

FOLLOW-UP COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-049

Petitioner: Revolve Residential
Rezoning Petition No.: 2018-049
Property: ± 2.57 acres located in the area bound by Charles Ave, Whiting Ave, Spencer St, and Clemson Ave (the "Site").

This Follow-Up Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The Follow-Up Community Meeting was held on Monday, July 9th, 2018, 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** by depositing the Community Meeting Notice in the U.S. mail on 06/20/2018. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Follow-Up Community Meeting required by the Ordinance was held on Monday, July 9th, 2018 at 6:30 PM, at The Charlotte Christian College and Theological Seminary, 3117 Whiting Avenue, Charlotte, NC 28205.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Tim McCollum with Revolve Residential. Also in attendance were Randy Martin with RKM Resources, Shaun Tooley with Land Design and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Tim McCollum welcomed attendees to the meeting and provided a brief overview of Revolve Residential. Bridget Grant provided an overview of the rezoning process. Representatives described the plan features as well as updates to traffic information and plan commitments. The meeting was then opened for question and answer.

II. Summary of Questions/Comments and Responses:

Attendees asked why the developer chose to include event space. Mr. McCollum explained that the space was designed and built to support gathering. With this in mind, the team identified uses they believed would allow the adaptive reuse of the building with uses that would likely occur as

part of an institutional space/use/gathering type format. Attendees asked if the church could be repurposed for residential uses. Representatives stated they believed it would be difficult to convert the sanctuary space to residential. One attendee asked if the church could be deemed an historic landmark. Mr. McCollum and Mr. Martin agreed to explore historic designation options.

Attendees inquired about the rezoning schedule. Ms. Grant shared that the team was deferring the Petition to allow additional time to respond to community feedback and is seeking a September public hearing.

Attendees inquired about parking. Mr. McCollum explained that there is sufficient parking on the site to support the office and event space as they are likely to have varied parking needs. In addition, the site is in a transit station area and it is anticipated that some users may arrive via transit or with other popular ride share options. Mr. Martin explained they are also willing to establish off-site parking agreement as needed in order to meet the requirements that 1 space of parking is provided for every four seats in keeping with the base parking level required for institutional and event type spaces. Attendees raised concerns about the adjacent neighbor's driveway. Mr. McCollum agreed to continue to work with the adjacent neighbor who accesses their property through the driveway to the site.

