

COMMUNITY MEETING REPORT
Petitioner: Parkwood Plaza, LLC
Rezoning Petition No. 2019-156

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 (Date). A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday February 4th at 6:30 PM at The Salvation Army, 901 Belmont Avenue.

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 Reginald Jones, Bruce Wright, Ryan Wright, Cory Wright, Allison Menius and Jason Dolan.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Reginald Jones welcomed the attendees and introduced the Petitioner's team and history of the Belmont Community Development Corporation. Mr. Jones indicated that his development team proposed to rezone the approximately 0.507 acre site (the "Site") at 1118 Parkwood Avenue from R-5 to UR-3 (CD). The petitioner stated that his agenda was to improve the conditions of the site to benefit the neighborhood and looked forward to the neighborhood's feedback.

Mr. Dolan reviewed the site including the proposed street/frontage improvements, location of surface parking and the location of the trash/recycling enclosure. Ms. Menius provided an overview of the building (3 stories with amenity space and pitched roof) and discussed the potential materials using a precedent board with examples noting that materials hadn't yet been determined but hoped to hear the neighborhood's thoughts. With the presentation complete, questions were asked and answered.

(Detailed minutes of the conversation about the rezoning should be provided including questions, responses and any commitments made by the petitioner.)

Respectfully submitted, this 6th day of February, 2020.

cc: William Linville, Charlotte-Mecklenburg Planning Department

Open Discussion/Questions

- Q1. (Neighbor) Can craftsman details be incorporated into the exterior elevations?
- (Menius) Craftsman detailing can be explored during design.
- Q2. (Neighbor) How many of the units will be affordable?
- (Jones) There is currently a three (3) unit commitment.
- Q3. (Neighbor) Will these units be condos (for sale) or apartments (for rent)?
- (Jones) The units will be apartments for rent.
- Q4. (Neighbor) The original proposal included 4 affordable units and now shows 3; could you please explain?
- (Jones) We are hoping to achieve 4 affordable units but are committing to at least 3 units being affordable.
- Q5. (Neighbor) What is the target percentage of AMI for the affordability of the units?
- (Jones) We are targeting to have the units in the 60% to 80% of AMI range.
- Q6. (Neighbor) Would you be willing to a commitment to the AMI percentage in the notes of the rezoning submission?
- (Jones) Yes
- Q7. (Neighbor) Will the rest of the units be market rate?
- (Jones) Yes
 - (Wright) We want to provide affordable units so that individuals are not priced out of the neighborhood.
- Q8. (Neighbor) Is there a concern because of the number of existing apartment complexes in the area?
- (Jones) No, we are not concerned because there is a demand for units in the area.
- Q9. (Neighbor) How long will the units be affordable?
- (Jones) The affordable units will be deed-restricted for 25+ years or as required by the City of Charlotte.
- Q10. (Neighbor) Is there a plan in place to put a stoplight at the intersection of Parkwood Ave and Pegram St?
- (Jones) The city has informed us that there is a plan in place to add a pedestrian signal across Parkwood Ave. as part of the Parkwood Avenue Roadway Improvement project.
- Q11. (Neighbor) What kind of units will be in the building? Are they 1-bedroom or 2-bedroom?
- (Jones) It will be a mix of 1-bedroom and 2-bedroom units
 - (Menius) We are showing (6) 2-bedroom units and the rest will be 1-bedroom.
- Q12. (Neighbor) What is the current Area Median Income? 80% AMI does not sound like it meets the affordability needs.
- (Jones) The current AMI is \$64,000 per year for a family of 4.
- Q13. (Neighbor) Are you expecting families to move into a 2-bedroom apartment?
- (Jones) At this time, it isn't known who will move into the apartments, but families have moved into 2 bedrooms before.

- Q14. (Neighbor) This plan seems consistent with the goals of the city to provide mixed income housing.
- Q15. (Neighbor) What is the amenity space shown at the corner of Parkwood and Pegram?
- a. (Jones) At this time, we are still deciding what the space will be. I would like for part of it to be open to the community as part of the neighborhood, but I have concerns that it might not be fair to the residents. It could be interior or exterior.
- Q16. (Neighbor) Is there a possibility that the amenity space will be retail?
- a. (Jones) No, it will not be retail.
- Q17. (Neighbor) I would like to request that the corner have green space with park-like amenities for use of the community.
- a. (Jones) This is a current possibility for the site.
- Q18. (Neighbor) The corner of the building will have great prominence to the community and should be designed to also have prominence to the building.
- a. (Jones) Agreed.
- Q19. (Neighbor) It would be nice if there were trees along the street between the sidewalk and Parkwood.
- a. (Dolan) There will be street trees provided between the sidewalk and the street, but they will be understory or ornamental trees due to overhead lines.

