

## SECOND COMMUNITY MEETING REPORT

**Petitioner:** TDC Greenville LLC

**Rezoning Petition Number:** 2018-150

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:**

The 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 in Exhibit A attached hereto by depositing such notice in the U.S. Mail on September 3, 2019. A copy of the written notice is attached hereto as Exhibit B.

### **Date, Time and Location of Meeting:**

The Community Meeting was held on September 11, 2019 at 6:00 p.m. at C.N. Jenkins Memorial Presbyterian Church, 1421 Statesville Avenue, Charlotte, North Carolina 28206.

### **Persons in Attendance at Meeting:** (See attached copy of sign-in sheet)

The Community Meeting was attended by Anthony Fox, agent for Petitioner; Matt Langston of the Landworks Design Group and Jovonna Mozeak of The Drakeford Company. In addition, those individuals shown on the attached sign-in sheet were also in attendance.

### **Summary of Presentation/Discussion:** (see attached agenda)

At approximately 6:10 pm, the Community Meeting was called to order. Anthony Fox, the Rezoning Consultant, appeared on behalf of the Petitioner. Mr. Fox made introductions of the representatives of the Petitioner and reminded the attendees that this was the Second Community Meeting held by the Petitioner. After introductions, Mr. Fox explained that TDC Greenville is seeking to rezone an approximate 7.2-acre tract of vacant land from B-1 to MUDD-O. He also explained that unlike the prior Community Meeting, this rezoning will not include the retail portion of the tract. That portion will remain B-1.

Mr. Fox then introduced the project team consisting of TDC (The Drakeford Company), Parker Poe, Landworks Design Group, P.A. and Axiom. Matt Langston was introduced as a representative of Landworks Design Group.

The agenda was presented and Mr. Fox then oriented the attendees to the location of the property. He pointed out that this property borders Oaklawn Avenue and Statesville Avenue. He also explained that the property sits directly across Statesville Avenue from the newly developed Camp North End site. Mr. Fox then showed an aerial of the 7.2-acre site showing existing and abutting uses around the site.

Then, the discussion turned to development considerations and he explained that the site has certain challenges. A discussion ensued regarding the soil conditions at the site and the

existence of prior environmental matters. Mr. Fox explained that the site was a Brownfield site and that the property owner has been negotiating a Brownfield agreement with the state. He explained that as a result of the Brownfield Agreement, NCDNER has a preference for multi-family communities.

Then Mr. Fox discussed the electrical line relocation along the intersection of Oaklawn and Statesville Road. He explained that the City would require a dedicated right-turn lane that would encroach into the footprint of the property and require the relocation of the electrical lines should the petition include the entire 7.2 acres. He added that the relocation of the electrical lines would contribute considerable cost to the development.

It was also discussed that as a result of the Camp North End development, site access to Statesville Road from the site would need to be realigned. The original driveway shown on the original site plan was misaligned relative to the driveway being proposed by the Camp North End site.

A PowerPoint presentation was shown identifying the electrical lines needing relocation. It also showed the driveway alignment issue and the dedicated right-turn lane on Oaklawn Avenue.

The discussion turned to the current zoning. Mr. Fox explained what was permissible under the current B-1 conventional zoning. He explained that 155 multi-family units were permitted and could be built on the existing site by right. He also explained that over 15,000 square feet of commercial use could occur and that buildings with heights up to 70 feet could be built. He added that the current B-1 zoning would allow a wide variety of commercial uses.

Next, the discussion turned to the proposed zoning and rezoning process. Here, it was explained that the original site plan included rezoning of a portion of the property for retail use. He explained that as a result of the traffic considerations and the additional cost, the retail component of the rezoning was not being considered at this time. He did, however, indicate that the owner would restrict future retail development to certain uses which would prohibit certain uses such as predatory lenders or Dollar General and Family Dollar stores.

A discussion of the proposed rezoning also dealt with the difference between conditional zoning versus conventional zoning. The benefits of conditional zoning were discussed, including the existence of a site plan and the certainty of the uses. Mr. Fox explained the proposed zoning would be MUDD-O (CD). He explained that up to 250 multi-family units would be proposed for the site with approximately 40 to 60 feet building heights. He explained that the taller buildings would be orientated toward the exterior of the site along the Oaklawn Avenue and Statesville Avenue corridor. He did explain that, again, the commercial or proposed retail use was not being sought at this time. It was also explained that the building heights would be three and four stories. The four-story units would be those situated on the exterior of the site.

