

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Wilmore Preservation LLC

Rezoning Petition No. 2023-042

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 17, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Monday, August 7th at 7:00 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had sixteen (16) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Tarlton Long, Ruffin Scarborough, and Paul Scarborough, as well as by Petitioner's agents, Julie Ferrari with BB+M Architecture and Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 3.28-acre site located on the north side of West Boulevard, east side of South Mint Street, and south side of West Kingston Avenue, known as the former Wilmore School. The school has not operated since the 1970's.

He explained that Charlotte-Mecklenburg Schools (CMS) currently owns the site and chose to move forward with the Petitioner after a bidding process, entering into a contract to purchase the property contingent upon entitlements. The Petitioner's commitment to preserving the existing school façade (minus a non-contributing addition that was constructed later) was a focus of the bidding process. The remainder of the site is predominantly a surface parking lot where new

development is proposed around the existing preserved historic school building to balance out the site.

Mr. Brown stated that the site is located in the Wilmore Historic District which requires a parallel process for design review of the Historic District Commission (HDC) that is very detailed. The goal for the rezoning process, on the other hand, is to create a basic framework that does not conflict with the details of HDC. The rezoning Planning Staff and HDC staff are in coordination and the Petitioner's discussions have involved both bodies for continuity between the processes.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including the property owner requirements (here, CMS), transportation requirements, City and Council priorities, and community feedback. As related to the access and transportation requirements, the Petitioner's team has been thoughtful about access points to be sensitive to the existing neighborhood streets. He stated that one of the City's redevelopment goals is to create walkable mixed-use areas where people have access to housing options near amenities, employment, restaurants, and transit such as the site in question. He also noted that the market reality for the site in light of CMS's bidding process and sales price for the property requires a certain amount of new construction density to balance out the investment in revitalizing and preserving the existing school building.

The site is currently zoned to the N1-B zoning designation which is a lower density residential housing district under the Unified Development Ordinance (UDO). The 2040 Policy Map recommendation for the site reflects the current zoning for N1 but is adjacent to a higher density N2 recommendation and within walking distance of the light rail.

The rezoning proposal is a request for the MUDD-O (mixed use development – optional) zoning district. Mr. Brown explained that the rezoning petition was filed back in January to hold a place in line and was just processed by Planning Staff this summer due to a City backlog so the plan has evolved since this initial filing. The rezoning plan requests a maximum of 270 multi-family residential units, 2,500 square feet of retail/restaurant/personal service uses, and 4,300 square feet of assembly/event/gathering space. He reiterated that the goal for the rezoning is to outline the basic parameters for uses, building mass, access points, etc. while allowing the HDC process to control the design details. The main provision of the rezoning is a written commitment to preserve the existing historic school building. He showed a draft revised plan that has been in process since the initial January filing, showing a little more detail with the existing school footprint, assembly space located in the eastern portion (former school auditorium), and new multi-family residential building proposed for the majority of the remaining site that is currently vacant surface parking. Ground floor retail space is proposed at the corner of West Boulevard and Mint Street. The primary access point into structured parking for the residential use is located on Mint Street to minimize vehicular access on Kingston Avenue and West Boulevard.

Mr. Brown explained that the rezoning timeline could result in a revised plan submittal in August, public hearing in September and City Council decision in October, at the earliest, but is expected to take several additional months in order to coordinate efforts to run concurrently with the HDC process. He concluded discussions regarding the rezoning process and turned the presentation over

to visuals related to the HDC presentation for context. Several elevations and renderings were shown reflecting the thoughtfulness of the building architecture and sensitivity to massing that would not overshadow the existing historic school façade.

Mr. Tarlton Long, principal at Avery Hall, spoke of their Charlotte- and Brooklyn-based development team with in-house design and a passion for architecture. He stated that Avery Hall has experience with development in historic districts. He believes the proposal for high-quality design and architecture will draw people to the project while contributing to the neighborhood through preservation and revitalization. The Petitioner intends to hold the property long-term and is therefore motivated to provide a high-quality design that will stand the test of time. Mr. Long acknowledged the unique nature of the site and the need for thoughtfulness in fitting the design into the historic neighborhood.

