

COMMUNITY MEETING REPORT  
**Petitioner: Boulevard Real Estate Advisors, LLC**  
Rezoning Petition No. 2018-053

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 October 26, 2018 and also on November 1, 2018 (to correct the description of the property subject to the Rezoning Petition). Copies of the written notices are attached as Exhibit B.

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

The Community Meeting was held on Wednesday, November 7, 2018 at 6:30 PM at the Ramada Plaza Charlotte Airport Hotel and Conference Center, 212 W. Woodlawn Road, 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 of Boulevard Real Estate Advisors, LLC, Rad Hudson and Rob Brinkman of Bohler Engineering NC, PLLC, and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Informal discussion preceded the start of the Community Meeting.

The slides attached as Exhibit D were used by the Petitioner's representatives at the Community Meeting.

A few minutes after 6:30, Ty Shaffer formally welcomed everyone to the Community Meeting for Rezoning Petition No. 2018-053 and introduced the Petitioner's representatives.

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, December 17, 2018 at 5:30 PM
- Zoning Committee: Tuesday, January 3, 2019 at 5:30 PM
- City Council Decision: Monday, January 22, 2019 at 5:30 PM

Mr. Shaffer explained that the Public Hearing is the opportunity for members of the public to speak for or against the Petition. He also advised that these dates could change if the Petitioner elects, or Staff requests, deferral. He noted that attendees can provide their email address on the sign-in sheet (or by emailing him directly), and they will be informed of any changes in these dates.

Mr. Shaffer gave an overview of the rezoning site.

A questions and answer session commenced at this time, and continued for the balance of the Community Meeting. Later in the meeting, Mr. Shaffer did present the other slides on Exhibit D, and summarized the rezoning request (TOD-M (CD)). He explained that this is a conditional rezoning request, meaning that if the request is approved the Petitioner will be bound by the approved site plan and notes. Any changes would require that the Petitioner go back through the rezoning process for a site plan amendment.

An attendee asked for more information about the use planned for the site, and wanted to know if the property would be developed to include residential uses or some other mix of uses. The Petitioner responded that, at this time, it does not have specific plans for building out the site—the uses available, however, would be limited to those permitted in the TOD-M zoning district, which can be found in the Ordinance.

A neighbor expressed concern that the site would be developed with townhomes, and stated that surrounding townhome projects included too many units, too close to one another, and that it looks bad.

Another attendee stated that he is concerned about the impact of development of this site on the tax value of parcels in the immediate neighborhood. The Petitioner responded that it was unable to comment on how the approval of this rezoning request might impact neighboring tax values, but did note that the County is currently engaged in a revaluation and that tax values likely will rise, in any event.

A neighbor asked questions about the impact of this development on parking, and when Mr. Shaffer explained the Ordinance requirements for parking in the TOD-M district, the neighbor asked a series of questions about how a site could feasibly be developed without parking, who would finance such a project, and who would purchase units at such a project. The Petitioner's representatives explained the difference between what the Ordinance requires and what the market would demand—the Petitioner will provide parking appropriate to the eventual use because that is what the market will demand if this is to be a successful project.

Several neighbors reiterated their concern about not knowing what would be on this site after it is developed, and their desire to know what they will be living next to after it is completed. Mr. Branch gave the attendees some background on his company's experience and their projects. He explained that the Petitioner specializes in multifamily projects, and because that is what they know, it is likely this site will have a housing component—however, at this time they are still determining what the market will bear at this location.

A neighbor restated his concern that a residential project on this site might resemble projects in the vicinity that have too many units and are unattractive. He also expressed a concern that the Petitioner will back out of commitments made during the rezoning process, and also that the TOD-M zoning would allow the Petitioner to do basically whatever it wants on the site. Mr. Branch made it clear that the Petitioner is not making any promises at this time regarding what will be put on this site, because they don't know. Mr. Shaffer added that the Petitioner will be restricted to uses allowed in the TOD-M zoning district, and that the attendees can review Section 9.1205 of the Ordinance to see exactly what those uses are. The Petitioner will not be able to put uses on the site that are not permitted by the Ordinance.

