

COMMUNITY MEETING REPORT  
**Petitioner: Edgeline Residential, LLC**  
Rezoning Petition No. 2014-023

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 **2/1/14 and again on 2/17/14 (Rescheduled due to snow/ice)**. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on February 26 at 6:30PM at Area Fifteen, located at 516 E. 15<sup>th</sup> Street.

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

The Petitioner was represented at the Community Meeting by Enzo Mizzi and Chris Needham (Edgeline Residential, LLC), Matt Langston (Landworks Design Group, PA), Russ DeVita and Aaron Moody (FMK Architects). In addition to petitioner representatives, 4 persons attended the meeting. Please see the attached sign-in sheet.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Needham welcomed attendees and provided a brief introduction to their company and their goals for the development. Members of the design team informally discussed the presented site plan and building elevations. Attendees had questions about the number of units and bedrooms relative to proposed parking spaces, as well as a question about how to get neighborhood association information to the residents of the development (e.g. how could neighborhood meeting flyers be distributed). There were other questions about rental rates, signage locations, concern about cars pulling out onto North Davidson Street, and whether a B-cycle stop had been considered for the site.

The design team indicated that the parking ratio proposed meets City code, and because the unit types proposed will increase the number of 1BR units, the ratio of parking spaces to bedrooms actually improves over the originally-approved proposed development.

Needham indicated that there would be on-site management staff, and communication about neighborhood events could be coordinated through the management staff for distribution to residents. Needham also indicated they would consider a B-cycle stop.

Langston noted that the revised plans included a bus stop on North Davidson Street that shifted the bus stop away from the Davidson/16<sup>th</sup> intersection, so that city buses would not block the intersection when they stopped.

The meeting adjourned at approximately 7:00PM.

Respectfully submitted, this 3rd day of March, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

# ATTENDEE CONTACT INFO

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