

COMMUNITY MEETING REPORT
PETITIONER: HARRISON TUCKER & JOHN
PEROVICH
REZONING PETITION NO.: 2018-011

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 attached hereto by depositing such notice in the U.S. mail on February 23, 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 Tuesday, March 6 at 7:00 pm. at the Salvation Army, 901 Belmont Ave., Charlotte NC 28205, during the Belmont Neighborhood Association general meeting.

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 Petitioner was represented at the Community Meeting by Harrison Tucker and Russell Fergusson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself and Harrison Tucker, the Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.17 acres site (the "Site") located at the northeast corner of E. 17th St and N. McDowell St. (801 E. 17th St.) from an R-5 zoning district to UR-2 (CD) zoning district. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. The meeting was attended by neighbors and neighborhood leaders.

Mr. Tucker and Mr. Fergusson presented the site plan and explained the basic elements of the proposed development, including the efforts to move forward with plans that will include up to five residential units and the inclusion of an affordable unit for sale. Petitioner explained the basic and the standards and limits being incorporated into the revised Site Plan. The petitioner addresses the need for "missing middle" options for the residential market in the area. After the presentation the Petitioner and attendees were able to conduct a lengthy question and answer session. Extended conversation was had regarding the current developments of large single-family homes that are changing the character of the neighborhood and pricing out residents. Rapid growth in development created by the light rail project. The conversation addressed that some attendees supported the petition because it would create an affordable housing option and a small erunit than the current trend of large and expensive single-family homes. Some expressed a belief that this might help limit the impact of gentrification and allow for more economic diversity—including an affordable for sale unit. Some attendees raised concerns over the density, height and parking. Petitioner and attendees also discussed the sidewalk, existing sidewalks and elevation issues that led Petitioner to modify the sidewalk

and planting strips as presented. Petitioner explained the proximity to uptown, light rail and the greenway entrance across the street, as reasons why the proposed density is appropriate.

Petitioner answered community questions regarding the setbacks, the heights of the building, the location of garages, improvement of the sidewalk but still matching existing and neighboring properties, the parking plans, and the proposed density. Petitioner also answered questions regarding the building materials and environmentally conscience goal of a sustainable and net-zero development. There was no general consensus towards the proposal. Some attendees were positive and that this would be an improvement over the anticipated development of a very large single-family home and the likelihood that current by-right development will drastically alter the nature of the community. Concerns over the architecture style were raised and discussed. The neighborhood plans for residential types were discussed in that while there is multifamily both conforming and non-conforming in the immediate area of the Site, that the Site itself, a vacant lot, was designated for single family.

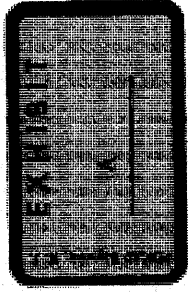
In addition to this meeting, Petitioner has presented to the neighborhood association land use committee on two occasions and modified the elevation and architectural design to better match the area homes at the direction of the committee. During the meeting a resident and local business owner that lives on the same block as the Site discussed her support for the project's density as being appropriate for the neighborhood.

Included in attendance were approximately thirty area residents including several people that live and own property on the same block as the rezoning.

Respectfully submitted, this the 10th day of May, 2018
by Russell W. Fergusson

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

List of Property Owners
Provided by the Charlotte-
Mecklenburg Planning
Department and Based
on Current Tax Records



