

COMMUNITY MEETING REPORT

Petitioner: White Zombie LLC (Matt Connolly)

Petition #: 2020-105

Meeting Date: October 6, 2020

Project: Seigle Mixed Use

Mtg. Location: Virtual Meeting via Zoom

Meeting Time: 7:30-8:30 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
Matt Connolly – Pike Properties, LLC
Anthony Moore – Pike Properties, LLC

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 within the Belmont neighborhood and within a greater city context. He explained that the parcels were previously rezoned, but, due to a slight change in use and layout, is going through rezoning again. The current rezoning site plan was described as was the proposed use of adaptively reused commercial and residential. A rendered version of the rezoning site plan was highlighted in more detail, including what was proposed and what was existing to remain. Models and elevations of the conceptual architecture were shared with the community. It was explained that the Finally, the projected rezoning schedule was outlined.

Questions/Comments by Neighbors:

1. What use is planned for the existing building?

A: The Petitioner, Pike Properties, plans to utilize the existing building as their office.

2. Are there 22 residential units?

A: Yes. The previous planned for 24 units, but we now have 22.

3. What were the revision clouds on the site plan indicating?

A: One highlights the upgrading of handicap ramps at the intersection of Van Ever Street and Seigle Avenue to the south of the project. Another is to show that the units along Seigle Avenue will address the street as a front rather than a side. We've shortened a few units to keep a minimum of 10' separation between them and the existing building. And, we reversed the one-way drive around the commercial building so traffic was entering off Seigle Avenue verses exiting onto Seigle Avenue.

4. What will the residential architecture look like fronting Seigle Avenue?

A: Presenter shows architectural elevations noting facades that address Seigle Avenue.

5. Are these units for sale and are any of them affordable?

A: Yes. These units are for sale and one will be deemed as affordable at 50% AMI.

6. Do you know which unit will be affordable?

A: We do not know that at this point, but we don't expect it to have any obvious differences from the other units.

7. It may be advantageous for the affordable unit to be located along Seigle Avenue for an easier route to the nearby bus stop.

8. Did the previous approved plan have an affordable component?

A: Yes. We believe it was 1 unit at 80% AMI, but can track that down for certain and get you that information.

9. It looks like a good effort is being made to dress up the area between the townhomes while accommodating pedestrians and vehicles.

10. Pike Properties is a developer not a contractor, correct?

A: Pike Properties is not a developer. We are primarily an infill single family homebuilder, so we are a contractor as well.



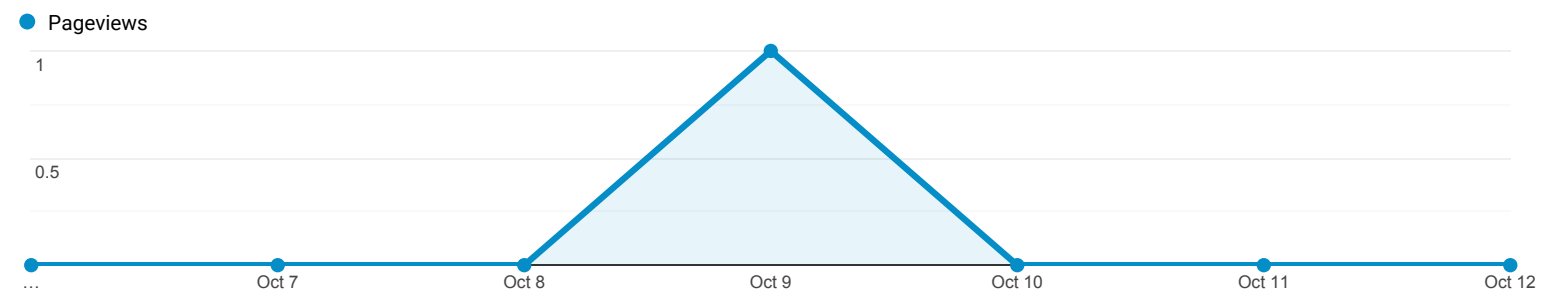
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Virtual Community Meeting Sign-In Sheet

Petitioner - White Zombie, LLC
Rezoning Petition No.: 2020-105
October 6, 2020

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

Name	Address	Phone	Email
1 Paul Fretz			
2 Curtis Bridges			
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