

COMMUNITY MEETING REPORT
Petitioner: Freemore, LLC
Rezoning Petition No. 2020-072

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:

The Petitioner mailed a written notice of the date, time, and requested interested parties RSVP to receive an invitation to a virtual 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 28, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually on the Zoom platform on August 6, 2020 at 6:00pm EST.

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 identified attendees are based on RSVP responses and The Petitioner was represented at the Community Meeting by Michael Moulton (Freemore, LLC), Colin Jenest (ColeJenest & Stone), and Jason Newsome (Studio Fusion).

SUMMARY OF PRESENTATION/DISCUSSION:

Due to public health related circumstances, the meeting was held virtually on the Zoom platform. Michael Moulton, the Petitioner, and Colin Jenest, his agent, opened the meeting by welcoming the attendees and introducing the Petitioner's team. Mr. Jenest stated that the meeting was being recorded in order to document community questions and comments, and the Petitioner's responses. Mr. Moulton introduced himself as the owner and Petitioner and provided background on his history as the owner of the subject property.

Following introductions, Mr. Jenest provided a synopsis of the existing site and surrounding context including zoning and general development characteristics. Mr. Jenest then described the specific petition request and re-zoning process with input from Mr. Moulton. Mr. Jenest stated that the Petitioner and his team met initially with the City to discuss a potential re-zoning to allow for a mix of uses, specifically residential and commercial as the underlying I-1 zoning prohibits residential uses.

Mr. Jenest indicated that based upon conversations with the City, the Petitioner is pursuing a zoning change to MUDD-O. Mr. Moulton and Mr. Jenest then provided information specific to the re-zoning request including number of residential units, square footage of commercial space, general parking, and pedestrian routing. While specific elevations were not provided during the meeting, Mr. Moulton indicated the intent is to provide an adaptive re-use of the existing warehouse building; utilizing the existing façade while making improvements to meet or exceed the standards outlined in the MUDD architectural regulations.

Following a description of the existing site and rezoning request, Mr. Moulton and Mr. Jenest opened the floor for questions. Due to the virtual nature of the meeting, all attendees were asked to “raise their hand” and were called upon in the order that they asked to be recognized. Due to the volume of questions and answers, a list of this information is attached hereto as Exhibit D. These questions and answers have been dictated from the audio and video file from the recorded meeting.

Due to community response and a request for more information, the Petitioner stated a second Community Meeting will be held prior to the Public Hearing on September 21, 2020. Notices for the second Community Meeting will be mailed to individuals and organizations identified on Exhibit A attached hereto no less than ten days prior to the meeting.

Respectfully submitted, this 17th day of August, 2020.

cc: Mayor and Members of Charlotte City Council
Council Member Victoria Watlington
Lisa Arnold, Charlotte-Mecklenburg Planning Department
Tammie Keplinger, Charlotte-Mecklenburg Planning Department
Michael Moulton, Freemore, LLC
Colin Jenest, PE, ColeJenest & Stone, P.A.

EXHIBIT A

2020-072	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-072	06703106	STOPHEL COMMERCIAL LLC				1921 FREEDOM DR		CHARLOTTE	NC	28208
2020-073	06703107	DROP SHOT LLC				410 S SALISBURY ST UNIT 200		RALEIGH	NC	27601
2020-074	06703108	DROP SHOT LLC				410 S SALISBURY ST UNIT 200		RALEIGH	NC	27601
2020-075	07105102	SUNRAY PROPERTIES LLC				4520 CARMEL CLUB DR		CHARLOTTE	NC	28226
2020-076	07105103	SUNRAY PROPERTIES LLC				4620 CARMEL CLUB DR		CHARLOTTE	NC	28226
2020-077	07105104	FREEMORE LLC				1101 SOUTH BLVD STE 205		CHARLOTTE	NC	28203
2020-078	07105105	VECA INVESTMENTS LLC				8420 FALLSDALE DR		CHARLOTTE	NC	28214
2020-079	07105107	MEANS	NATHANIEL			326 SOUTH SUMMIT AVE		CHARLOTTE	NC	28208
2020-080	07105108	THREE SONS LLC				2025 THRIFT RD		CHARLOTTE	NC	28208

