

Community Meeting Report
Petitioner: Pakchanok Lettsome
Rezoning Petition No. RZP-2021-007

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

Persons and Organizations Contacted with Date and Explanation of How Contacted:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A as mailing list attached hereto, by depositing such notice in the U.S. mail on February 26, 2021. A copy of the written notice is attached hereto as Exhibit B.

Date, Time and Location of Meeting:

The Community Meeting was held on March 9, 2021 at 6pm via Zoom (remote/virtual meeting).

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 Petitioner was represented at the Community Meeting by Pakchanok Lettsome and Warren Lettsome.

Summary of Presentation/Discussion:

The Petitioner's agent, Pakchanok Lettsome, welcomed the attendees and introduced the Petitioner's team, Warren Lettsome. Warren Lettsome indicated that the Petitioner proposed to rezone an approximately 0.2 acreage site at 1408 Seigle Avenue, Charlotte NC 28205 from R-5 to UR-2(CD). Warren Lettsome explained the rezoning process in general and stated the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Warren Lettsome provided background information about the project. He then presented the site plan and reviewed commitments that had been made by the Petitioner. Warren Lettsome showed proposed architectural elevations that would be similar to those built on the lots should approval be granted.

Detailed Minutes of Presentation/Discussion:

Pakchanok Lettsome started the meeting by introducing herself and Warren Lettsome. Warren Lettsome then reviewed the agenda for the meeting which included collecting attendee information for roll call/attendance purposes, providing an overview of the rezoning approval process and project overview, followed by a brief review of the area in question with time for questions at the end.

Warren Lettsome then collected the required roll call information and proceeded to give a more detailed explanation of the steps and timeline required for the Petition to be reviewed as part of the rezoning request process. Key points included that the project was started in the Fall of 2020 and would not be approved or denied by the City Council until June 2021 if everything proceeded according to the current schedule.

Warren Lettsome then reviewed the project area to ensure all meeting participants understood where the project was located and reviewed other similar zoning and lots in the areas near the project. Next Warren Lettsome reviewed the site plan with the participants so that they could understand likely placement of buildings on the site and review set back requirements.

Warren Lettsome then covered other lots and homes in the area that have similar dimensions so that participants could get a sense on how new dwellings would fit on the property and general elevations styles to understand how the project would fit into the existing neighborhood.

Warren Lettsome then asked for final questions or comments at which point there were none. Participants were thanked by Warren Lettsome and Pakchanok Lettsome for their time and attendance and encouraged to reach out with any additional questions. The project number was shared with attendees along with instructions on how to review any documents posted to the City's website.

During the presentation the participants were given opportunities to ask questions either via chat or verbally and the following is a record of the questions that were raised and the responses given:

- Question: If this is approved will only single family residences be allowed to be built?
- Answer: The Petition is for rezoning to allow single family residences to be built. There is no request as part of the Petition to use this property for commercial or multi-family residences development.
- Question: What can be done to ensure to identical buildings are not built next to each other on the newly created lots?
- Answer: The site plan indicates different sized homes and it would not fit into the neighborhood to build two identical homes on the lots. There is no intention to do that and we do not feel it would be appropriate for the neighborhood.
- Question: Will there be any street parking?
- Answer: The intent is for each home to have a driveway, resident can then choose to park in the driveway or street depending on compliance with city ordinances pertaining to parking.
- Question: Will the setbacks on the sides of the lot be 5' or 7'?

