

**TDC**  

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**THE DRAKEFORD COMPANY**

**TO:** Charlotte Mecklenburg Planning Commission

**FROM:** The Drakeford Company

**RE:** Rezoning Petition # 2008 – 102 – Community Meeting Report

**DATE:** September 4, 2008

Attached is the August 15<sup>th</sup> memorandum was mailed to the parties identified on the enclosed distribution list provided by the Charlotte Mecklenburg Planning Commission. The meeting was held on August 26<sup>th</sup> at the St. Paul United Methodist Church, Fellowship Hall, 2830 Dorchester Place in the Sedgefield community. All interested parties were encouraged to attend or contact Bobby Drakeford if they have concerns or questions in the interim.

The Drakeford Company attended the June Sedgefield Neighborhood Association (SGNA) Board of Directors meeting where it presented its initial concepts. That plan included a modern 32-unit four story building. Based on interim feedback, the current plan has been reduced to three, six-unit three story buildings. This plan also has incorporated more green space along Marsh Rd. and design and building materials that are compatible with the community.

The two property owners invited the neighbors in the abutting blocks to onsite meetings on August 8<sup>th</sup> and 9<sup>th</sup> in an effort to demonstrate how the project would impact the street. The building corners and driveway were located on the site. Eight community members attend these meetings. A copy of this letter is also enclosed.

A sign-in sheet for the August 26<sup>th</sup> meeting is attached. Ten persons attended the meeting. Six of whom were either development team members or property owners. The other persons in attendance were members of the SNA Board. Because the meeting attendance was low, TDC considered holding another meeting. However, this idea was abandoned because the community was not receptive.

Illustrations of the elevations and site plan distributed at the meeting and a summary of the questions asked are also attached.

Marsh Rd. Project – Neighborhood Meeting Notes 8/26/08

Meeting was opened with comments by Bobby Drakeford that another meeting will be scheduled due to low attendance. Also pointed out that the project was modified from 24 units to 18 units. Bobby Drakeford also talked about other projects completed by The Drakeford Company that would be similar to the project proposed on Marsh Rd. A reference was made to projects completed in Wesley Heights.

**Questions/Answers:**

- 1) **Question:** What project did you do in Wesley Heights that will be similar to the project proposed?

**Answer:** The Grandin Condominiums on Grandin Rd. is similar in size and could be similar in impact. This project is also beside the commercial district and could have a catalytic affect on this area.

- 2) **Question:** Why do you have a color rendering and a black and white elevation? Which one represents the final elevation?

**Answer:** The colored rendering is the suggested elevation. The black and white represent an alternative elevation. Community input will factor into which is preferred.

- 3) **Question:** What is the role of the Sedgefield Neighborhood Association (SGNA) Board of Directors? Does this Board function like a Home Owner's Association (HOA)?

**Answer:** The SGNA Board is a neighborhood representative / advocacy group. It does not function like a HOA.

- 4) **Question:** Will there be an impervious parking lot?

**Answer:** Yes. The parking area will be paved.

- 5) **Question:** Is a gravel parking lot possible?

**Answer:** Yes, but it is not likely because that makes it difficult to delineate parking spaces.

- 6) **Question:** Is it possible to move the dumpster?

**Answer:** Yes, it can be moved. However, it will not be moved if that leads to a reduction in parking spaces.

- 7) **Question:** Will the parking area be secured? If gated, where will the gate be located?

**Answer:** Due to crime in parking lots throughout the City, the parking lot will be gated. The proposed area is between buildings one and two. There was additional conversation about providing an onsite turnaround area between the gate and the street.

- 8) **Question:** What do you think about a gated community?

**Answer:** Some considered it positive while others felt it would impair walkability.

- 9) **Question:** What are price points?

**Answer:** \$250,000 - \$280,000 range for two bedrooms. The current plan doesn't include one bedrooms. In the event that one bedrooms are included, they will be in the \$185,000 - \$225,000 range.

- 10) **Question:** What are finishes/amenities?

**Answer:** Exterior – landscaping and design  
Interior – granite countertops, stainless appliances, hardwoods, tile, etc.

- 11) **Question:** What is the project / construction timeline?

