

SECOND COMMUNITY MEETING REPORT
Petitioner: Seahawk Partner Holdings, LLC
Rezoning Petition No. 2018-114

This SECOND 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 written notice of the date, time and location of the SECOND Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 17, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The SECOND Community Meeting was held on Tuesday, January 28, 2020 at 6:00 p.m. at the Plaza Midwood Library, 1623 Central Avenue, Charlotte, North Carolina 28205.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The SECOND Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the SECOND Community Meeting by Andrew Rowe, as well as by Petitioner's agents, Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and a street view of the approximately 0.18-acre property located at 1316 Thomas Avenue, which is currently a gravel parking lot.

Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City priorities, Council member priorities, and, at the end of the day, market realities. Importantly, this site is located within the Plaza-Midwood Historic District and will require approval from the Historic District Commission (HDC).

Mr. Brown gave a general overview of the rezoning process and then explained that the parcels in question are currently zoned R-5 (residential, typically five units to the acre). The adopted Plaza-Central Pedscape Plan and Central District Plan recommend residential uses for the site. However, commercial and business uses have been developed parallel to the site and it appears that the line between commercial uses and the residential neighborhood has shifted past the site.

Mr. Brown explained that the Petitioner is currently seeking a site-specific rezoning plan for the Neighborhood Services (NS) zoning district. The proposed conditional plan, if approved by City Council, would govern development on the site, regardless of whether the Petitioner is the developer of the land. The rezoning process started in 2018, in response to the existing non-conforming gravel parking lot, with the Petitioner seeking a rezoning to the B-1(CD) (business) zoning district to allow for a parking lot with parking lifts, for a total of 26 parking spaces on the lot and no buildings. However, conversations with the

neighborhood led the Petitioner to revise the site plan to instead propose a two-story office building. Bars, restaurants and other commercial uses would not be permitted.

Mr. Andrew Rowe explained that his company is the property owner, would be the developer, and also the likely tenant of the new office building. He explained that he was intentional in his building design to preserve the historic character of the neighborhood. Although the office building itself would be new construction, the design was created to provide a permanent structure that fits with the existing historic character, height and massing, as designated by the HDC. The building would serve as a transition between the higher-intensity commercial developments closer to Central Avenue and the single-family residential to the north of the site. In addition, the project would create a safer condition for the site and surrounding area by cleaning up the existing alley, increasing pedestrian connectivity, and adding lighting in previously dark areas that were subject to crime.

Mr. Brown explained that the Petitioner's team anticipates a public hearing in front of City Council on February 17th with a potential March 16th decision. He then opened the meeting up for questions.

An attendee commented that he appreciated the voluntary cleanup of the alley and acknowledged the currently poor visibility and unsafe condition. He expressed a desire for the alley cleanup to extend past the site and immediately adjacent properties.

Another attendee commented that no trees would be provided at the site. The petitioner acknowledged that a designated tree save area would not be provided and a payment in lieu would be provided to satisfy the Tree Ordinance. Although no trees are permitted within the front setback area, the Petitioner is in the process of requesting approval to move the existing myrtle tree and a few other existing trees to preserve them.

Several attendees discussed the existing alley and new circulation pattern as proposed on the rezoning plan. The new circulation is proposed to help improve the stacking issues on Thomas Avenue during higher traffic conditions.

In response to a question regarding the anticipated tenant for the office building, Mr. Rowe responded that the building is being designed as a single-tenant office and he intends to occupy the space for his own company. The building is being designed so that a multi-tenant building would not be easy to retrofit except perhaps a split between the two levels. Additionally, the amount of parking being provided lends itself to a small-shop business, so the risk of a busy multi-tenant building is unlikely.

In response to a question regarding water drainage issues, Mr. Rowe responded that the site will be sloped and water will be piped out to the street, per Stormwater Ordinance requirements, so no drainage is expected to occur onto neighboring parcels.

Several attendees commented that they liked the design and thought that cleaning up the existing area and providing better lighting will be an improvement to the area's safety.

The formal meeting concluded at approximately 6:45 p.m. The Petitioners team remained and answered individual questions until approximately 7:00 p.m.

Respectfully submitted this 30th day of January 2020.

