

COMMUNITY MEETING REPORT

Petitioner: Mark Bolous - Whitestone Holdings, Inc

Petition #: 2021-014

Meeting Date: March 30, 2021

Project: 209 Grandin

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 6:00-7:00 PM

Attendees: Maggie Watts – Urban Design Partners
Mark Bolous – Whitestone Holdings, Inc
Anna Flournoy – Urban Design Partners

The Community Meeting was attended by neighboring residents, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2021-014 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:

Maggie Watts began by introducing herself and the remainder of the design team. She then introduced the project location and its relation to the neighboring adaptive reuse development. The adjacent previously approved petition was reviewed in detail. The proposed rezoning site plan was described as well as the design considerations that were considered with the petition. A slide showing the proposed adjacent development in conjunction with the proposed rezoning site plan was reviewed. At the end of the presentation, the rezoning timeline was reviewed.

QUESTIONS/COMMENTS BY NEIGHBORS VIA ZOOM CHAT:

1. Do the design considerations account for run-off and drainage? Does the project include additional landscaping, like rain garden/drainage ditch to counter the additional pavement?
A: Drainage considerations will be part of the land development permit process.
2. Comment: Our neighborhood is not a parking lot
3. Comment: Did you say many tear downs?
A: To clarify, my distinction between the petition and the current district, is that the existing home will remain with this petition. That would not be required within an R-5 district.
4. Comment: If the existing home was to remain, who would want to purchase the home with a parking lot behind it? Additionally, this has turned into a short term rental (not a family home) with many of the tenants not being respectful and not creating a neighborhood feel.

5. Is there a study showing how much adjacent properties will be devalued as a result of commercial zoning and parking lots?
A: This is not information we (the land planning consultant) have.
6. Comment: That improved alley would only serve the current owner....not other homeowners.
7. Have you considered the precedent this could set for other builders to consider the same for other lots within our neighborhood? Essentially allowing parking lot backyards? We might not ever be able to change course.
A: This petition is specific to 209 Grandin Road. The only way other builders would be allowed to do the same if the lots are zoned R-5 is request a rezoning.
8. How many units are planned for the total church project?
A: 15 units
9. Comment: We are against rezoning any further into the interior of the community.
10. And if the neighborhood was currently not desirable, you would take course to destroy the house for your project's sake?
A: We can only speak to this petition, which plans to keep the existing home.
11. Comment: There are not a lot of homes in WH that are short term rentals. There are Auxiliary Dwelling units on stake owners properties.
12. If this is approved, how many more of us will be allowed to petition for changes? is there a cutoff #? Because there will be dozens of us that may want to capitalize on the appeal of this desirable neighborhood
A: Any rezoning petitions are allowed to be requested. Each rezoning petition is reviewed by the City on it's own merit.
13. Comment: Market research should have been done on the front end to demonstrate the care and concern on what impact this would have to our market values.
14. Comment: This owner knew the existing conditions when they purchased the church. We are AGAINST rezoning!
15. Comment: I am within 300 feet of the property. I have been her for almost 20 years: condos DO change the nature of this neighborhood, the traffic has increased exponentially.
16. Comment: This rezoning is a bad idea...the creep has already started
17. Why did you buy the property knowing that parking is already terrible in this immediate area?
A: The adjacent rezoning was already approved with the required amount of parking. The additional parking would only make the scenario better.
18. Comment: With a street car, a trolley and the 5 year mobility plan calling for the new light rail extension, I don't understand the need for a parking lot when we have rich public transportation and walkability.
19. Comment: I would need to see the parking area completely redesigned to account for the additional runoff. You would lose much of that parking to accommodate the flooding issues. However, initiating the church project without including the additional parking in the first ask for rezoning was an ask made in bad faith. We support multi families but not parking lots. Many folk purchase here because it is a historic neighborhood.
20. Are you turning the house into a "leasing office"??
A: No. The house will remain single family.
21. The short term rentals are already problematic: the additional where will guests of the tenants/owners park if the proposed parking lot is full?
A: If the current tenants are causing any problem, please contact me at any time and I will deal with these issues (Mark Bolous). The homes driveway will remain as well as any street parking in front of the home along Grandin Road.
22. Comment: Not to mention the dangerous speeding and blowing through stop signs we already have on both Summit and especially Grandin.
23. Comment: Yes, (traffic) it's quite dangerous for pedestrians, especially those with children and dogs
24. Comment: It will not raise the value of the homes. Only the developers project.
25. Comment: I agree with Shannon! with a street car, a trolley and the 5 year mobility plan calling for the new light rail extension, I don't understand the need for a parking lot when we have rich public transportation and walkability.