**Answer:** This is a function of presales, but construction is likely to begin in 4<sup>th</sup> quarter 2009.

# SIGN-IN SHEET

Aug 26 2008

	<u>Name</u>	<u>Address</u>	<u>Email</u>
*	MIKE ERICKSON	725 PROVIDENCE RD. STE 212	MERICKSON@STUDIOFUSION.CI
	Mary B. Jilder		
	Russell Brown	912 Habersham Dr	russellhbrown@gmail.c
	KATE ZENDER	3221 MAPLE AVE.	kzendera@kijideas.c
**	Charles E. Holliday	237 Marsh Road	charles <sup>(1km)</sup> holliday@belbidi
**	Melissa Wagneller	231 #432 MARSH Rd.	missshotnesellere@gmail
**	Bill + Billy Wagneller	" 704 " "	BillWage@BellSouth.net
*	Vanessa Howard	1914 Brunsw. 1/2 Ave, 2A 28307	vanessa c tdc
*	Bobby Drakeford	"	bobby c red-staten

\* Project team member

\*\* Land owner





THE DRAKEFORD COMPANY

**TO:** Sedgefield Neighborhood Association  
**FROM:** The Drakeford Company  
**RE:** Rezoning Petition # 2008 – 102 – Required Community Meeting  
**DATE:** August 26, 2008

I. Introduction

II. Rezoning Process Overview / Sequence

Required Meeting	-	8/26/08
Submit Meeting Minutes	-	9/05/08
Public Hearing	-	9/15/08
Zoning Committee	-	9/24/08
Schedule Decision	-	10/20/08

III. Project Overview

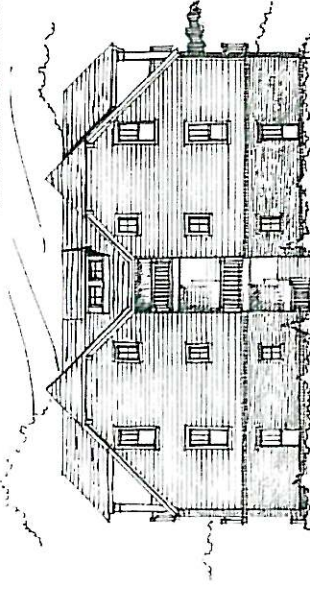
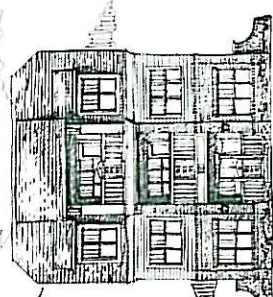
IV. Project Benefits

Site Plan Conditions  
Rezoning Precedent

V. Design Considerations

VI. Discussion / Questions & Answer

Notes

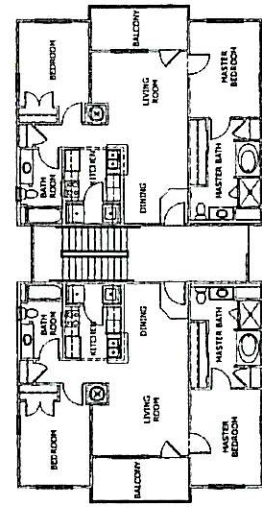


Side Elevation

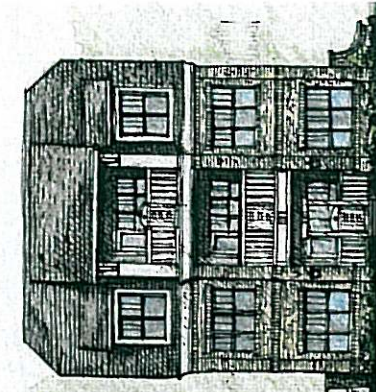
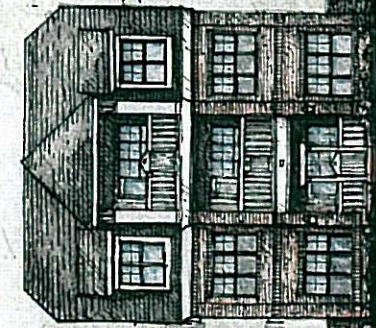
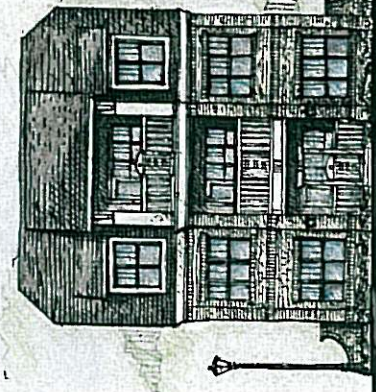
Rear Elevation