An attendee stated disbelief that the Petitioner, if it does not know what it will do, can believe that the project will be feasible, that a bank will finance it, or that it will be profitable.

A neighbor asked about the impact of this project on the neighbors, including how it will be accessed during construction, access points after completion, environmental impact and traffic impact. He stated that he believes the area to be "under attack" by construction, and that every time a developer wants to do a TOD project, they are not required to follow through with any of their commitments. The Petitioner responded that there are specific restrictions placed on developers by Code regarding the hours they can work on the site and noise levels. He also explained that the developer will be required to submit a development plan for approval by the City, and will be required to control sediment on the site. A neighbor noted his belief that the City does not ever enforce those requirements. The Petitioner responded that his experience has been quite different, and that the City is diligent.

In response to a question about TOD districts, as opposed to what is currently allowed on the site, the Petitioner pointed out that the TOD-M district comes with guidelines and requirements that are friendly to the neighbors, including buffers, streetscape, setback, and architectural requirements.

The meeting returned to a discussion of the neighbors' disbelief that the City would approve this request if the Petitioner is unable to tell anyone what will be developed on the site. The Petitioner noted that the City has not approved anything yet, and that neighbors are free to participate in the process by attending the public hearing and contacting the Council District Representative. The Petitioner also reminded attendees that the development of the site will have to comply with the Ordinance, and that the Petitioner is not, in fact, asking to put anything it wants, without limitation, on the site. The attendees were invited to review the Ordinance and ask questions (including asking the Petitioner) going forward.

The meeting revisited the topic of tax value impact, and the Petitioner responded that it believes properties are valued based on their current use, not neighboring uses or potential uses.

A few attendees asked questions about sewer and water capacity at the site. The Petitioner and its representatives explained their understanding of projects in the area to deal with sewer capacity, and the timeline of those projects.

In response to a question about affordable housing, the Petitioner responded that it is not considering affordable housing as a part of any development of this site—the Petitioner is a market-rate developer and has no experience in affordable housing.

At this time, 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 9th day of November, 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)