- Answer: Per site plan and guidance from city planning staff setbacks will be in accordance with R-5 requirements so therefore 5' on the side, 10' in the back and 25' in the front.
- Question: Buildable area limitations? How big is the allowable buildable area?
- Answer: Per site plan and guidance from city the FAR is 1.00 and based on lot size, after all setbacks the maximum buildable area is 2,200 sq ft. We are not looking to build anything bigger than that. We just want to build single family home on each lot if granted from the city and not interested in multifamily or commercial building.
- Question: Is the maximum allowable buildable area specified within the approval of the Petition?
- Answer: Our understanding is that it is specified as part of the UR-2(CD) as maximum building area is 2220 sq ft. The site plan was created with that maximum as the upper limit.
- Question: Will the Petition specify buildable area limitations?
- Answer: Our understanding is that this limitation is created as part of the conditions per zoning type. The site plan and Petition have considered 2220 sq ft as the maximum buildable area.
- Question: Is anyone from the city on this meeting?
- Answer: The local councilman was invited and his staff indicated he may attend but did not make a commitment. He is not in attendance at this point in the meeting.
- Question: Is staff from the city not supposed to be in attendance?
- Answer: We reached out to city staff members and their response was they do not attend community meetings. We provided meeting information as a courtesy.
- Question: How can I ensure my questions are formally noted?
- Answer: The meeting has been recorded and detailed meeting minutes including all questions will be submitted in writing. The meeting recording will also be uploaded to the City's website, Accela as part of the Petition requirements.

Respectfully submitted, this 10th day of March, 2021.