Attendees inquired about event hours of operation. The development standards include provisions to end events by 10 pm on weeknights and 11 pm on weekends. In addition, no outdoor amplified music is permitted. Residents expressed concern related to traffic and the Petitioner's representatives shared the updated traffic information and noted that some of the higher traffic generating uses have been eliminated from the plan. Residents asked how the Petitioner plans to mitigate dumpster noise in the early morning. The team said they recognize the importance of being a good neighbor and pointed out that they are also developing residential units on the site. They will do their best to minimize the impacts. Residents continued to iterate opposition to commercial uses in the existing building. Ms. Grant shared that the uses proposed as part of the conditional zoning were all permitted accessory uses to a church or the existing school under the existing zoning. Ms. Grant thanked attendees for their time and offered to stay after the meeting to answer additional questions.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner explored and determined that the development of residential units in the existing building is likely not feasible. The Petitioner has provided additional clarification on the proposed uses for the event and gathering space and further restricted the hours of operation.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Tim McCollum, Revolve Residential
Randy Martin, RKM Resources
Shaun Tooley, LandDesign
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-049	08312105	WOOD	PAUL C	JANA L	MORRIS	1015 CHARLES AVENUE		CHARLOTTE	NC	28205
2018-049	08312106	BOSTROM	BRIER	MATTHEW	CAMPOLMI	1019 CHARLES AVENUE		CHARLOTTE	NC	28208
2018-049	08312107	STREET	ANDREW K	AMANDA W	STREET	1025 CHARLES AVE		CHARLOTTE	NC	28205
2018-049	08312108	CHOI	JULIANNE			1029 CHARLES AVE		CHARLOTTE	NC	28205
2018-049	08312109	KING	BILLY M	CATHY N	KING	1035 CHARLES AVE		CHARLOTTE	NC	28205
2018-049	08312110	BOARD OF EDUCATION	CHARLOTTE MECKLENBURG			PO BOX 30035		CHARLOTTE	NC	28230
2018-049	08312203	LPICDA LLC				3009 CYPRESS KNEE CT		RALEIGH	NC	27607
2018-049	08312204	WITZEN	JENNIFER			1226 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312306	BEAVER	CHAD M	CHERYL B	BEAVER	7494 BEAVER LN		KANNAPOLIS	NC	28081
2018-049	08312307	PARADIS	BRENDAN	ELIZABETH	PARADIS	825 EAST 35TH ST		CHARLOTTE	NC	28205
2018-049	08312308	ANDREWS	JAMES T	CATRA A	ANDREWS	1320 BROOK RD		CHARLOTTE	NC	28205
2018-049	08312401	HOMES BY POLARIS LLC				13000 S TRYON ST SUITE F217		CHARLOTTE	NC	28278
2018-049	08312402	DENSON	SCOTT			187 VIRGINIA PL		COSTA MESA	CA	92627
2018-049	08312403	MINISH	CHARLAINE ADAMS			917 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312405	CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2018-049	08312412	LOWE	MALCOLM	REGINA	LOWE	3212 SPENCER ST		CHARLOTTE	NC	28205
2018-049	08312413	WELLS	DANIEL M	ELISABETH N	WELLS	1908 THURMOND PL		CHARLOTTE	NC	28205
2018-049	08312414	DIMARCO-GRAY	STEPHANIE E	JASON	JAVER	921 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312416	ROBINSON	BRYAN			929 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312417	HOMES BY POLARIS LLC				13000 S TRYON ST STE F217		CHARLOTTE	NC	28278
2018-049	08312501	CASSIS & CASSIS CAPITAL LLC				1000 NORTH WEST ST STE 1200		WILMINGTON	DE	19801
2018-049	08312502	BARONE	TIMOTHY MICHAEL			924 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312503	FUSCO	ANTHONY M			928 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312504	MAYO	SEAN M	KATIE A	MAYO	1207 CHARLES AVE		CHARLOTTE	NC	28205
2018-049	08312505	BRINK	AARON	STACY	BRINK	914 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312601	NEW LIFE THEOLOGICAL SEMINARY				PO BOX 790106		CHARLOTTE	NC	28206
2018-049	08312603	BUILDERS FIRST FUNDING LLC				300 SOUTH MAIN ST		MAULDIN	SC	29662
2018-049	08312604	ALL THE EVIL LLC				629 IDEAL WAY		CHARLOTTE	NC	28203
2018-049	08312605	PARKER	JUSTIN R	RACHEL	WISE	3108 CLEMSON AV		CHARLOTTE	NC	28205
2018-049	08312606	THOMAS	MARCUS J	CARMEN M	THOMAS	3100 CLEMSON AV		CHARLOTTE	NC	28205
2018-049	08312607	MENAND	HOWARD IV	SUSAN M	MENAND	1121 CHARLES AVE		CHARLOTTE	NC	28205
2018-049	08312608	NEW LIFE THEOLOGICAL SEMINARY				PO BOX 790106		CHARLOTTE	NC	28206
2018-049	08312609	SABOL	DORIS M			828 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312610	HELM	BRIAN SCOTT			824 E 35TH ST	CALIRE WHITEWORTH	CHARLOTTE	NC	28205
2018-049	08312611	EDWARDS	JENNIFER L			820 E 35TH ST		CHARLOTTE	NC	28205
2018-049	08312612	FROST	DAVID L	ALEXANDRA C	FROST	816 E 35TH ST		CHARLOTTE	NC	28204
2018-049	08312613	NOLAN	JOHN T	CAMILLE	NOLAN	3100 GARRISON ST		CHARLOTTE	NC	28205
2018-049	08312614	CLEVELAND	WILLIAM COOPER	SHARON S	CLEVELAND	232 STEEPLECHASE CIR		WAXHAW	NC	28173
2018-049	08312615	GARNER	JAMES	SOURMALY		810 E 34TH ST	CHANTHASOUXAT	CHARLOTTE	NC	28205
2018-049	08312616	HOLDER	LISA			812 E. 34TH ST		CHARLOTTE	NC	28205
2018-049	08312617	ITO	AMANDA L			814 E 34TH ST		CHARLOTTE	NC	28205
2018-049	08312618	NEEF	TAMMY S			3141 WHITING AVE		CHARLOTTE	NC	28205
2018-049	08312619	NEW LIFE THEOLOGICAL SEMINARY				PO BOX 790106		CHARLOTTE	NC	28206
2018-049	08312620	NEW LIFE THEOLOGICAL SEMINARY				PO BOX 790106		CHARLOTTE	NC	28206
2018-049	08315113	HOWARD	MALU M	TRAVIS	HOWARD	3021 CLEMSON AVE		CHARLOTTE	NC	28205
2018-049	08315114	HUTTO	GAVIN A			3029 CLEMSON AVE		CHARLOTTE	NC	28205
2018-049	08315115	ZIMMER	BRIAN M	JESSIKA R	ZIMMER	3031 CLEMSON AVE		CHARLOTTE	NC	28205
2018-049	08315401	MECKLENBURG COUNTY				C/O REAL ESTATE /FINANCE DEPT		CHARLOTTE	NC	28202
2018-049	08315405	BRUNO	WILLIAM NICHOLAS	JENNIFER BORZA	BRUNO	3012 CLEMSON AV		CHARLOTTE	NC	28205
2018-049	08315412	PETERSON	NICOLE DYAN	ERIC HOENES	DEL PINAL	3013 WHITING AVE		CHARLOTTE	NC	28205
2018-049	08315413	BRYSON	MELBA T			3017 WHITING AVE		CHARLOTTE	NC	28205
2018-049	08315414	KOLB	PHILLIP G	DEDRIA	KOLB	401 IDEAL WY		CHARLOTTE	NC	28203
2018-049	08315415	JACKSON	DANIEL	JACQUELINE MELINDA PLAUCH	JACKSON	3025 WHITING AV		CHARLOTTE	NC	28205
2018-049	08315416	HARDEN	CARLOS WAYNE			3031 WHITING AVE		CHARLOTTE	NC	28205
2018-049	08316401	VISTA	LINDA R/T			1000 E 35TH ST		CHARLOTTE	NC	28205

