

COMMUNITY MEETING REPORT

Petitioner: Saussy Burbank, LLC

Rezoning Petition No. 2017-071

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 July 31, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, August 10th at 7:00 p.m. at Amelie's French Bakery and Cafe, 2424 North Davidson Street #102, Charlotte, North Carolina 28205.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Peter Harakas and Bob Zweier, as well as by Petitioner's agents, Shaun Tooley with LandDesign, and Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown explained that Saussy Burbank, LLC, a local Charlotte homebuilder, will be the developer of the property. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown began the presentation by explaining the property's location and current zoning. Mr. Brown explained that a previous Official Community Meeting was held on May 8th and this follow-up Official Community Meeting is taking place due to the Petitioner's acquisition of additional property to add to the petition.

Mr. Brown explained that the original parcel is located on the north side of East 36th Street between Spencer Street and Charles Avenue. The Petitioner now is adding a parcel on Spencer Street, behind the original parcel. The total acreage of these two parcels is approximately 1.5 acres. The parcel fronting East 36th Street is zoned R-22MF and the parcel on Spencer Street is zoned R-5. Mr. Brown explained that the Petitioner is not requesting a rezoning to increase the permitted density on these parcels, but rather to allow for site design flexibility.

Mr. Brown showed the original rezoning plan before the addition of the Spencer Street parcel and then explained how the additional parcel allows for a more flexible site plan with the ability to address site access and tree save in a more strategic manner. The Petitioner is now able to create a better edge on East 36th Street and input a pedestrian greenspace that is visible from the street. There will now be no

vehicular access from East 36th Street and access will instead be via the alley on Spencer Street. The Petitioner plans to build two single-family houses on the additional parcel on Spencer Street.

Mr. Brown explained that the Petitioner's team can custom-design the units to fit the site and character of the neighborhood. The Petitioner has not yet selected the building materials or created architectural renderings, but expects to have something to show soon. Mr. Brown showed renderings and photos from several other projects completed by the Petitioner and demonstrated how they are uniquely created for the area where they are constructed.

Mr. Brown stated that he has heard negative neighborhood feedback in response to the City of Charlotte's standard streetscape plan due to awkward transitions to existing conditions on other lots. The Petitioner presented several streetscape cross section options, including (a) the traditional 8' planting strip and 6' sidewalk requested by the City; (b) a 6' sidewalk next to the back of curb with tree planting behind; or (c) a limited 4' planting strip behind the back of curb followed by a 6' sidewalk. Current conditions at the site include a 4' sidewalk without a planting strip. The Petitioner's agents discussed these options with the attendees and reiterated that the City does not typically accept alternate planting strip treatments but they would continue to work with the neighbors and Planning Department to try to reach a mutually agreeable compromise. One attendee requested consideration of tree planting under power lines along East 36th Street. Another attendee expressed interest in having the sidewalk next to the back of curb where on-street parking is available, so that people do not step out from their parked car onto a planting strip.

One attendee stated that she believes the acquisition of the additional parcel on the corner of Spencer Street and East 36th Street would improve the site plan. The Petitioner's agent stated that they have been unable to acquire the property as of this date but the Petitioner is open to adding to the development if that parcel is acquired later in the process.

In response to a question about garbage pickup, the Petitioner's agent stated that garbage will be via private pickup from the alley, so there will not be a pile of garbage cans visible on East 36th Street.

Several attendees expressed concern over the traffic speeds and dangerous conditions on Spencer Street. An attendee stated that the planned access on Spencer Street may be dangerous and suggested finding ways to slow down the speed of traffic. Several attendees expressed concerns about a singular vehicular access point on Spencer Street and asked if a driveway could be added back to East 36th Street. Mr. Brown said that was a possibility but that the Petitioner would prefer to avoid doing that.

In response to a question about townhome parking, the Petitioner's agent stated that each townhome will have its own garage on the backside (not visible from East 36th Street) and that the single-family homes will have detached garages that are not visible from the street. On-street parking and several visitor spots will also be available.

An attendee asked what the Petitioner could do to minimize construction annoyances. The Petitioner responded by stating that the site allows the ability to stage the building construction and minimize the disturbance to neighbors.

The Petitioner hopes that this petition will go to public hearing in September and receive a City Council decision in October of this year.

The formal meeting concluded at approximately 7:40 p.m. and the Petitioner's agents departed after individual discussions with attendees at approximately 8:00 p.m.

