

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-035**

**Petitioner:** Carolina Capital Investment Partners  
**Rezoning Petition No.:** 2017-035  
**Property:** ± 4.39 acres located along Tremont Avenue, Charlotte, NC 28203 (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Thursday, February 16<sup>th</sup>, 2017, 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** by depositing the Community Meeting Notice in the U.S. mail on 02/02/17. A copy of the written notice is attached as **Exhibit B**. The Petitioner also met with representatives of the Southend Neighborhood on January 12<sup>th</sup> and contact the president of Wilmore Neighborhood and discussed the proposed development via a conference call.

### **TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on February 16<sup>th</sup> at 6:30 PM**, at C3 Lab, 2525 Distribution Street, Charlotte, NC 28203.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Todd Harrison. Also in attendance was Chris Todd with the Timmons Group the engineer for the Site and Keith MacVean with Moore & Van Allen, PLLC. Council Member Mayfield was also in attendance.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Keith MacVean opened the meeting and welcomed the attendees. He introduced to the attendees the Petitioner representative Todd Harrison and Chris Todd with Timmons Group the engineer for the Site. He also welcomed Council Member Mayfield to the meeting.

Mr. MacVean explained that the meetings was the required community meeting for Rezoning Petition No. 2017-035 by Carolina Capital Partners. The Petition was filed with the City in December and could be scheduled for a public hearing before the City Council as early as March 20<sup>th</sup> with a decision on the Petition occurring on April 17<sup>th</sup>, he also explained that the Planning

Department would ultimately make a decision on when the hearing was scheduled based on their review of the revised site plan, that was scheduled to be submitted to the City on Monday Feb. 20<sup>th</sup>. He explained it was possible that the Planning Staff would not schedule the petition for a March hearing but would instead ask the Petitioner to consider additional changes before scheduling the hearing on the Petition.

Mr. MacVean then provided the attendees with a description of the Site and what was being proposed. The Site is a 4.35 acre site currently zoned I-1, and is located on W. Tremont Avenue just west of S. Tryon Street, there are several buildings located on the Site some of which had been previously been used as a music venue (The Tremont Music Hall). The buildings are currently vacant. Mr. MacVean explained that the Site was being rezoned to I-1 with Transit Supportive Overlay (TS) district to allow the redevelopment of the Site with a town home for sale community.

Mr. MacVean explained that the land use recommendations for the Site were part of the New Bern Station Area Plan, which recommended residential land uses at a density of up to 22 units to the acre on the property. The proposed density for the Site is approximately 17 units to the acre. He also explained that the Site was more than a half mile from a transit station.

The proposed rezoning Petition would allow the Site to be redeveloped with up to 74 high quality town homes for sale. The proposed units would each have a two (2) car garage. The units along W. Tremont Avenue would front the street. W. Tremont Avenue would be improved with on-street parking, street trees, and a six (6) foot sidewalk. A 10 foot landscape buffer with a solid six (6) foot vinyl fence will be provided along the rear of the Site where the Site abuts the Wilmore neighborhood. The storm water detention for the Site would be located underground. An improved private open space area for the residents of the townhomes would be located at the rear of the Site.

The Petitioner also presented images of town home building types that are typically constructed in infill urban locations like this one. Mr. Harrison explained that a builder had not yet been chosen for the Site, but several builders were interested and each builder had a building style very similar to the type of town homes currently under construction in Southend and Wilmore and similar to the images presented.

The attendees were then invited to ask questions.

## **II. Summary of Questions/Comments and Responses:**

One attendee wanted to know how the units would be constructed would they be side by side or would units be constructed over units. The units would be constructed side by side.

A question about the underground detention was asked. Mr. Harrison explained that by placing the required storm water detention underground an improved open space area could be provided for the residents.

A question about the anticipated price point was asked. Mr. Harrison explained that based on the lot price, the size and width of the town home units the price of the units could vary but is expected to be in the high 300's to the low 400's.

One attendee wanted to know how many parallel parking spaces would be provided. As currently drawn there will be 10 parallel spaces along W. Tremont Avenue and 10 parallel spaces at the rear of the Site for the residents. The proposed town home units would be provided with two car garages, either side by side or tandem spaces.

One attendee felt that the proposed layout of the buildings was unimaginative and alternative layouts should be considered. He was also concerned with the appearance of the ends of the buildings. The attendee was concerned that the units as drawn on the plan did not have any relief or architectural interest. It was explained that the Site plan was only indicating building envelopes and not the specific building footprints. It was also pointed out that the ends of the buildings would have at least three (3) windows to help break up the façade. The Petitioner also explained that by changing the proposed zoning category to I-1 with the TS overlay district that a requirement that each unit have a sub lot of a given size had been eliminated and that alternative layouts could be studied.