The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

In response to a question regarding the Kingston Avenue proposed access point, the Petitioner’s team stated that the access is proposed as exit only. All parking for residents would be accessed from Mint Street with right-in/right-out for the existing surface parking along West Boulevard and a one-way drive aisle for site circulation and fire code access for emergency vehicles around the site through the Kingston Avenue exit. Mr. Long stated that the Kingston access would be the least utilized of the access points and only applicable to visitors or retail patrons if the front surface lot is full. The Petitioner’s team stated they would be willing to add a “No Entry” sign at the Kingston Avenue access point if acceptable by CDOT since CDOT will control how that access is managed and marked.

The Petitioner’s team clarified for an attendee that the majority of the school building would be converted into residential units (not restaurants like Optimist Hall) and the existing theater would be restored for an assembly use, but details are still being worked through on what the assembly use would entail. The retail offering would occur in the new construction building at the corner of Mint Street and West Boulevard along with a public open patio space.

An attendee asked whether “no parking” signs or speed bumps could be installed near the existing single-family homes on Kingston Avenue. In response, the Petitioner’s team stated that CDOT will dictate how the street frontage is treated (West Boulevard is controlled by NCDOT) so the Petitioner would be unable to do anything without their permission. The Petitioner’s team is willing to facilitate those discussions with CDOT but cannot install these measures themselves without CDOT.

The Petitioner’s team responded in the affirmative to a question of whether crosswalks are planned for the corner of Mint Street and West Boulevard.

In response to questions regarding the proposed amount of vehicular parking spaces, the Petitioner’s team is proposing a two-story fully underground parking garage. The team recognizes the sensitivity to building height in the neighborhood so they are going through great expense to bury the parking deck while maintaining a healthy parking ratio so residents of the proposed

project do not overflow into the existing single-family neighborhood streets. The current draft site plan proposed 328 parking spaces between the underground parking deck, surface parking, and on-site parallel parking spaces. The Petitioner is anticipating larger units than the original rezoning plan contemplated so there may be less than the maximum 270 units proposed. They are aiming for a ratio between 1.3 to 1.5 parking spaces per unit or roughly 1 space per bedroom, which is higher than many developments around South End, some of which require zero parking in transit districts.

In response to a question about the future traffic projections, the Petitioner's team stated that they are projected below the traffic study trigger of 2,500 vehicular trips per day.

In response to an attendee's question about rental versus for-sale residential units, the Petitioner's team confirmed that the current intention is for rental units but that the Petitioner plans to hold the project long-term and not flip and sell it, so they are invested in attracting tenants that desire to stay long-term. The Petitioner is designing the building with the intention of targeting a more mature demographic with larger units.

An attendee asked about landscaping, fencing or privacy screening for the adjacent homes to the east on Kingston Avenue and West Boulevard. The Petitioner's team stated that they have not designed the landscaping/screening yet but fully intend to have property line screening and separation and is open to coordinate with adjacent neighbors on their preferences between evergreen plantings, walls, or a combination.

In response to a question regarding the vision for the retail corner, the Petitioner's team stated that they imagine a neighborhood node such as a restaurant with outdoor seating. Pasta and Provisions on Mint Street was used as an example.

An attendee asked what improvements were being requested by CDOT. The Petitioner's team stated that they recently received CDOT/NCDOT comments requesting turn lanes on West Boulevard but that discussions will continue to explain that the West Boulevard access points are not intended for high traffic to justify turn lanes. The Petitioner's team would prefer to avoid installing turn lanes in favor of instead prioritizing the preservation of existing mature trees along that frontage. CDOT/NCDOT has also requested the addition of bike lanes along the frontage. An attendee later commented that they were opposed to adding right turn lanes on West Boulevard as NCDOT requested.