Respectfully submitted, this 14th day of August, 2017.

cc: Council Member Patsy Kinsey
Sonja Sanders, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-071	08312306	BEAVER	CHAD M	CHERYL B
2017-071	08312310	JENSEN	JOAN BATTELLE	
2017-071	08312311	ALEXANDER	S JASON	SARAH P
2017-071	08312312	BARKANIC	JOHN G	
2017-071	08312313	SMITH	ETHAN TAFT	
2017-071	08312314	HOAN	HAN	
2017-071	08312402	DENSON	SCOTT	
2017-071	08312403	MINISH	CHARLAINE ADAMS	
2017-071	08312405	VISTA HOMES II LLC		
2017-071	08312406	MUHAMMAD	MIKAL	
2017-071	08312407	HELMS	HENRY RUSSELL	
2017-071	08312408	WOMMACK	KLIF	AMANDA
2017-071	08312409	STONE	RANDY E	
2017-071	08312410	INGOLD	GARY PHILLIP JR	BILGEHAN
2017-071	08312411	BRYANT	WILLIAM	
2017-071	08312412	LOWE	MALCOLM	REGINA
2017-071	08312415	URBAN INFILL PARTNERS LLC		
2017-071	08316114	DEROSE	DOUGLAS R	MARY E
2017-071	09109101	STEVENSON	TIMOTHY R	
2017-071	09109102	CITI PROPERTIES LLC		
2017-071	09109103	SIMPSON	THOMAS R	MARY M
2017-071	09109104	CITY OF CHARLOTTE		
2017-071	09109105	SPENCER MEMORIAL	METHODIST CHURCH	
2017-071	09109124	STEWART	ESTHER	ESTHER
2017-071	09109125	RUSHEN	RONALD C	CHERYL L
2017-071	09109126	VOGLER	TIMOTHY	
2017-071	09109128	BURGESS	VIRGINIA C	
2017-071	09109129	IDILBI	JASON	BETSY
2017-071	09109130	GAGGL	PAUL	LISA ROSE
2017-071	09109131	KENNEDY	JAMIE L	
2017-071	09109132	PORTIS	EDWARD L	AMY W
2017-071	09109133	NICHOLS	GRADY R	GERALDINE C
2017-071	09109134	IBEKWERE	VICTOR N	LILIAN P

2017-071	09109135	IBEKWERE	LILLIAN P	
2017-071	09109171	SMITH	BENJAMIN	HEATHER
2017-071	09110501	TL MCDOWELL LLC		
2017-071	09110502	JCB URBAN COMPANY		
2017-071	09110503	LEMERE	MATTHEW L	MICHELE A
2017-071	09110504	KELLEY	JO ELLA MULLINS	
2017-071	09110505	CHRISTIAN	ROBERT J	
2017-071	09110506	WALLER	ROBERT JASON	CARA JACINTA
2017-071	09110507	HAMMOCK	ROBERT MANSEL	CAROLINE JEAN
2017-071	09110508	SCHALBURG	ERIK I	LAUREN
2017-071	09110510	PRIEST	JASON C	DIANE L
2017-071	09110511	HEIDINGER	JOHN	MILBURN
2017-071	09110512	HARKNESS	KARA	LEE
2017-071	09110513	SCHMIDT	BRETT T	
2017-071	09110515	STROUD	CANDACE	
2017-071	09110516	CHRISTIAN	ROBERT J	
2017-071	09110617	PARROS PROPERTIES LLC		
2017-071	09110618	CRESPO	FRANCISCO	
2017-071	09110619	BOSSEMEYER	MATHEW R	JILLIAN NUNN
2017-071	09110620	URIG	TYLER J	NATALIE C
2017-071	09110621	SEAGO	ERIN	JAY
2017-071	09110622	LANDMESSER	KEVIN S	
2017-071	09110623	SOSNA	JODI A	ANN E
2017-071	09110624	WILSON	BRIAN E	
2017-071	09110625	WILSON	BRIAN ERIC	
2017-071	09110626	FRAZIER INVESTMENT HOLDINGS LLC		

cownerlast	mailaddr1	mailaddr2	city	state	zipcode
BEAVER	7494 BEAVER LN		KANNAPOLIS	NC	28081
	828 E 36TH ST		CHARLOTTE	NC	28205
ALEXANDER	824 E 36TH ST		CHARLOTTE	NC	28205
	820 E 36TH ST		CHARLOTTE	NC	28205
	8416 POTTERS RD		MATTHEWS	NC	28104
	810 E 36TH ST		CHARLOTTE	NC	28205
	187 VIRGINIA PL		COSTA MESA	CA	92627
	917 E 35TH ST		CHARLOTTE	NC	28205
	2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
	928 E 36TH ST		CHARLOTTE	NC	28205
	3009 GRIFFITH ST		CHARLOTTE	NC	28203
WOOMAC	916 E 36TH ST		CHARLOTTE	NC	28205
	212 W MATTHEWS ST # 101		MATTHEWS	NC	28105
COLLEY	904 EAST 36TH ST		CHARLOTTE	NC	28206
	3224 SPENCER ST		CHARLOTTE	NC	28205
LOWE	3212 SPENCER ST		CHARLOTTE	NC	28205
	2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
GIBSON	1000 E 36TH ST		CHARLOTTE	NC	28205
	901 E 36TH ST		CHARLOTTE	NC	28205
	PO BOX 32866		CHARLOTTE	NC	28232
SIMPSON	7154 FAIRHILL PL		CHARLOTTE	NC	28270
C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
	1025 E 36TH ST		CHARLOTTE	NC	28205
STEWART	918 HERRIN AVE		CHARLOTTE	NC	28205
RUSHEN	914 HERRIN AVE		CHARLOTTE	NC	28205
	910 HERRIN AVE		CHARLOTTE	NC	28205
	3352 SPENCER ST		CHARLOTTE	NC	28205
HAUSER	509 SPRING ST		DAVIDSON	NC	28036
SCHULKIND	3334 SPENCER ST		CHARLOTTE	NC	28205
	3330 SPENCER ST		CHARLOTTE	NC	28205
PORTIS	3320 SPENCER ST		CHARLOTTE	NC	28205
NICHOLS	2888 CHERRY LN		DENVER	NC	28037
IBEKWERE	413 CAMPUS ST		CHARLOTTE	NC	28216

