

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-136

Petitioner: Vision Northend, LLC.
Rezoning Petition No.: 2022-133
Property: ±1.64-acres located along Catalina Avenue near the intersection with Franklin Avenue (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:

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 1/19/2023. 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 Wednesday, February 1, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner representative at the required Community Meeting was Gregg McAllister with Vision Northend, LLC. Also, in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner’s Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting, welcomed the attendees, and introduced the development team.

Mr. MacVean explained the Site is located along Catalina Avenue between W 26th and W 28th Streets and total ±1.64 acres. There is a multi-family community behind the Site and a second phase of that development being built. There are single-family homes to the north and south. Zoning for the Site is R-5, residential, and the petition proposes UR-2(CD) which is also the zoning for neighboring apartment complex to the rear. The older land use plan for the area was the North Tryon Area Plan which acknowledges that slightly higher density residential uses could be supported by the city along Catalina under certain circumstances, reduced scale and density. The proposed development meets those goals. He stated that the City’s 2040 Policy Plan Place Type

recommendation is Neighborhood 1 which also supports this type of small infill residential development.

Mr. MacVean shared the proposed rendered Site plan. There are townhome units fronting on Catalina broken up into triplex units except for one quadruplex with a 33-foot setback. Catalina will be widened to support recessed on-street parking. In addition, there will be an 8-foot planting strip and 8-foot sidewalk. The units along Catalina were placed to mirror the setback of the existing homes already established along Catalina. The townhomes fronting Catalina will have garage access off an interior alley. The back row of townhomes will have garages off the same alley. There is also some additional parking included on the Site. There's a 12-foot buffer on both sides of the Site with a fence on the inside so vegetation is on the outside. Access to the site is off Catalina. The townhomes facing Catalina will have a maximum height of two stories. The units at the rear can be two or three stories. Mr. MacVean shared the proposed elevations. Mr. McAllister explained that all the garages are on the alley side of the townhomes. Mr. MacVean indicated the proposal is for 26 townhomes.

Mr. MacVean reviewed the rezoning schedule for a March 20, 2023, public hearing and then a decision on April 17, 2023, however this can change based on staff comments. He then opened the meeting up for questions.

II. Summary of Questions/Comments and Responses:

Mr. MacVean answered a question about height indicating that they tried to keep the townhomes fronting Catalina two-stories. The Team agreed to review the Site lines to the city. Mr. McAllister added that the slope is 6-8 feet off of Catalina. There was also a question about parking to see if there could be more of it. There would be too much parking for the development if they added another parking lot but between the on-site parking and the recessed parking there should be sufficient for the proposed units which will also have garages. The neighboring apartments are three-stories and have some on-street parking. Mr. MacVean reiterated the buffers and vegetation. The fence would be 6-feet and solid.

There being no further questions, Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments as they arise. Mr. MacVean agreed to get back to the attendees regarding the Site line to the city.

cc: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Gregg McAllister, Vision Northend, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