Side Elevation

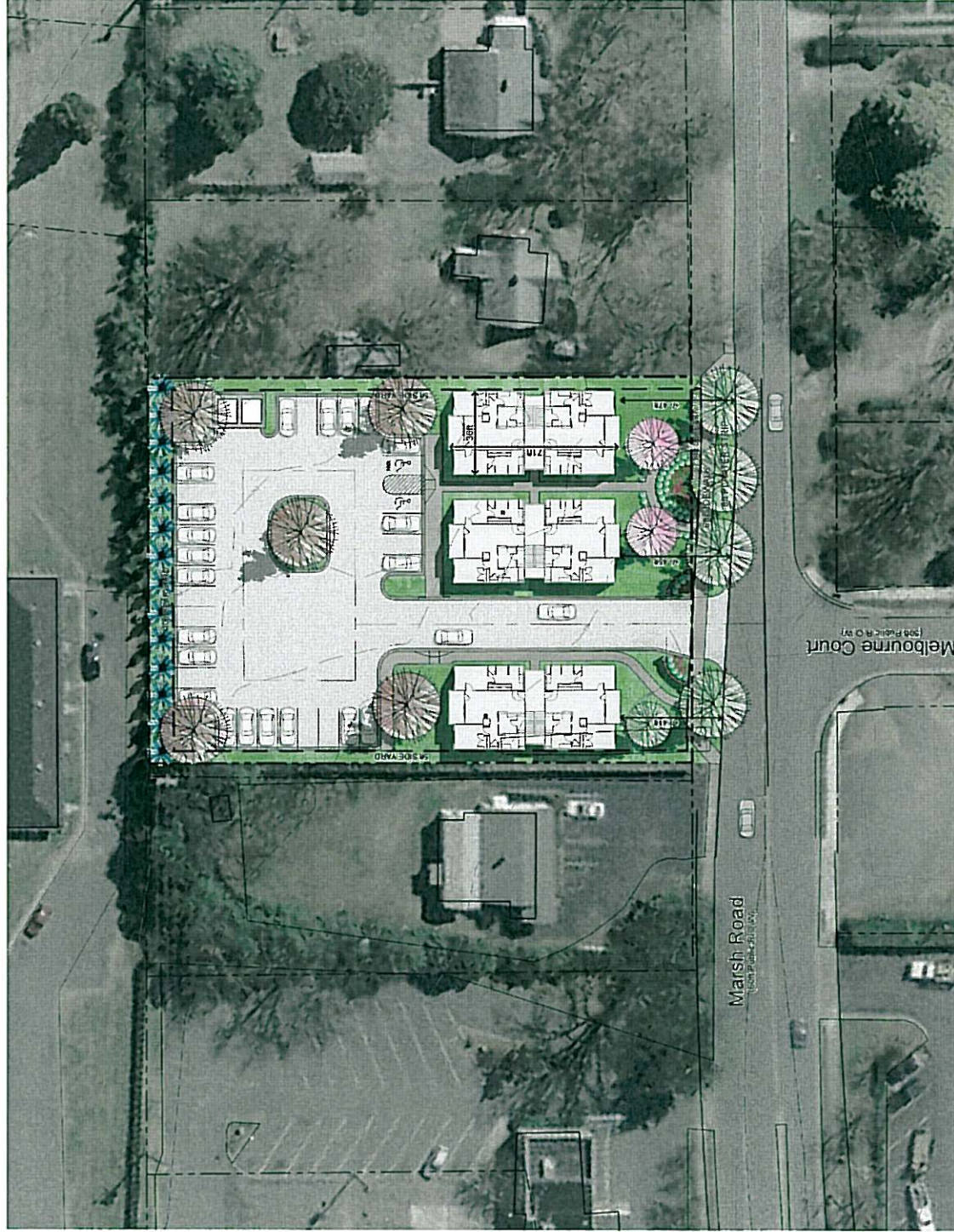


Floor Plan



Front Elevation



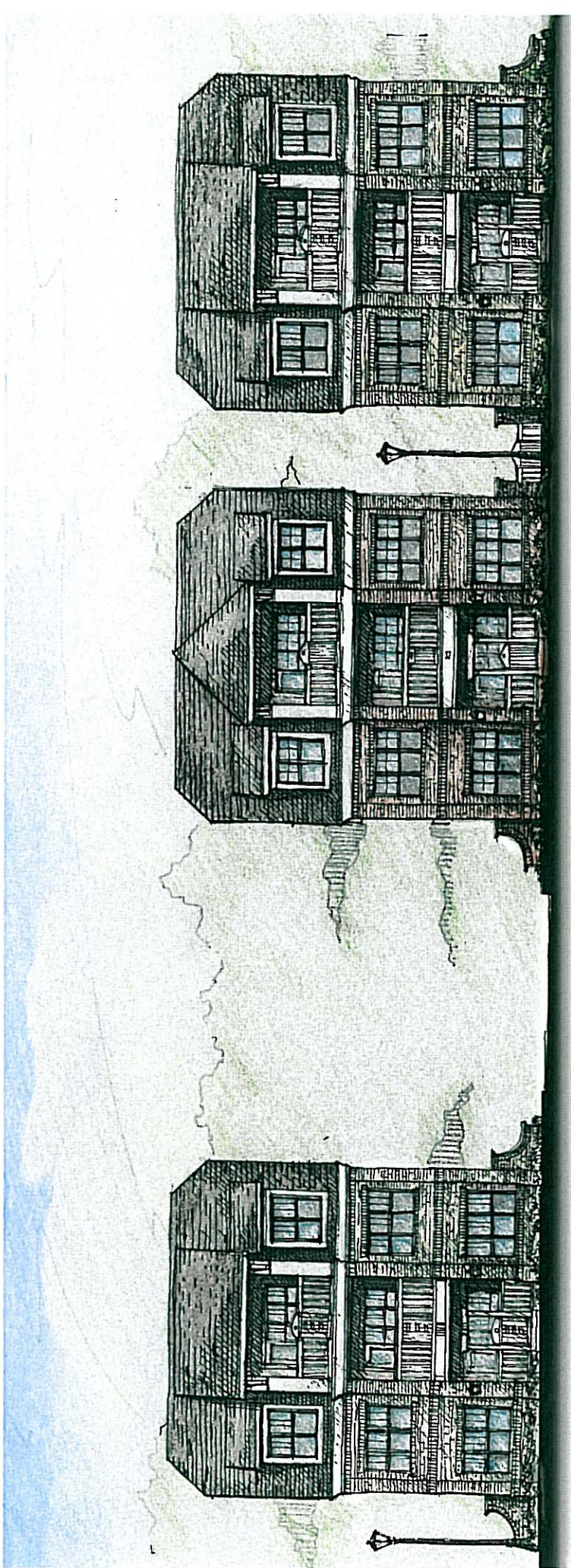


# DEVELOPMENT SUMMARY

- 1) TAX PARCEL IDENTIFIERS:  
14-000000000000000000  
14-000000000000000000  
14-000000000000000000
- 2) TOTAL SITE SF (ACREAGE) = 41,316 SF (0.94 AC)
- 3) EXISTING ZONING AND USES:  
SINGLE-FAMILY DISTRICT - "R-4"  
SINGLE-FAMILY USE
- 4) PROPOSED ZONING & PERMITTED USES:  
URBAN RESIDENTIAL DISTRICT - "UR-2" (CDU)  
MULTI-FAMILY RESIDENTIAL
- 5) SETBACKS AND YARDS:  
14' SETBACK ON MARSH ROAD  
5' SETBACK ON MELBOURNE COURT  
10' REAR YARD
- 6) BUILDING PROGRAM:  
- 18 UNITS  
- 18 UNITS WITH LAUNDRY  
- 41,316 GSR < 1.0 FPA  
- UNITS WILL BE FOR SALE
- 7) PARKING:  
- MINIMUM SPACES REQUIRED (1 PER UNIT) = 18  
- MAXIMUM SPACES REQUIRED (2 PER UNIT) = 36  
- TOTAL SPACES PROPOSED = 41-72  
- (1) BICYCLE PARKING SPACES ARE REQUIRED AND WILL BE PROVIDED.









**TDC**  

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**THE DRAKEFORD COMPANY**