	413 CAMPUS ST	CHARLOTTE	NC	28216
SMITH	3338 SPENCER ST	CHARLOTTE	NC	28205
	4530 PARK RD STE 300	CHARLOTTE	NC	28209
	1200 E MOREHEAD ST STE 200	CHARLOTTE	NC	28204
LEMERE	811 E 36TH ST	CHARLOTTE	NC	28205
	PO BOX 2144	ISSAQUAH	WA	98027
	823 E 36TH ST	CHARLOTTE	NC	28205
WALLER	832 E 37TH ST	CHARLOTTE	NC	28205
CHAMBRE	818 E 37TH ST	CHARLOTTE	NC	28205
SCHALBURG	816 E 37TH STREET	CHARLOTTE	NC	28205
PRIEST	828 E 37TH ST	CHARLOTTE	NC	28205
DAVANT	811 E 36TH ST	CHARLOTTE	NC	28205
CARTER	810 E 37TH ST	CHARLOTTE	NC	28205
	806 E 37TH ST	CHARLOTTE	NC	28205
	3318 N MCDOWELL ST	CHARLOTTE	NC	28205
	823 E 36TH ST	CHARLOTTE	NC	28205
	3718 SURRY RIDGE CT	CHARLOTTE	NC	28210
FRANCISCO CRESPO REVOCABLE TRUST	19611 STOUGH FARM RD	CORNELIUS	NC	28031
BOSSEMEYER	817 E 37TH ST	CHARLOTTE	NC	2805
URIG	628 ELLSWORTH RD	CHARLOTTE	NC	28211
SEAGO	825 E 37TH ST	CHARLOTTE	NC	28205
	1323 CAROLYN DR	CHARLOTTE	NC	28205
WELCHANS	831 E 37TH ST	CHARLOTTE	NC	28205
	824 HERRIN AVE	CHARLOTTE	NC	28205
	820 HERRIN AVE	CHARLOTTE	NC	28205
	6111 AUSTIN GROVE CHURCH RD	MARSHVILLE	NC	28103

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM
2017-071	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave	
2017-071	My Choice Planning	April	Benson	1845 Academy Street	
2017-071	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St	
2017-071	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St	
2017-071	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street	
2017-071	Noda Neighborhood Association	Chad	Maupin	1109 East 35th St	
2017-071	Noda Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue	
2017-071	Noda Neighborhood Association	Hollis	Nixon	3409 Ritch Av	
2017-071	Noda Neighborhood Association	Sid	Baxi	3007 North McDowell St	
2017-071	Noda Vision	Jon	Branham	2604 Pinckney Av	
2017-071	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.	
2017-071	Plaza Central Partners Neighborhood Association	Garrett	LaDue	3325 Maywood Dr	
2017-071	Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place	
2017-071	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av	
2017-071	University Park Improvement Association	Hattie	Anthony	845 Woodside Av	
2017-071	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street	
2017-071	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street	
2017-071	Villa Heights Community Organization	Jason	Mathis	1209 Grace St	
2017-071	Villa Heights Community Organization	Kate	Frear	2215 Yadkin Ave.	
2017-071	Villa Heights Community Organization	Max	Carroll	1813 Parson Street	
2017-071	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave	

[illegible]

EXHIBIT B

July 31, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, August 10, 2017 at 7:00 p.m.

Location: Amelie's French Bakery & Café

2424 N Davidson Street #102

Charlotte, NC 28205

Petitioner: Saussy Burbank, LLC

Petition No.: 2017-071

Dear Charlotte Resident,

We represent Saussy Burbank, LLC (the "Petitioner") in its plans to redevelop an approximately 1.5 acre property located on the north side of East 36th Street between Spencer Street and Charles Avenue (the "Property"). The Petitioner is seeking to rezone the Property from the R-22MF zoning district to the UR-2(CD) zoning district in order to accommodate its townhome redevelopment plans.

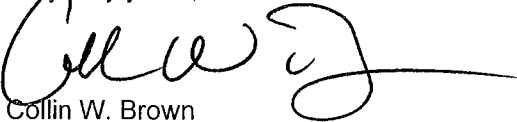
The Petitioner previously held an Official Community Meeting for this rezoning petition at Amelie's French Bakery & Café on May 8th, 2017 and has since acquired additional property for this redevelopment. As such, the Petitioner is holding a second Official Community Meeting to discuss revisions to the redevelopment plans in light of the property addition.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, August 10th, at 7:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Patsy Kinsey
Sonja S. Sanders

EXHIBIT C

Amelie's French Bakery & Café
2424 N. Davidson Street
Suite 102
Charlotte, NC 28205
August 10, 2017 @ 7:00 p.m.

