

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-083

Petitioner: The Keith Corporation
Rezoning Petition No.: 2020-083
Property: ± 2.43 acres generally bound by Lamar Avenue, Park Drive, Clement Avenue, and E 5th Street (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday, December 3, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 11/19/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, December 3, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Patrick Faulkner with The Keith Corporation, Tripp Beacham with BB&M, Jay Banks with Banks Engineering, Lori Milam with LandDesign and, Alan Simonini and Gus Pappas with Simonini. Also, in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant introduced the development team to the audience and turned it over to Patrick Faulkner with The Keith Corporation. The Keith Corporation is a Charlotte based developer with 31 years of experience in build to suit development. Some of their over 300 projects include healthcare, industrial, office, and retail developments.

Ms. Grant reviewed the conditional zoning process and its benefits to the community. The site plan for this rezoning, with input from the Elizabeth Community Association, proposes up to 10 townhome units fronting the park in addition to a medical office building with structured parking. The parking deck will have access from 5th Street and Clement Avenue. The site plan associated with this rezoning will provide public open space and sidewalk connections within the Site.

Tripp Beacham with BB&M reviewed the medical office building architecture. The proposed building will offer an "elevated" office design with potential rooftop terrace/outdoor amenity space. The building façade will include a substantial use of glass with a 4-story height to transition with the existing buildings in the area.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees had concerns about parking and traffic in the vicinity of the Site. This site plan includes a parking deck for the office building that can accommodate potential overflow parking for guests of the townhome units. Each dwelling unit includes its own garage and parking pad as well. The proposed plan offers 3 points of ingress/egress to the Site. Park Drive is being considered for a left-turn only to alleviate potential truck traffic towards the park.

Residents inquired about site design and building architecture. Although it is early in the process, the office building may include a terrace that overlooks a pocket park or other outdoor amenity area. There was some concern about noise issues generated by this feature. The townhome units will include outdoor living space that faces the park with utility areas backing to the proposed parking garage. Smoking will likely be prohibited by the office building.

Attendees asked about water run-off and detention measures. The water detention will be underground and catch the stormwater from Kings College in the drain at Lamar Avenue and 5th Street. The newly installed detention system will function better than the current conditions.

Attendees were encouraged to send continued questions to the ECA Board through the following week. Bridget Grant thanked everyone for their time and attendance. The meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner will continue to work with the community to address concerns and explore opportunities for pedestrian improvements.

- cc: Larken Egleston, Charlotte City Council District 1 Representative
- David Pettine, Charlotte Planning, Design and Development Department
- Patrick Faulkner, The Keith Corp
- Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

