6316 NECK RD		HUNTERSVILLE	NC	28078
2018-008	16110106	SIMPSON	THOMAS R	MARY M	SIMPSON	2137 N SHARON AMITY RD		CHARLOTTE	NC	28205
2018-008	16110107	AUTISM SOCIETY MECKLENBURG	COUNTY HOUSING CORP #4			2211A EXECUTIVE ST		CHARLOTTE	NC	28208
2018-008	16110108	KELLY UNITED PROPERTIES LLC				326 LANSDOWNE RD		CHARLOTTE	NC	28270
2018-008	16110109	1826 DALLAS AVE LLC				326 LANSDOWNE RD		CHARLOTTE	NC	28270
2018-008	16110110	DALLAS AVE PROPERTIES LLC				326 LANSDOWNE RD		CHARLOTTE	NC	28270
2018-008	16110111	MALPHURS	RALPH			721 WRISTON PL		CHARLOTTE	NC	28209
2018-008	16110112	LUSK	RANDY L		TR LAWING REALTY INC	1812 DALLAS AV		CHARLOTTE	NC	28205
2018-008	16110113	WTJ INVESTMENTS LLC				2438 OVERHILL RD		CHARLOTTE	NC	28211
2018-008	16110114	BRITT	DALTON R			1804 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110608	HINSON	GRACE E			5316 KELLY RD		CHARLOTTE	NC	28205
2018-008	16110610	ROJAS	JESSICA			1820 SUMMEY AVE		CHARLOTTE	NC	28262
2018-008	16110611	LAINIS	VASILIKE			1808 SUMMEY AVE		CHARLOTTE	NC	28205
2018-008	16110612	RANSON	J NEAL			1804 SUMMEY AVE		CHARLOTTE	NC	28205
2018-008	16110614	LAINIS	VASILIKE E			1808 SUMMEY AVE		CHARLOTTE	NC	28205
2018-008	16110701	EVANS	FLOYD WILLIAM	BETTY C	EVANS	4725 PIONEER LN		INDIAN TRAIL	NC	28079
2018-008	16110725	MCA & ASSOCIATES				PO BOX 220214		CHARLOTTE	NC	28222
2018-008	16110726	ESPIN	MARIO WILLIAM		HELEN P ESPIN	11938 CANTER LN		MINT HILL	NC	28227
2018-008	16110728	CAROLINA COTTAGE HOMES LLC				2550 WEST TYVOLA RD SU 100		CHARLOTTE	NC	28217
2018-008	16110810	2015-3 IHZ BORROWER LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
2018-008	16110811	PURPUR	SALLIE			1805 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110812	JCMG INC				949 TARTAN LN		CONCORD	NC	28027
2018-008	16110813	MILLER	KATHERINE SCOTT			1813 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110814	VOGT	JOE R	DIANE P	VOGT	1817 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110815	NEFF	JARROD A			1821 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110816	MEYER HOMES LLC				PO BOX 1503		DENVER	NC	28037
2018-008	16110817	BOYLE	KEVIN J			1829 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110818	JONES	MICHAEL			1833 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110819	AMODEO	JASON			1837 DALLAS AVE		CHARLOTTE	NC	28205
2018-008	16110823	ROSEHAVEN INVESTORS LLC				PO BOX 220214		CHARLOTTE	NC	28222
2018-008	16110854	ADRIAN INVESTMENTS LLC				5139 ELDER AV STE 2		CHARLOTTE	NC	28205
2018-008	16110857	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110858	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110859	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110860	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110861	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110862	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110863	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2018-008	16110864	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-008	Amity Garden Neighborhood Association	Amy	Harris	5101 Kistler Avenue		Charlotte	NC	28205
2018-008	Amity Garden Neighborhood Association	Donna	Fisher	2421 Eaton Rd		Charlotte	NC	28205
2018-008	Amity Garden Neighborhood Association	Luke	Carter	5237 Lynnville Ave		Charlotte	NC	28205
2018-008	Amity Place Homeowners Association	Michael	Icenhour	4319 Wordsworth Ln		Charlotte	NC	28211
2018-008	Collinswood Neighborhood Association	Mike	Farrell	4808 Walker Rd		Charlotte	NC	28211
2018-008	Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		Charlotte	NC	28211
2018-008	Oakhurst	Elizabeth	Bradford	4414 Carteret St.		Charlotte	NC	25205-7302
2018-008	Oakhurst Community Neighborhood Association	Grace	Watkins	4317 Commonwealth Av		Charlotte	NC	28205
2018-008	Oakhurst Community Neighborhood Association	Liz	Millsaps Haigler	1420 Chippendale Road		Charlotte	NC	28205
2018-008	Woodburn Neighborhood Community Watch	Stephen	Bruce	5842 McNair Rd		Charlotte	NC	28212