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

[illegible]

EXHIBIT D

The logo consists of an orange square with the text "K&L GATES" in white, sans-serif, uppercase letters. The background of the slide is a blue bokeh image with many out-of-focus light spots.

K&L GATES

Second Official Community Meeting

Rezoning Petition No. 2017-071
Saussy Burbank, LLC

August 10, 2017

@ Amelie's French Bakery & Café

AGENDA

- Introductions
- Property Location
- Current Zoning
- Rezoning Overview
- Updates to Rezoning Petition Proposal
- Design Discussion
- Questions



SAUSSY BURBANK

Bob Zweier, Peter Harakas
& Tommy Croswell



LandDesign.
CREATING PLACES
THAT MATTER.

Shaun Tooley

K&L | GATES

Collin Brown & Brittany Lins

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the center, serving as a background for the title text.

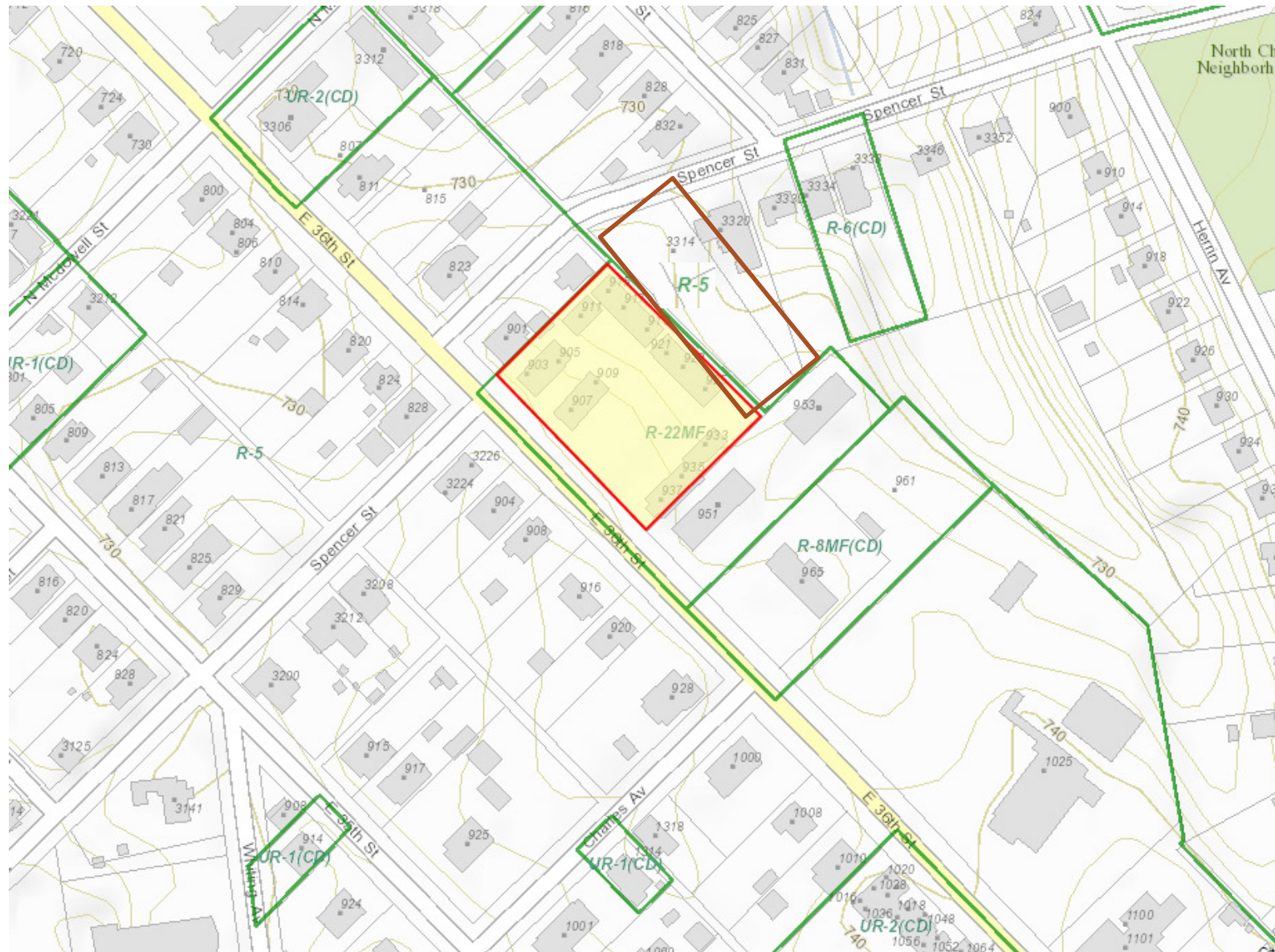
