

COMMUNITY MEETING REPORT

Petitioner: Green Bird Properties LLC (Rusty Sowers & Matt Ewers)

Petition #: 2020-076

Meeting Date: October 5, 2020

Project: Roots on Parkwood

Mtg. Location: Virtual Meeting via Zoom

Meeting Time: 6:00-7:00 PM

Attendees: Paul Pennell – Urban Design Partners
Rusty Sowers. – Green Bird Properties LLC
Matt Ewers – Grandfather Homes, Inc.
Bryan Mermans – Mermans Architecture & Design, PLLC

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

Purpose: Presenting Rezoning Petition #2020-076 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 Petitioners. He welcomed the attendees and noted the petition being presented.

Mr. Pennell located the site by addresses and within a greater context in the neighborhood. He further illustrated existing zoning districts on adjacent parcels along Parkwood Avenue. Mr. Pennell explained the proposal as a single mixed-use building with podium parking to the rear. He highlighted The Belmont Area Revitalization Plan and recognized the proposal does align with the document. The current rezoning site plan was described, including a rendered version and a height and massing model exemplifying existing and future adjacent structures. An alternate site plan version that the design team may move forward with on the next submission was also illustrated. Preliminary architectural floorplans, elevations and a rendering were shared with the community. Finally, the projected rezoning schedule was outlined.

Questions/Comments by Neighbors:

1. What does podium parking mean?

A: Similar to structured parking; however, this would only include a ground level and one level above.

2. Are there any ideas on what the retail spaces may be other than a hair salon? Will the possible wine bar be open to the public?

A: Other square footage will be utilized by Grandfather Homes and possibly another professional office, such a real estate office. The wine bar as a use and being open to the public is undetermined at this point. Covid-19 has changed the current market and we will have to let possible tenants help dictate what that use becomes.

3. Is there any affordable housing possibility at this time?

A: Not at this time.

4. Does this petition include the food mart on the corner of Pegram and Parkwood?

A: That parcel is not a component of this petition.

5. Villa Heights would like the petitioner to consider two units as affordable housing utilizing 60-80% AMI.

6. The community would like to see enhanced architectural features and materials.

A: (Matt Ewers) This is the face of our company and we will certainly be taking pride in the architecture and make it a priority.

7. How will you integrate the historical architecture of the surrounding areas and neighborhoods?

A: Because this is a commercial building, we are borrowing inspiration from this area's mill buildings and plan to be sensitive to the surrounding architecture. We have no doubt Bryan will do a wonderful job integrating those styles for this building.

8. How will you be incorporating trees?

A: We will be providing an 8' planting strip along Parkwood Avenue and Allen Street, which are much wider than what currently exists today. Street trees will be provided in each of these planting strips, in the back where possible and with an increased side yard possibly there as well. If there are other opportunities to include trees on site, we will.

9. How will you be adding to the walkability of the neighborhood?

A: With the future Parkwood Avenue restriping plan a buffered bike lane will run immediately adjacent the Parkwood frontage. Along with this, an 8' planting strip and an 8' sidewalks will be incorporated along Parkwood and Allen. Handicap ramps will also be upgraded to code standards.

10. Villa Heights neighborhood is including neighborhood signification on street signs. Would including some of this signage be possible at this location?

A: Yes. We certainly promote integration with the neighborhood on this project.

11. When considering traffic flow, have you taken into consideration the proposed traffic light to be installed at Pegram Street and Parkwood Avenue?

A: Yes. If the alley is improved as we've suggested, visitors, employees and residents of the building could leave the parking lot and use the alley to get to Pegram Street and the proposed light.

12. Will a recording of this presentation be available?

A: Yes. On the Urban Design Partners website, you will be able to re-watch this presentation for at least 10 days once we post in the next day or two.

13. Is a letter of support from the community needed?

A: We would certainly appreciate a letter of support as we get closer to the Public Hearing. We'd like to continue working with the community to confirm their support.



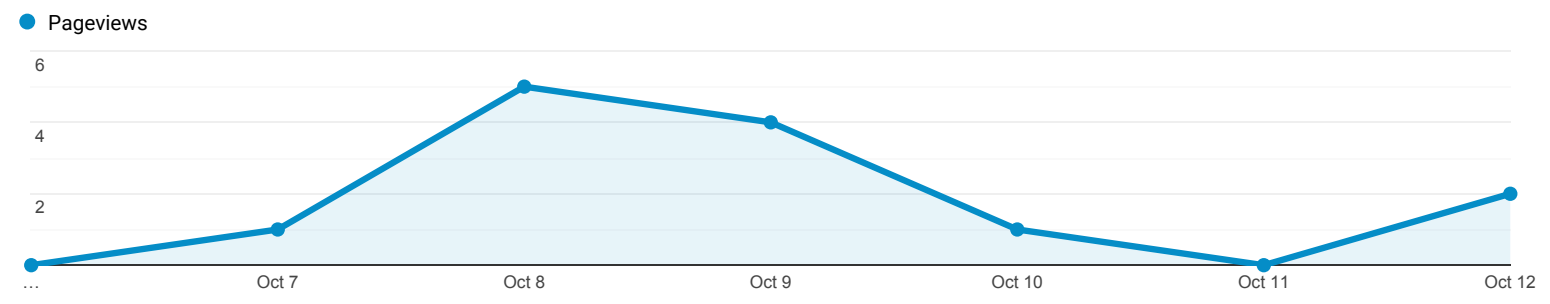
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Virtual Community Meeting Sign-In Sheet

Petitioner - Green Bird Properties, LLC

Rezoning Petition No.: 2020-076

October 5, 2020

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

Name	Address	Phone	Email
1 Chantelle Morales			
2 Max Carroll			
3 Candace Davis			
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