The attendee was also concerned with the proximity of one of the Site's driveways to the existing Driveway to the Citispace condominiums on the adjoining lot. The Petitioner responded that CDOT had not indicated that the location of the driveway would be a problem. A concern that the proposed private open space located at the rear of the Site could be used for loud parties was expressed. The Petitioner indicated that the town homes would be managed professionally and if issues with the use of the open space arouse the HOA management company could address them.

The attendees were thanked for their time and the meeting was adjourned.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The zoning district for the rezoning petition was changed to I-1 TS-O to allow for flexibility in the building placement and arrangement.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Solomon Fortune, Charlotte Mecklenburg Planning Department  
Todd Harrison, Carolina Capital Partners.  
Chris Todd, Timmons Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# EXHIBIT A

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-035	12103302	2001 SOUTH TRYON LLC				4521 SHARON RD STE 250		CHARLOTTE	NC	28211
2017-035	11906323	2010 SOUTH TRYON LLC				2010 SOUTH TRYON ST SUITE 1-A		CHARLOTTE	NC	28202
2017-035	11906324	2010 TRYON ST HOLDINGS LLC				2010 S TRYON ST #1-D		CHARLOTTE	NC	28203
2017-035	11906325	2010 TRYON ST HOLDINGS LLC				210 S TRYON ST,STE 1D		CHARLOTTE	NC	28203
2017-035	11906321	2030 SOUTH TRYON LLC				1800 CAMDEN RD,STE 107-230		CHARLOTTE	NC	28203
2017-035	11906403	2226 WILMORE LLC				321 PLANTATION PL		CHARLOTTE	NC	28209
2017-035	11906329	990 COMMERCIAL LLC				900 COMMERCIAL ST		PALP ALTO	CA	94303
2017-035	11906421	ADAMS	JOHN JR	CATHERINE T	ADAMS	PO BOX 2455		MATTHEWS	NC	28106
2017-035	11906414	ALRUMAIH	HASSAN AHMED			2112 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906305	BENEDETTO	GREGORY	RITA	BENEDETTO	2726 BRIDLE BROOK WY		CHARLOTTE	NC	28203
2017-035	12103203	BOWLES	DAVID R			7937 GREENVIEW TERRACE CT		CHARLOTTE	NC	28277
2017-035	11906308	BROWN	CRAIG THOMAS III			250 NORTH TRADE ST		MATTHEWS	NC	28105
2017-035	11906401	CAMERON JAMES VENTURES LLC				620 LOUISE AVE		CHARLOTTE	NC	28204
2017-035	12103217	CCIP TREMONT LLC			INVESTMENT PARTNERS	C/O CAROLINA CAPITAL	SUITE 750	CHARLOTTE	NC	28202
2017-035	11906406	COCHRAN III	JOHN	SARA	COCHRAN	2208 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11907528	COX	PAULINE			2219 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906319	CRAWFORD	TIMOTHY P	NICOLA S	CRAWFORD	2010 S TRYON ST # 1D		CHARLOTTE	NC	28203
2017-035	11906412	CURRY	GRACIE M			2124 WILMORE DR		CHARLOTTE	NC	28203
2017-035	12103201	DADO INVESTMENT LLC				2103 SOUTH TRYON ST		CHARLOTTE	NC	28203
2017-035	11906309	DAHM	KENNITH W	CAITRIN	LAUGHEY	1949 WOODCREST AVE		CHARLOTTE	NC	28203
2017-035	11906422	DCI PROPERTIES LLC				1300-C SOUTH BLVD		CHARLOTTE	NC	28203
2017-035	11906430	DCI PROPERTIES LLC				1300-C SOUTH BLVD		CHARLOTTE	NC	28203
2017-035	12103204	DOMA VIDA INVESTMENTS LLC				C/O RONALD SODOMA		CHARLOTTE	NC	28203
2017-035	11907630	EMANSER LLC				211 EAST BV		CHARLOTTE	NC	28203
2017-035	11907609	FOWLER	DONNELL RONNIE			2001 OAKLAWN AVE		CHARLOTTE	NC	28216
2017-035	11907522	FREELAND	KIRBY M	REBECCA CHINNIS	FREELAND	1954 WOODCREST AVE		CHARLOTTE	NC	28203
2017-035	11906326	G2B2 LLC				2131 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906101	GENE & GREG LLC				204 BORDEAUX LN		CARY	NC	27511
2017-035	11906307	HAMILTON	TERRY S			511 W TREMONT AV		CHARLOTTE	NC	28203
2017-035	11907520	HENRY	DELORIS METCALF	RAMON A	HENRY	1941 WOODCREST AVE		CHARLOTTE	NC	28202
2017-035	11906313	HICKS	JOSEPH	MARY	HICKS	2123 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906423	HICKS	JOSEPH L	MARY	HICKS	6840 ELM FOREST LN		CHARLOTTE	NC	28212
2017-035	11906306	HOLDER	CURTIS			6840 ELM FOREST DR		CHARLOTTE	NC	28212
2017-035	11907530	INBANET INVESTMENTS LLC				PO BOX 2565		HUNTERSVILLE	NC	28070
2017-035	11907518	JAFFA	MICHAEL I &			PEGUES VENTURES LLC		DOWNEY	CA	90241
2017-035	11906315	JAMMES PROPERTY HOLDINGS LLC				8141 EAST 2ND ST STE 347		CHARLOTTE	NC	28231
2017-035	11906316	JAMMES PROPERTY HOLDINGS LLC				PO BOX 31873		CHARLOTTE	NC	28231
2017-035	11906407	JOHNSON -GILLIAM	MARILYN E			C/O MARTY SNIDER & ASSOCIATES		CHARLOTTE	NC	28203
2017-035	12103202	LILES	JOE B	CONNIE K	LILES	2030 S TRYON ST #3A		CHARLOTTE	NC	28203
2017-035	11907521	MAXWELL	CARNITA B			2030 S TRYON ST #3A		CHARLOTTE	NC	28203
2017-035	11907523	MCQUEEN	SHEILA			9972 MENOMINEE DR		CINCINNATI	OH	45251
2017-035	11907519	MERCER	STEPHEN J	BREANNE V	MERCER	6742 WYNFARE LN		CHARLOTTE	NC	28210
2017-035	11906317	MURRAY ELLISON MURRAY LLC				8021 WHITEHAWK HILL RD		WAXHAW	NC	28173
2017-035	11906413	OSBORNE	DUSTIN MATTHEW			2763 MORGAN AVE		BRONX	NY	10469
2017-035	11907525	OWENS	ASHLY A			2119 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11907526	RBP INVESTMENTS LLC				2116 MERRIMAN AVE		CHARLOTTE	NC	28203
2017-035	11906410	REICHEL	MELISSA W			1616 MERRIMAN AVE		CHARLOTTE	NC	28203
2017-035	11906328	RJQ INVESTMENTS LLC				2118 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906408	ROBERTS	ERNEST U			2205 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906427	SC7 (IDR) LLC				PO BOX 11113		CHARLOTTE	NC	28220
2017-035	11907527	SCRUGGS	JAMES			2134 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11907611	SHACKELFORD	LOUISE F			C/O LEWIS E QUINN JR		CHARLOTTE	NC	28210
2017-035	11906405	SHEALY	ELIZABETH F			3000 BIG OAK DR		CHARLOTTE	NC	28210
2017-035	11906411	SMITH	MICHAEL A			2140 WILMORE DR		CHARLOTTE	NC	28203
2017-035	11906322	SNAKE RIVER DEVELOPMENT LLC				SC7 (IDR FAMILY) LLC		CHARLOTTE	NC	28209
						1701 E THIRD ST SUITE 174	C/O DMI	CHARLOTTE	NC	28209
						2213 WILMORE DRIVE		CHARLOTTE	NC	28203
						PO BOX 32412		CHARLOTTE	NC	28232
						2216 WILMORE DR		CHARLOTTE	NC	28203
						2128 WILMORE DR		CHARLOTTE	NC	28203
						2030 S TRYON ST #3-C		CHARLOTTE	NC	28203