**TO:** Marsh Rd. Residents / Sedgefield Neighborhood Association  
**FROM:** The Drakeford Company  
**RE:** Rezoning Petition # 2008 – 102 Site Plan Commitments  
**DATE:** August 26, 2008

**BUILDING DIMENSIONS / MATERIALS**

Width: 36 ft. (9 ft. narrower than current house @ 237 Marsh Rd.)  
Height: 40 ft. maximum (22 ft. to 2<sup>nd</sup> floor eave)  
Depth: 71 ft.  
# Stories: 3 (front elevation designed to mimic 2.5 story structure)  
Materials: Brick and hardi-panel (cementitious siding that simulates wood)

**BUILDING SETBACKS**

Side Yard: 5 ft.  
Rear Yard: 20 ft.  
Front Yard: 41, 45 & 47 ft. from street

**UNIT INFORMATION**

Number: 18 (three, six unit buildings)  
Square Footages: 2BR – 1,000 +/-, 1BR – 750 +/-  
Proposed Mix: 2BR – (18), 1BR – (0)  
Projected Sales Prices: 2BR – \$235,000 – \$285,000  
1BR – \$185,000 – \$215,000

**PARKING** Fenced, secured area parked @ 1.75 spaces / unit

**LANDSCAPING** Irrigated, raised planting beds. Four – six hardwoods at least 10 feet tall. Decorative front fencing if desired by community. Brick sidewalks. Off site landscaping commitment as directed by community.