cc: Will Linville, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-114	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-114	08117107	STEINMULLER	WARREN J			1408 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117108	CRAIG	DOROTHY			1402 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117109	PINTO	JOHN EDWARD	SARAH A	PINTO	1401 THE PLAZA		CHARLOTTE	NC	28205
2018-114	08117214	WIRTH	COLLEEN MARY			1515 HAMORTON PL		CHARLOTTE	NC	28205
2018-114	08117215	KOSANOVICH	DAVID Z	RORY T	KOSANOVICH	1401 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117216	MERRILL	JACK PORTER JR			1405 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117301	MIKHAIL	NANCY S			1332 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117302	ROONEY	KATHELEEN M			1330 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117303	ORRELL	JARROD S			6800 CAMERON GLEN DR		CHARLOTTE	NC	28210
2018-114	08117304	CURETON	LELA M			1320 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117305	SIMS	GREGORY FOSTER		(JUSTIN I NEVILL TRUST)	4133 ORR RANCH RD		SANTA ROSA	CA	95404
2018-114	08117306	SEAHAWK PARTNER HOLDINGS LLC				PO BOX 5665		CHARLOTTE	NC	28299
2018-114	08117307	HEATH LAND COMPANY LLC				2755 ROLLING HILLS DR		MONROE	NC	28110
2018-114	08117310	PLAZA CENTRAL LLC			C/O CLAYTON S CURRY JR	2600 ONE FIRST UNION CENTER		CHARLOTTE	NC	28202
2018-114	08117316	DOH INC				1319 THE PLZ		CHARLOTTE	NC	28205
2018-114	08117317	BERRYHILL	L DAVID JR	LEIGH B	WALL	PO BOX 9157		CHARLOTTE	NC	28299
2018-114	08117318	BERRYHILL	L DAVID JR	BARBARA D	BERRYHILL	PO BOX 9157		CHARLOTTE	NC	28299
2018-114	08117319	RED SETTER PROPERTIES LLC				5519 LANSING DR		CHARLOTTE	NC	28270
2018-114	08117320	HOLDING	ROBERT PACE			3234 FAIRFAX DR		CHARLOTTE	NC	28209
2018-114	08117321	PENSCO TRUST COMPANY	CUSTODIAN FBO	P01BX	CHARLES GREY POOLE IV IRA	PO BOX 173859		DENVER	CO	80217
2018-114	08117322	FLEEMAN	BRADLEY	CHRISTOPHER	BAHR	2910 SELWYN AVE SUITE 247		CHARLOTTE	NC	28209
2018-114	08117323	GRIEDER	RICHARD			1611 CENTRAL AVE UNIT 204		CHARLOTTE	NC	28205
2018-114	08117324	FORD	SHARON	MARTINE E	WURST	2310 CLUB RD		CHARLOTTE	NC	28205
2018-114	08117325	GREMILLION	KEVIN P			1611 CENTRAL AVE UNIT 206		CHARLOTTE	NC	28205
2018-114	08117326	IRVINE	KENZIE E			1611 CENTRAL AVE		CHARLOTTE	NC	28205
2018-114	08117327	WATERLEMON REALTY INC				1616 UMSTEAD ST		CHARLOTTE	NC	28205
2018-114	08117328	POOLE	CHARLES GREY IV	SHEPHERD M	POOLE	258 FENTON PL		CHARLOTTE	NC	28207
2018-114	08117329	BOKOR	TREVOR			1611 CENTRAL AVE UNIT 301		CHARLOTTE	NC	28205
2018-114	08117330	DETRICH	STEPHANIE A			1611 CENTRAL AVE UNIT 302		CHARLOTTE	NC	28205
2018-114	08117331	VETTER	CONNIE			1611-303 CENTRAL AVE		CHARLOTTE	NC	28205
2018-114	08117332	CTRR, LLC				1101 PRINCETON AVE		CHARLOTTE	NC	28209
2018-114	08117333	CORDOVA	RICARDO			PO BOX 42974		CHARLOTTE	NC	28215
2018-114	08117334	SIVAK	STEVEN J			1611 CENTRAL AVE UNIT 306		CHARLOTTE	NC	28205
2018-114	08117335	ALLISON	TAYLOR RYAN	AMY MICHELLE	KREIS	1611 CENTRAL AVE UNIT 307		CHARLOTTE	NC	28205
2018-114	08117336	GREELEY	KEGAN A	SANTIAGO	VENEGAS	312 SPRATT ST		FORT MILL	SC	29715
2018-114	08117337	HONG	RYAN D			PO BOX 34273		CHARLOTTE	NC	28234
2018-114	08117338	COCCOMA	GIANNI PASQUALE			1611 CENTRAL AVE UNIT 401		CHARLOTTE	NC	28205
2018-114	08117339	ZUPANCIC	KRISTIN			820 E 7TH ST UNIT 309		CHARLOTTE	NC	28205
2018-114	08117340	SHAW	PETER A			1611 CENTRAL AVE UNIT 403		CHARLOTTE	NC	28205
2018-114	08117341	CLARK	MARTIN DAVID			6367 FAIRWAY COVE DR		PORT ORANGE	FL	32128
2018-114	08117342	MATRULLI	FRED J	LISANNE	MATRULLI	1408 THE PLAZA		CHARLOTTE	NC	28205
2018-114	08117343	MARK	JOSEPH J C JR	CATHERINE	MARK	421 PENMAN ST,STE 110		CHARLOTTE	NC	28203
2018-114	08117344	BARRIER	RAY D			1611 CENTRAL AVE UNIT 407		CHARLOTTE	NC	28205
2018-114	08117345	ANTHONY	ALEXANDER L			1611 CENTRAL AVE UNIT 408		CHARLOTTE	NC	28205
2018-114	08117401	BUTLER	WILLIAM M			1510 HAMORTON PL		CHARLOTTE	NC	28205
2018-114	08117403	PALMER	THOMAS E	ROBBIN H	PALMER	1326 PECAN AV		CHARLOTTE	NC	28205
2018-114	08117404	LEVINE	JERRY	PHOEBE	LEVINE	1322 PECAN AV		CHARLOTTE	NC	28205
2018-114	08117405	NOVAKOVIC	VLADO	SLADJANA	NOVAKOVIC	2113 MATHESON AV		CHARLOTTE	NC	28205
2018-114	08117410	1511 CENTRAL LLC				1511 CENTRAL AVE		CHARLOTTE	NC	28205
2018-114	08117411	TRIANSTIS	PATRICIA K	JOHN P	TRIANSTIS	1111 BEVIS DR		CHARLOTTE	NC	28209
2018-114	08117413	JAFFA	MICHAEL I	SUSAN	SACHS-JACOBS	PO BOX 31873		CHARLOTTE	NC	28231
2018-114	08117414	TARAS	ALBERT J (REVOC TRUST AGR			3320 SHILLINGTON PL		CHARLOTTE	NC	28210
2018-114	08117415	RUSS-MAR PROPERTIES LLC				1506A CENTRAL AVE		CHARLOTTE	NC	28205
2018-114	08117416	BARBRE	CLAUDE B JR L/T	BETTY JO S L/T	BARBRE	2300 WHILDEN CT		CHARLOTTE	NC	28211
2018-114	08117419	HOPPER	DIANE R			1319 THOMAS AV		CHARLOTTE	NC	28205
2018-114	08117420	KLOSEK	JOHN V	MARK P	KLOSEK	1323 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117421	PATTERSON	DAVID W			1327 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117422	WRIGHT	JAMES A			1331 THOMAS AVE		CHARLOTTE	NC	28205
2018-114	08117423	RUPP HOLDINGS INC				6420 REA RD SUITE A1-160		CHARLOTTE	NC	28277
2018-114	08117634	WELLS FARGO BANK				301 S TRYON ST		CHARLOTTE	NC	28202
2018-114	08117635	WALTON WAY ASSOCIATES LLC				1111 CENTRAL AVE,STE 300		CHARLOTTE	NC	28204
2018-114	09507801	METROLINA BAPTIST ASSOCIATION				328 WEST CARSON BLVD		CHARLOTTE	NC	28203
2018-114	09507802	MIDWOOD CORNERS LLC				1318-F CENTRAL AVE		CHARLOTTE	NC	28205