2018-053	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-053	14513301	FARAHMAND	MOSTAFA			3500 S TRYON ST		CHARLOTTE	NC	28217
2018-053	14513317	KRESSNER	GERARD W	DINA	KRESSNER	428 BLAIRHILL RD		CHARLOTTE	NC	28217
2018-053	14513318	TCS PARTNERS II LLC				10901 WHITTERSHAM DR		CHARLOTTE	NC	28262
2018-053	14513319	GENERAL REALTY &				3 CABOT RD		ANDOVER	MA	01810
2018-053	14513401	CARDO PROPERTIES				PO BOX 220329		CHARLOTTE	NC	28222
2018-053	14513403	RUGBY ATHLETIC CENTER LLC				1234 WYNDCROFTE PLACE		CHARLOTTE	NC	28209
2018-053	14513417	VANZANT	EMMA		WILLIARD CHRISTOPHER	PO BOX 33234		CHARLOTTE	NC	28233
2018-053	14513418	VANZANT	WILLIARD CHRISTOPHER	EMMA	VANZANT	400 BOWMAN RD		CHARLOTTE	NC	28217
2018-053	14513422	CARDO PROPERTIES				PO BOX 220329		CHARLOTTE	NC	28222
2018-053	14901105	HOLIT	RAMONE D			3800 ELLENWOOD PL		CHARLOTTE	NC	28217
2018-053	14901106	NASH	SAMUEL A	WILLIE AGNES	NASH	PO BOX 12675		CHARLOTTE	NC	28220
2018-053	14901107	KENKAT PROPERTIES LLC				PO BOX 455		BLACK MOUNTAIN	NC	28711
2018-053	14901108	WARREN III	JAMES OLIVER	KRISTI BEPPLER	WARREN	5335 LILA WOOD CR		CHARLOTTE	NC	28209
2018-053	14901109	AIKEN	JAMES E		ROBERTA ROBINSON AIKEN	319 YORKSHIRE DR		CHARLOTTE	NC	28217
2018-053	14901110	LISTON	SONYA R			323 YORKSHIRE DR		CHARLOTTE	NC	28210
2018-053	14901111	COX	MACK A			329 YORKSHIRE DR		CHARLOTTE	NC	28217
2018-053	14901112	BURCH	FURMAN		CORA L WHITE	335 YORKSHIRE DR		CHARLOTTE	NC	28217
2018-053	14901113	SPRINGS	BRUCE S	ROSIE J	SPRINGS	3811 S TRYON ST		CHARLOTTE	NC	28210
2018-053	14901114	KING	RICHARD H	JOAN F	KING	1005 PINE FOREST RD		CHARLOTTE	NC	28214
2018-053	14901207	FORBES PROPERTIES, LLC				3615 TRYCLAN DRIVE		CHARLOTTE	NC	28217
2018-053	14901208	STRAUGHN	SHERRILL ANN V		EDWARD LARUE VINSON III	3521 DEWITT LN		CHARLOTTE	NC	28217
2018-053	14901209	BATTERY & IGNITION	DISTRIBUTORS INC			3631 TRYCLAN DR		CHARLOTTE	NC	28217
2018-053	14901211	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901212	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901213	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901214	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901215	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901216	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901217	MORROW	KAREN MELISSA			320 YORKSHIRE DR		CHARLOTTE	NC	28217
2018-053	14901218	HOLIT	DAVID L	GWENNETTE	MOORE-HOLIT	3827 ELLENWOOD PL		CHARLOTTE	NC	28217
2018-053	14901219	MCCLURE	GEORGE S			310 YORKSHIRE DR		CHARLOTTE	NC	28210
2018-053	14901220	HUTCHINS	PATRICK C			3718 ELLENWOOD DR		CHARLOTTE	NC	28217
2018-053	14901221	ROBINSON	SHANTELL			901 SHARVIEW CR #53B		CHARLOTTE	NC	28217
2018-053	14901222	CERBERUS SFR HOLDINGS LP				1850 PARKWAY PL 9TH FLOOR		MARIETTA	GA	30067
2018-053	14901223	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901224	HOWIE	SYLVIA			3701 ELLENWOOD PL		CHARLOTTE	NC	28217
2018-053	14901225	DUNN	DANNY F	JENNIFER	DUNN	5409 BEVINGTON PL		CHARLOTTE	NC	28277
2018-053	14901241	PRESSON PROPERTIES LLC				102 FARM KNOLL WY		MOORESVILLE	NC	28117
2018-053	14901301	THALMANN REAL ESTATE LLC				311 ABBOTSVORD CT		CHARLOTTE	NC	28270
2018-053	14901302	SUNSTAR DEVELOPMENT GROUP LLC				13900 CONLAN CR		CHARLOTTE	NC	28277
2018-053	14901303	CAPTAIN BROWN PROPERTIES LP			C/O JACQUELINE A BROWN	250 NORTH TRADE ST BOX 3		MATTHEWS	NC	28105
2018-053	14901304	CANESIAN THEORY HOLDINGS LLC				3630 TRYCLAN DR		CHARLOTTE	NC	28217
2018-053	14901305	DODO INCORPORATED				3521 DEWITT LN		CHARLOTTE	NC	28217
2018-053	14901306	FLETCHER ANNEHEIM DEDICATED SERVICES LLC				4715 CORONADO DR		CHARLOTTE	NC	28212
2018-053	14901309	WP PROPERTIES OF CHARLOTTE LLC				PO BOX 12391		CHARLOTTE	NC	28220
2018-053	14901310	EDISON INVESTMENTS INC				PO BOX 1988B		CHARLOTTE	NC	28219