Cc: Charlotte Planning, Design & Development Department – Rezoning Staff

Exhibit A

2021-007	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-007	08109706A	HOUSING AUTHORITY OF THE CITY	OF CHARLOTTE NC			1301 S BLVD		CHARLOTTE	NC	28203
2021-007	08109706B	SEIGLE 60 LLC				PO BOX 25168		WINSTON SALEM	NC	27114
2021-007	08109707	ONYINA	ABENA		KOFI ANTWI	1215 WHITE PLAINS RD		CHARLOTTE	NC	28213
2021-007	08109708	SULLIVAN	KAREN M			2801 ALLENTON TRAILS LN		CHARLOTTE	NC	28212
2021-007	08109709	FULTON	STEPHANIE	MARC RICHARD	FULTON	822 E 17TH ST		CHARLOTTE	NC	28205
2021-007	08109710	FERRER	VICTORIA R			80 E 17TH ST		CHARLOTTE	NC	28205
2021-007	08109711	DENNIS	FLORINE B			816 E 17TH ST		CHARLOTTE	NC	28205
2021-007	08110604	DIMATTIES	KAREN LYNN			813 EAST 17TH ST		CHARLOTTE	NC	28205
2021-007	08110605	MFONYAM	RUTH BI	VALERY	EXIS	817 EAST 17TH ST		CHARLOTTE	NC	28205
2021-007	08110606	DURHAM	KELLY M			821 E 17TH ST		CHARLOTTE	NC	28205
2021-007	08110607	RUOCCO	NICHOLAS	KELSEY	YOUNG	1405 SEIGLE AVE		CHARLOTTE	NC	28205
2021-007	08110608	KENNION	ROBERT LEE	BRENDA-PRATT	KENNION	1409 SEIGLE AVE		CHARLOTTE	NC	28205
2021-007	08110609	WOODLAND	LINDA M			1415 SEIGLE AV		CHARLOTTE	NC	28204
2021-007	08110610	4THIRTYONELLC				13415 REESE BLVD W		HUNTERSVILLE	NC	28078
2021-007	08110612	DAVIS	LAURIE ANN			816 E 18TH ST		CHARLOTTE	NC	28205
2021-007	08110613	KINTANAR	THOMAS	ERIN	KINTANAR	10330 SCHLATTER RD		LEO	IN	46765
2021-007	08110617	1403 SEIGLE AVE LLC				8808 TAUNTON DR		HUNTERSVILLE	NC	28078
2021-007	08110618	SMALL	TERESA			820 E 18TH ST		CHARLOTTE	NC	28205
2021-007	08110703	MORELAND	GEORGE			PO BOX 16685		CHARLOTTE	NC	28297
2021-007	08110704	GRAHAM	JAMES ERNEST	MARTHA DENISE	GRAHAM	1501 SEIGLE AVE		CHARLOTTE	NC	28205
2021-007	08110705	VIRA HOMES LLC				3239 WESTFIELD RD		CHARLOTTE	NC	28209
2021-007	08110706	SCOTT	DEREK	MARK	SCOTT	1511 SEIGLE AVE		CHARLOTTE	NC	28205
2021-007	08113101	NICHOLAS	ASHA S			P O BOX 615		LAKE ORION	MI	48361
2021-007	08113102	BROADWAY	EVELYN PORTER			5240 GRAFTON DR		CHARLOTTE	NC	28215
2021-007	08113103	STRACHAN	JONATHAN	JULIA	TANNENBAUM	1405 HARRILL ST		CHARLOTTE	NC	28205
2021-007	08113104	ALLEN	WILLIAM T			1413 HARRILL ST		CHARLOTTE	NC	28205
2021-007	08113105	BLUE STAR REALTY LLC				3811 ABINGDON RD		CHARLOTTE	NC	28211
2021-007	08113106	COOPER	FOWLER	KATY	COOPER	1421 HARRILL ST		CHARLOTTE	NC	28205
2021-007	08113107	LIU	BRITNEY Y	CHRISTOPHER L	FEATHERS	1422 SEIGLE AV		CHARLOTTE	NC	28205
2021-007	08113108	FLEMING	WAYMON		BETTY MILLS	1418 SEIGLE AVE		CHARLOTTE	NC	28205
2021-007	08113109	SINCLAIR	CLARENCE JR	KATE	SINCLAIR	1412 SEIGLE AV		CHARLOTTE	NC	28204
2021-007	08113110	LETTSSOME	PAKCHANOK			14925 NORTHGREEN DR		HUNTERSVILLE	NC	28078
2021-007	08113111	ANDERSON	KARLA TURNER	WILLIAM JAMES	ANDERSON	230 S TRYON ST UNIT 302		CHARLOTTE	NC	28202
2021-007	08113113	LASCOLA	BETH A			1409 HARRILL ST		CHARLOTTE	NC	28205
2021-007	08113204	KIPLING ROAD LLC				2135 FERNCLIFF RD		CHARLOTTE	NC	28211
2021-007	08113205	IH3 PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	21001 N TATUM BLVD	STE 1630-630	PHOENIX	AZ	85050
2021-007	08113206	SESSOMS	COURTNEY ELIZABETH			1319 HARRELL ST		CHARLOTTE	NC	28205
2021-007	08113207	INGRAM	PHILANDER			3112 RAPPANNOCK CT		WEDDINGTON	NC	28104
2021-007	08113208	MCKOY	ALVIN	PECOLIA	MCKOY	6411 FARMLAKE DR		CHARLOTTE	NC	28227
2021-007	08113209	ANTWI	CHARLES OPOKU			9207 LOWER ROCKY RIVER RD		CONCORD	NC	28025
2021-007	08113210	MAIN ST INVESTMENTS LLC				14000 CLARENDON POINTE CT		HUNTERSVILLE	NC	28078
2021-007	08113211	WATERLEMON REALTY INC				1616 UMSTEAD ST		CHARLOTTE	NC	28205
2021-007	08113501	ST PAUL BAPTIST CHURCH INC				2132 THRIFT RD STE A		CHARLOTTE	NC	28208
2021-007	08113607	ST PAUL BAPTIST CHURCH INC	(TRUSTEES)			1401 ALLEN ST		CHARLOTTE	NC	28205
2021-007	08114301	CAMP GREENE PROPERTIES LLC				1219 E 35TH ST		CHARLOTTE	NC	28205
2021-007	08114302	BIGBY	MATTIE MAE			1501 HARRILL ST		CHARLOTTE	NC	28205
2021-007	08114303	CALHOUN	LINDA			1505 N HARRILL ST		CHARLOTTE	NC	28205
2021-007	08114304	OGDEN	GREGORY			1509 HARRILL ST		CHARLOTTE	NC	28205
2021-007	08114308	ACCORD HOLDINGS GROUP II				2832 ATTABERRY DR		CHARLOTTE	NC	28205
2021-007	08114309	THOMPSON	LYDIA YVONNE			1504 SEIGLE AVE		CHARLOTTE	NC	28205
2021-007	08114401	ST PAUL BAPTIST CHURCH INC				1401 N ALLEN ST		CHARLOTTE	NC	28205