2018-114	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-114	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.	615	Charlotte	NC	28205
2018-114	Belmont	Allison	Horinko	707 Seigle Avenue		Charlotte	NC	28204
2018-114	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2018-114	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2018-114	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2018-114	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2018-114	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2018-114	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2018-114	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2018-114	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2018-114	Belmont Community Association	Vicki	Jones	1237 Allen St	#215	Charlotte	NC	28205
2018-114	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2018-114	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2018-114	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2018-114	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2018-114	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2018-114	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2018-114	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2018-114	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2018-114	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		Charlotte	NC	28205
2018-114	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave	Unit A	Charlotte	NC	28205
2018-114	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2018-114	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2018-114	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2018-114	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2018-114	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2018-114	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2018-114	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2018-114	International House	Johnelle	Causwell	1817 Central Avenue		Charlotte	NC	28205
2018-114	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2018-114	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr	Unit A	Charlotte	NC	28205
2018-114	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2018-114	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2018-114	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave		Charlotte	NC	28205
2018-114	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2018-114	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2018-114	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2018-114	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2018-114	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2018-114	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2018-114	Villa Heights Community Organization	Jason	Mathis	1209 Grace St	Unit A	Charlotte	NC	28205
2018-114	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205

Exhibit B

Alexander Ricks

PLLC

January 17, 2020

VIA US MAIL

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

Collin Brown
980.498.6109
collin.brown@alexanderricks.com

NOTICE TO INTERESTED PARTIES OF SECOND COMMUNITY MEETING

Date: Tuesday, January 28, 2020 at 6:00 p.m.
Location: Charlotte Mecklenburg Library – Plaza Midwood
1623 Central Avenue
Charlotte, NC 28205
Petitioner: Seahawk Partner Holdings, LLC
Petition No.: 2018-114

Dear Charlotte Neighbor:

Our firm represents Seahawk Partner Holdings, LLC (the “Petitioner”) in its request to rezone an approximately 0.18-acre property located on the east side of Thomas Avenue, north of Central Avenue. The Petitioner is seeking a rezoning from the R-5 (residential) zoning district to the NS (neighborhood services) zoning district to accommodate an office development consistent with the historic designation for the property.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Second 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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Second Official Community Meeting regarding this Petition on **Tuesday, January 28, 2020 at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Sincerely,