Exhibit B



February 14, 2018

Collin W. Brown
collin.brown@kkgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, March 8th at 6:00 p.m.
Location: Charlotte Mecklenburg Library – Independence-Regional Campus
6000 Conference Drive
Charlotte, NC 28212
Petitioner: The Drakeford Company / Saussy Burbank, LLC
Petition No.: 2018-008

Dear Charlotte Resident,

We represent The Drakeford Company and Saussy Burbank, LLC (the "Petitioners") in their joint plans to redevelop an approximately 0.72-acre property located at the intersection of Kelly Street and Dallas Avenue, west of North Sharon Amity Road (the "Site"). The Petitioners request a rezoning from the R-5 zoning district to the UR-2(CD) zoning district in order to accommodate the development of a maximum of six single-family homes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioners 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 Commission'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 Petitioners, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, March 8th at 6:00 p.m.** to meet with the Petitioners and their design and development teams. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,

cc: Council Member Matt Newton
Sonja S. Sanders, Charlotte-Mecklenburg Planning Staff

Exhibit C

Exhibit D

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background.

K&L GATES

A decorative background consisting of a blue bokeh effect with out-of-focus light spots in various shades of blue and white.

Official Community Meeting

Oakhurst Rezoning (Kelly Street & Dallas Ave)

Thursday, March 8, 2018

INTRODUCTIONS

Petitioner collaboration between:



SAUSSY BURBANK

Peter Harakas



Bobby Drakeford

K&L GATES

Collin Brown & Brittany Lins

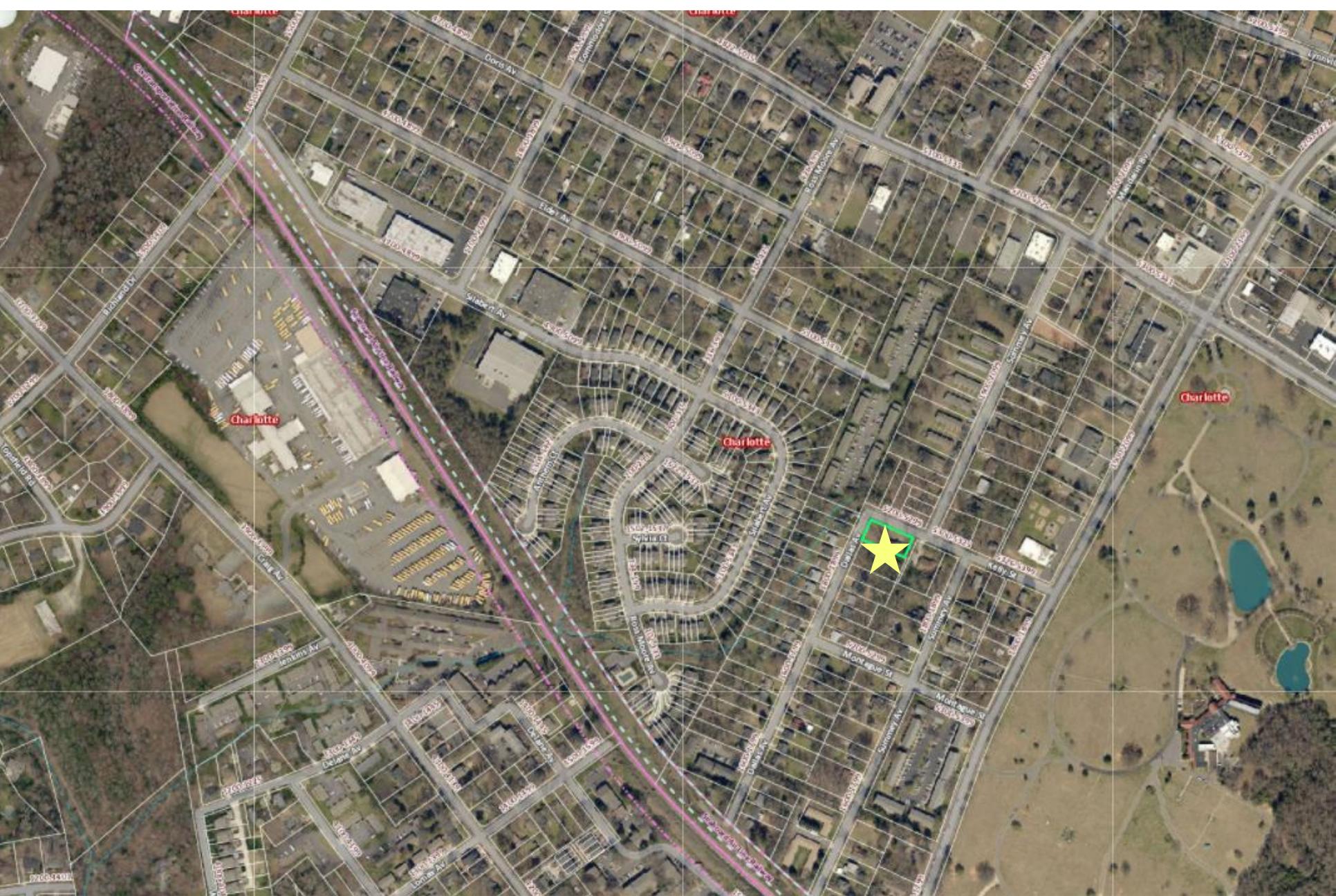
AGENDA