2018-053	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-053		Wayne	Crowe	925 Homewood Place		Charlotte	NC	28217
2018-053	1983	Nicole	Frambach	3325 Anson St		Charlotte	NC	28209
2018-053	Brightwalk HOA	Kim	Graham	4601 Charlotte Park Drive	Ste. 350	Charlotte	NC	28217
2018-053	Brookhill Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2018-053	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2018-053	Charlotte Mecklenburg Housing Partnership	Deborah	Clark	4601 Charlotte Park Drive, Suite 350		Charlotte	NC	28217
2018-053	Clanton Park Community Neighborhood Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
2018-053	Clanton Park Community Neighborhood Association	Charese	Baker	925 Homewood Place		Charlotte	NC	28217-1214
2018-053	Clanton Park Community Neighborhood Association	Cynthia	Ward	912 Homewood Pl.		Charlotte	NC	28217
2018-053	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2018-053	Colonial Village	Ian	Rae	1201 Hartford Ave		Charlotte	NC	28209
2018-053	Colonial Village Neighborhood Association	Alan	Amery	3831 Moultrie St		Charlotte	NC	28209
2018-053	Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
2018-053	Colonial Village Neighborhood Association	Carl	Swift	825 Hartford Av		Charlotte	NC	28209
2018-053	Colonial Village Neighborhood Association	Jill	Sochacki	600 Reynolds Drive		Charlotte	NC	28209
2018-053	Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
2018-053	Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
2018-053	Coulwood Community Council	Louis	Scarnechia	1416 Hartford Av		Charlotte	NC	28209
2018-053	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2018-053	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2018-053	Sedgefield Neighborhood Association	Katie	Zender	3221 Mayfield Av		Charlotte	NC	28209
2018-053	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2018-053	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting – **Rezoning Petition No. 2018-053** filed by Boulevard Real Estate Advisors, LLC to request the rezoning of an approximately 3.169 acre site located on the west side of South Tryon Street, north of Yorkshire Drive, south of Clanton Road, from the I-2, I-1, B-1 and R-5 zoning districts to the TOD-M (CD) zoning district

**Date and Time of Meeting:** Wednesday, November 7, 2018 at 6:30 p.m.

**Place of Meeting:** Ramada Plaza Charlotte Airport Hotel and Conference Center  
212 W. Woodlawn Road  
Charlotte, NC 28217

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 3.169 acre site located on the west side of South Tryon Street, north of Yorkshire Drive, south of Clanton Road, from the I-2, I-1, B-1 and R-5 zoning districts to the TOD-M (CD) 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.

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 Wednesday, November 7, 2018 at 6:30 p.m. at Ramada Plaza Charlotte Airport Hotel and Conference Center located at 212 W. Woodlawn Road 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: October 26, 2018



**PLEASE NOTE CORRECTED SUBJECT PROPERTY DESCRIPTION**

**SECOND NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting – **Rezoning Petition No. 2018-053** filed by Boulevard Real Estate Advisors, LLC to request the rezoning of **an approximately 3.169 acre site located on the east side of South Tryon Street, north of Yorkshire Drive, south of Tryclan Drive**, from the I-2, I-1, B-1 and R-5 zoning districts to the TOD-M (CD) zoning district

**Date and Time of Meeting:** Wednesday, November 7, 2018 at 6:30 p.m.

**Place of Meeting:** Ramada Plaza Charlotte Airport Hotel and Conference Center  
212 W. Woodlawn Road  
Charlotte, NC 28217

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 3.169 acre site located on the east side of South Tryon Street, north of Yorkshire Drive, south of Tryclan Drive, from the I-2, I-1, B-1 and R-5 zoning districts to the TOD-M (CD) 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.