Collin W. Brown

Exhibit C

Rezoning Petition No. 2018-114
SECOND Official Community Meeting

Sign-In Sheet
January 28, 2020

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

Name	Address	Phone No.	Email
ES Wannamaker	PO Box 36244 ^{Rock Hill} SC 29732	803-328-0319	ESWannamaker@comparium.net
David Dillard	310 N. Trym St ^{Curtis} 28202	704 416 0601	ddillard@cmibm.org
Jarod Orrell	1324 Thomas Ave	704 975 1614	jarod.orrell@bhtscorolins.com
Carrie Vetter	PO Box 5377, CCF 28259	704-907-6978	usc82ebell/south.net
MARIE SIEGEL JANIE LANE	1611 Central Ave	704-281-8021	msiegel@yaho.com
John Klosek	1323 Thomas Ave	704 577 0937	johnklosek@gmail.com

Exhibit D

THOMAS AVENUE REZONING PETITION #2018-114 SEAHAWK PARTNER HOLDINGS, LLC

SECOND Official Community Meeting
Plaza Midwood Library
January 28, 2020



Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Redevelopment Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Redevelopment**
 - **Rezoning Timeline**
 - **Questions/Discussion**
- 
- A series of three parallel white diagonal lines are located in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

TEAM INTRODUCTIONS

Property Owners & Petitioner:



Clearwater Development Partners

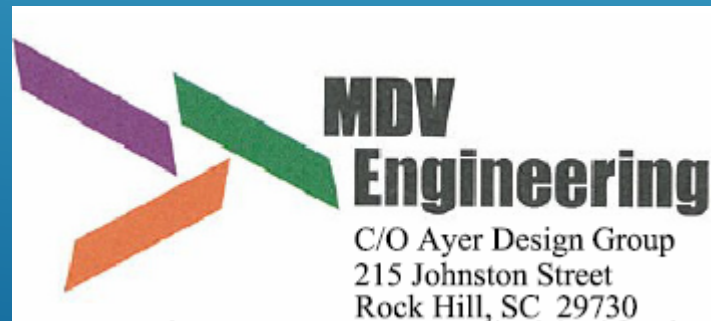
affiliated with

Seahawk Partner Holdings LLC

Andrew Rowe



Collin Brown &
Brittany Lins



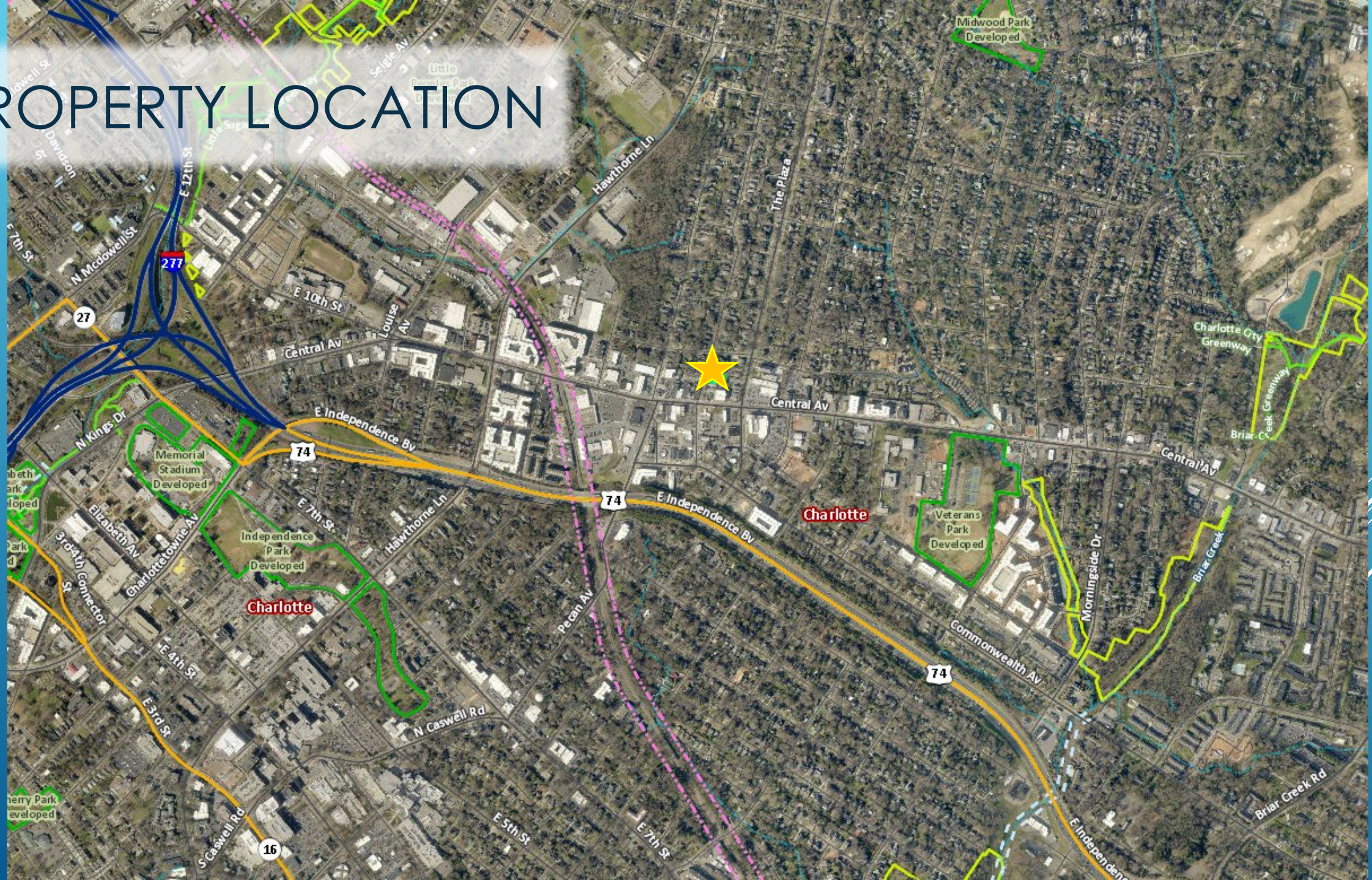
Michael Newman



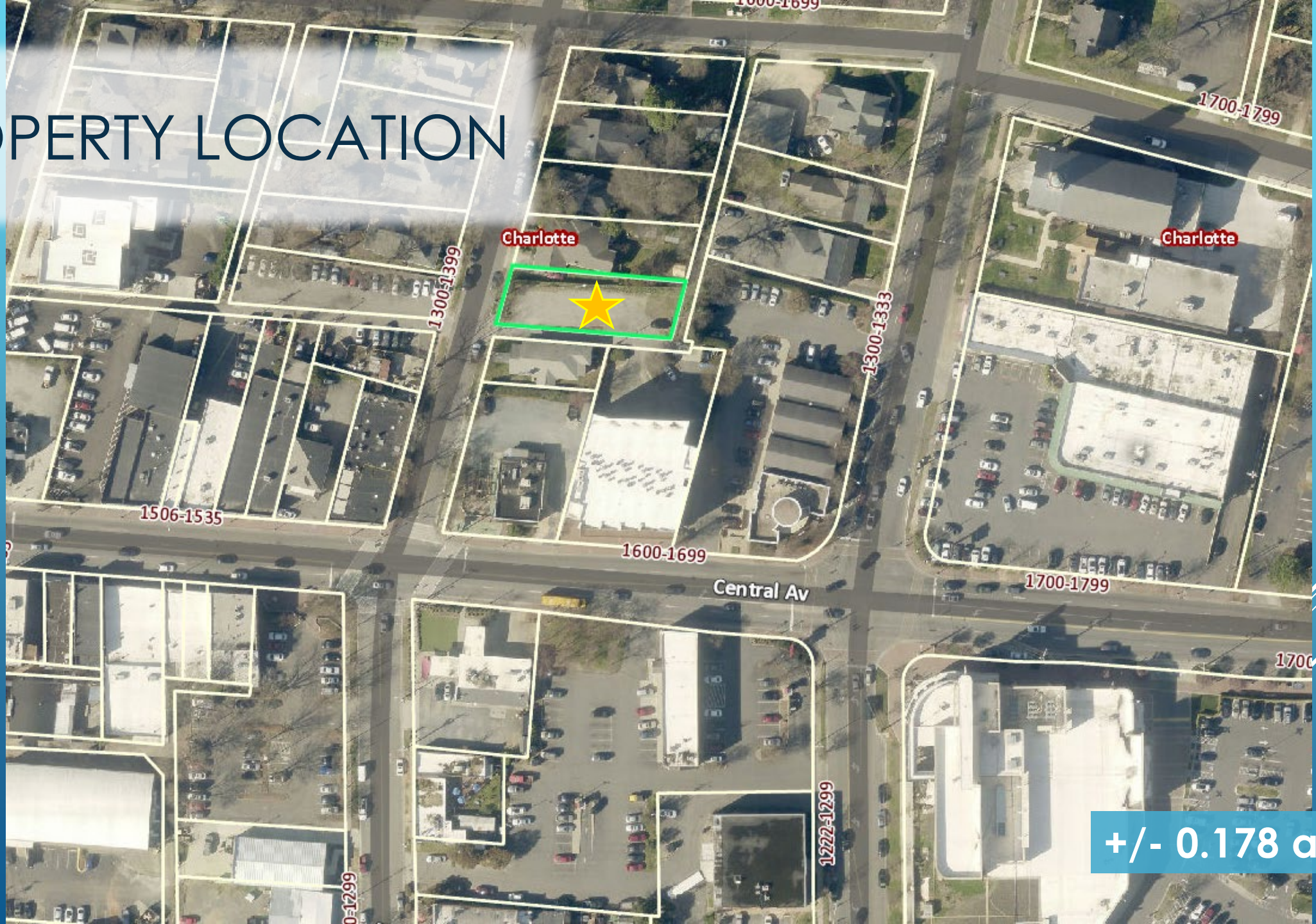
Allen Brooks & Angie Lauer

PROPERTY LOCATION

PROPERTY LOCATION



PROPERTY LOCATION



+/- 0.178 acres

PROPERTY LOCATION



REDEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ **Historic District Requirements**