# EXHIBIT A

2017-035	11907529	STURDIVANT	JAMES P			428 AUTUMN DR	HARRISBURG	NC	28075
2017-035	11906424	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104	CHARLOTTE	NC	28203
2017-035	11906409	SWART	KAREN L			2136 WOLMORE DR	CHARLOTTE	NC	28203
2017-035	11906402	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD	MIDLAND	NC	28107
2017-035	11906404	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD	MIDLAND	NC	28107
2017-035	11906106	TREMONT ASSOCIATES LLC				PO BOX 36485	CHARLOTTE	NC	28236
2017-035	11906105	VISION VENTURES OF CAROLINA LLC				PO BOX 36938	CHARLOTTE	NC	28236
2017-035	11906318	WALDEN	CHARLES F SR	MARTHA G	WALDEN	165 NORTH CORNER ESTATES RD	LANCASTER	SC	29720
2017-035	11907524	WILLIAMS	ANDREW M	HALEY -MARIE G	WILLIAMS	2139 WILMORE DR	CHARLOTTE	NC	28203
2017-035	11906310	WILLIAMS	H RAY		TERRY D % BERRYHILL REALTY	PO BOX 9157	CHARLOTTE	NC	28299
2017-035	11906320	WILSON PROPERTY HOLDINGS LLC				421 PENMAN ST,STE 310	CHARLOTTE	NC	28203
2017-035	11907612	WRIGHT	LINDSAY E	JOSEPH D	BURRIS	1940 WOODCREST AVE	CHARLOTTE	NC	28203
2017-035		KEITH MACVEAN & JEFF BROWN			MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET, STE 4700	CHARLOTTE	NC	28202
2017-035		TODD G HARRISON			CAROLINA CAPITAL INVESTMENT PARTNERS	831 EAST MOREHEAD ST, STE 750	CHARLOTTE	NC	28202