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 Wednesday, November 7, 2018 at 6:30 p.m. at Ramada Plaza Charlotte Airport Hotel and Conference Center located at 212 W. Woodlawn Road 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: November 1, 2018

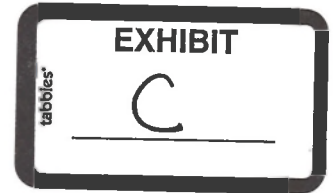


Community Meeting Sign-in-Sheet

Boulevard Real Estate Advisors, LLC -- Rezoning Petition No. 2018-053

Ramada Plaza Charlotte Airport Hotel and Conference Center  
212 W. Woodlawn Road, Charlotte, NC 28217

Wednesday, November 7, 2018 at 6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	CAREY Watkins	3631 TRYCLAN Dr.	704-525-5335	
2.	Lynn Watkins	3631 TRYCLAN Dr.	704-525-5335	Lynn.Watkins@hotmail.com
3.	KAREN morrow	320 YORKSHIRE DR	704 523 7848	
4.	Alice morrow	320 yorkshire DR	704 523-7848	
5.	STANLEY Snodgrass	311 YORKSHIRE DR	513-348-2043	
6.	M Antonio Faria	3701 Ellenwood Pl	704-469-7988	PPD2250@hotmail.com
7.	Wike Brewer	10901 WINTERSHADE	704-579-0753	NewART03@comcast.com
8.				
9.				

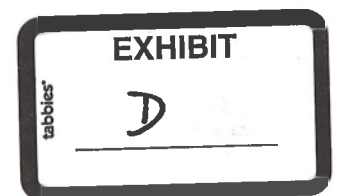
# Rezoning Petition No. 2018-053

Boulevard Real Estate Advisors, LLC  
Petitioner

Community Meeting  
November 7, 2018

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
robinsonbradshaw.com



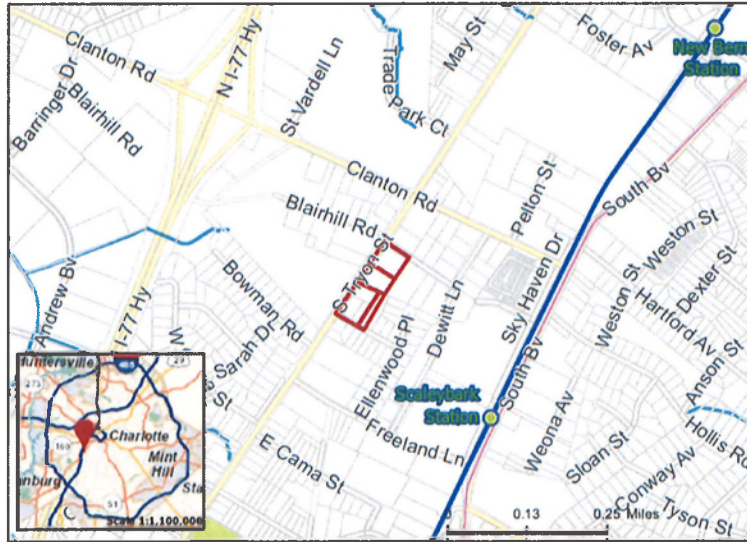
## Development Team

- Chris Branch, Boulevard Real Estate Advisors, LLC
- Rad Hudson, Bohler Engineering NC, PLLC
- Ty Shaffer, Robinson, Bradshaw & Hinson

## Rezoning Schedule

- Public Hearing: Monday, Dec. 17, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, Jan. 3, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, Jan. 22, 2019 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

