

COMMUNITY MEETING REPORT

Petitioner: Pike Properties, LLC

Petition #: 2019-100

Meeting Date: September 10, 2019

Project: Seigle – Mixed-Use

Mtg. Location: Pour Taproom: Charlotte 1212 Central Avenue Charlotte, NC 28204

Meeting Time: 6:00-7:00 PM

Attendees: Matt Connolly – Pike Properties, LLC
Anthony Moore – Pike Properties, LLC
Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
Ellen Joseph – Urban Design Partners

The Community Meeting was attended by neighboring residents, Homeowner Associations, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2019-100 to any neighboring residents or Homeowners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed

Paul Pennell began by introducing himself, Matt Connolly and Anthony Moore and giving a brief overview of their professional background. It was explained this is a Pike Properties owned site and project.

Mr. Pennell continued with an overview of the site and its context within a more regional area. He also offered a synopsis of the what the rezoning process is and the steps the Petitioner and his representatives must take throughout. The site's proposed uses were described as office, retail and townhomes as illustrated on the current site plan. It was explained there is zoning district boundary that bisects the site and the redevelopment of the existing buildings would be done right. The townhomes and one (10 office building would be constructed after the rezoning is approved. Lastly, a schedule of the likely rezoning process was shown, and the specific dates and benchmarks were described.

Questions/Comments by Neighbors:

1. The townhomes look like the commercial buildings. Can they be more residential?
A: The renderings are very conceptual and do not represent a final product. If you visit Pike Properties' website, you will get a good idea of our quality.
2. Are these rentals?
A: Yes.

3. Any affordable?
A: We are looking into the possibility of that, but with the small number of units it would likely only be one (1), if so.
4. Are there 11 not 12 townhomes?
A: It will be allowed to be up to 12 but may just end up being 11.
5. Are you planning on keeping CMU building?
A: Yes, we will stucco the exterior, cut more windows and doors and rehab completely.
6. How many employees does Pike have?
A: Pike Properties has 4 employees.
7. What vendors are you looking at?
A: We are looking at smaller offices or businesses.
8. What size retail vendors are you looking at?
A: We will be particular about vendors and have talked to a coffee shop, fitness studios, a small boutique and a designer.
9. What is your groundbreaking goal?
A: The existing by-right work can start today. After the rezoning, the rest may start around June 2020.
10. Is there any potential to sell the townhomes in the future?
A: Not really. Since this is our backyard for the office, it just didn't feel right.
11. Are more trees a possibility?
A: There is not much existing to grab on-site, but we are saving a small amount in the back corner more trees will be planted during land development.
12. How many on-street parking spaces are there?
A: There are two (2), but they do not count toward the overall count.
13. What is the adjacent parcel use?
A: This parcel belongs to the City of Charlotte, and future development possibilities in this location have not been determined.
14. What is the proposed height?
A: Likely be a maximum of 40 feet.
15. Will this height limit be in the notes?
A: Yes.
16. Will there be garages?
A: For 3-4 of the townhome units, there should be garages.

Community Meeting Sign-In Sheet

Petitioner - Pike Properties, LLC
Rezoning Petition No.: 2019-100
September 10, 2019

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

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