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Other Ordinance Requirements (non-zoning, e.g., Stormwater, Tree Ordinance)
- ▶ Adjacent Owner Concerns
- ▶ Adjacent Uses
- ▶ Adopted Area Plans
- ▶ City Priorities (Staff vs. City Council)
- ▶ Broader Community Concerns
- ▶ **Market Realities**



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

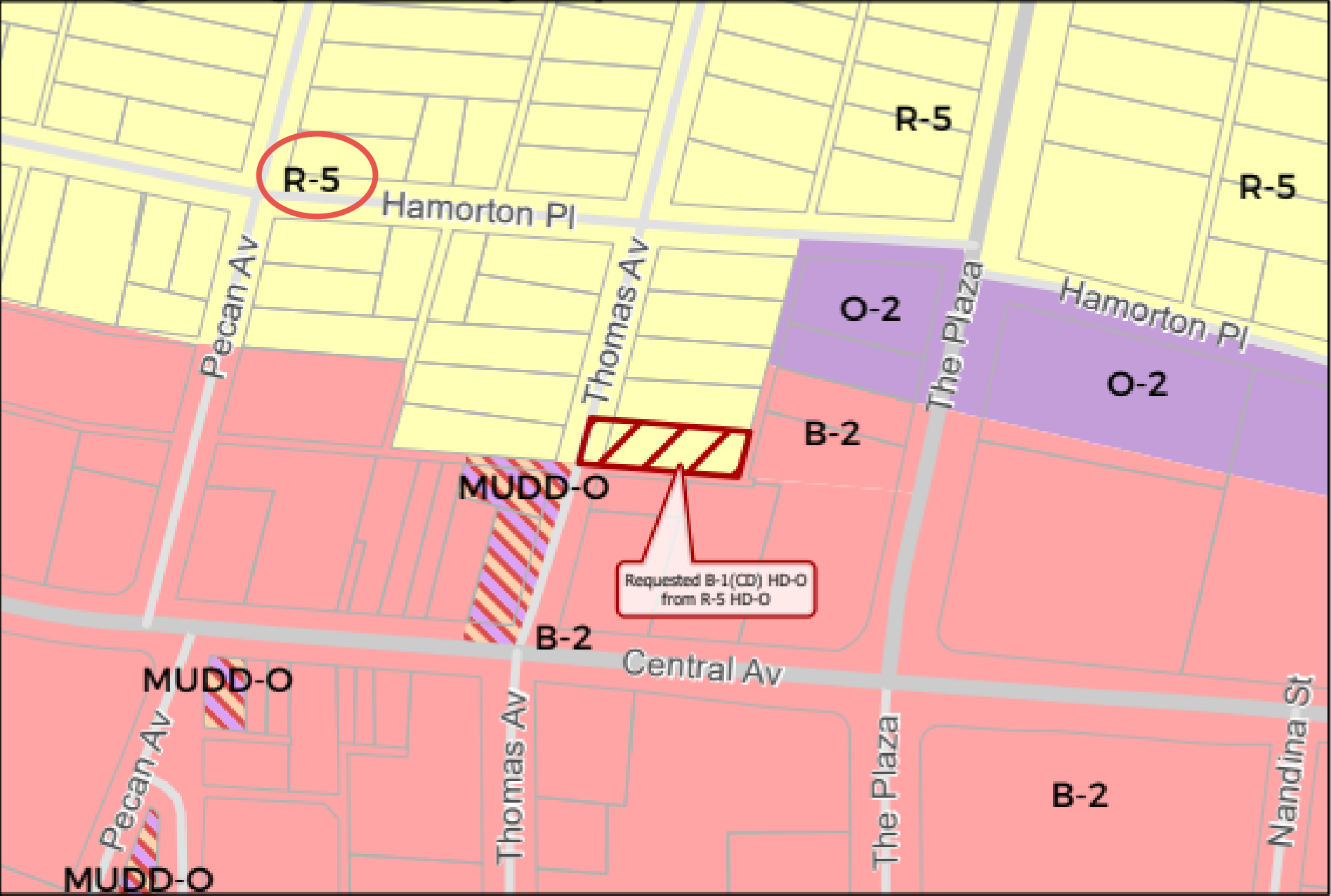
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested B-1(CD) HD-O from R-5 HD-O