EXHIBIT A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2 CITY	STATE	ZIPCODE
P STIKELEATHER LLC				PO BOX 4300	MOORESVILLE	NC	28117
NGUYEN	NU THI			7732 LINDA LAKE DR	CHARLOTTE	NC	28215
CANNON	JOHNNIE MAE			508 W 28th ST	CHARLOTTE	NC	28206
MORGAN	DONNA			504 W 28TH ST	CHARLOTTE	NC	28205
ROMERO CAPITAL CORP				16919 YOUNGBLOOD RD	CHARLOTTE	NC	28278
SRMZ 3 LLC				5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
ALVARADO	FORTINO LEONOR LUCAS			516 FRANKLIN AVE	CHARLOTTE	NC	28206
MANSA MUSA LLC				1101 SUNSET RD UNIT 680913	CHARLOTTE	NC	28216
FEEMSTER	DEVIN M			508 FRANKLIN AVE	CHARLOTTE	NC	28206
KLF LLC				176 MINE LAKE CT STE 100	RALEIGH	NC	27615
EMANSER LLC				2001 OAKLAWN AVE	CHARLOTTE	NC	28216
SHARMAN	SAMANTHA ROBIN			2415 CATALINA AVE	CHARLOTTE	NC	28206
JORGENSEN	NATHAN			2421 CATALINA AVE	CHARLOTTE	NC	28206
JONES	WILLIAM PAUL	DOROTHY P	JONES	2427 CATALINA AVE	CHARLOTTE	NC	28206
ZHANG	FA YI			10838 TAVERNAY PKWY	CHARLOTTE	NC	28262
JSA PROPERTY HOLDINGS LLC				833 EAST BLVD	CHARLOTTE	NC	28203
SCARAB ENTERPRISE LLC				515 W 28TH ST	CHARLOTTE	NC	28206
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371	CHARLOTTE	NC	28299
ERVIN	MARY R			523 W 28TH ST	CHARLOTTE	NC	28206
CAMP GREENE PROPERTIES LLC				1219 E 35TH ST	CHARLOTTE	NC	28205
CITY OF CHARLOTTE HOUSING AUTHORITY				PO BOX 36795	CHARLOTTE	NC	28202
CAMPBELL	AARON	KATE	CAMPBELL	810 CONDON ST	CHARLOTTE	NC	28216
VISION NORTHEM LLC				214 W TREMONT AVE STE 300	CHARLOTTE	NC	28203
SMITH	LARRY JAMES	BEVERLY J	SMITH	2434 CATALINA AVE	CHARLOTTE	NC	28206
LOWERY	BRITTANY LASHEA			2428 CATALINA AVE	CHARLOTTE	NC	28206
VISION NORTHEM LLC				214 W TREMONT AVE STE 300	CHARLOTTE	NC	28203
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VISION NORTHEM LLC				214 W TREMONT AVE STE 300	CHARLOTTE	NC	28203
WILSON	UNDREA T			PO BOX 16812	CHARLOTTE	NC	28297
TYSON JRH PROPERTIES LLC				3009 GRIFFITH ST	CHARLOTTE	NC	28203
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
NPDP PROPERTY LLC				330 FRANKLIN RD STE 135A-591	BRENTWOOD	TN	37027
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VISION NORTHEM LLC				214 W TREMONT AVE STE 300	CHARLOTTE	NC	28203
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NPDP PROPERTY LLC				330 FRANKLIN RD STE 135A-591	BRENTWOOD	TN	37027
NPDP PROPERTY LLC				330 FRANKLIN RD STE 135A-591	BRENTWOOD	TN	37027
BAUM	CHRISTIAN			2308 CATALINA AV	CHARLOTTE	NC	28206
BREP P25 LLC				50 W BROADWAY STE 333 PMB 42981	SALT LAKE CITY	UT	84101
EL BEY	ASAR ASHU		C/OISABELLA RENAE SSTEVENSON	PO BOX 241314	CHARLOTTE	NC	28224
MOORE	WILLIAM J JR		BY ENTIRETY	511 FRANKLIN AVE	CHARLOTTE	NC	28206
THORNTON	MARK			326 S SUMMIT ST	CHARLOTTE	NC	28208
SALINAS	JESUS M	MARIA S RANGEL	DEGARCIA	6016 KIRKWYND COMMONS DR	CHARLOTTE	NC	28278
MARSH REALTY CO INC				PO BOX 35329	CHARLOTTE	NC	28235
SAM DOM CHARLOTTE BORROWER LLC				PO BOX 49422	CHARLOTTE	NC	28277
ROSE	ROBERT			8721 COPENHAGEN LN	CHARLOTTE	NC	28216
BLAKENEY	AGNES			2327 CATALINA AVE	CHARLOTTE	NC	28206
BLAKENEY	AGNES		BY MARR	2327 CATALINA AVE	CHARLOTTE	NC	28206

EXHIBIT A (Cont.)

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Brightwalk Homeowners Association	Adrienne	Martinez	3918 Willow Green Place		Charlotte	NC	28206
Brightwalk Homeowners Association	Laura	Sloan	2410 Woodward Avenue		Charlotte	NC	28206
Brightwalk Homeowners Association	Sharon	Montgomery	1608 Woodward Avenue		Charlotte	NC	28206
Brightwalk Homeowners Association	Sharon	Montgomery	1608 Woodward Avenue		Charlotte	NC	28206
Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
Druid Hills	Alan	Oliva Chapela	1019 LOMOND AVE		Charlotte	NC	28206
Druid Hills Neighborhood Association	Tammie	Gaston	825 McArthur Av		Charlotte	NC	28206
Eastover Resident's Association	James	Hardy	825 McArthur Av		Charlotte	NC	28206
Ellington Park Homeowners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
Graham Heights Neighborhood Association	Kathryn	Johnson	2762 catalina ave.		Charlotte	North Carolina	28206
Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
Greenville Neighborhood	Todd	Gill	1514 Polk Street		Charlotte	NC	28206
Lockwood	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
Noda	Dr. Rodriguez	Finley	2120 N.Brevard street		Charlotte	North Carolina	28202
NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
North Druid Hills Community Association	Willie	Tabor	1435 Norris Avenue		Charlotte	NC	28206
North End Community Coalition	Melissa	Gaston	1833 Stroud Park Ct		Charlotte	NC	28206
North Tryon	Jesse	Boyd	1210 N. Tryon St.		Charlotte	NC	28277
Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
The Park At Oaklawn Homeowners Association	Melissa	Gaston	1833 Stroud Park Ct		Charlotte	NC	28206
Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2022-136 VISION NORTHEND, LLC