2019-156	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-156	1	08114605	ESTEP	LYNNA SETZER	ROBERT KENT	ESTEP	1713 ALLEN ST		CHARLOTTE	NC	28205
2019-156	1	08114606	WIENS	WESLEY	KELLY	WIENS	430 S FREEMONT ST		MATTHEWS	NC	28105
2019-156	1	08114701	WAGNER	LORENZ			1700 ALLEN ST		CHARLOTTE	NC	28205
2019-156	2	08114702	PEARL PROPERTIES LLC				338 S SHARON AMITY RD STE 144		CHARLOTTE	NC	28211
2019-156	1	08114703	PEARL PROPERTIES LLC				338 S SHARON AMITY RD STE 144		CHARLOTTE	NC	28211
2019-156	1	08114704	NAGY		JASON	NAGY	2601 PALM AVE		CHARLOTTE	NC	28205
2019-156	1	08114705	CHAMBERS	JOYCE D			1713 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	1	08114706	BRUCE	PATRICK N	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2019-156	1	08114707	FOUST	NEWTON DOUGLAS	JUANA GARCIA	FOUST	1721 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	1	08114708	BELMONT COMMUNITY DEVELOPMENT	CORPORATION			PO BOX 33051		CHARLOTTE	NC	28233
2019-156	1	08114709	WRIGHT	BRUCE E			509 BELMORROW DR		CHARLOTTE	NC	28214
2019-156	1	08114711	CAROLINA CAPITAL RESERVE FUND I LLC				234 JOHNSTON ST		ROCK HILL	SC	29730
2019-156	1	08114712	CAROLINA CAPITAL RESERVE FUND I LLC				234 JOHNSTON ST		ROCK HILL	SC	29730
2019-156	1	08114713	CAROLINA CAPITAL RESERVE FUND I LLC				234 JOHNSTON ST		ROCK HILL	SC	29730
2019-156	1	08114714	CAROLINA CAPITAL RESERVE FUND I, LLC				234 JOHNSTON ST		ROCK HILL	SC	29730
2019-156	1	08114715	GIBBS	RUSSELL	LAURA	GIBBS	PO BOX 36062		CHARLOTTE	NC	28236
2019-156	1	08114716	CUTHBERTSON	ALICE			1712 ALLEN ST		CHARLOTTE	NC	28205
2019-156	1	08114717	IH3 PROPERTY NORTH CAROLINA LP				21001 N TATUM BLVD	STE 1630-630	PHOENIX	AZ	85050
2019-156	1	08114718	CARVALHO	REBECCA L	SUZANNE M	C/O ALTUS GROUP[US INC	1704 ALLEN ST		CHARLOTTE	NC	28205
2019-156	1	08116530	AMERICAN IRA LLC				3111 CRAMER POND DR		CHARLOTTE	NC	28205
2019-156	1	08116531	DUNCAN	SADIE D			1300 PARKWOOD AVE		CHARLOTTE	NC	28205
2019-156	1	08116532	BYERS	JUDITH		C/O HABITAT FOR HUMANITY	PO BOX 34397		CHARLOTTE	NC	28234
2019-156	1	08116533	DAVANT	E MILBURN JR			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2019-156	1	08116534	DAVANT	E MILBURN			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2019-156	1	08116535	ADDISON	JULIA ANN			1710 UMSTEAD ST		CHARLOTTE	NC	28206
2019-156	1	08116544	BOND	WILLO D			1720 UMSTEAD ST		CHARLOTTE	NC	28205
2019-156	1	08116547	DAVIS	MICHELLE			1732 UMSTEAD ST		CHARLOTTE	NC	28205
2019-156	1	08116601	WRIGHT	BRUCE EDWARD		LOUIS LAVERN OUTEN	509 BELMORROW DR		CHARLOTTE	NC	28214
2019-156	1	08116602	TUCKER	RIAN			2547 MILTON RD		CHARLOTTE	NC	28217
2019-156	1	08116603	YOUNG	CHARLES ROBERT			3508 MASON DR		CHARLOTTE	NC	28269
2019-156	1	08116604	VR INVESTMENTS LLC				626 CHAR MECK LN		CHARLOTTE	NC	28205