Zoning Classification

-  Single Family
-  Office
-  Business
-  Mixed Use



0 250 500 1,000 Feet

Map Created 11/8/2018

PLAN RECOMMENDATION

RECOMMENDED LAND USE PLAN

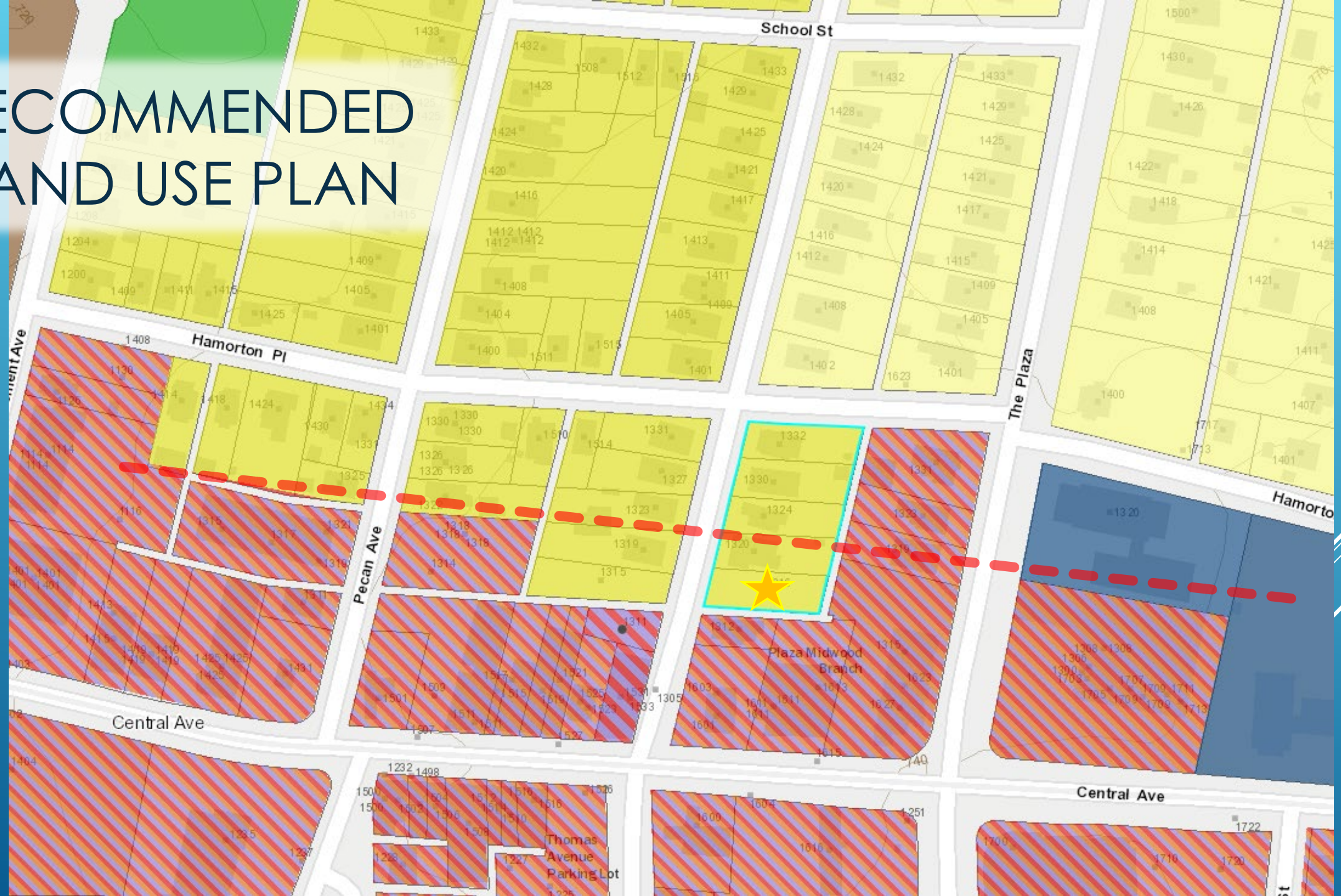


PLAZA-CENTRAL PEDSCAPE PLAN



Charlotte-Mecklenburg Planning Commission
Adopted by Charlotte City Council November 10, 2003
Amended by Charlotte City Council January 24, 2011

RECOMMENDED LAND USE PLAN



INITIAL PROPOSAL

UPDATED PROPOSED REDEVELOPMENT



ARCHITECTURAL EXAMPLE

HB 2010



COMMUNITY OUTREACH

Three parallel white lines of varying lengths are positioned in the bottom right corner of the slide, angled upwards from left to right.