In response to an attendee's question asking what the project would bring to the neighborhood, the Petitioner's team emphasized the preservation of the historic school building façade and character of the neighborhood. The retail and assembly spaces would bring uses that the entire neighborhood can enjoy. The Petitioner's team heard in early outreach discussions with community representatives that preserving the school building was a priority of the neighborhood, but time is running out for that to be kept given the existing condition of the degrading building. The Petitioner is proposing thoughtful design that features that building façade and allowing it to contribute into the future.

An attendee asked how pass-through traffic would be controlled to prevent it from being used as a traffic cut-through between West Boulevard and Kingston Avenue. The Petitioner's team responded that the one-way circulation access would be a secondary use that they do not intend to be used frequently. If cut-through traffic becomes a problem, the Petitioner as the long-term property holder would be motivated to stop it since it affects their site and residents living there as well as the surrounding neighbors.

The Petitioner's team affirmed that they would follow all building department rules regarding construction working hours in response to an attendee's concerns regarding construction noise limits in the residential neighborhood.

In response to an attendee's question about current utility capacity and concern that roads may be torn up in the future to accommodate new sewer systems, the Petitioner's team stated that they understand there is enough availability capacity as of now, so they do not expect a need to increase the sewer line size. They will coordinate their development with Charlotte Water.

An attendee pointed out the rezoning plan's conversion rights that allow some residential units to be converted to commercial square footage and asked the Petitioner's plans related to this conversion. The Petitioner's team stated that this is standard zoning language to allow flexibility to convert to office uses but that is not the current intention and not a foreseeable outcome at this time.

An attendee asked why the Petitioner thinks future residents will choose this development to live in rather than other places in South End. The Petitioner's team responded that they anticipate that the proximity to the historic neighborhood combined with the ability to live in a modern building will be attractive to many future residents who are maturing out of the South End "party" atmosphere but still want to stay close to the area.

In response to a question about affordable or workforce housing, the Petitioner's team stated that market rate units are proposed at this time, but discussions are ongoing.

An attendee asked whether the proposed residential pool and amenities could be turned into a community gathering point instead. The Petitioner's team responded that the two interior courtyards are intended for private residential use only but that the assembly space and Mint/West corner could have a community component.

The Petitioner's team responded to a question regarding construction timeline by stating that they anticipate construction to take between twenty and twenty-four months.

One attendee commented that he would like to express his support for the proposal and asked who he could reach out to. The Petitioner's team referred attendees to their City Council district representative.

The meeting concluded at approximately 8:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 14th day of August 2023.