Pet_no.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFRIRS	COWNERL/	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-011	08109604	MECKLENBURG COUNTY			C/O REAL E	600 E 4TH ST	11TH FLOOR	CHARLO NC	NC	28202
2018-011	08109605	JACKSON KASTLE LLC			1009 LEIGH AVE			CHARLO NC	NC	28205
2018-011	08109606	EADY-HARBOL MISHA		ANDREW THOI	HARBOLD	1305 N MCDOWELL ST		CHARLO NC	NC	28205
2018-011	08109607	KEEN	HOLLIDAY V		1309 N MCDOWELL ST			CHARLO NC	NC	28205
2018-011	08109608	CARTAGENA LLC			PO BOX 1781			MATTHE NC	NC	28106
2018-011	08109609	TRUE HOMES LLC			2649 BREKONRIDGE CENTRE I	MONRO NC		CHARLO NC	NC	28110
2018-011	08109610	HOME SOLUTI	INC		1904 WILROSE PL			MATTHE NC	NC	28105
2018-011	08109611	BRIDGES	CURTIS JR		724 E 17TH ST			CHARLO NC	NC	28205
2018-011	08109612	BRADLEY JR	EUGENE		1902 BAXTER ST			CHARLO NC	NC	28204
2018-011	08109701	HELMS	WENDELL BRIAN		PO BOX 5131			CHARLO NC	NC	28299
2018-011	08109702	ENWALL	CORY K	LARA D	ENWALL	805 E 16TH STREET		CHARLO NC	NC	28205
2018-011	08109703	RAMIREZ	KATHERINE JAI	SAMUEL EUGE	HOWE	809 E 16TH ST		CHARLO NC	NC	28205
2018-011	08109704	NEWTON	NERISSA RAE		813 E 16TH ST			CHARLO NC	NC	28205
2018-011	08109706A	HOUSING AUT OF CHARLOTTE NC			1301 S BLVD			CHARLO NC	NC	28203
2018-011	08109706B	SEIGLE 60 LLC			8484 GEORGIA AVE STE 620			SILVER S MD	MD	20910
2018-011	08109708	SULLIVAN	KAREN M		2801 ALLENTON TRAILS LN			CHARLO NC	NC	28212
2018-011	08109709	TRUE HOMES LLC			2649 BREKONRIDGE CENTRE I	MONRO NC		CHARLO NC	NC	28110
2018-011	08109710	DENNIS	FLORINA		820 E 17TH ST			CHARLO NC	NC	28205
2018-011	08109711	DENNIS	FLORINE B		816 E 17TH ST			CHARLO NC	NC	28205
2018-011	08109712	GOODING	THOMAS	JUANITA	GOODING	812 E 17TH ST		CHARLO NC	NC	28205
2018-011	08109713	MAYS	PATRICK C	REBECCA T	MAYS	20000 DAVIDSON CONCORD I	DAVIDSON NC	CHARLO NC	NC	28036
2018-011	08109714	CRAWFORD	WILLIAM EARL	JANIE D	CRAWFOR	804 E 17TH ST		CHARLO NC	NC	28205
2018-011	08110401	MURPHY	HERBERT E	MICHAEL	MURPHY	1408 N ALEXANDER ST		CHARLO NC	NC	28205
2018-011	08110402	SHROPSHIRE	JOHN L		1116 WATERFORD DR			FOREST MD	MD	20747
2018-011	08110404	SHROPSHIRE	JOHN L		1116 WATERFORD DR			FOREST MD	MD	20747
2018-011	08110405	ANCRUM	DOUGLAS	MARGARET	ANCRUM	719 E 17TH ST		CHARLO NC	NC	28205
2018-011	08110406	CHANG	GRACE	PHILIP	CHANG	723 EAST 17TH ST		CHARLO NC	NC	28205
2018-011	08110407	JONES	BEVERLY	CHARLOTTE IN C/O	HABIT/ PO BOX 220287			CHARLO NC	NC	28222
2018-011	08110408	BERRYHILL	MARY E		731 E 17TH ST			CHARLO NC	NC	28205
2018-011	08110409	JERUSALEM H(	THE APOSTOLIC FAITH		714 E 18TH ST			CHARLO NC	NC	28205
2018-011	08110410	JERUSALEM H(	THE APOSTOLIC FAITH		714 E 18TH ST			CHARLO NC	NC	28205
2018-011	08110412	JERUSALEM H(	THE APOSTOLIC FAITH		714 E 18TH ST			CHARLO NC	NC	28205
2018-011	08110413	DOYLE COOKE PROPERTIES LLC			620 LOUISE AVE			CHARLO NC	NC	28204
2018-011	08110504	HENDERSON REVOCABLE LIVI	WARDELL	HENDERSO	224 N CHASE DR			CONCOF NC	NC	28027
2018-011	08110505	HALEY	SHIRLEY		719 E 18TH ST			CHARLO NC	NC	28205
2018-011	08110506	STURDIVANT	JAMES P		428 AUTUMN DR			HARRISE NC	NC	28075
2018-011	08110601	SIGNORELLO	DAVID		59 NORTHAM AVE			SAN CAF CA	CA	94070