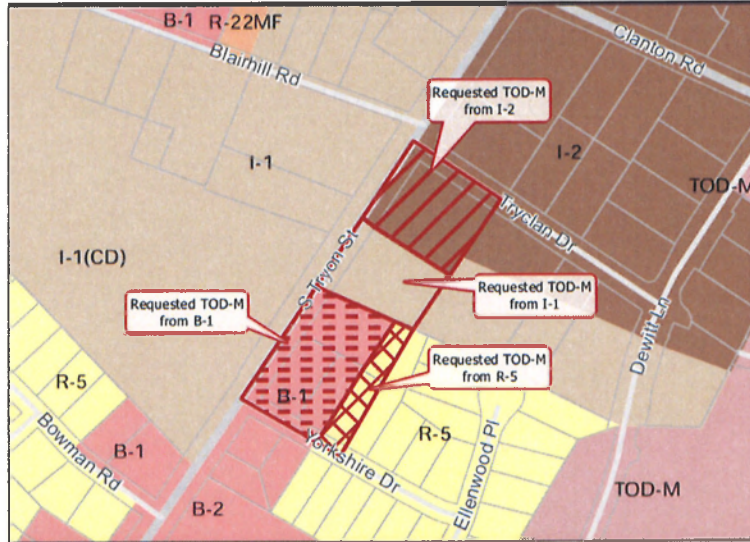
# Site – 3.169 Acres







# Existing Zoning
















## Rezoning Request

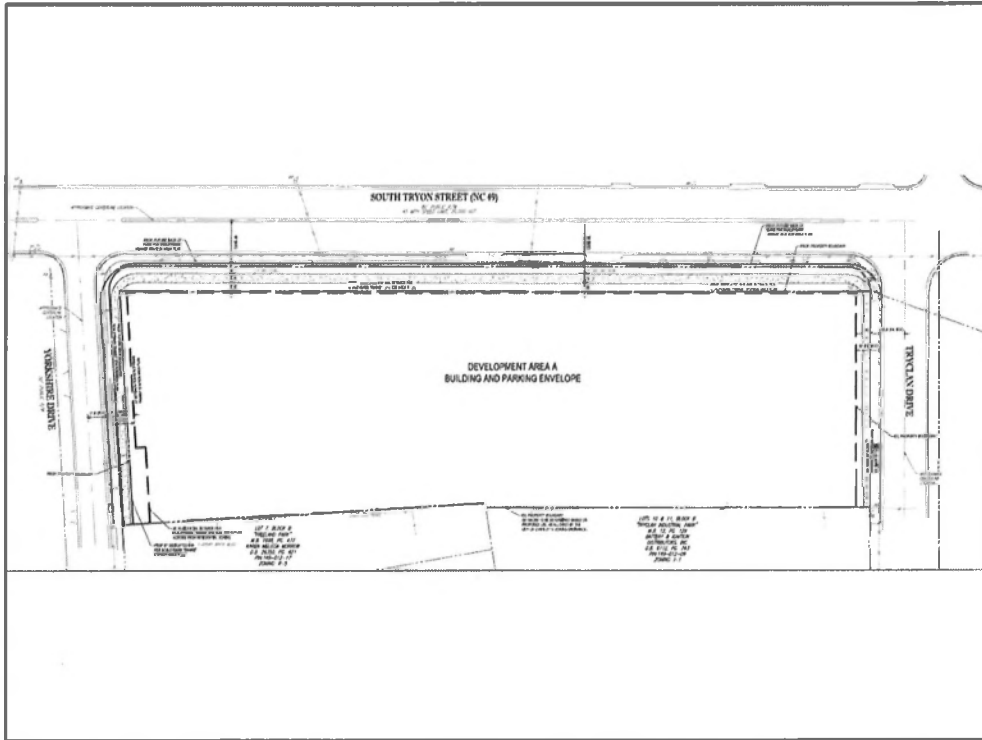
- Requesting that the site be rezoned to the TOD-M (CD) zoning district to accommodate development of transit supportive uses allowed in the TOD-M zoning district on the site.

## Scaleybark Transit Station Area Plan



### Proposed Land Use

 Residential <= 4 DUA	 Institutional
 Residential <= 5 DUA	 Office
 Residential <= 8 DUA	 Retail
 Residential <= 12 DUA	 Transit-Oriented - Residential
 Residential <= 17 DUA	 Transit Oriented - Mixed
 Office/Industrial-Warehouse-Distribution	



# Questions