EXHIBIT A

2020-072	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-072		Jon	Littlepage	1400 Effingham Rd		Charlotte	NC	28208
2020-072		Joycelyn	Swain	2821 Columbus cir		Charlotte	NC	28208
2020-072		Kayla	Earley	2504 Greenland Ave.		Charlotte	NC	28208
2020-072	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd	<Null>	Charlotte	NC	28208
2020-072	Camp Green Neighborhood Association	Cynthia	Harrison	2229 Weyland Avenue	<Null>	Charlotte	NC	28208
2020-072	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd	<Null>	Charlotte	NC	28208
2020-072	Code for Charlotte	Jill	Bjers	322 Katonah Ave	<Null>	Charlotte	NC	28208
2020-072	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av	<Null>	Charlotte	NC	28208
2020-072	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd	<Null>	Charlotte	NC	28208
2020-072	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 Camp Greene St	<Null>	Charlotte	NC	28208
2020-072	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street	<Null>	Charlotte	NC	28208
2020-072	Greater West Coalition	J'Tanya	Adams	309 Lima Av	<Null>	Charlotte	NC	28208
2020-072	Historic Camp Greene Neighborhood Association	Thomas	Harris	2216 Monument St	<Null>	Charlotte	NC	28208
2020-072	Historic West End Partners	J'Tanya	Adams	309 Lima Av	<Null>	Charlotte	NC	28208
2020-072	Parker Heights Apartments	Veronica	White	1505 Parker Drive	<Null>	Charlotte	NC	28208
2020-072	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St	<Null>	Charlotte	NC	28208
2020-072	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St	<Null>	Charlotte	NC	28208
2020-072	Parkview Neighborhood Asso.	Don	Johnson	3100 Avalon Ave	<Null>	Charlotte	NC	28208
2020-072	Parkview Neighborhood Association	Daniel	Pentecost	3009 Morson St		Charlotte	NC	28208
2020-072	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St	<Null>	Charlotte	NC	28208
2020-072	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St	<Null>	Charlotte	NC	28208
2020-072	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Seversville Community Organization	Amar	Johnson	409 COXE AVE		CHARLOTTE	NC	28208
2020-072	Seversville Community Organization	Catherine	Jardines	214 Auten Street	<Null>	Charlotte	NC	28208
2020-072	Seversville Community Organization	J'Tanya	Adams	309 Lima Av	<Null>	Charlotte	NC	28208
2020-072	Seversville Community Organization	Janice	Shirley	509 State Street	<Null>	Charlotte	NC	28208
2020-072	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street	<Null>	Charlotte	NC	28202
2020-072	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av	<Null>	Charlotte	NC	28202
2020-072	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd	<Null>	Charlotte	NC	28208
2020-072	Wellesford	Darlene	Jones	2415 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave	<Null>	Charlotte	NC	28208
2020-072	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road	<Null>	Charlotte	NC	28208
2020-072	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave	<Null>	Charlotte	NC	28208
2020-072	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Alberta D.	Falls	2546 Marlowe Av	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Cr	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Av	<Null>	Charlotte	NC	28208
2020-072	Westerly Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St	<Null>	Charlotte	NC	28208

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2020-072 Westerly Hills Neighborhood Association	Walter	Johnson	2438 Marlowe Av	<Null>	Charlotte	NC	28208
2020-072 Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.	<Null>	Charlotte	NC	28208
2020-072 Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd	<Null>	Charlotte	NC	28208
2020-072 Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave	<Null>	Charlotte	NC	28208
2020-072 Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr.	<Null>	Charlotte	NC	28203
2020-072 Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave	<Null>	Charlotte	NC	28203

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Freemore, LLC to rezone approximately .48 acres located at 1930 Freedom Drive to allow the adaptive re-use of an existing 10,220 SF building for residential and non-residential uses.

Date and Time of Meeting: Thursday, August 6th, 2020 at 6:00 PM.

Place of Meeting: Virtual Platform

Petitioner: Freemore, LLC

Petition NO.: RZP-2020-072

We are assisting Freemore, LLC with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.48 AC site located at 1930 Freedom Drive from the I-2 zoning district to the MUDD-O zoning district. The purpose of the rezoning is to permit the adaptive re-use of an existing 10,220 SF building for residential and non-residential uses allowed per the MUDD-O district.

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 to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, 8/6/2020, on a virtual platform. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have respect to this Rezoning Petition.

Due to these unprecedented times and with concern for public health, the petitioner will be holding a virtual Community Meeting. To receive a digital invitation to the virtual Community Meeting, please RSVP to either Michael Moulton (michael@beehomesolutions.com) or Colin Jenest (cjenest@colejeneststone.com).