COMMUNITY FEEDBACK



- ▶ Transition to neighborhood → changed to Neighborhood Services zoning request to transition between commercial and residential, in coordination with Planning Staff's direction
- ▶ Historical significance → coordinating with HDC, providing 2-story single lot building that preserves neighborhood character; Neighborhood Services district; permanent structure as gateway to community vs. temporary parking lot or larger multi-parcel development in future
- ▶ Safety → Will be making safer condition by adding lighting in alley, cleaning up, increasing pedestrian connectivity, eliminating homeless camp
- ▶ Screening → adding buffer w/ 8' tall evergreens and wood fence, matching HDC specifications for Workman's Friend
- ▶ Alley cleanup → will permanently improve visibility, better traffic flow
- ▶ Adjacent neighbor additional buffering, etc. requests will be incorporated
- ▶ Plaza Midwood Neighborhood Association: Voted in favor

REZONING TIMELINE

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

“BEST CASE SCENARIO”

	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	11/25/2019	12/30/2019	1/8/2020	1/10/2020	n/a	n/a	n/a	n/a	1/13/2020	1/24/2020	1/27/2020	1/28/2020	2/17/2020	2/24/2020	3/3/2020	3/16/2020
Two Full Review Cycles	11/25/2019	12/30/2019	1/8/2020	1/10/2020	1/13/2020	1/27/2020	n/a	n/a	2/10/2020	2/21/2020	2/24/2020	2/25/2020	3/16/2020	3/23/2020	3/31/2020	4/20/2020
Three Full Review	11/25/2019	12/30/2019	1/8/2020	1/10/2020	1/13/2020	1/27/2020	2/10/2020	2/24/2020	3/16/2020	3/27/2020	3/30/2020	3/31/2020	4/20/2020	4/27/2020	5/5/2020	5/18/2020

- Filed Rezoning Application: 2018
- 1st Official Community Mtg: Oct. 30, 2018
- 2nd Official Mtg (new plan): Today, Jan. 28
- **Earliest Possible Public Hearing: February 17th**
- **Earliest Possible Decision: March 16th**

QUESTIONS?





submit (not surveyed)

THOMAS AVENUE
50' R/W
SPEED LIMIT = 25 MPH
CDOT - MINOR COLLECTOR ROAD

LOT 1, Bk. 23 MB 195-29
Tax I.D. 08117304
Zoning: R-5
EXISTING USE = SINGLE-FAMILY RESIDENCE
ADDRESS: 1320 THOMAS AVE., CLT, NC 28205

MODIFY EXISTING DRIVEWAY AS NEEDED TO
INSTALL NEW WOODEN PRIVACY SCREEN FENCE

EXISTING PROPERTY LINE (TYP.)

neighbor's conc.
drive over line 5.2'

neighbor's concrete
driveway

N 73°13'37" E 150.21'

PROPOSED EVERGREEN SHRUBS (MINIMUM 6' TALL AT TIME OF PLANTING)

wooden privacy fence

PROPOSED 8' TALL WOODEN PRIVACY FENCE

IRF

EXISTING CURB (TYP.)

EXISTING PLANTER STRIP (TYP.)

PROPOSED 8' SIDEWALK (TYP.)

PROPOSED ROW (2' BEHIND BACK
OF SIDEWALK WHERE FEASIBLE)

IRF
PF(bent)
(6.6')

ONE
WAY

10' SIDE SETBACK

ONE
WAY

12'
edge of existing gravel (TYP.)
(TO BE REMOVED)

PROPOSED 3,870 SF 2-STORY BUILDING
(1,890 SF 1ST FLOOR)
(1,980 SF 2ND FLOOR)

PROPOSED ENTRY WALK & BENCH

PROPOSED PORCH

existing gravel parking area

ZONING BOUNDARY LINE (per GIS)

Zoning: R-5
Zoning: B-2

10' Alley (MB 195-28,29 & MB 230-244)

N 73°24'09" E 100.08'

Tax I.D. 08117305
7,366 S.F.
(0.1691 Ac.)
S 73°19'28" W
149.98'

2

8.5'

17'

8'

8'

8'

8'

8'

8'

8'

8'

23'

existing gravel parking area

ONE
WAY

17'

5

15'

8.5'

15'

12'

12'

12'

12'

12'

12'

12'

S 06°07'09" E
50.06'

IRF

20' REAR SETBACK

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

5.4'

10' Alley (MB 195-28,29 & MB 230-244)

Plaza Central,
Deed Book 7966 F
Tax I.D. 08117
Zoning: B-2

EXISTING USE = GOVERNMENT INST
(PLAZA MIDWOOD BRACH LIBR)

1-story frame
building
No. 1312

Gregory Foster Sims,
Trustee for the Justin I. Nevill Trust
Tax I.D. 08117306
3,943 S.F.
(0.0905 Ac.)
Zoning: B-2

EXISTING USE = COMMERCIAL OFFICE

RELOCATE EXISTING UTILITY POLE.

MAINTAIN EXISTING ACCESS

concrete

asphalt driveway

06°10'10" E
40.21'

existing driveway

existing driveway

conc. walk

parch

HB 2010

