

VIA HAND-DELIVERY

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June 8, 2012

Ms. Sonja Sanders  
Planning Department  
Charlotte Mecklenburg Government Center  
600 E. Fourth Street, 8<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Community Meeting Report for Rezoning Petition 2012-056  
Selwyn Property Group Investments, LLC Rezoning Request  
from MUDD to MUDD(O)  
Petitioner: Selwyn Property Group Investments, LLC

Dear Ms. Sanders:

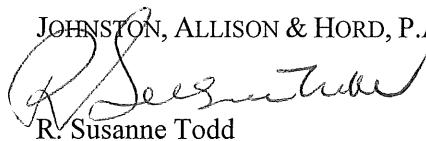
Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2012-056. This report summarizes the community meeting held by the Petitioner on Thursday, May 31, 2012 at 7:00 PM at Park Road Baptist Church, 3900 Park Road, Charlotte, NC.

Enclosed in this report are the Notice of Community Meeting dated May 15, 2012 and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign-in Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on June 18, 2012. I am also transmitting a copy of this report to Ms. Stephanie Kelly, City Clerk. Please let me know if you have any questions or need additional information.

Sincerely,

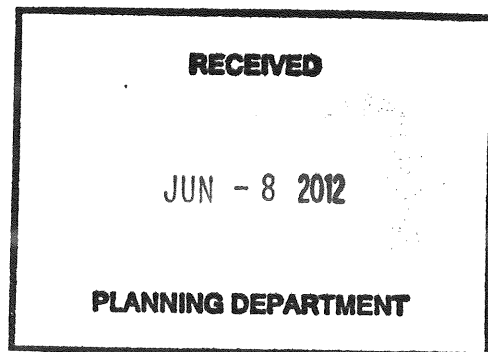
JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

RST/shr  
Enclosures

cc: Grey Poole, Selwyn Property Group Investments, LLC



# **AGENDA**

**SELWYN PROPERTY GROUP INVESTMENTS, LLC  
FOUR STORY MIXED USE DEVELOPMENT  
REZONING REQUEST FROM MUDD(CD) TO MUDD(O)  
PETITION 2012-56  
COMMUNITY MEETING**

**HELD ON THURSDAY, MAY 31, 2012  
AT 7 PM**

**MEETING HELD AT PARK ROAD BAPTIST CHURCH, 3900 PARK ROAD,  
CHARLOTTE, NC IN THE FORMER CHAPEL**

**PETITIONER: SELWYN PROPERTY GROUP INVESTMENTS, LLC**

1. WELCOME AND INTRODUCTION OF DEVELOPMENT TEAM
2. REVIEW OF THE REZONING PLAN
3. REZONING SCHEDULE
4. QUESTIONS AND ANSWERS
5. ADJOURNMENT

**Summary Minutes for Community Meeting for Petition #2012-056**  
**Selwyn Property Group Investments, LLC**  
**Four Story Mixed-Use Development**  
**Rezoning Request from MUDD to MUDD(O)**

**Petitioner: Selwyn Property Group Investments, LLC**  
**Held on Thursday, May 31, 2012 from 7:00 p.m. to 8:20 p.m.**  
**Park Road Baptist Church, 3900 Park Road, Charlotte, NC**

1. All attendees were encouraged to sign in on the meeting sign-in sheet.
2. Susanne Todd with the law firm of Johnston, Allison & Hord, PA, welcomed the attendees and reminded attendees of the upcoming Public Hearing on June 18, 2012. Ms. Todd also introduced Grey Poole, a principal of Petitioner, Selwyn Property Group Investments, LLC ("Selwyn").
3. Mr. Poole also introduced Development team members Randy Goddard and Brent Stough with Design Resource Group, P.A. and explained that Chip Leaf with Watts & Leaf Architects was the architect for the Project.
4. Mr. Poole introduced the Project and gave an overview of the current Site Plan, architectural elevations and renderings. During his presentation, Mr. Poole discussed the 2008 rezoning of the Site to MUDD and explained similarities and differences between the prior rezoning and the current Project. The proposed rezoning allows for the same four-story building, but with up to 42 units for residential use and a reduction in commercial use from 9,000 square feet up to 4,200 square feet on the ground floor only. This configuration allows for flexibility in the interior layout. As with the prior rezoning, no restaurants will be allowed. Mr. Poole also explained that the access has changed from the prior rezoning. Per the City staff's request, dual access will be allowed to and from Drexel Place, with a "right-in only" from Park Road.
5. Mr. Poole also introduced Rick Grochoske with the Charlotte Department of Transportation (CDOT) who attended the Community Meeting in order to address questions and concerns of the attendees regarding access and traffic flow along Drexel Place.