2018-011	08110602	ADAMS	PATRICIA A		805 E 17TH ST	CHARLO NC	28205
2018-011	08110603	RALLO	PAUL M		807 E 17TH ST	CHARLO NC	28205
2018-011	08110604	SOLLITTO	SIGALIT B		813 E 17TH ST	CHARLO NC	28205
2018-011	08110605	MFOONYAM	RUTH BI	VALERY	817 EAST 17TH ST	CHARLO NC	28205
2018-011	08110606	DURHAM	KELLY M		710 N DAVIDSON ST	CHARLO NC	28202
2018-011	08110607	SIEGLE AVE HOLDINGS LLC			4711 TRUSCOTT RD	CHARLO NC	28226
2018-011	08110608	KENNION	ROBERT LEE	BRENDA-PRAT KENNION	1409 SEIGLE AVE	CHARLO NC	28205
2018-011	08110609	WOODLAND	LINDA M		1415 SEIGLE AV	CHARLO NC	28204
2018-011	08110610	EAST END FLATS LLC			4711 TRUSCOTT RD	CHARLO NC	28226
2018-011	08110611	EAST END FLATS LLC			4711 TRUSCOTT RD	CHARLO NC	28226
2018-011	08110612	DAVIS	LAURIE ANN		816 E 18TH ST	CHARLO NC	28205
2018-011	08110613	KNUDSON	BENJAMIN A		812 E 18TH ST	CHARLO NC	28205
2018-011	08110614	MCINNIS	PAISLEY	ELEASE	808 E 18TH ST	CHARLO NC	28205
2018-011	08110615	ROGERS	SCOTT W	KATHRYN	804 E 18TH STREET	CHARLO NC	28205
2018-011	08110616	CRAWFORD	VEDA		800 E 18TH ST	CHARLO NC	28205
2018-011	08110617	HEYWARD	WADDIE		8808 TAUNTON DR	HUNTER NC	28078
2018-011	08110618	SMALL	TERESA		820 E 18TH ST	CHARLO NC	28205
2018-011	08110701	HOLY JERUSAL CHURCH TRUSTEES			UNKNOWN	UNKNOWN	
2018-011	08110702	PATEL	ILESHA		813 E 18TH ST	CHARLO NC	28205
2018-011	08110703	MORELAND	GEORGE		PO BOX 16685	CHARLO NC	28297

Pet_no.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	CITY	STATE	ZIP
2018-011		Alice	Kibler	329 Plymouth Ave.	Charlotte	NC	28206
2018-011		Curtis	Bridges	724 E 17th St	Charlotte	NC	28205
2018-011		Sameer	Alzouby	1210 N. Tryon St.	Charlotte	NC	28277
2018-011	Belmont	Edward	Glodowski	1233 Pegrum St	Charlotte	NC	28205
2018-011	Belmont Community Association	Belmont	Land Use Committee	815 E 20th St	Charlotte	NC	28205
2018-011	Belmont Community Association	Diane	Adams	1615 Pegrum St	Charlotte	NC	28205
2018-011	Belmont Community Association	Kristen	Paulet	1201 Pegrum Street	Charlotte	NC	28205
2018-011	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue	Charlotte	NC	28205
2018-011	Belmont Community Association	Vicki	Jones	1237 Allen St	Charlotte	NC	28205
2018-011	Belmont Community Development Cc	Carlene	Greene	700 Parkwood Ave. Ste 204	Charlotte	NC	28205
2018-011	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St	Charlotte	NC	28205
2018-011	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St	Charlotte	NC	28205
2018-011	Berkeley Homeowners Association In	Allan	Morgan	1600 Parson St	Charlotte	NC	28205
2018-011	Berkeley Homeowners Association In	Bob	Mohr	805 E 17th St	Charlotte	NC	28205
2018-011	Enderly Park Neighborhood Associati	Ronnie	Devine	700 North Tryon St	Charlotte	NC	28202
2018-011	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St	Charlotte	NC	28202
2018-011	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.	Charlotte	NC	28202
2018-011	First Ward, Southend	Cassie	Brown	709 E. 8th Street	Charlotte	NC	28202
2018-011	NoDa Vision	Jon	Branham	2604 Pinckney Av	Charlotte	NC	28277
2018-011	Olde Concord Association	Ken	Hagood	1226 N Caldwell St	Charlotte	NC	28206
2018-011	Olde Georgetowne Homeowners Assr	Patricia	Heard	412 E 17th	Charlotte	NC	28206
2018-011	Opt 12 Condominium Owners Associa	Ben	Vandgrift	1214 N Caldwell St	Charlotte	NC	28206
2018-011	Optimist Park Community	James	Atkinson	405 E 19th St	Charlotte	NC	28206
2018-011	Optimist Park Community	Pauline	Simuel	412 E 18th Stret	Charlotte	NC	28206
2018-011	Optimist Park Community	Valerie	Stepp	512 E 18th St	Charlotte	NC	28206
2018-011	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr	Charlotte	NC	28205
2018-011	Plaza Central Partners Neighborhood	John L.	Nichols, III	1200 Central Av	Charlotte	NC	28204
2018-011	Plaza Midwood Merchants Associatio	Lesa	Kastanas	1512 Central Ave	Charlotte	NC	28205
2018-011	Plaza Midwood Neighborhood Associ	Tom	Eagan	1724 The Plaza	Charlotte	NC	28205
2018-011	University Park Improvement Associa	Hattie	Anthony	845 Woodside Av	Charlotte	NC	28205
2018-011	Villa Heights Community Organizatio	Abby	Seymour	701 E 26th Street	Charlotte	NC	28205
2018-011	Villa Heights Community Organizatio	Angela	Ambroise	701 E 26th Street	Charlotte	NC	28205
2018-011	Villa Heights Community Organizatio	Jason	Mathis	1209 Grace St	Charlotte	NC	28205