2018-049	08316402	WILLOUGHBY	HORACE L	FAYE P	WILLOUGHBY	1206 CHARLES AVE	CHARLOTTE	NC	28205
2018-049	08316403	WILLOUGHBY	HORACE L	FAYE P	WILLOUGHBY	1206 CHARLES AVE	CHARLOTTE	NC	28205
2018-049	08316404	BRIGMAN	CHRISTOPHER W			3016 WHITING AV	CHARLOTTE	NC	28205
2018-049	08316405	KING	JASON ALLEN			3103 WESLEY AVE	CHARLOTTE	NC	28205
2018-049	08316406	MONTERO	HEATHER-JOHN H			3109 WESLEY AV	CHARLOTTE	NC	28295
2018-049	08316409	KISHBAUGH	CHRISTOPHER	REBECCA	KISHBAUGH	1020 E 35TH STREET	CHARLOTTE	NC	28205
2018-049	08316410	MILLER	CATHERINE H			3729 AMARILLO DR	CONCORD	NC	28027
2018-049	08316411	DRIGGS	CHRISTOPHER L			11801 RIVERHAVEN DR	CHARLOTTE	NC	28214
2018-049	08316412	TAYLOR	TONDA A R/LIVING/TST			1008 E 35TH ST	CHARLOTTE	NC	28205
2018-049	08316413	PERRY	HEATHER			3105 WESLEY AVE	CHARLOTTE	NC	28205
2018-049	08316701	VENG	SONG		THATH YANN	3001 WESLEY AVE	CHARLOTTE	NC	28205