Upon completion of the Project presentation, the floor was opened for questions from the community as follows (**Answers are in bold type**):

1. A comment was made that Drexel Place is already difficult to exit Drexel Place onto Park Road and cannot accommodate another forty-two (42) vehicles trying to enter and exit the Project during peak hours.

**Answer: Project will also have a right-in only driveway on Park Road. According to Mr. Grochoske the Project will generate less than two trips per minute during peak traffic; therefore the proposed development will not sufficiently impact traffic on Drexel Place or Park Road.**

2. Comment was made that people think Drexel Place is cut-through and then they drive down and have to turn around. There is a "No Outlet" sign posted that is routinely ignored.

**Answer: The "No Outlet" sign may need to be relocated and the traffic count on Drexel Place may require evaluation by CDOT.**

3. Why no "right out" onto Park Road from the Project?

**Answer: The right-in only driveway on Park Road is very close to the intersection of Park Road and Woodlawn. There are already three driveways between the Project and Woodlawn. CDOT does not want people trying to cut across three lanes of traffic in an effort to turn left at the Woodlawn intersection.**

4. Comment was made that Drexel Place has the same problem. Attendees had to go right out of Drexel Place and down and around through the shopping center to get to the Community Meeting.

**Answer: The problem is there is no street connectivity. Drexel Place is a dead end road which was a great place to raise your children, but limits the neighborhood's access to one entrance/exit onto Park Road. For this reason, the City is not permitting too many cul-de-sacs, CDOT is requiring streets that connect to each other.**

5. Comment was made that Drexel Place is the only street with a pork-chop.

**Answer: Most likely there would be more accidents if you have the ability to turn left out of Drexel Place.**

6. Comment was made that a recent development displaced a gold/silver selling business that has now moved into a commercial property on the other side of Drexel Place and from the Project. Comment was made that cars related to this business are parking directly on Drexel Place. Comment that not enough parking is available for 42 units

**Answer: CDOT will look into the street parking situation along Drexel Place. The Project has a total of 58 spaces. The City's Zoning Ordinance requires 1 parking space per unit and 1 parking space per 600 feet of commercial space. Assuming maximum number of units and maximum commercial square footage, the Project requires 49 spaces per the Zoning Ordinance. The remaining 9 spaces can be used to accommodate any additional parking needs.**

7. Is the Project gated?

**Answer: No.**

8. Will the units in the Project be condos or for rent?

**Answer:** Given the current economy, the units will be for rent but may in the future be sold to individual owners.

9. Will we have access to Heather Lane?

**Answer:** When Bank of the Ozarks recently redeveloped its property, it provided an access easement from Heather Lane to its property line. When the property between the Bank of the Ozarks property and Drexel Place redevelops, the property owner will be required to provide an access easement that will allow access between Drexel Place and Heather Lane without getting on to Park Road.

10. Will there be children living in the Project?

**Answer:** Possibly. Although Petitioner will not discriminate against any renters, Petitioner envisions its target market as young professionals between the age of 25-35 that either work downtown or in the South Park area.

11. How much will the units rent for?

**Answer:** Rent will be between \$900 and \$1,500 per month depending on the unit.

12. What other projects has Petitioner recently developed in the Charlotte area?

**Answer:** Recently , a multi-family project at the corner of Central Avenue and the Plaza, as well as a medical office building for OrthoCarolina in the Mallard Creek area. We have also developed several industrial buildings in southwest Charlotte.

13. Could you have signs that limit parking within the Project to only residents?

**Answer:** That would be difficult due to the fact that the first floor will be office and/or some other form of commercial use. Furthermore, the residents may sometimes have guests. Most residents will be at work during the day when the commercial component may require more parking and the commercial will be closed when the residents come home from work. There should be a good balance of parking day and night.

14. How is garbage going to be collected in the parking lot?

**Answer:** The garbage container will be screened with a masonry wall as shown on the site plan. Ingress is proposed by Park Road or Drexel Place with egress via Drexel Place.

15. Can you restrict parking along Drexel Place?

**Answer:** From time to time, the City will issue a residential parking permit which only allows you and your visitors to park in front of your house. These permits are issued only if there is a real necessity and a problem has been demonstrated. For example, if you actually live on the street and you can't find a parking space. At a minimum, some portion of Drexel Place needs to be "no parking".