In the meantime, should you have any questions or comments about this matter, please call Michael Moulton at 704-885-0488 or Colin Jenest at 704-971-4510.

cc: Council Member Victoria Watlington

Date Mailed: 07/28/20

EXHIBIT C

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Freemore, LLC

Rezoning petition Number 2020-072

Date 08/06/2020

Name	Address	Phone	Email
Daniel Pentecost			daniel@anyion.com
Brian White			white.brianj@gmail.com
Mark Talbot			mark.talbot@freedomcommunities.com
Jon Littlepage			jonlittlepage@mvalaw.com
Amar Johnson			aaj@carolina.rr.com
Dwayne Alexander			dalexander@ramcommercial.com
Ashleigh Armstrong			aarmstron@ncvacademy.org
Greg Jarrell			grjarrell@gmail.com
Courtney Luckey			courtneyluckey@gmail.com
CM Victoria Watlington			Victoria.Watlington@ci.charlotte.nc.us

Add additional sheets as needed

**Attendees were unable to sign the Attendance Sheet as the Community Meeting was held virtually. Those listed on the Attendance Sheet above RSVP'd to the Community Meeting Notice and were sent a virtual meeting invitation.

Exhibit D
Questions and Answers

Q: *How many residential units?*

A: Five (5) boutique residential

Q: *How many individual businesses?*

A: Two (2) commercial spaces

Q: *What types of businesses?*

A: Likely will be some sort of retail space in the front

Q: *Will there be any plans to have affordable housing auctions for this development?*

B: Not currently. The units are not very large, 450-600 square feet per unit, so they will not be extremely expensive.

Q: *When will the project start and completed?*

A: A specific answer cannot be provided at this time, however Council Decision will be occur on October 19. Assuming approval of the petition, Construction Documents must be submitted and approved through City and the County respectively before construction can begin which is typically a 4-5 month timeframe.

Q: *Would you like to consider putting a rooftop or adding amenities to the property?*

A: A second story has been considered for the project and is included in the petition request however the plan is to not expand at this time and only build 5 residential units. These units would have individual patios on the back. We have contemplated a rooftop deck/amenity if a 2nd floor expansion occurs in the future.

Q: *How about amenities like fitness center? Since due to covid 19 all gyms are closed and there's no place to do workout.*

A: The idea will be taken under consideration.

Q: *Have you done some of other projects with the warehouse before? And if so where those located? If you haven't, what's something similar you've done as a development?*

A: This is the first time as I am breaking into commercial development. All the projects I've done before were all residential houses. I have a friend in the area that had done similar projects in Gastonia and I can share the link as he gave me a lot of input on it. That's where I came with the idea of bringing some residential into an old warehouse building. My architect has done some really cool things with the layouts. But to perfectly honest, I don't have any experience with it other than speaking with other people so this is my first one.

Q: *Is this your first development period or just with the warehouse type of development?*

A: First with the warehouse. I've done residential developments but not commercial buildings.

Q: *If you got the back of the napkin sketches. I know it is still early in your process. Just seeing the plot and not really knowing how you will divide the space.*

A: We are working to refine a couple of the layouts but should be able to share high level concepts soon.

Q: *I think part of the development must include connectivity what is behind you. If the owners on the other side have bought out railroad right way. You must include some kind of connectivity components to allow your residents to get what's behind them. And safe way to get through what maybe draw in the neighbourhood.*

A: I spoke to the adjacent owner behind. We talked about potentially getting some service staircase, to have walkthrough traffic. I think the areas really coming around quick and there are some opportunities there.

Q: *I think it is important to get some type of sketch and some type of further information in order for the neighbourhood to get behind the project. Because as you can see, one of the things that makes our neighbourhood attractive are the new businesses coming. This degree of put traffic that comes and it would indeed be ashamed to not have some kind of access from that new part to the back part. If in order for you to show Daniel (representative) the back of the napkin sketches. When could you do that? So that we can see it before you go to the next level. Because I heard you saying will talk to the city. And I want to make sure that this communication with us is not just strictly performance you're talking to us to check a box but to talk to the city. Why you can't range for the monthly rental? Having a range is much appreciated*

A: I'll share the actual layout as soon as possible. The reason why we don't have rendering right now is because we recently decided to go away from the second story.

Q: *We need to have another community meeting because there are many unanswered questions. And come with more information and more renderings.*

A: We are happy to hold a second community meeting and will work to provide you all with additional project information beforehand.

Q: *I would like to confirm the pricing, when you said up to \$2 per square foot. So, we'll have \$1,200 a month for 600 square foot loft.*

A: It could be \$900 to \$1,200 depending if we go to a \$.50 to \$2 per square foot.

Q: *Is it a loft? What are the layouts? Are you providing for a single or a couple?*

A: The current program includes two (2) 1 bedrooms and three (3) studios.

****The questions and answers listed above were dictated to the best of our ability based on the audio and video recordings of the virtual Community Meeting.**