

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Shea Homes**  
Rezoning Petition No. 2018-099

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 September 13, 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, September 27th at 6:30 p.m. at Salud Beer Shop, 3306 North Davidson Street, Charlotte, NC 28205.

**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 Mike Shea and Matt Kerns, Jacob Norris and Andrew Rowe, as well as by Petitioner's agents, Brandon Plunkett with McAdams, Russell DeVita with FMK Architects, and Collin Brown and Brittany Lins with K&L Gates.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation attached hereto as Exhibit D.

Mr. Brown began the presentation by introducing the Petitioner's team and explaining the property location. The property consists of several parcels on the north side of East 36th Street, between Holt Street and Spencer Street, totaling approximately 3.5 acres. Mr. Brown explained that the back parcel is currently owned by the City of Charlotte and a contract is pending for the Petitioner to purchase the property. In exchange for the purchase of the City's parcel of land, the Petitioner is committing to a minimum of 10% affordable housing units on the full 3.5-acre rezoning site.

Mr. Brown explained that the Petitioner also must take many other factors into account, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown continued by explaining the current zoning on the parcels consists of the R-5 (residential) and R-8MF (multi-family residential) zoning districts. Mr. Brown then gave a brief overview of the rezoning

process generally and explained that the Petitioner is proposing a conditional rezoning with a site-specific rezoning plan. The Petitioner is currently requesting the MUDD-O (Mixed Use Development - Optional) zoning district in order to accommodate the development of a for-sale townhome community. The current proposal is for a total of sixty-five (65) townhome units, at a density of approximately 18 units per acre. The Petitioner is also committing to a minimum of 120 parking spaces and approximately 24% of the site to be reserved as tree save area. Mr. Brown then turned the presentation over to Mike Shea to show some potential conceptual renderings of the townhome buildings.

Mr. Brown stated that initial community and council member feedback appears supportive of the Petitioner's goal to include affordable housing in the project. The earliest potential public hearing date is November 19th, with a potential City Council decision on December 17th. Mr. Shea stated that construction may then be expected to start as early as summer or fall of 2019.

In response to an attendee's question regarding parking, the Petitioner's agents responded that the garage parking for each unit will be a mix of one-car and two-car tandem garages, with at least 27 guest parking spaces.

In response to an attendee's inquiry into the affordable housing process, the Petitioner's agents responded that the project is currently proposing affordability at 80% Area Median Income (AMI) and applications would be controlled by the City.

The meeting presentation concluded at approximately 7:00 p.m. and the Petitioner's agents continued to have discussions with community members until approximately 7:15 p.m. and departed shortly thereafter.

Respectfully submitted, this 15th day of October, 2018.

cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Department