16. Who should we contact about posting "No Parking" signs along Drexel Place? We only have between now and the June 18<sup>th</sup> meeting to get concessions.

**Answer:** The Petitioner could coordinate with the Charlotte Department of Transportation and a comment could be added to the development notes of the Site Plan. You should discuss specifics directly with CDOT.

17. What is green screening and where do you intend to put it?

**Answer:** Photograph examples of "green screening" were passed around for the attendees to review. Green screening will be used to screen the surface parking area of the Project from Drexel Place and Park Road. Petitioner had originally requested the right to place green screening between the Project and the adjacent residential property. However, City Staff is requiring that traditional screening in the form of masonry and/or fencing be used to screen the residential property from the Project. Green screening will be used along Drexel Place as well as in areas along Park Road as necessary to screen the Project parking lot from the adjacent streets. Other landscaping improvements include an 8 foot planning strip and 8 foot sidewalk along Park Road, as well as an 8 foot planning strip and a 6 foot sidewalk along Drexel Place.

18. Comment made that parking is bothersome - If a married couple rents a unit, they will usually have 2 cars. Concern about people parking along Drexel Place.

**Answer:** Project already exceeds City Zoning Ordinance requirements for parking. CDOT will look into prohibiting parking along Drexel Place from the rear property line of the Project to Park Road.

19. When do you plan to start construction?

**Answer:** Sometime in the 3<sup>rd</sup> or 4<sup>th</sup> quarter of 2012.

20. Do you have financing?

**Answer:** Not today, but working on it.

21. How long will construction take?

**Answer: We expect a 9 to 12 month time frame.**

22. Who is your contractor?

**Answer: Petitioner is not in a position to provide this information, but rest assured that the contractor will be reputable.**

23. What is the name of the Project?

**Answer: Park at Drexel.**

24. What about run-off along the creek?

**Answer: The Project will comply with the Post-Construction Controls Ordinance (PCCO). There will be no incremental storm water impact off-site; everything will be contained and then released in a manner required by regulations.**

25. How will the project be buffered from the adjacent house?

**Answer: Petitioner had originally intended to use green screening; however, City Staff will not support the use of green screening between the Project and the abutting residential use. Therefore, a masonry wall/fence, or combination thereof will be used instead.**

26. Comment was made that residents do not want to see a solid wall when driving up Drexel Place towards Park Road. A request was made to soften the wall with either some type of architectural features or green screening over the solid buffer.

27. What impact will the project have on trees?

**Answer: The Zoning Ordinance requires inclusion of trees in the parking lot and around the front of the Project as shown on the Site Plan.**

28. Comments were made asking that Petitioner do the following:

- a. Soften those portions of the wall or fence between the Project and the adjacent residential property that are visible while driving up Drexel Place with some sort of landscape screening or other architectural features.
- b. During construction of the Project, keep sidewalk along Park Road and in front of the Site open as much as possible.

- c. Ask CDOT to consider and install “No Parking” signs along Drexel Place between the Project’s rear (westerly) property line and Park Road on both sides of the street.

**Answer:      Petitioner agreed to consider these requests.**

29.      Comment was made that the community is definitely in favor of the Project; only would like to receive the concessions requested.

The Development Team thanked everyone for attending and the meeting was then adjourned at approximately 8:20 p.m.

End of Community Meeting.



# SIGN IN SHEET

SELWYN PROPERTY GROUP INVESTMENTS, LLC  
4 STORY MIXED USE DEVELOPMENT  
REZONING REQUEST FROM MUDD(CD) TO MUDD(O)  
PETITION 2012-56  
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CHARLOTTE, NC IN THE FORMER CHAPEL

PETITIONER: SELWYN PROPERTY GROUP INVESTMENTS, LLC

NAME	ADDRESS	PHONE #
1. Mervin Fellews	1339 Drexel	
2. Jim + Pat Reboh	1333 Drexel Pl	704 525 1832
3. Judy Smith	1300 Drexel Pl	28209 Please send all information
4. Lois Payne	1363 Drexel Pl	
5. Julie + Chuck Kiser	1314 Drexel Pl.	704-521-4420
6. Brian Hedgepeth	1301 Drexel Pl.	704-909-8275
7. Kelly Payne	1363	
8. Sharon G. Jones	1327 Drexel Pl	704 523 1368
9. Rick Grochowski	Concord NC. CDOT - City of Charlotte	
10. Barbara Kaye	1362 Drexel Pl	704 525 4114
11. Jason McArthur		
12.		
13.		
14.		