26. Comment: It raises the values of the townhomes you plan to sell. So it directly impacts you financially, in a positive way. NOT the same with the surrounding neighbors.
27. Will these condo units explicitly prohibit short term rentals in the hoa papers?
A: The HOA documents have not been drafted for the project next door, yet.
28. Comment: because over here, extra parking attracts str relying on all that parking for their rental house parties
29. Comment: Mark, you are digging your own grave here
30. Comment: A parking lot will promote more ppl
31. Comment: The cars do have a place to go in your plan, why do you need more? I'm looking at three cars parked in front of your short term rental now, often times many more when rented for a single day over a weekend as a party house. If you cared about overwhelming street parking, you wouldn't allow for this property to be an air bnb
32. Comment: We have an embarrassment of riches of public transportation. Nearby development is requiring no cars.
33. Comment: Perhaps the church project should be taken back to the drawing board. The impacts are real and negative to our neighborhood.
34. Comment: We could have given insight prior to this purchase.
35. Comment: You have enough parking. Otherwise folks can use public transportation
36. Comment: Raises the value of the condos not our historic homes!
37. Comment: Grandin and 4th is already a dangerous corner
38. Comment: This is a historic neighborhood, you could have gone a mile further if you wanted to develop for your own financial return.
39. Comment: Disagree about unique position and we can show examples
40. Comment: We have had many petitions to rezone.... and we have battled each of them individually, which is why we do not have parking lots behind houses now
41. Comment: There are a lot of multi-units within the neighborhood. This rezoning could set a bad prescient for those properties.
42. Comment: Petitions lean into precedent (forward looking).
43. Comment: We need to have signed up for the letters, my neighbors in my hoa were not recipients of said letter.
44. Comment: Our current zoning already protects our community from these types of projects. I do not support rezoning of any sort in the Wesley Heights Historically Designated Community. - David Greer
45. Comment: We all follow the historic guidelines and care about our community so you should have to do the same and expect no special treatment.
46. Comment: so far it seems NO residents of WH want this....
47. Comment: It's upsetting, seems very underhanded to have not included the full scope of the project.
48. Comment: Tax parcel - neighbors need ADDRESSES!
49. Comment: Megan Bailey & Todd Rowe (717 Walnut) also oppose this rezoning. We agree with everyone's concerns and comments.
50. Yes, how would we know a tax parcel ID? I was also provided a link to a different project meeting initially as well.
A: Tax parcel ID's can be found on Charlotte Explorer or Polaris.
51. Comment: For the record, Lauren Thompson and Alejandro Gutierrez Del Rio at 208 Grandin Road absolutely oppose this project.
52. Wasn't initial parking part of the initial project???
A: Parking for the project next door is provided on site. This parking would be additional.
53. Comment: brooke harrelson at 417 grandin opposes this project
54. Comment: "I could care less" is the most up front I've heard so far.
55. Comment: It will just become party parking.
56. Comment: It's going to influence more ppl into the neighborhood.
57. Comment: LESS IS MORE!
58. Comment: Caitlin Biggers, Wesley Heights Association Secretary, 617 Woodruff, opposes this rezoning.
59. Comment: agree with shy! this is about his own financial concern, "I could care less"
60. Comment: Patrick and Leslie Chehade in Lela Ct on Hurston Cir oppose this rezoning

61. Comment: There's already issues with your parking at your Airbnb, 1413 West 4th Street.
62. Comment: Kevin Jones, 728 Grandin opposes this rezoning petition.
63. Comment: The Goldstein's will fight this re-zoning petition and this project if the developers insist on this path
64. Comment: Crawford Family, 712 Woodruff Place oppose this rezoning.
65. Comment: brooke harrelson will also fight this if the developer insists on pursuing this further
66. Comment: John McKeever, 800 Woodruff Pl opposes this rezoning petition.
67. Comment: That's clearly not happening at the Airbnb right now. Why would we trust this right now?
68. Comment: Poor initial planning in the early petition is the sum of it -
69. Comment: Banks will not allow those comps, it is true
70. Comment: comps for condos and townhomes are different than single family comps, a developer building condo should know this
71. Comment: no, this would NOT raise the value of single-family homes: it would likely decrease the value
72. Comment: can Mark answer why this was not included in the initial proposal?
 - A: Mark did not have a part in the rezoning on the church parcels for the multi-family project.
73. Would it not be easy to take out the new building and add parking there?
 - A: That is something we could investigate. The new building does accommodate an ADA unit.
74. Comment: Luxury condos (at church), owners more invested in the community, I'm with shy and John
75. Comment: Thanks for being receptive to the feedback, Mark. I also oppose the rezoning as it stands now.