Property Location and Current Zoning





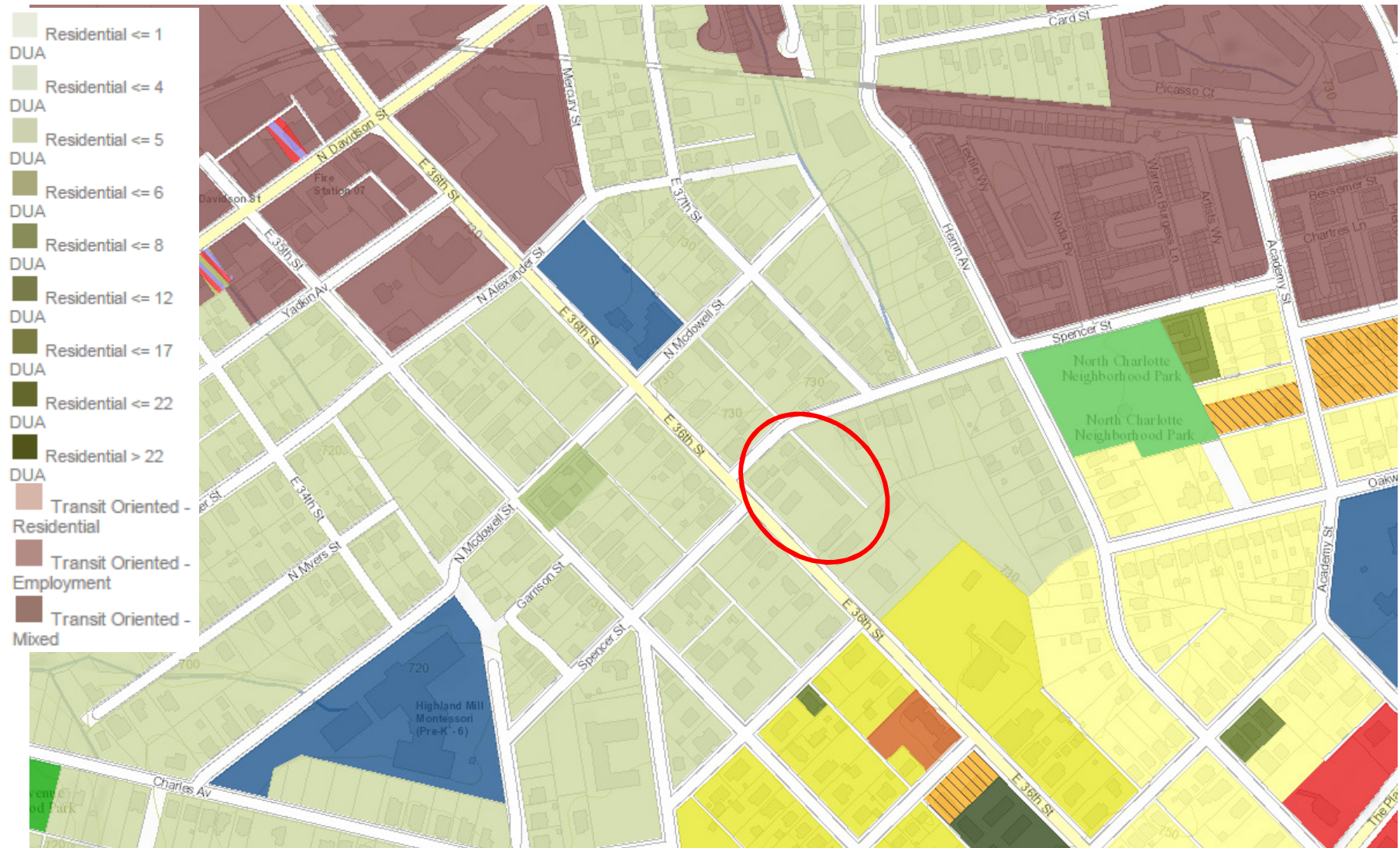


Current Zoning: R-22MF & R-5





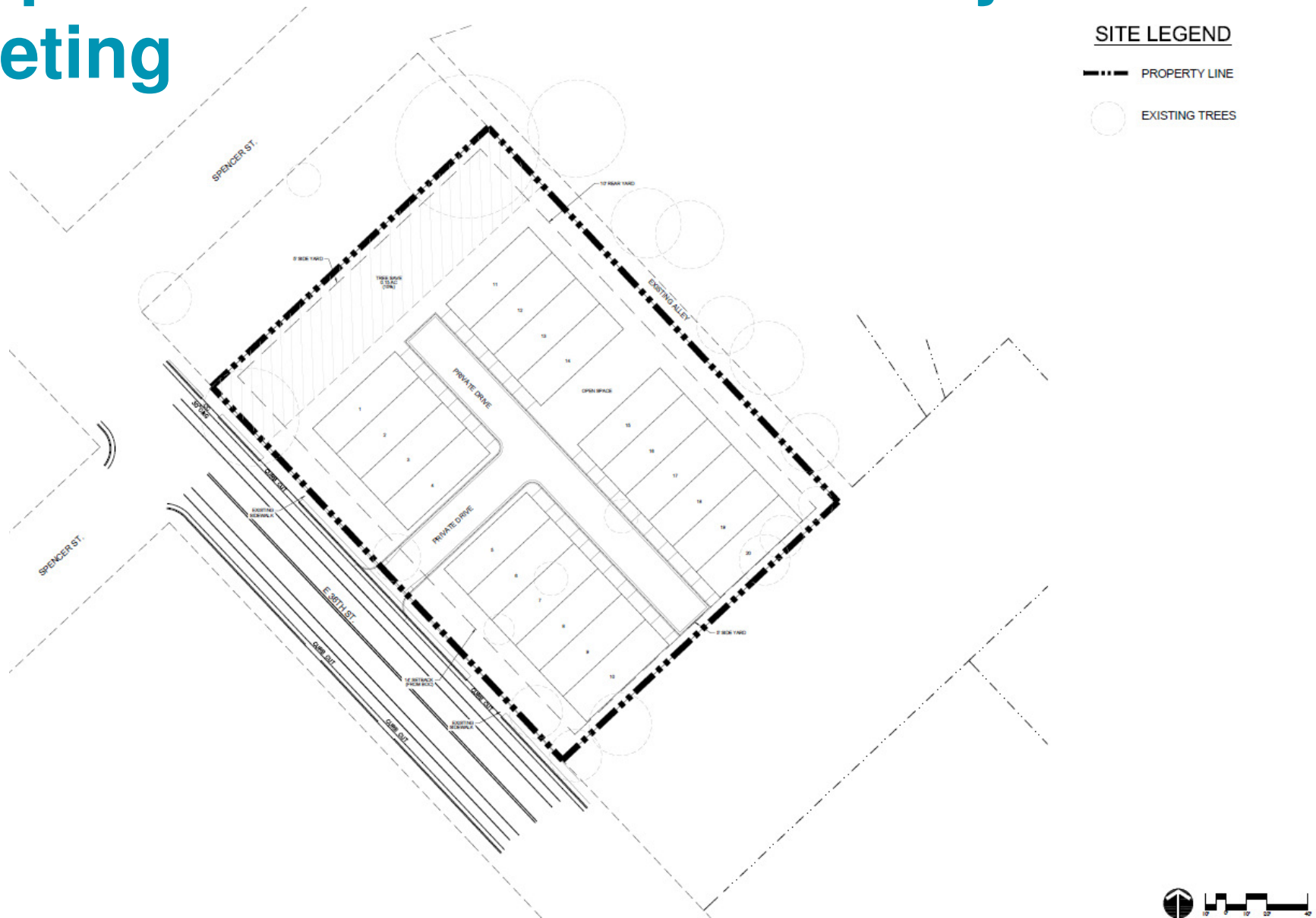
Area Plan's Proposed Land Use



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Rezoning Proposal

Proposal From First Community Meeting



SITE DEVELOPMENT DATA

ACREAGE: ± 1.5 AC

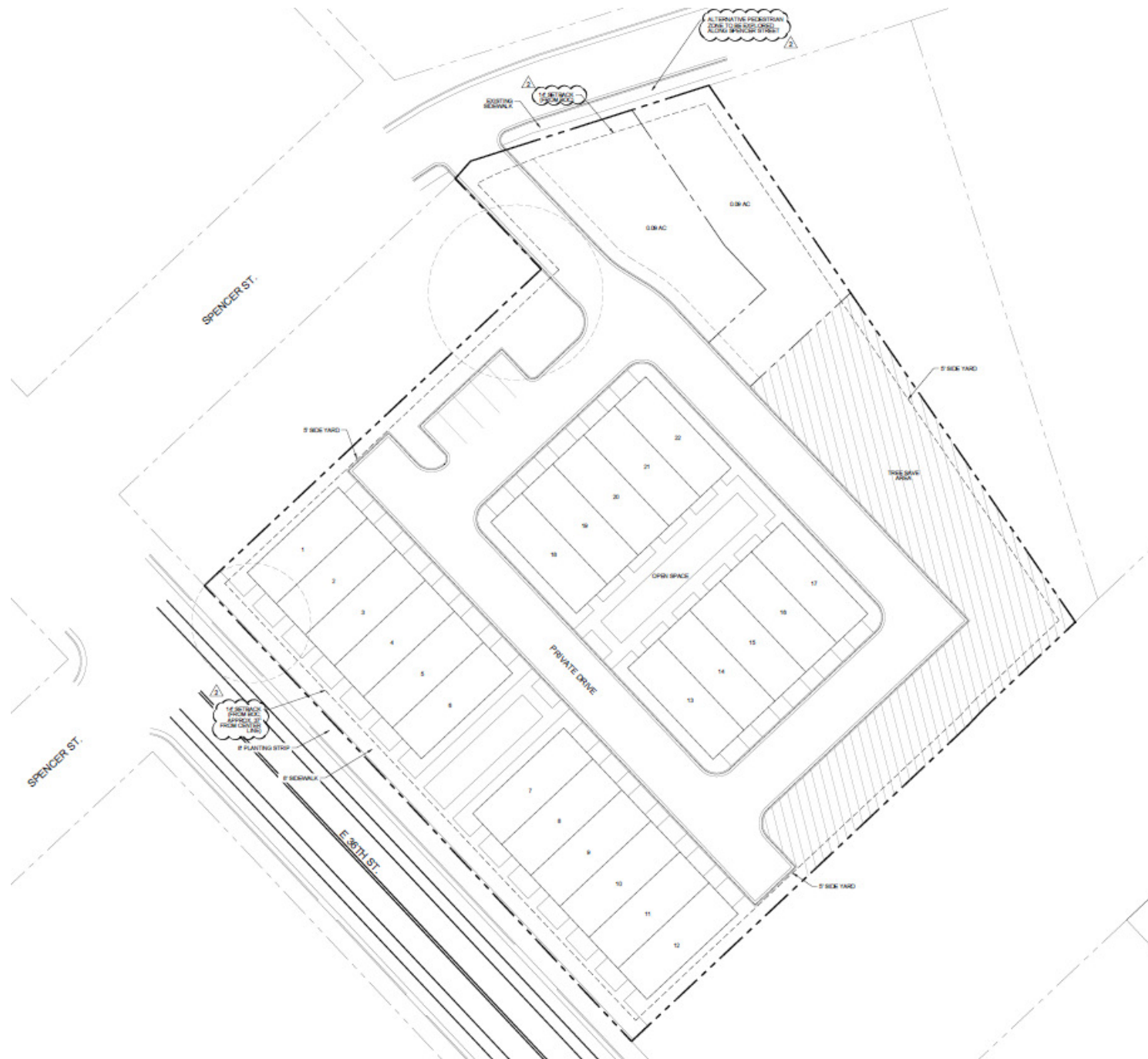
TAX PARCEL #S: 051-051-01 051-051-33

EXISTING ZONING: R-23MF R-5

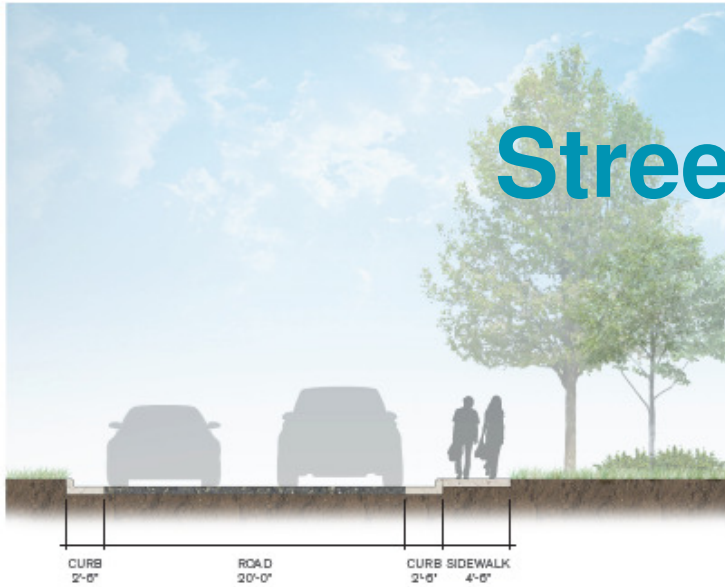
PROPOSED ZONING: UR-CCO

EXISTING USES: MULTI-FAMILY RESIDENTIAL AND VACANT

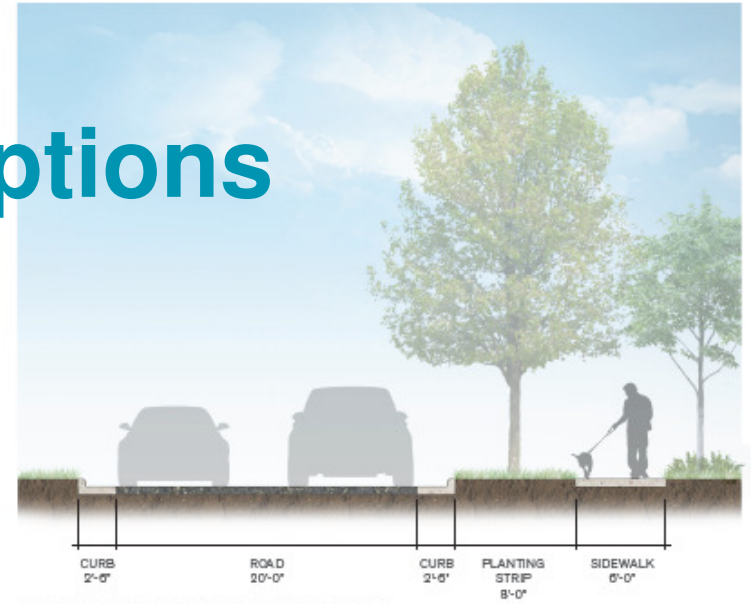
PROPOSED USES: MULTI-FAMILY TOWNHOUSES SINGLE FAMILY RESIDENTIAL



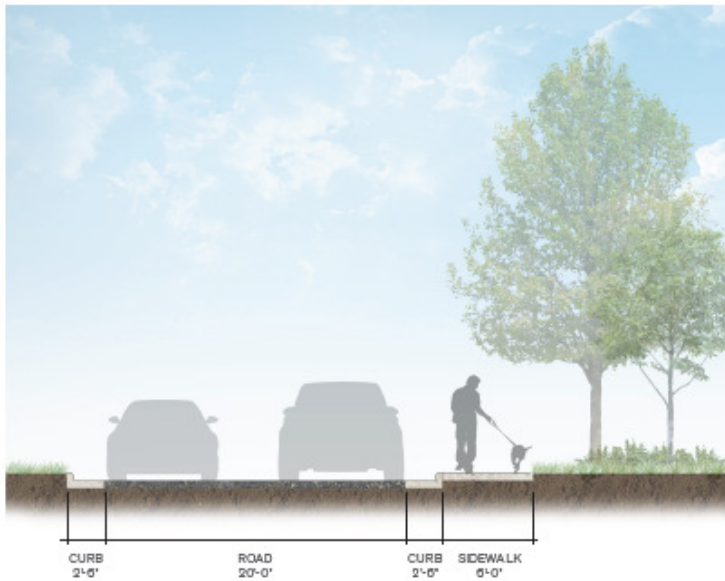
Streetscape Options



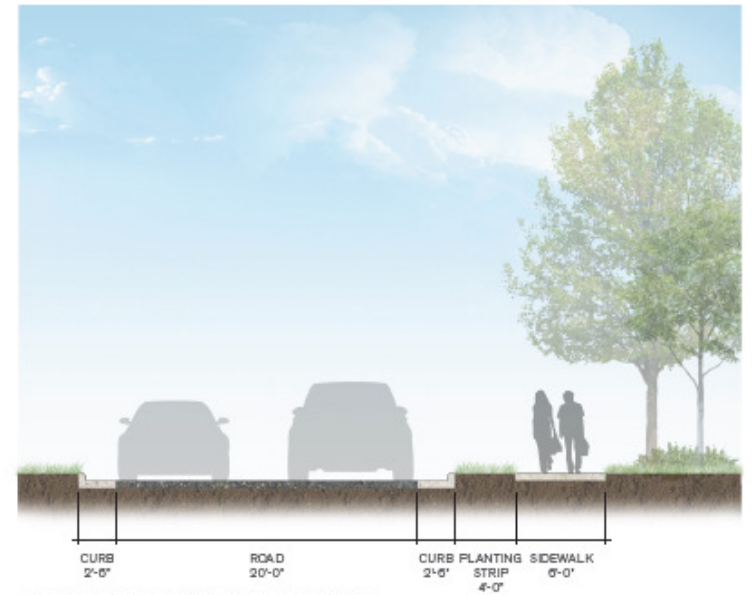
SECTION A: EXISTING SIDEWALK



SECTION B: CITY REQUIRED SIDEWALK