# EXHIBIT A

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2017-035	Angela	Marshall	Wilmore NA	1630 S Mint Street	Charlotte	NC 28203
2017-035	Brian	Walker	Wilmore NA	Post Office Box 33672	Charlotte	NC 28202
2017-035	Jeanne	Woosley	Sedgefield NA	326 Marsh Road	Charlotte	NC 28209
2017-035	Jennifer	McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC 28203
2017-035	John	English	Wilmore NA	1630 S Mint Street	Charlotte	NC 28203
2017-035	John	Howard	Revolution Park NA	2701 Beech Nut Road	Charlotte	NC 28208
2017-035	Julie	Knutson	Wilmore NA	1604 Merriman Avenue	Charlotte	NC 28203
2017-035	Kathryn	Wilson	Wilmore Neighborhood Association	1907 Wilmore Drive	Charlotte	NC 28203
2017-035	Krissy	Oechsli	South End Neighborhood Association	325 E. Park Avenue	Charlotte	NC 28203
2017-035	Lashay	McCoy	Wilmore NA	815 W Kingston Avenue	Charlotte	NC 28203
2017-035	Liason	Community	Brookhill (S Tryon Comm. Mission Church)	2516 South Tryon Street	Charlotte	NC 28203
2017-035	Louise	Shackford	Wilmore NA	1908 Wood Dale Terrace	Charlotte	NC 28203
2017-035	Marc	Dickman	Camp Green HOA	2307 Wilkinson Boulevard	Charlotte	NC 28208
2017-035	Marcel	Dawson	Sunset Hills NA	525 Atherton Street	Charlotte	NC 28203
2017-035	Marilyn	Corn		218 W Park Avenue	Charlotte	NC 28203
2017-035	Martha	Epps	Wilmore NA,	Post Office Box 33672	Charlotte	NC 28233
2017-035	Michael	Walsh		2017 Wood Dale Terrace	Charlotte	NC 28203
2017-035	Missy	Eppes	Wilmore NA	1624 Wilmore Drive	Charlotte	NC 28203
2017-035	Nina	Lipton	Sedgefield NA	415 Meacham Street	Charlotte	NC 28203
2017-035	Rasheda	McMullin	South Tryon Comm. Coalition	2516 South Tryon Street	Charlotte	NC 28203
2017-035	Rob	Sheridan	Wilmore NA	1901 S Mint Street	Charlotte	NC 28203
2017-035	Victoria	Watlington	Westover Hills Neighborhood Association	1324 Bethel Road	Charlotte	NC 28208
2017-035	Walt	Guyer	Sunset Hills NA	2421 Marshall Place	Charlotte	NC 28203
2017-035	Wil	Mover	EPHESUS CHURCH	PO Box 31395	Charlotte	NC 28231

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION # 2017-035 – Carolina Capital Investment Partners**

Subject: Rezoning Petition No. 2017-035  
Petitioner/Developer: Todd Harrison, Carolina Capital Investment Partners  
Current Land Use: Industrial/Warehousing  
Existing Zoning: I-1  
Rezoning Requested: R-17MF with TS Overlay  
**Date and Time of Meeting:** **Thursday February 16<sup>th</sup> at 6:30 p.m.**  
Location of Meeting: C3 Lab  
2525 Distribution Street  
Charlotte, North Carolina  
Date of Notice: Wednesday February 1

We are assisting Carolina Capital Investment Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with up to 74 single-family attached units (the “Site”) located on Tremont Avenue. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ±4.39acre Site from I-1 to R-17MF with TS Overlay. The Site will consist of private alleys with rear loaded townhomes, a stormwater management pond, and improved open space.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday February 16th, at 6:30 p.m. at C3 Lab located at 2525 Distribution Street, Charlotte, North Carolina 28203.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Todd Harrison, CCIP  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC



EXHIBIT C

Carolina Capital Investment/Tremont Rezoning Petition 2017-035  
 Community Meeting -February 16, 2017 @ ~~7:00p~~  
 6:30

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Marika Christie			mochrist@gmail.com
2	Kissy Ochsman - Southland Neighborhood Association			kissy0@gmail.com
3	Jen McARTNEY-SENA			JMCCARTUF@YAHOO.COM
4	Stephen Overcash	2010 S. Tryon Street		Sovercash@SDA-US.COM
5	Bob Gensol	305 Doggett St.		bobgensol@gasfiredproducts.com
6	Gregg McAllister	2100 S. Tryon St.		gm@visionventures.net
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