A revised site plan was presented showing the layout of the proposed buildings and also showing the proposed retail use as being undeveloped.

At this point, certain architectural concepts were presented and questions were invited from the audience. One attendee questioned what commitments would be made with regards to

the vacant or retail property and how it would be maintained. Mr. Fox explained that the retail property is currently being maintained by The Drakeford Company which is the existing owner. He stated that he anticipated that that maintenance will continue as the remaining portion of the site is developed. Mr. Fox also explained commitments on the retail property and how those would be captured through covenants and deed restrictions.

One person asked whether a revised plan had been submitted to the City. It was explained that the revised plan would be submitted within the next week but that the owner was seeking input through this Community Meeting prior to its submittal. Mr. Langston explained that the revised plan would likely include the bubble plans showing the building envelopes that were being proposed on the site.

A question was asked regarding sidewalks and sidewalk improvements. Mr. Fox explained that sidewalks would be a component of the multi-family property. It was also explained that the sidewalk located on the Oaklawn Avenue corridor would be unaffected as a result of the commercial use being removed. Mr. Langston explained that when the commercial use is developed, certain sidewalk improvements will be made at that time.

A question was raised regarding the rents that would be charged for the units and whether affordable housing would be included. It was explained that at the prior Community Meeting, individuals expressed opposition to affordable housing and that many felt that the area had sufficient affordable housing and that additional affordable housing would not be necessary. However, one individual pointed to the history of this site and welcomed some affordable housing. This person indicated that this community had some of the largest housing concentrations in the area and that additional affordable housing is needed. This person suggested that the site could accommodate some affordable housing. Another citizen said that saying that no affordable housing should occur on the property is too strong a statement. Some expressed that the amount of affordable housing needs to be commensurate with the neighborhood.

Having no further questions, the meeting concluded at 6:50 pm.

# EXHIBIT A

2018-150 TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-150 07510601	CITY OF CHARLOTTE				600 E 4TH ST 7TH FL		CHARLOTTE	NC	28202
2018-150 07510602	JETT ACQUISITIONS LLC				1725 STATESVILLE AVE		CHARLOTTE	NC	28206
2018-150 07510607	JETT ACQUISITIONS LLC				1725 STATESVILLE AVE		CHARLOTTE	NC	28206
2018-150 07510699A	CITY OF CHARLOTTE HOUSING	AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28236
2018-150 07510699B	FAIRVIEW SENIOR HOUSING INC				1201 GREENWOOD CLIFF		CHARLOTTE	NC	28204
2018-150 07844101	TDC GREENVILLE LLC				1914 BRUNSWICK AVE STE 2A		CHARLOTTE	NC	28207
2018-150 07844213	WELCH	CONNIE BELL			822 POLK ST		CHARLOTTE	NC	28206
2018-150 07844214	CHANSON DEVELOPMENT LLC				3420 TORINGDON WAY STE 200		CHARLOTTE	NC	28277
2018-150 07844215	BUTLER	DARAS HAM			808 POLK ST		CHARLOTTE	NC	28206
2018-150 07844216	CRANSON	KURT R			800 POLK ST		CHARLOTTE	NC	28206
2018-150 07844218	MCILWAIN	SUSIE BELL			815 CALLAHAN ST		CHARLOTTE	NC	28206
2018-150 07844219	CONCRETE ROSE INVESTMENTS				9228 KENSINGTON FOREST DR		HARRISBURG	NC	28075
2018-150 07844220	HAIRSTON	CASSANDRA D			825 CALLAHAN ST		CHARLOTTE	NC	28216
2018-150 07844221	O'HAIR	JOHN			300 MARYLHURST DR		WEST UNN	OR	97068
2018-150 07844222	HILL	LAJERRL V			1522 POLK ST		CHARLOTTE	NC	28206
2018-150 07844223	LIUZAN	ULANA	COLIN	MACEDO	1518 POLK ST		CHARLOTTE	NC	28206
2018-150 07844301	GREENHAVEN NC,LLC				4000 KEY TOWER 127 PUBLIC SQUARE		CLEVELAND	OH	44114
2018-150 07844302	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2018-150 07844303	GREENHAVEN NC,LLC				4000 KEY TOWER 127 PUBLIC SQUARE		CLEVELAND	OH	44114
2018-150 07844532	KEMP	TRULLA			1008 FONTANA AVE		CHARLOTTE	NC	28206
2018-150 07844533	JACKSON	MAE FRANCES	JAMES WILL JR	RHYNE	1000 FONTANA AVE		CHARLOTTE	NC	28206
2018-150 07844534	FIRST MAYFIELD MEMORIAL	BAPTIST CHURCH INC			501 OAKLAWN AV		CHARLOTTE	NC	28206
2018-150 07845101	C N JENKINS MEMORIAL PRESBYTERIAN CHURCH				1421 STATESVILLE AVE		CHARLOTTE	NC	28206
2018-150 07845102	C N JENKINS MEMORIAL	PRESBYTERIAN CHURCH (TRUS			1421 STATESVILLE AVE		CHARLOTTE	NC	28206
2018-150 07902101	CAMP LANDOWNER 1516 LP				97-77 QUEENS BLVD 11TH FL	STE 1103	REGO PARK	NY	11374
2018-150 07902110	CLARA PROPERTIES LLC				PO BOX 32051		CHARLOTTE	NC	28232
2018-150 07903102	CAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
2018-150 07903105	NEWCAMP LANDOWNER LP				97-77 QUEENS BLVD 11TH FLOOR SUITE 1103	ATTN: DAMON J HEMMERDINGER	REGO PARK	NY	11375