Exhibit A (continued)

2021-007	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-007	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2021-007	Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2021-007	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2021-007	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2021-007	Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2021-007	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2021-007	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2021-007	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2021-007	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2021-007	Belmont Community Association	Kristen	Wilson	1201 Pegram Street		Charlotte	NC	28205
2021-007	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2021-007	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2021-007	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2021-007	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2021-007	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2021-007	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2021-007	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2021-007	Commonwealth	Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2021-007	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2021-007	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2021-007	First Ward	Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2021-007	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2021-007	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2021-007	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2021-007	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2021-007	Lockwood	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2021-007	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2021-007	Noda	Dr. Rodriguez	Finley	2120 N. Brevard street		Charlotte	North Carolina	28202
2021-007	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2021-007	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2021-007	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2021-007	North Tryon	Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2021-007	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2021-007	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2021-007	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2021-007	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2021-007	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2021-007	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2021-007	Optimist Park Community	Valerie	Stapp	512 E 18th St		Charlotte	NC	28206
2021-007	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2021-007	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2021-007	Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2021-007	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2021-007	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2021-007	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2021-007	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2021-007	Roof Above	Liz	Clasen-Kelly	945 N. College St.		Charlotte	NC	28216
2021-007	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2021-007	Villa Heights	Allison	Horinko	1109 Leigh Ave		Charlotte	NC	28205
2021-007	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2021-007	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2021-007	Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
2021-007	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2021-007	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2021-007	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2021-007	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

Exhibit B

NOTICE TO INTERESTED PARTIES **OF COMMUNITY MEETING**

Subject: Community Meeting - Rezoning Petition filed by Pakchanok Lettsome to rezone approximately 0.2 acre located 1408 Seigle Avenue, Charlotte NC to allow development of single family homes.

Date and Time of Meeting: Tuesday, March 9, 2021 at 06.00 pm.

Place of Meeting: Virtual meeting via Zoom

Petitioner: Pakchanok Lettsome

Petition No.: RZP-2021-007

I, Pakchanok Lettsome (the "Petitioner") have filed a Rezoning Petition with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.2 acres site (the "Site") located at 1408 Seigle Avenue, Charlotte, NC from the R5 zoning district to UR-2 (CD) zoning district. The purpose of the rezoning is to permit the development of single family homes.

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, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, March 9, 2021 at 06.00 pm. with a virtual meeting via Zoom. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

As this will be a virtual meeting please send an email to northufu@gmail.com with Seigle Ave. Rezoning in the subject line so that we can send you a link to join at the appropriate date and time. Please respond prior to March 8, 2021 so that we can send you the meeting link/invite promptly.

In the meantime, should you have any questions or comments about this matter, please call Pakchanok Lettsome at 678-780-8210.

cc: Larken Egleston ,City Council representative

Date Mailed: February 26, 2021

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: Pakchanok Lettsome

Rezoning petition Number : RZP-2021-007

Name	Address	Phone	Email
Nick & Kelsey Ruocco	1405 Seigle Avenue	704 999 9601	njrुocco@gmail.com
Elson Baldwin	1401 Allen St., Charlotte NC 28205	704 334 5309	ebaldwin@spbcbc.org
Will & Lauren Allen	1413 Harrill St.	919 906 0935	Wtallen49@gmail.com
Fowler and Katy Rose Copper	1421 Harrill St.,		Fowler.cooper@gmail.com
Julia Tannenbaum	1405 Harrill St.		Juliat.speech@gmail.com
Deborah Wilkerson	1401 Harrill St.	704 222 9134	Dwilkerson3@yahoo.com
Chevelle Jackson	1401 Harrill St.		chevywjackson@aol.com
Linda Zadler (did not attend)		704 376 1908	Lmw1415@dellsouth.net
Erin & Liz (did not attend)	812 e18th St.	260 402 1147	Emc0412@yahoo.com
Brenda K.(did not attend)	1409 Seigle Avenue	704 756 2641	Ladydivabk59@gmail.com
Larken Egleston (did not attend)	City Council Representative		Larken.egleston@ci.charlotte.nc.us

