

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: The Drakeford Company**

Rezoning Petition No. 2018-024

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 March 22, 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, April 12, 2018 at 6:00 p.m. at the Park Road Baptist Church, 3900 Park Road, Charlotte, NC 28209.

**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 sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bobby Drakeford and Jovonna Mozeak, as well as by Petitioner's agents, Brett Seward and Nick Bushon with Design Resource Group and Collin Brown and Brittany Lins with K&L Gates. Councilman Tariq Bokhari was also in attendance.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown introduced the Petitioner's team and explained that the official community meeting is for a rezoning petition that involves approximately 0.84 acres on the north side of Reece Road, east of Arbor Lane, east of Park Road, and north of the Park Road Shopping Center. Mr. Brown explained that the Petitioner's team has met with adjacent neighbors and representatives from the Kimberlee for initial feedback on the proposed development.

Mr. Brown explained that the property owners are ready to sell their land and the Petitioner would like to develop it. Mr. Brown stated that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, community concerns, city priorities, and market realities. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally.

Mr. Brown stated that the property is currently zoned R-22MF, which typically allows for up to 22 units per acre of multi-family development. The Petitioner is not proposing a density higher than what is already permitted by the current zoning ("by-right"). Mr. Brown then briefly showed comparable projects

and demonstrated how a multi-story apartment or condo building could be developed by-right. Mr. Brown recognized that the Park Woodlawn Area Plan envisions that the density for the area should be 12 units per acre, but that the property's current R-22MF zoning allows for 22 units per acre already.

Mr. Brown then explained the Petitioner's current proposal for a conditional site plan which provides added constraints on a site plan and allows the community to take part in negotiations to achieve commitments that are important to the neighborhood. Mr. Brown showed several iterations of the Petitioner's intended site plan, stating that the current proposal is for 19 townhome units, including one live-work unit. The plan would include a commitment to several guest parking spaces and for each unit to have a two-car garage. The proposal equates to 21.7 dwelling units per acre, resulting in less density than the 22 units per acre permitted under the current zoning. Mr. Brown explained that the Petitioner simply requires a rezoning for this site plan to take advantage of urban development standards for townhome projects, not to increase the density above what is already permitted.

Mr. Brown explained that there would be a second community meeting on May 3rd and that the Petitioner is targeting a public hearing in June and City Council decision in July. Speaking on behalf of the Petitioner, Mr. Bobby Drakeford stated that the Petitioner would like an indication from the community on whether collectively the rezoning petition is likely to be supported. The Petitioner is committed to working with the community on a mutually beneficial townhome plan, if desired. Alternatively, the Petitioner is capable of producing a by-right multi-story multi-family development.

Councilman Tariq Bokhari then made a brief statement to the attendees, stating that his role in this rezoning includes informing the public of the general rezoning process, providing a voice of neutrality for negotiations, and ultimately providing a decision along with the other City Council members. Councilman Bokhari then opened the meeting up to questions regarding the process and to additional questions for the Petitioner's agents.

One attendee stated that he hoped for the rezoning process to continue, rather than the Petitioner resorting to a by-right development option, because he believed that townhomes would increase the surrounding property value more than another condo building. Additionally a representative of the Kimberlee stated that she believes the Kimberlee members would like to negotiate with the Petitioner on this rezoning petition rather than see a by-right option developed. She commented that she liked the commitment to for-sale units rather than a rental development.

Several members of the community emphasized concerns regarding on-site parking and stated that adequate parking would be a necessity for community support. A few attendees also voiced concerns with the proposed setback and stated that they want the street to maintain its current characteristics and stay consistent with the rest of the neighborhood.

In response to an attendee question, the Petitioner's agents confirmed that the Petitioner is committing to a two-car garage for each unit and several visitor parking spots. This number of parking spots exceeds the by-right requirement of only 1.5 parking spaces per dwelling unit with no visitor parking required.

Several attendees also voiced concerns regarding the traffic and parking situation along Reece Road and Arbor Lane, especially during school carpool hours. The Petitioner's agents responded that the proposed development is not likely to increase traffic more than a by-right development and that there is only one proposed live-work unit. The Petitioner's agents further explained the intention of the live-work unit to be restricted to personal service uses with only one outside employee. Examples of industries for the live-work unit include an attorney's office, counsellor, accountant, or other non-retail use.

At the conclusion of the question-and-answer portion of the presentation, the Petitioner's team stepped outside for the community attendees to discuss the proposal amongst themselves. The formal meeting concluded at approximately 7:30 p.m.

Respectfully submitted, this 16th day of April 2018.

cc: Council Member Tariq Bokhari  
Solomon Fortune, Charlotte-Mecklenburg Planning Department