2018-011	Villa Heights Community Organization	Kate	Frear	2215 Yadkin Ave.	Charlotte	NC	28205
2018-011	Villa Heights Community Organization	Max	Carroll	1813 Parson Street	Charlotte	NC	28205
2018-011	Villa Heights Land Community Organ	Elise	Berman	2112 Yadkin Ave	Charlotte	NC	28205

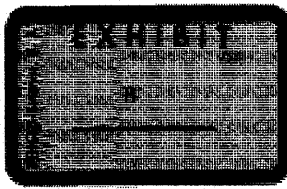


EXHIBIT B: COPY OF THE WRITTEN NOTICE

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Harrison Tucker & John Perovich to rezone approximately 0.17 acres located at the northeast corner of E. 17th St and N. McDowell St. (801 E. 17th St.)

Date and Time

of Meeting: **Tuesday, March 6 at 7:00 pm.**

Place of Meeting: **Salvation Army, 901 Belmont Ave., Charlotte NC 28205**

Petitioner: **Harrison Tucker & John Perovich**

Petition No.: **2018-11**

I am assisting Harrison Tucker & John Perovich (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 0.17 acres located at the northeast corner of E. 17th St and N. McDowell St. (801 E. 17th St.) from an R-5 zoning district to UR-2 (CD) zoning district. The purpose of the rezoning is to permit the development of the parcel into approximately five residential units. As shown on the submitted site plan, see here: <http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-011.aspx>

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 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 Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, March 6 at 7:00 pm. This meeting will be held immediately at the conclusion of the Belmont Neighborhood Association meeting. I look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please contact Russell Fergusson at (704) 234-7488 or russell.fergusson@russellwfergusson.com.

Yours Truly,

Russell W. Fergusson

cc: City Council Representative Larken Egleston

Date Mailed: February 23, 2018

EXHIBIT C: COMMUNITY MEETING SIGN-IN SHEET

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: HARRISON TUCKER & JOHN
 PEROVICH



LOCATION: NORTHEAST CORNER OF E. 17TH ST
 AND N. MCDOWELL ST. (801 E. 17TH ST.)

PETITION NO.: 2018-011

DATE: MARCH 6, 2018

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Lorna Allen	815 E. 20TH	-	allen.lorna@gmail.com
Bob Jarzemsky	815 E. 20TH	-	bobjarzemsky@gmail.com
Steven Hamrell	809 E. 20th St		st33n83@gmail.com
Marianne Gross	1213 Pegram St.	-	marianne144@gmail.com
Stephen Valder	1621 Allm St		stephen.valder@gmail.com
Curtis Bridges	724 E 17th St		bridges.curtis@gmail.com
Arthur McGehee	1225 Pegram St	-	
E.D. Chodowski	1233 PEGRAM ST		EDChodowski@gmail.com
Kristen Wilson	1201 Pegram	-	kristen@belmontcharlotte.org
Matt Wilson	1201 Pegram	-	mattwilsondesigns@gmail.com
Jennifer Heath	714 E. 18th St	jehealthster@gmail.com	quality-of-life@belmont
Gilda Carter	714 E. 18th Str		
Minister Paden	2416 00 Paven		rosawilliams@gmail.com
WD Bore	1720 Unstead		denice917@gmail.com
Doug Bradley	933 Louise Ave		landover1@outlook.com
Roger Lovellett	933 Louise Ave		rogerlovellett@gmail.com

Ke
 Renee Klein 828 Parkwood Ave jkleinbo01@gmail.com
 Josh Kwan 828 Inwood Ave
 Siggie Sollitto 813 E. 17th St.
 Florine Florine Dennis 816 E. 17th St