2019-156	1	08116607	SPONG	TAYLOR			1704 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	1	08116608	WARD	DIANNA L			1700 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	1	08116629	J P GROUP CONSTRUCTION INC				2525 FORT ST		CHARLOTTE	NC	28205
2019-156	1	08116630	HOME SOLUTIONS OF CHARLOTTE LLC				3735 GLEN LYON DR		MATTHEWS	NC	28105
2019-156	1	08116632	BELMONT COMMUNITY DEVELOPMENT	CORPORATION			PO BOX 36031		BELMONT	NC	28012
2019-156	1	08116642	YOUNG	CHARLES ROBERT			3508 MASON DR		CHARLOTTE	NC	28269
2019-156	2	08116643	COGHIAN	WILLIAM THOMAS	EMILY	TELFORD	1709 UMSTEAD ST		CHARLOTTE	NC	28205
2019-156	2	08116644	CARD	JOSHUA M	BRIDGET L	CARD	17101 UMSTEAD ST		CHARLOTTE	NC	28208
2019-156	2	08116645	TUTHILL	BRIAN	SUSAN	TUTHILL	3036 SLANEY CT		FORT MILL	SC	29715
2019-156	2	08116646	MEAD	JACOB	ALLIE	SHERMAN	1715 UMSTEAD ST		CHARLOTTE	NC	28205
2019-156	2	08116647	SAPERIA	BENJAMIN HARRY			1717 UMSTEAD ST		CHARLOTTE	NC	28205
2019-156	2	08116648	MENDENHALL	COLTON DEE			1719 UMSTEAD ST		CHARLOTTE	NC	28205
2019-156	2	08116649	MCCULLOUGH	DENEIDA A			1714 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	2	08116650	LARSON	TAYLOR	JOCELYN	LARSON	824 ALBERCA ST		CORAL GABLES	FL	33134
2019-156	2	08116651	VAN VOLKENBURG	THOMAS MICHAEL	MEGAN	VAN VOLKENBURG	1710 PEGRAM ST		CHARLOTTE	NC	28208
2019-156	2	08116652	ALCORN	ROSS ANDREW			1708 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	1	08309106	KELLY	CHRISTOPHER J	ANNE	KELLY	1816 PEGRAM ST		CHARLOTTE	NC	28205
2019-156	1	08309107	LUONG	LAN HOANG	CHARLOTTE INC	HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2019-156	1	08309109	BELMONT COMMUNITY DEVELOPMENT	CORP			PO BOX 33051		CHARLOTTE	NC	28233
2019-156	1	08309111	BROOKER INVESTMENTS LLC				10612-D PROVIDENCE RD STE 553		CHARLOTTE	NC	28277
2019-156	1	08309112	BROWN	MARY J	MICHAEL B	BROWN	601 COATES CT		CHARLOTTE	NC	28213
2019-156	1	08309113	CAROLINA BLUE SKY PROPERTY LLC				4303 CANTEY PL		CHARLOTTE	NC	28211
2019-156	1	08309206	CARPENTER	JOHN L JR			PO BOX 44273		CHARLOTTE	NC	28215
2019-156	1	08309207	CARPENTER	JOHN L JR			PO BOX 44273		CHARLOTTE	NC	28215
2019-156	1	08309208	THOMAS	PORCHA			3033 N ALEXANDER ST		CHARLOTTE	NC	28205
2019-156	1	08309209	THOMAS	PORCHA			3033 N ALEXANDER ST		CHARLOTTE	NC	28205
2019-156	1	08309210	ECHOLS	WILLIAM R	ELIZABETH H	ECHOLS	369 HUNTINGTON LAKE CIR		PAWLEYS ISLAND	SC	29585
2019-156	1	08309211	LUNAYET INC				3920 EDGEVIEW DR		INDIAN TRAIL	NC	28079
2019-156	1	08309212	LUNAYET INC				3920 EDGEVIEW DR		INDIAN TRAIL	NC	28079
2019-156	1	08309213	TINNELL JR	JOHN R			320 FRAZIER AVE		CHARLOTTE	NC	28216
2019-156	1	08309214	DIB	YOUSSEF	ANNESHA R	DIB	1827 PETUNIA DR		FORT MILL	SC	29715
2019-156	1	08309309	A AND E RENTAL HOMES LLC				3426 SPENCER ST		CHARLOTTE	NC	28205
2019-156											
2019-156											