# EXHIBIT A

2018-150	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-150		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2018-150		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2018-150	Brightwalk	Laura	Sloan	2410 Woodward Avenue		Charlotte	NC	28206
2018-150	Brightwalk	Sharon	Montgomery	1608 Woodward Avenue		Charlotte	NC	28206
2018-150	Brightwalk	Adrienne	Martinez	3918 Willow Green Place		Charlotte	NC	28206
2018-150	Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street 2313 Edison St	Ste 330A	Charlotte	NC	28202
2018-150	Druid Hills Neighborhood	Darryl R.	Gaston	2313 Edison St		Charlotte	NC	28206
2018-150	Edison Street Block Association	Darryl R.	Gaston			Charlotte	NC	28206
2018-150	Eleanore Heights Community Association	Lois D.	Moore	2313 Edison St		Charlotte	NC	28206
2018-150	Ellington Park Home Owners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
2018-150	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2018-150	Genesis Park	Sharon	Young	1912 Rush Wind Drive		Charlotte	NC	28206
2018-150	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2018-150	Greenville Resident & Homeowners Association	Thomas L.	Sadler	1416 Whisnant Street		Charlotte	NC	28206
2018-150	Greenville Urban Area	Lucille	Smith	1217 Fontana Av		Charlotte	NC	28206
2018-150	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2018-150	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2018-150	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2018-150	McCrorey Heights Neighborhood Association	Natalie	Beard	1615 Washington Av		Charlotte	NC	28216
2018-150	North End Community Coalition	Melissa	Gaston	1833 Stroud Park Ct		Charlotte	NC	28206
2018-150	Oaklawn Park Community Improvement Organization	Aaron	Sanders	1414 Orvis St		Charlotte	NC	28216
2018-150	Oaklawn Park Community Improvement Organization	Anna	Hood	1327 Orvis Street		Charlotte	NC	28216
2018-150	Oaklawn Park Community Improvement Organization	Tiffany	Hughes	1513 Russell Ave		Charlotte	NC	28216
2018-150	Oaklawn Park Community Improvement Organization	William	Worsley	1713 Miles Ct		Charlotte	NC	28216
2018-150	Oaklawn Park Community Improvement Organization	William H.	Hughes, Jr.	1513 Russell Ave		Charlotte	NC	28216
2018-150	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2018-150	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2018-150	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2018-150	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2018-150	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2018-150	Optimist Park Community	Tarik	Abdel-Hameed	1431 Orvis St		Charlotte	NC	28216
2018-150	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2018-150	The Park At Oaklawn Homeowners Association	Melissa	Gaston	1833 Stroud Park Ct		Charlotte	NC	28206
2018-150	The Park At Oaklawn Homeowners Association	Melissa	Lowe	1833 Stroud Park Ct		Charlotte	NC	28206
2018-150	Third Ward	David	Freeman	906 West 5th Street	2105	Charlotte	NC	28202
2018-150	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202

# EXHIBIT B

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting – Rezoning Petition filed by the TDC Greenville LLC to rezone approximately 7.2 acres of vacant land located on the southwest corner at the intersection of Oaklawn Avenue and Statesville Avenue to permit the development of segmented commercial and residential uses. The Petition seeks approval for up to 250 residential units.