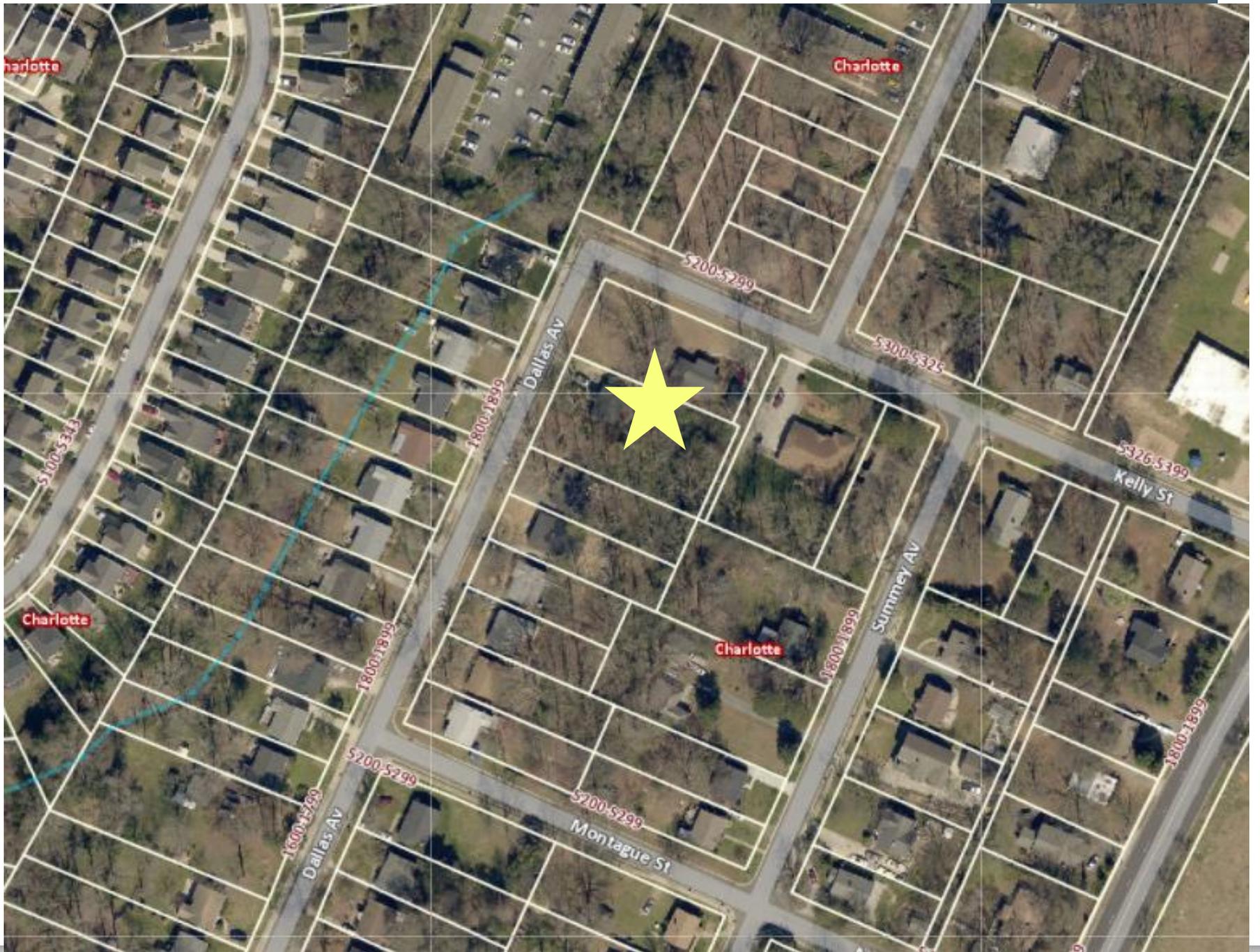
- Property Location
- Current Zoning
- Proposed Development
- Rezoning Timeline
- Feedback & Questions