2019_156 ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_156	Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2019_156	Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2019_156 Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2019_156 Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2019_156 Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019_156 Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2019_156 Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019_156 Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2019_156 Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019_156 Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019_156 Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019_156 Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019_156 Belmont Community Association	Victi	Jones	1237 Allen St		Charlotte	NC	28205
2019_156 Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2019_156 Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019_156 Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019_156 Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019_156 Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2019_156 Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2019_156 International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2019_156 Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2019_156 Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2019_156 NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2019_156 NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2019_156 NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2019_156 None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2019_156 Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2019_156 Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2019_156 Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2019_156 Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2019_156 Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2019_156 Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2019_156 Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019_156 Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2019_156 Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2019_156 Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2019_156 Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
2019_156 Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2019_156 Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2019_156 Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2019_156 Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2019_156 University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2019_156 Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2019_156 Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2019_156 Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2019_156 Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2019_156 Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2019_156 Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-156 – 1118 Parkwood Avenue

Subject:	Rezoning Petition No. 2019-156
Petitioner/Developer:	Parkwood Plaza, LLC
Current Land Use:	Vacant
Existing Zoning:	R-5
Rezoning Requested:	UR-3 (CD)
<u>Date and Time of Meeting:</u>	<u>Tuesday, February 4th, at 6:30 p.m.</u>
Location of Meeting:	The Salvation Army 901 Belmont Avenue Charlotte, North Carolina (corner of Seigle Avenue and Belmont Avenue)
Date of Notice:	Wednesday, January 15th, 2020

We are assisting Parkwood Plaza, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site for a multi-family building located at 1118 Parkwood 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 ±0.507 acre Site from R-5 (Residential) to UR-3 CD (Urban Residential). The Site will consist of a three-story multi-family building with associated parking.

Community Meeting Date and Location:

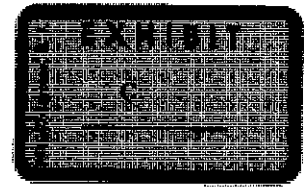
The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, February 4th, at 6:30 p.m. at the Salvation Army located at 901 Belmont Avenue, Charlotte, North Carolina.** 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 Jason Dolan at 704-900-4945. Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Reginald Jones, Parkwood Plaza, LLC
Daniel McNamee, Neighboring Concepts
Allison Menius, Neighboring Concepts

Site Location



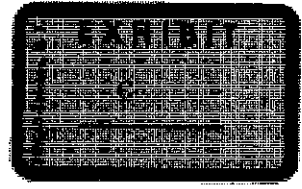


COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: PARKWOOD PLAZA, LLC
REZONING PETITION NO.: 2019-156
Date: 04/04/2020

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Jennifer Heath	714 E. 10th St.		quality-of-life@belmontcharlotte.org
Rogen Louekoff	508 E Kingsm		rogen.louekoff@gmail.com
Doug Bradley	933 Louise Ave		dbradley3811@gmail.com
Lewis Duff	923 Rehut Ave		laris@huetheusBBQ.com
Kaitlyn Miller	1613 Allen St		Kaitlynvmiller@gmail
Ben Miller	1613 Allen St		William.Miller@hof
LAREN NGUYEN	1205 Pegasus St		larennguyen@gmail.com
DAW DE LA Portilla	1520 McDowell St.		DD@REMAX.ME
Denice Brown	1720 Unstead		denice917@gmail.com
Reginald Jones	200 Parkwood St	704.335.0450	Jones-belmont@bellsouth.net
Linsey Banks	1117 Allen St.	720.231.6586	Linsey.Banks@gmail.com
Brian Dix	1117 Allen St	970.308-5498	Brian.Dix112@gmail.com
VICKI JONES	1237 ALLEN ST		VICKIUN1765@yahoo
PAUL FLETCHER	1621 HAWTHORNE		
Rody Glen	1018 Parkwood		Steph.ruby.g@gmail
Michael Rypinski	1228 Pegasus		mrypins@clermont.edu
Kylie Hutchins	1228 Pegasus		kcehutch@clermont.edu
Chantelle Morales	2665 yadkin Ave		chantellem@gmail.com
Megan Van Fleet	811 E 15th St		Megan.vanfleet@gmail.com
Lauren Steiner	1719 Unstead		
Colton Mendenhall	"		
Henry Byrd	1613 Allen St		bryrd1452@gmail.com
ERIC SOPIC			ERIC@TRIPFORUS CHARLOTTE.ORG



COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: PARKWOOD PLAZA, LLC
REZONING PETITION NO.: 2019-156
Date: 04/04/2020

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