

Community Meeting Sign-In Sheet

Petitioner - Verde Homes, LLC
Rezoning Petition No.: 2019-179
February 5, 2020

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

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COMMUNITY MEETING REPORT

Petitioner: Verde Homes, LLC

Petition #: 2019-179

Meeting Date: February 5, 2020

Project: 1428 Parkwood

Mtg. Location: New Hope Missionary Baptist Church, 1303 Hawthorne Lane, Charlotte, NC 28205

Meeting Time: 6:00-7:00 PM

Attendees: Paul Pennell – Urban Design Partners
Ron Staley, Jr. – Verde Homes LLC
Maggie Watts – Urban Design Partners
Ed Hickman – Studio Fusion
Elizabeth Schwerman – Studio Fusion

The Community Meeting was attended by neighboring residents, Homeowner Association representatives, and the Petitioner’s representatives.

Purpose: Presenting Rezoning Petition #2019-179 to any neighboring residents or Homeowners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited.

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

Minutes: The following items were discussed

Paul Pennell began by introducing himself and the remainder of the design team. He questioned the crowd about everyone’s familiarity with rezonings and the rezoning process. As some were not familiar, Mr. Pennell described the rezoning process and why a Petitioner may choose to pursue this path.

Mr. Pennell located the site by address and within a greater context in the neighborhood. He highlighted the existing zoning districts as R-5 and R-22 MF and the proposed as UR-2. Mr. Pennell explained the plan’s evolution and each iteration before showing the current rezoning site plan. He followed that up with a rendered illustration of the site plan and conceptual elevations of the proposed architecture. Mr. Pennell shared with the audience that all condominium units and single-family homes would be for sale products and that two of the condominium units would be deemed affordable. Finally, the projected rezoning schedule was shared.

Questions/Comments by Neighbors:

1. What is the difference between the UR and MF districts?

A: The Multi-Family districts are more suburban in nature and have more restrictive setbacks. The UR districts promote design that fits better into the urban environment and fabric.

2. What is the height allowance in UR?

A: The height allowance in UR is 40', but you are allowed to go higher with if certain caveats are met.

3. In targeting the UR-2 district, are you showing what could be done?

A: The proposed petition is a conditional plan, so the site plan and conditional notes would carry through construction. If major changes were going to be made to the conditional plan, the property would have to be rezoned again.

4. Can you explain how the driveway or street works with the single-family homes?

A: This would be a two-way private alley serving the single-family homes that lies in an access easement, which would allow it to cross the proposed lots.

5. Would the parallel parking be in the setbacks?

A: The parallel parking would be at least 5' from the property line to allow for screening.

6. Is it open between the proposed private street and the adjacent lots?

A: Yes, but ideally that would be screened with landscaping and we could also explore a fence or some other form of screening.

7. How many overflow parking spaces are there?

A: The plan currently shows 8.

8. How many units are in the multi-family building?

A: We are currently assuming 12 units.

9. You are saying there will be 12-16 parking spaces contained in the ground floor of the multi-family building. Why can you not give a firm number to that?

A: We're just not certain, at this time, how much space we'll need in that ground floor for ancillary uses so that is why we are giving a range at this point.

10. How many stories are the single-family homes?

A: The current elevations show what would be considered 2.5 stories. Essentially this means there could be some finished attic space toward the center of the footprint.

11. What are the heights of the single-family homes?

A: They would be approximately 32-35'.

12. What is the size of the floor plate for the larger condominium building?

A: The floorplate for the multi-family building is approximately 5,000 SF.

13. What size would the condo units be?

A: We're not exactly sure, but maybe around 700SF and up.

14. How many bedrooms would be in each condo unit?

A: They are one and two bedrooms units.

15. There is general concern about overflow parking.
A: Our goal is to try and park the condo building at 1 space per bedroom.
16. Is the bike lane along Parkwood Avenue definitely happening?
A: Yes.
17. I have deep concern about gentrification and existing long time residents taxes going up.
A: By committing to provide two affordable condominium units, Verde Homes is trying to do their part in keeping affordability in the neighborhood.
18. What will the price points of the single-family homes be?
A: We really haven't gotten that far in the process yet, so guessing at a number may be premature.
19. What is the plan for the existing trees?
A: As all of you know, there are very few trees on this site. We're showing a continuous strip of tree save area along the eastern property line to save as many existing trees as we can as well as retain any screening in the adjacent neighbor's back yards.
20. There are no trees on the property where you are discussing.
21. What is the amount of impervious?
A: We do not have those numbers yet.
22. Is there a common open space requirement?
A: No, but we are required to have a paved area that will accommodate an emergency vehicle turnaround. We would like to dually utilize this space as a sharable patio or courtyard for all residents.
23. Would this patio be on private lots?
A: Yes, but similar to the private drive, there would be an easement in place.
24. Would this rezoning create a domino effect for others to follow?
A: The City looks at rezoning petitions independently. The reason we moved away from the townhome concepts to single family was because introducing that type of use more interior to the existing single-family fabric did not seem appropriate. The interior single family should help reinforce the existing single-family character of the neighborhood.
25. We have concern about the density.
A: We've tried to retain the majority of the density up along Parkwood Avenue where the R-22 MF exists today and locate the single-family homes in the rear.

26. Would like to see less units and for the single-family homes to have more of a front yard and/or porch. The character of this neighborhood is gathering on porches and if you want the product to fit in, that would help?

27. Can you talk about the water?

A: We will be reviewing the existing stormwater condition on site and comparing that to the condition that is currently being proposed. Specifics on runoff has not been determined just yet.

28. Is the tree save area on the high side or the low side?

A: It's on a little bit of both, but mostly it is located where there are at least some existing trees.

29. Would it be better to have the drive on the high side where the tree save area is now and let the water drain down through the tree save area?

A: We are trying to keep the few trees that exist and not put the private drive next to the adjacent the rear yards, but we will explore this option.

30. We are fearful of parking overflow parking on Mimosa Avenue. Is there a way to block it off?

A: We can certainly explore the idea of a fence or barrier that would help prevent that from happening.