QUESTIONS/COMMENTS BY NEIGHBORS VIA PHONE:

1. Comment: The letter had the wrong address (street name).
2. Comment: It's unfortunate that this is how you have decided to hold your meeting as Zoom meetings are a disadvantage to the neighbors due to them feeling like they can't speak up.
3. Comment: No one will want this house and it does not create a neighborhood feel.
4. Comment: I live across the street and I'm concerned with the traffic in front of the house.
5. Comment: This is personal to stakeholders of neighborhoods, we have been following the rules and uphold the community standards of the neighborhood
6. Comment: Not having that market research prior to this meeting is unacceptable.
7. Comment: (Mark Bolous) 15 units would raise the value of the surrounding properties, and trying to find a place for people to park will help hold the integrity of the neighborhood.
8. Comment: (Mark Bolous) The home on the site is to stay and we would be using the back for parking. We would leave a small backyard and provide screening to give the surrounding neighbors their privacy.
9. If parking on site is met so, why would you need more?
 - A: This would be to help mitigate the on-street parking overflow.
10. I was talking to neighbors of mine and they said they never received a letter about the rezoning and when I call last week you mentioned that you had sent about 150 letters. Where did the letters go?
 - A: We are given the mailing list from the City and that is something they generate. Homeowners within a 300-foot radius of the site and neighborhood organization leaders are who are on that list.
11. Comment: The site (next door) appears to have ample parking on site and some inset parking. Mark, you bought the duplex on 4th street correct? (Mark- Yes) and you didn't do your due diligence on that project by trying to paint brick which is a big no and asphalt driveway which I'm not thrilled about. It seems like you are not holding to the

- historic character of the neighborhood. I'm concerned with your past experience with the duplex project. Opposed to the RZ.
12. Comment: Concerned with the fact there was no yellow rezoning sign at the site.
A: It hasn't been put up yet. That is not something that we dictate and something the City is in charge of.
 13. Comment: The parking lot isn't going to help with the existing parking issues within the neighborhood.
 14. Comment: By purchasing a home in the downtown area we have accepted the parking issue we have in the neighborhood.
 15. Supported the 2006 rezoning [referencing adjacent development] but not 15 units. what about doing fewer high-end units and make more room for parking?
A: This is information we can use for investigation of possible revisions.
 16. What is the required parking per unit?
A: One spot per unit is what is required for MUDD in the Charlotte Zoning Ordinance.
 17. What does the site plan currently show [for parking]?
A: Currently we show 15 spaces.
 18. How many beds per unit are the condos?
A: (Mark) Currently they are designed to be 2-bedroom 2 bath.
 19. Is the concern for the adjacent development to potentially have 15 extra cars of tenants
A: (Mark) Yes, that is a concern as well as guest parking. We felt this may eliminate some of the on-street parking.
 20. Comment: (Mark) The price per square unit would increase with the condos which would then increase the value of your homes
 21. Comment: Not applicable to single-family homes.
 22. Is the property for this rezoning dashed in yellow [referencing rezoning site plan slide]?
A: Yes, the petition site is outlined in the yellow dashed line.
 23. Is the developer also the owner of the duplex [in the same neighborhood]?
A: Yes, that is correct.
 24. Why 15 units? What about having fewer units but having them be upscale townhomes [condos] with more beds and bigger? Increasing the beds to 3 bedrooms or 2 bedrooms with more square footage might be more desirable and it would increase the parking area and eliminate the parking issue.
A: (Mark) I can go back to my architect and discuss the possibility of some alternative layouts for the condos.
 25. What is the plan for the adjacent buildings in the church project?
A: (Mark) The existing home will be renovated to one large unit. The proposed building will connect to the church and house proposed units.
 26. Comment: We are just protecting the neighborhood and protecting the neighborhood character.
 27. The building behind the church would that be a new building? What about removing that building and use that space for extra parking?
A: (Mark) I will talk to the architects to see what we can do.

Meeting Adjourned with no new questions: 7:00 pm