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-049	Country Club Heights	Adam	Raskoskie	2200 Shamrock Dr		Charlotte	NC	28205
2018-049	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2018-049	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2018-049	My Choice Planning	April	Benson	1845 Academy Street		Charlotte	NC	28205
2018-049	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St		Charlotte	NC	28205
2018-049	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St		Charlotte	NC	28205
2018-049	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2018-049	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2018-049	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2018-049	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2018-049	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2018-049	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2018-049	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2018-049	Plaza Central Partners Neighborhood Association	Garrett	LaDue	3325 Maywood Dr		Charlotte	NC	28205
2018-049	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2018-049	Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place		Charlotte	NC	28205
2018-049	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2018-049	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2018-049	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2018-049	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2018-049	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2018-049	Villa Heights Community Organization	Kate	Frear	2215 Yadkin Ave.		Charlotte	NC	28205
2018-049	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2018-049	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

FOLLOW-UP COMMUNITY MEETING
PETITION # 2018-049 – Revolve Residential



Date and Time of Meeting:

Monday, July 9th at 6:30 p.m. – 8:00 p.m.

Location of Meeting:

The Charlotte Christian College and Theological Seminary
3117 Whiting Avenue
Charlotte, NC 28205
Entrance at the burgundy canopy

Date of Notice:

6/20/2018

Revolve Residential would like to invite you to a follow-up community meeting to provide an update on the rezoning efforts for the site located in the area bound by Charles Ave, Whiting Ave, Spencer St, and Clemson Ave (the “Site”). The developer would like to bring the community up to date on changes made to the plans post the initial plan submittal and in response to community feedback.

Background and Summary of Request:

Revolve Residential seeks to rezone the ±2.57 acre Site to MUDD-O to allow the preservation and adaptive reuse of the mid-century church building (built in 1962) and replace the functionally obsolete red-brick office building with 16 single-family homes and 4 townhomes. The site is located 0.4 miles from the 36th Street light-rail station.