Subject: Rezoning Petition No. 2022-136
Petitioner/Developer: Vision Northend, LLC
Current Land Use: Vacant
Existing Zoning: R-5
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Wednesday, February 1, 2023, at 6:00 p.m.**
Virtual Meeting Registration: **Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.**
Date of Notice: 1/19/2023

Moore & VanAllen is assisting Vision Northend, LLC (the "Petitioner") on a recently filed request to rezone 1.64-acres located along Catalina Avenue near the intersection with Franklin Avenue in Charlotte, North Carolina (the "Site") from R-5 to UR-2(CD). The request will allow the development of the Site with a residential townhome community. The proposed townhomes will front on Catalina Ave. Access to the Site will be from Catalina Avenue with access to the units' individual garages will be from an internal private drive. A 12-foot buffer with a six-foot fence will be provided where the Site abuts existing single-family homes. Catalina Ave. will be expanded to allow on-street parking in front of the townhomes, and with an eight-foot planting strip and an eight-foot sidewalk.

In an effort 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 Wednesday, February 1, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by January 31st to receive a secure virtual meeting link and reference Petition #2022-136.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email Keith MacVean at keithmacvean@mvalaw.com or call 704-331-3531 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: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Greg McAllister, Vision Northend, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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EXHIBIT B (continued)

Site location:

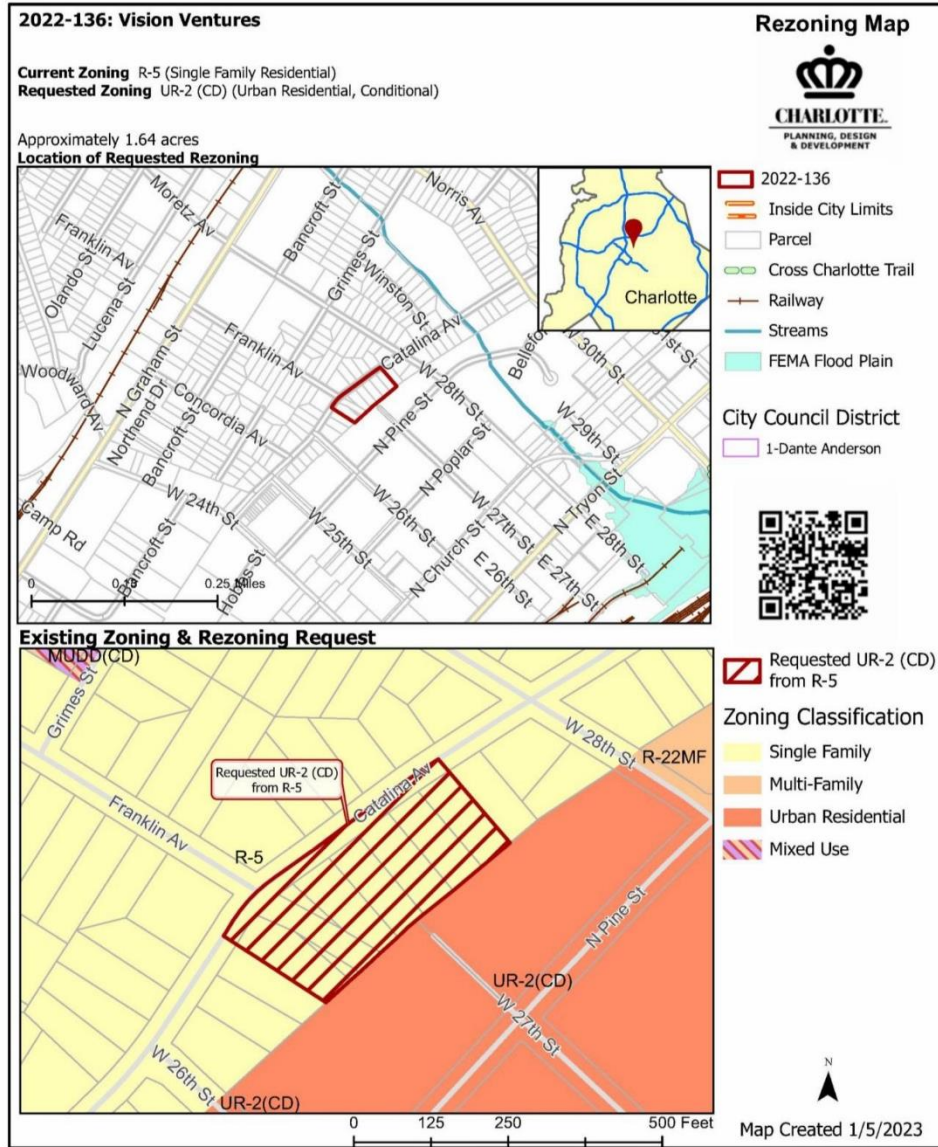


EXHIBIT C

Name	Email
Brittany Lowery	Lady.brittanylowery@gmail.com
Melissa Gaston	melissa@mgaston.com