Property Location















Current Zoning



Current Zoning: R-5



Surrounding areas with higher density

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

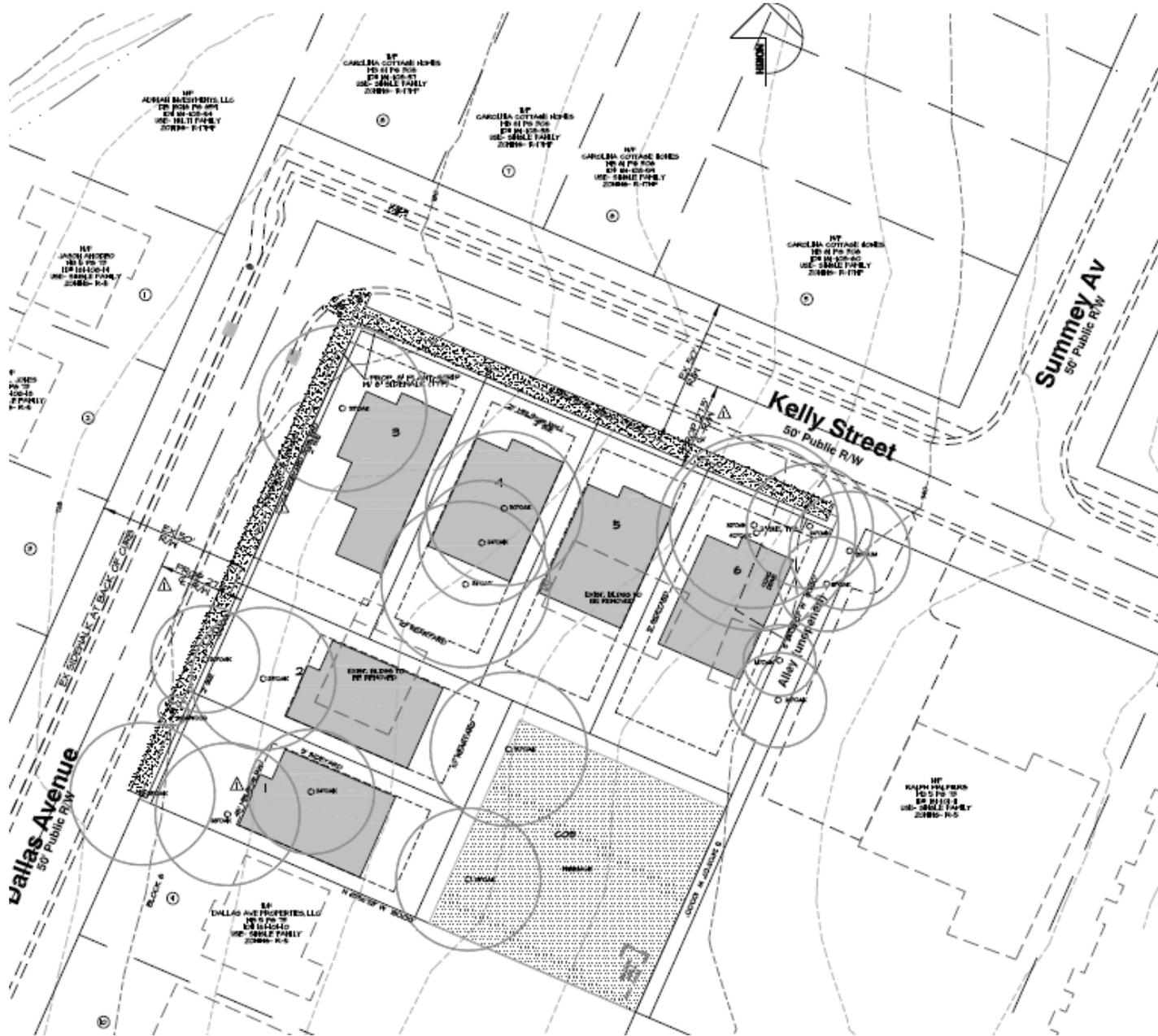


Current Proposal



DEVELOPMENT STANDARDS

- TAX PARCEL ID: 38-08-08-4-01
 - EDF# ZONING CLASSIFICATION: R-5
 - PROP. ZONING CLASSIFICATION: R-5 (SEE
 - EDF# 4 PROP. USE) SINGLE FAMILY DETACHED
 - SEE APPLICABLE CITY CODE
 - MAX. NO. OF UNITS PROPOSED: 6
 - MAX. PROPOSED DENSITY: 4 DUA
-
- R-5 (SEE LOT DATA)
 - MIN. LOT SIZE = 8000 SF
 - MIN. LOT WIDTH = 40'
 - MIN. SETBACK = 30' FROM BACK OF CURB
 - MIN. SIDE YARD = 5'
 - MIN. REAR YARD = 10'
 - MAX. BUILDING HEIGHT = 40'



The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, ethereal effect. The orange banner is a solid, vibrant color that spans the width of the image, providing a clear contrast for the white text.

Saussy Burbank Product

Summey Ave & Kelly Street



Summey Ave & Kelly Street



Existing Kelly St/Dallas Ave



Sharon East





Timeline



Rezoning Timeline Best Case Scenario:

- Comments from Govt Departments: March 2018
 - Official Community Meeting: by March 9th
 - Revised Plan/Community Meeting Report submitted: by March 12
 - Public Hearing Date: April 16
 - City Council Decision: May 21
-



Feedback & Questions?

The image features a central orange horizontal band with the text "Feedback & Questions?" in white. The background is a blue bokeh effect with out-of-focus light spots.

K&L GATES