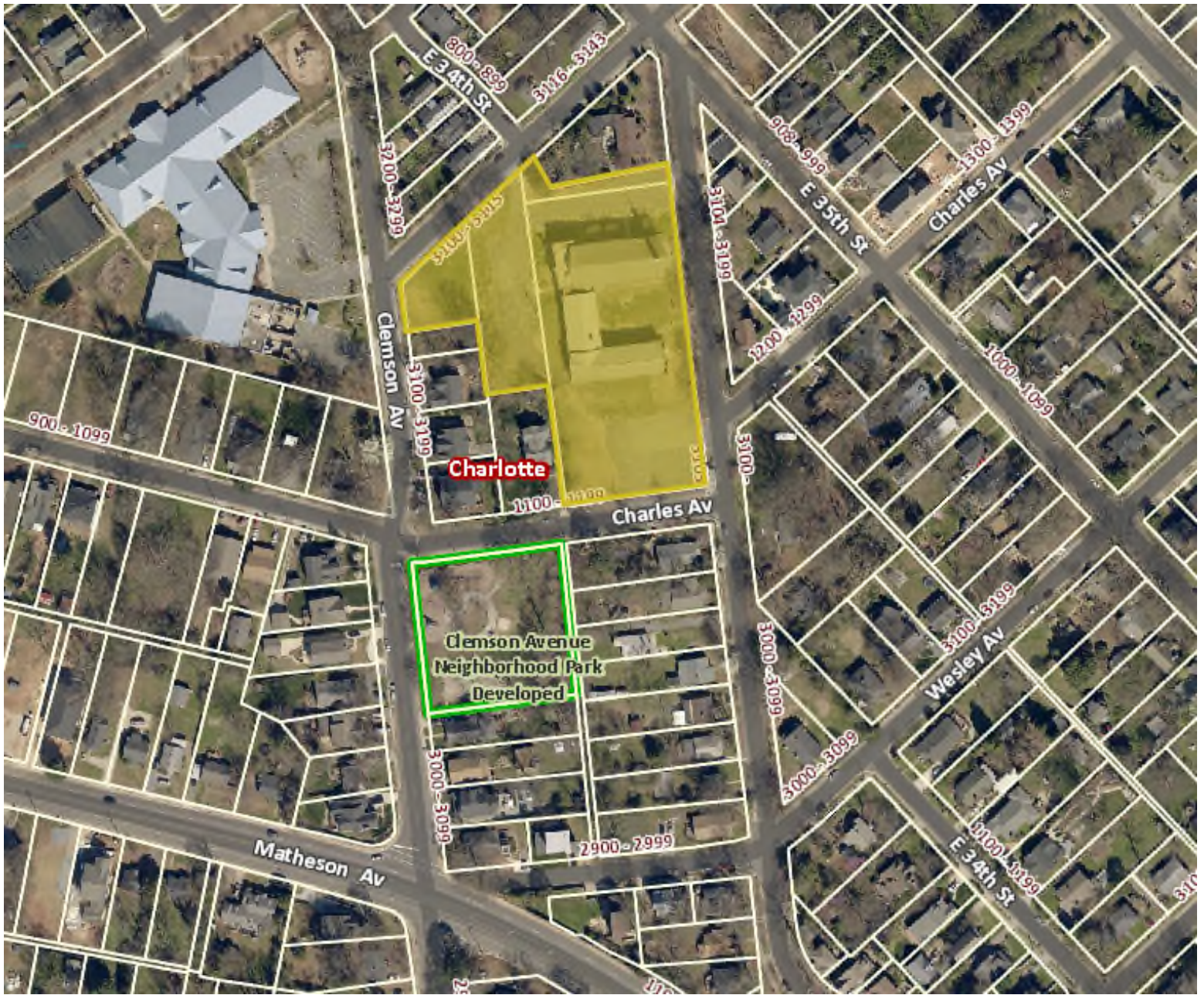
Community Meeting Update:

The revised plans submitted in June include additional limitations and parking commitments related to the adaptive reuse of the church building, 4 HouseCharlotte eligible units at the corner of Clemson and Spencer, on-site public art, limited hours of operation, and restrictions related to amplified/outdoor music.

We look forward to discussing these updates with you at the Community Meeting. In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Tim McCollum, Revolve Residential
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



**Follow Up Community Meeting : Rezoning Petition No. 2018-049
Community Meeting – July 9, 2018 @ 6:30 pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
57	BETSY KEY HEDKER HINTZEMANN	1154 E 35TH STREET CHARLOTTE, NC 28205	704-331-0895	BKHINTZEMANN@ME.COM
58	Sean Mayo	1207 CHARLES AVE	704-324-5047	seanmayo6@gmail.com
59	Brian Zimand	3031 Clemson Ave	704-898-7820	
60	SARAH FLOHR	1002 Charles Ave	704-615-5271	Sarah@standforanimals.org sarahflohr7e
61	Eric Hoenes	3013 Whiting Ave	619 847 4736	ehoenes@gmail.com
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Follow Up Community Meeting : Rezoning Petition No. 2018-049
 Community Meeting – July 9, 2018 @ 6:30 pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
113	Jacob Herr	3401 Denard Ave	980-313-2368	Jacob.Herr@jabian.com
114	COPY LAIL	914 E. 35 th St.	434 774 5649	lailc85@gmail.com
115	Jessika Zimmer	3031 Clemson Ave		jessika.zimmer@gmail.com
116	Julianne Choi	1029 Charles Ave.	704-430-1580	julianne.kiro@gmail.com
117	Taryn Garrett	1024 Charles Ave	704-591-0423	taryngarrett@live.com
118	Dean Garrett	1024 Charles Ave	704-591-0591	dean2Garrett@yahoo.com
119	Daniel Wells	3208 Spenceer St.	660-391-3038	wellsdaniel.m@gmail.com
120	Elizabeth Wells	3208 Spencer St.	703-503-9092	elizabeth.n.wells@gmail.com
121	Todd Hintzmann	1104 E 35 th St	704-309-6854	todd@hintzmann.net
122	Tony Pierce	3123 N Davidson	817-937-8466	Tony.Pierce86@yahoo
123	James King	3017 Clemson Ave	7046616081	King4jj@yahoo.com
124	Daniel Jackson	3025 Whiting Ave Charlotte	7045246891	naskcajleinad@yahoo.com
125	CARMEN THOMAS	3100 CLEMSON AVE CHARLOTTE	704 632 1086	thomasgroup04@gmail.com
126	Linda Vista	1000 E. 35 th 28205	704-332-4904	LVISTA525@yahoo.com