**Date and Time of Meeting:** September 11, 2019 at 6:00 p.m.

**Place of Meeting:** C.N. Jenkins Presbyterian Church  
1421 Statesville Avenue  
Charlotte, NC 28206

**Petitioner:** TDC Greenville LLC

**Petition No.:** 2018-150

TDC Greenville LLC (the “Petitioner”) will be holding a Community Meeting in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 7.2 acres (the “Site”) located at the southwest corner of the intersection of Oaklawn Avenue and Statesville Avenue from B-1 to MUDD or MUDD(CD) zoning district. The purpose of the rezoning is to permit the development of a multi-use community consisting of up to 250 residential units and approximately 40,000 square feet of commercial uses.

This Community Meeting will allow discussion of the 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 the Site or is in close proximity to 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 September 11, 2019 at 6:00 p.m. at C.N. Jenkins Presbyterian Church, 1421 Statesville Avenue, Charlotte, NC 28206. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Anthony Fox at (704) 335-9841.

**cc:** Justin Harlow, City Council Member District 2

**Date Mailed:** September 3, 2019

SECOND COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: TDC Greenville LLC  
 REZONING PETITION NO.: 2018-150  
 September 11, 2019

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Marybeth Chandler	3244 Bending Birch Pl Charlotte 28206	704-287-2483	maybe.chandler@gmail
Jeremy Johnson	Just up the road	803 522 7601	Jeremydanjohnson35@gmail
Cory Peters	1216 Fontana Ave	608-738-3028	cory.peters89@yahoo.com
Eric Sommermann	1308 Rising Oak	609 220 8595	Sommec10@gmail.com
MAEF JACKSON	1000 FONTANA AVE	704 598 8746	MAEFJACKSON@ATT.NET
JAMES RHYNE	1000 FONTANA AVE	704 376 4036	—
Laila Hughes			
Nichelle Bonaparte	1815 Patton Ave	803-468-7805	nichelle.bonaparte@gmail.com
Talaya Brown	1301 Mulberry Ave	704 770 6135	talayabrown@gmail
Kerrick Faulkner	1301 Mulberry Ave	704 661 5419	kerrickfaulkner@gmail.com
Tiffany Hughes	1513 Russell Ave	704 231-6536	tifhughes@gmail.com
William Hughes	1513 Russell Ave	704 299-4420	william.h.hughes@gmail.com
Charles Burris	905 Canton Place	704-562-3365	Charles.burris@ATT.NET
Beverly Burris	905 Canton Place	704-619-9718	beverly.burris@ATT.NET
Jeanne Bass	1905 STROUD PARK CT	704 773 0582	Jeannebass@gmail
Drucilla Lockhart	2116 BREWTON Drive	704 656 838	drucilla.lockhart@gmail.com
Glenn Burkins	1534 Woodward Ave		gburkins@bellsouth.net
Patsy Burkins	1534 Woodward Ave.	704. 779. 1235	patsyburkins@bellsouth.net
Jeff Pharr	4191 NORAS AVE 28206	704-4537451	Pharrman2@gmail
T. Annette Gee	1407 Spring Street	704 777 8787	Annetteg98@gmail.com

SECOND COMMUNITY MEETING SIGN-IN SHEET  
 PETITIONER: TDC Greenville LLC  
 REZONING PETITION NO.: 2018-150  
 September 11, 2019

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Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
India Solomon	233 Sylvania Ave, #A	803-553-2179	India.d.Solomon@gmail.com
* Lindy Huffman	1401 RISING OAK DR	704-222-7900	myssming@gmail.com
* Juanita Bethes	238 Keswick Ave	704-880-1577	BethesJuanita@hotmail.com
DEBRA W. HOWELL	14021 MORETZ AVE	704 231-6512	
Alysa Osborne	1514 Peaceful Way Drive	704-731-2587	osborne.alysia@gmail.com