2020-083	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-083	12703401	MCSHANE PARTNERS LLC				521 E MOREHEAD ST STE 580		CHARLOTTE	NC	28202
2020-083	12703409	SH 1816 LLC				1636 WINDY RIDGE RD		CHARLOTTE	NC	28270
2020-083	12703410	NOT HIS LLC				PO BOX 11010		CHARLOTTE	NC	28220
2020-083	12703411	LGL REALTY LLC				1132 GREENWOOD CLIFF		CHARLOTTE	NC	28204
2020-083	12703412	CAJUN Q REAL ESTATE LLC				1800 E 7TH ST		CHARLOTTE	NC	28204
2020-083	12703416	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-083	12703424	ELIZABETH ON/PARK HOMEOWNERS ASSOC INC			C/O WALKER REAL EST GP	1100 EAST MOREHEAD ST UNIT 400		CHARLOTTE	NC	28204
2020-083	12703425	PATEL	NAYAN A	LINDA O	PATEL	1207 CLOVER LN		MATTHEWS	NC	28104
2020-083	12703426	RAMEY	LAWRENCE			2136 PARK DR UNIT 9		CHARLOTTE	NC	28204
2020-083	12703427	HOCEVAR	WAYNE PATRICK			2132 PARK DR		CHARLOTTE	NC	28204
2020-083	12703428	WELLS	ADRIAN K II	BEVERLY T	WELLS	3128 ORTEGA DR		TALLAHASSEE	FL	32312
2020-083	12703429	LONG	MELANIE PAIGE			2124 PARK DR		CHARLOTTE	NC	28204
2020-083	12703430	ELLIS	CLARENCE O'NEIL			2120 PARK DR UNIT UNIT 5		CHARLOTTE	NC	28202
2020-083	12703431	NESS	SARA ANN			2116 PARK DR		CHARLOTTE	NC	28204
2020-083	12703435	ELIZABETH ON/PARK HOMEOWNERS ASSOC INC			C/O WALKER REAL EST GP	1100 EAST MOREHEAD ST UNIT 400		CHARLOTTE	NC	28204
2020-083	12703601	NOVANT HEALTH INC			ATTN: TAX DEPARTMENT	2085 FRONTIS PLAZA BLVD		WINSTON-SALEM	NC	27103
2020-083	12703701	ST JOHNS BAPTIST CHURCH				300 HAWTHORNE LN		CHARLOTTE	NC	28204
2020-083	12703702	GRAMMA'S GIRLS PROPERTY III LLC				1801 EAST 5TH ST		CHARLOTTE	NC	28204
2020-083	12703703	ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
2020-083	12703704	ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
2020-083	12703705	ZALECKI FAMILY LTD PARTNERSHIP				1800 CAMDEN RD STE 107-116		CHARLOTTE	NC	28203
2020-083	12703706	ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
2020-083	12703707	ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN ST STE 107-116		CHARLOTTE	NC	28203
2020-083	12703710	KINGS-OVERLOOK LL C				PO BOX 5020		CHARLOTTE	NC	28299
2020-083	12703711	KINGS-OVERLOOK LLC				PO BOX 5020		CHARLOTTE	NC	28299
2020-083	12703712	KINGS-OVERLOOK LLC				PO BOX 5020		CHARLOTTE	NC	28299
2020-083	12703714	KINGS-OVERLOOK LLC				PO BOX 5020		CHARLOTTE	NC	28299
2020-083	12703801	NOVANT HEALTH INC				2085 FRONTIS PLAZA BLVD		WINSTON-SALEM	NC	27103
2020-083				Ashley	Finney	2623 Vail Avenue		Charlotte	NC	28207
2020-083				Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2020-083				Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2020-083				Madison	Hall	2513 Vail Ave	1	Charlotte	NC	28207
2020-083				Sean	Smith	318 Queens Rd		Charlotte	NC	28204
2020-083		Amherst Place Homeowners Association		June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2020-083		Belmont		Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2020-083		Belmont		Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2020-083		Belmont Community Association		Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2020-083		Belmont Community Association		Kristen	Wilson	1201 Pegram Street		Charlotte	NC	28205
2020-083		Belmont Community Association		Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2020-083		Belmont Neighborhood Association		Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2020-083		Bruce Irons Camp Fund		Mollie	James	725 Providence Road	212	Charlotte	NC	28207
2020-083		Chantilly Neighborhood Association		Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2020-083		Chantilly Neighborhood Association		Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2020-083		Chantilly Neighborhood Association		Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2020-083		Charlotte Regional Realtor Association		Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2020-083		Cherry Neighborhood Association		Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2020-083		Cherry Neighborhood Association		Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2020-083		Cherry Neighborhood Association		Myron	Patton	1623 Luther St		Charlotte	NC	28204
2020-083		Cherry Neighborhood Association		Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2020-083		Cherry Neighborhood Joint Leadership Team		Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2020-083		Cherry/ Elizabeth		Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2020-083		Commonwealth-Morningside Neighborhood Association		Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2020-083		Crescent Heights Neighborhood Association		Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2020-083		Crestdale Community Organization		Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2020-083		Elizabeth		David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2020-083		Elizabeth		Stylianous	Alatsis	100 N. Laurel Ave		Charlotte	NC	28207
2020-083		Elizabeth Community Association		Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2020-083		Elizabeth Community Association		Claire	Short	2300 Greenway Ave		Charlotte	NC	28204

EXHIBIT A

2020-083	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2020-083	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2020-083	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2020-083	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2020-083	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2020-083	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2020-083	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2020-083	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2020-083	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2020-083	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2020-083	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2020-083	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2020-083	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2020-083	Sunshine Media Network	Jennifer	Moxley	223 N Dotger Ave E3		Charlotte	NC	28207
2020-083	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-083 – The Keith Corporation**

Subject: Rezoning Petition No. 2020-083
Petitioner/Developer: The Keith Corporation
Current Land Use: Office/Residential
Existing Zoning: O-2 & R-43MF
Rezoning Requested: MUDD-O

Date and Time of Meeting: ***Thursday, December 3, 2020 at 6:30 p.m.***

Virtual Meeting RSVP: ***Please email BridgetGrant@mvalaw.com to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation material. Reference petition 2020-083 in your response.***

Date of Notice: 11/19/2020

We are assisting The Keith Corporation (the “Petitioner”) on a request recently filed to rezone an approximately ±2.43-acre site bound by Lamar Avenue, Park Drive, Clement Avenue, and E 5th Street (the “Site”) from O-2 & R-43MF to MUDD-O. The request is to allow the development of the site with office and residential uses with access from Lamar Avenue, Park Drive, Clement Avenue, and East 5th Street.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development 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 participate in the upcoming Virtual Community Meeting to be held on Thursday, December 3, 2020, at 6:30 p.m.

Please email BridgetGrant@mvalaw.com to provide your email address in order to receive a secure virtual meeting link by December 1st.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting.

Thank you.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Patrick Faulkner, The Keith Corporation
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



EXHIBIT C

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