**Follow Up Community Meeting : Rezoning Petition No. 2018-049
Community Meeting – July 9, 2018 @ 6:30 pm**

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
141	Melanie Allen	2820 Whiting Avenue, Charlotte, NC 28205	704-780-2404	melwol25@hotmail.com
142	Kevin Sutton	908 ESSEX ST. CHARLOTTE 28205	980 254 6226	KODAKEW@GMAIL.COM.
143	Lisa Holder	812 E. 34 th St.	980 254 1599	lisa.holder.cms@gmail.com
144	CHRISTIAN FLOHR	1002 CHARLES AVE.	704-965-7098	christianfloh@hotmail.com
145	TAMMY NEEF	3141 Whiting Ave	980-522 4057	hdaiseneef@gmail.com
146	Rachel Wise	3108 Clemson Ave.		RLWise@gmail.com
147	Justin Parker	3108 Clemson Ave		paerjustin@gmail.com
148	MELISSA SALPIETRA	1127 E. 34 th St.	572 453 9677	salpietra_m@yahoo.com
149	JANA WOOD	1015 CHARLES AVE	843-478-2004	jana.dirtdiva@gmail.com
150	BRIAN LOHR	1514 CHARLES AVE	704.779.5055	BRIAN.G.LOHR@ICLOUD.COM
151	Garin Hutto	3029 Clemson Ave	843-560-0119	garin.hutto@gmail.com
152	Jennifer Witzern	808 E. 35 th St	704-777-9790	JennyboonC@gmail.com
153	Kati Mayo	1207 Charles Ave	704 304 2922	Katimayo1@gmail.com
154	Phillip Kolb	3021 Whiting	704 996 3480	pgkolb@gmail.com

Follow Up Community Meeting : Rezoning Petition No. 2018-049
Community Meeting – July 9, 2018 @ 6:30 pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
155	Nicole Peterson	3013 Whiting Ave	9179814326	ndpeters@gmail.com
156	EVAN PLANTE	606 HERRIN Ave	704 909 9676	EVAN@DOCKLANDSDESIGN.COM
157	HEATHER GAVAGAN	2921 WHITING-AVE	704-277-6739	hgavagan@gmail.com
158	Kevin Gavagan	2921 Whiting Ave	704-277-6733	Gavagan, Kevin@gmail.com
159	Lauren Kendall	2926 Wesley Ave	908-917-8881	tarabok@gmail.com
160	Mark Kendall	2926 Wesley Ave	908-917-8240	Mark.r.kendall@gmail.com
161	Lee Ann Sutton	900250 ⁹⁰⁸ Essex	980-254-6222	
162	Anthony n Fusco	928 E 35th Street	704.309.6188	amfusco@interclaim.com
163	CINDY HART	1226 E. 35TH ST	704-777-9789	HARTWITZENGALLERY@HOTMAIL.COM
164	C. Wayne Harden	3031 Whiting Ave	704-577-0278	twcweekspirit49@gmail.com
165	Tim Barone	924 E. 35th St.		tim4956@yahoo.com
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