

Holabird Lane and West Blvd Townhome Subdivision West Blvd Neighborhood Coalition Meeting Report

COMMUNITY MEETING REPORT
Petitioner: Exponential Development, LLC
Rezoning Petition No. 2021-015

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg 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 emailed a notice of the date, time, and location of the West Blvd Neighborhood Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in through. e-mail on Wednesday, 02/24/21 and confirmed by Jordan Brook-Adams on 02/25/21. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on (03/04/21) at (6:30pm) through Microsoft Teams at this hyperlink (https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmZmYTgzMjktMTUwOS00MzI5LWExYmYtN2VkOTQ0OWQzYmE4%40thread.v2/0?context=%7b%22Tid%22%3a%22354619d1-eb70-4490-b9be-08842a4c270e%22%2c%22Oid%22%3a%22bfac6d55-a9cb-480d-86b2-370f511e20ab%22%7d).

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 Brandon Maxwell and Hemal Badiani of Exponential Development, LLC, Tracey McCormick, Beth Bailey and Caleb Carpenter of McKim & Creed and Collin Brown and Brittany Lins of Alexander Ricks, PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Minutes: The Petitioner's agent, Collin Brown, welcomed Ricky Hall (Board Chair of the West Blvd Neighborhood Coalition) and introduced the Petitioner's (Brandon Maxwell and Hemal Badiani of Exponential Development, LLC. Collin Brown indicated that the Exponential Development LLC. proposed to rezone approximately 2.56 acres of land located at the intersection of Holarbird Lane and West Blvd. Site address is 3010 West Blvd, Charlotte, NC 28208 from the B-1S CD zoning to R-22MF (CD) zoning. Collin Brown and Tracey McCormick were able to give feedback on this providing residential opportunities for that area. Mr. Brown provided a presentation showing the surrounding parcels and their zoning classifications as well as a proposed site plan of the proposed development.

Mr. Hall asked what the targeted square footage and pricing for the proposed units was. Since the architectural plans have not been completed it was discussed that the units will be 2-3 bedroom. The Petitioner's team was unable to provide pricing specifics this early in the rezoning and design process but offered that they will be market rate. Mr. Hall questioned the petitioner regarding what if, anything, is being done to shield the units from the railroad which is adjacent to the site. Ms. McCormick offered that there will be some landscape buffering provided along the property line and the units that formerly backed up to the property line will be rotated 90 degrees to reduce the number of units directly affected. In addition, Mr. Maxwell informed Mr. Hall that there are several building materials that can be incorporated into the construction to reduce the noise disturbance. Mr. Hall then asked about how the solid waste will be handled. Ms. McCormick informed Mr. Hall that per the City's ordinance an area will be provided, as shown on the site plan, for both a dumpster and a recycling bin. Whether the HOA contracts with a private hauler for rollout bin pickup will be determined at a later date. Mr. Hall also had concerns regarding the units that fronted West Blvd. He felt that it was a very busy street and asked what is being proposed for those units. Ms. McCormick said that while the street trees are not shown on the rezoning plan, street trees will be provided per the ordinance.

The meeting concluded when Mr. Hall was done with several additional minor questions on the design and asked again about pricing to accommodate workforce housing. Mr. Brown then informed Mr. Hall that he will email him a copy of the presentation to share with other members of the Coalition that were unable to attend the meeting.

Respectfully submitted, this 12th day of March, 2021.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Exhibit A: Adjoining Owners, Individuals and Organizations

2021-015	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP	EMAIL
2021-015	West Blvd Neighborhood Coalition	Chrystal	Joy	P.O. BOX 669755	CHARLO	NC	28266	CRYSTAL.JOY27@GMAIL.COM

EXHIBIT B

NOTICE TO INTERESTED PARTIES

WITH WEST BLVD NEIGHBORHOOD COALITION MEETING

Subject: Community Meeting - Rezoning Petition filed by Exponential Development, LLC to rezone approximately 2.556 acres located at 3010 West Blvd, Charlotte, NC 28208 to allow development of 31 townhomes.

Date and Time of Meeting: Thursday, 03/04/2021 at 6:30 PM.

Place of Meeting: Online at https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmZmYTgzMjktMTUwOS00MzI5LWExYmYtN2VkOTQ0OWQzYmE4%40thread.v2/0?context=%7b%22Tid%22%3a%22354619d1-eb70-4490-b9be-08842a4c270e%22%2c%22Oid%22%3a%22bfac6d55-a9cb-480d-86b2-370f511e20ab%22%7d

Petitioner: Exponential Development, LLC

Petition No.: RZP-2021-015

We (Mckim and Creed) are assisting Exponential Development, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 2.556-acre site (the "Holabird Lane & West Blvd" site) located at 3010 West Blvd, Charlotte, NC 28208 from the B-1S CD zoning district to R-22MF (CD) zoning district. The purpose of the rezoning is to permit the development of 31 townhomes on parcels 11504601 & 11504613.

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. That was done on 02/23/2021 with the neighborhood meeting and Councilwoman Victoria indicated we should have a meeting with the West Blvd Neighborhood to see if they had any additional feedback.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Coalition Meeting regarding this Rezoning Petition on Thursday, 02/23/2021, 6:30 PM, online at https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmZmYTgzMjktMTUwOS00MzI5LWExYmYtN2VkOTQ0OWQzYmE4%40thread.v2/0?context=%7b%22Tid%22%3a%22354619d1-eb70-4490-b9be-08842a4c270e%22%2c%22Oid%22%3a%22bfac6d55-a9cb-480d-86b2-370f511e20ab%22%7d. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Tracey McCormick at 704-841-2588.

cc: Victoria Watlington

Date Mailed: 02/24/2021

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: Exponential Development, LLC

Rezoning petition Number 2021-015

Date

Name	Address	Phone	Email
Ricky Hall	P.O. Box 669755, Charlotte, NC 28266		RHALL6257@GMAIL.COM

Add additional sheets as needed