SECTION C: WITHOUT PLANTING STRIP



SECTION D: WITH 4' PLANTING STRIP

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Design Discussion" is centered within this band.

Design Discussion

Anticipated Rezoning Schedule

Application Deadline – March 27, 2017	Initial full review complete, and site plan comments sent from staff to petitioner	Petitioner/staff meetings to review comments	Petitioner's community meeting to be held by this date (and report included in this site plan submittal)	Second full review - submittal deadline (if full review needed)	Second full review - site plan comments sent from staff to petitioner	Third full review - submittal deadline (if full review needed)	Third full review - site plan comments sent from staff to petitioner	Submittal deadline for cases requesting to be scheduled for next public hearing	Staff determination on cases cleared to be scheduled for next public hearing	Legal ad submittal date (last day to defer prior to advertising)	Public Hearing	Submittal deadline for revised site plans to be reviewed by Zoning Committee	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	04/24/17	April 27 - May 3	05/12/17	NA	NA	NA	NA	05/15/17	05/26/17	05/26/17	06/19/17	06/26/17	06/29/17	07/17/17
Two Full Review Cycles	04/24/17	April 27 - May 3	05/12/17	05/15/17	05/29/17	NA	NA	06/12/17	06/23/17	06/26/17	07/17/17	07/24/17	08/01/17	09/18/17
Three Full Review Cycles	04/24/17	April 27 - May 3	05/12/17	05/15/17	05/29/17	06/12/17	06/26/17	08/14/17	08/25/17	08/28/17	09/18/17	09/25/17	10/03/17	10/16/17

Best Case Scenario:

- Public Hearing September 18th
- City Council Decision October 16th



SAUSSY BURBANK





SAUSSY BURBANK





Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC



Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC



Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC



Saussy Burbank
Custom Infill—Charlotte, NC



Saussy Burbank
Old Village, Custom Infill—Mt Pleasant, SC



Saussy Burbank
Old Village, Custom Infill—Mt Pleasant, SC



Saussy Burbank
Fallon Park, Custom Infill—Raleigh, NC



Saussy Burbank
Fallon Park, Custom Infill—Raleigh, NC



Saussy Burbank
Carolina Park—Mt. Pleasant, SC



Saussy Burbank
Briar Chapel, Townhomes—Chapel Hill, NC



Saussy Burbank
Briar Chapel, SF Detached—Chapel Hill, NC



Saussy Burbank
Elizabeth Heights, Affordable Housing—Charlotte, NC



Saussy Burbank
Nexton, SF Detached—Summerville, SC



Saussy Burbank
Nexton, SF Detached—Summerville, SC



Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The word "Questions" is centered within this band.

Questions

K&L GATES