cc: Holly Cramer, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2023-042	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-042	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, North Carolina, 28203		Charlotte	28203
2023-042	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD,		CHARLOTTE NC	28203
2023-042	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST.		CHARLOTTE NC	28203
2023-042	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST		CHARLOTTE NC	28203
2023-042	Charlotte Observer	Karen	Sullivan	600 S TRYON ST.		CHARLOTTE NC	28202
2023-042	DCA Land Use	Ellen	Charella	322 E KINGSTON AVE		CHARLOTTE NC	28203
2023-042	Dilworth Community Association	Franklin	Keathley	523 E KINGSTON AVE,		CHARLOTTE NC	28203
2023-042	Dilworth Community Association	Valerie	Preston	413 E WORTHINGTON AVE,		CHARLOTTE NC	28203
2023-042	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AVE		CHARLOTTE NC	28203
2023-042	Dilworth Community Development	John	Gresham	717 E KINGSTON AV,		CHARLOTTE NC	28203
2023-042	Dilworth West	Omar	Hamid	2133 SOUTHEND DR.,		CHARLOTTE NC	28203
2023-042	Ephesus Church	Will	Mover	1510 S MINT ST.		CHARLOTTE NC	28203
2023-042	Gold District	Paul	Kardous	305 W DUNBAR STREET,		CHARLOTTE NC	28203
2023-042	Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST.,		CHARLOTTE NC	28203
2023-042	Hart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE,		CHARLOTTE NC	28203
2023-042	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD,		CHARLOTTE NC	28208
2023-042	Historic South End	Megan	Gude	1507 CAMDEN ROAD,		CHARLOTTE NC	28203
2023-042	Moore's Chapel Village	Sam	Smith/Lr.	7008 PALATINE LN,		CHARLOTTE NC	28214
2023-042	Ornsted Park Homes HOA	Nina	Lipton	415 MEACHAM ST.		Charlotte	28203
2023-042	Other	Linda	Vanderbosch	600 E WORTHINGTON AVE,		CHARLOTTE NC	28203
2023-042	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD,		CHARLOTTE NC	28208
2023-042	S byron	Wanda	Hairston	2630 S TRYON,		CHARLOTTE NC	28203
2023-042	South End	Bright	Taylor	315 ARLINGTON AVE,		CHARLOTTE NC	28203
2023-042	South End	Megan	Pearl	315 ARLINGTON AVENUE,		CHARLOTTE NC	28203
2023-042	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD,		CHARLOTTE NC	28203
2023-042	South Tryon Community Coalitio	Rasheda	McMullin	2516 S TRYON ST.		CHARLOTTE NC	28203
2023-042	Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL.		CHARLOTTE NC	28203
2023-042	Sunset Hills Neighborhood Assoc	Marcel	Dawson	525 ATHERTON ST.		CHARLOTTE NC	28203
2023-042	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD,		CHARLOTTE NC	28208
2023-042	Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD.,		CHARLOTTE NC	28208
2023-042	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST.		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV.		CHARLOTTE NC	28202
2023-042	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE,		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR.		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR.,		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST.		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	John	Knutson	1604 MERRIMAN AVE,		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Julie	Lane	1550 WILMORE DR.		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Justin	Lane	1908 WOOD DALE TR,		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Louise	Shackford	218 W PARK AVE,		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Marlyn	Corn	501 WEST BV.		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Martha	Epps	2017 WOOD DALE TERRACE,		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Michael	Walsh	1557 WILMORE DR.		CHARLOTTE NC	28203
2023-042	Wilmore Neighborhood Associatio	Nathan	Gray	1778 DUNKIRK DR.		CHARLOTTE NC	28203
2023-042	Wilmore Resident / NextDoor Lea	Jack	Williams			CHARLOTTE NC	28203

Exhibit B

July 17, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Monday, August 7th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Wilmore Preservation LLC
Petition No.: 2023-042

Dear Charlotte Neighbor:

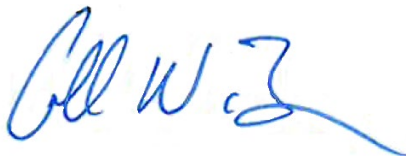
Our firm represents Wilmore Preservation (the “Petitioner”) in its proposal to rezone an approximately 3.28-acre site located on the north side of West Boulevard, east side of South Mint Street, and south side of West Kingston Avenue, known as the former Wilmore School. The Petitioner is requesting a rezoning from the N1-D(HDO) zoning district to the MUDD-O(HDO) zoning district to accommodate its preservation of the Wilmore School building and mixed-use development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, August 7th at 7:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Wilmore”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.



Sincerely,







Collin W. Brown

Exhibit C

Find a participant



BL Brittany Lins (Host, me)  



CB collin brown (Co-host)  

CB Collin Brown (Co-host)  

TL Tarlton Long 

AM Alex Moore  



CS Chris Sovchen  



EK Edmund Konsen  


EM Elena Mitchell  


GH Grayson Hawkins  

JK James King  


JD Jennifer Detrisac  

JW Joseph Williams  

JF Julie Ferrari  



JB Justin Bell  



LP Laura Pepper  



LL Lisa Larkins  

ML Michael Lewis  

RP Robin Payne  

RS Ruffin Scarborough  

SS Samantha Skains-Menchaca  

PS paul scarborough  

PS paul scarborough   **AE** Adam Echstenkamper  

Exhibit D

WILMORE SCHOOL REZONING

(REZONING #2023-042)


WILMORE PRESERVATION LLC

Official Community Meeting

August 7, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

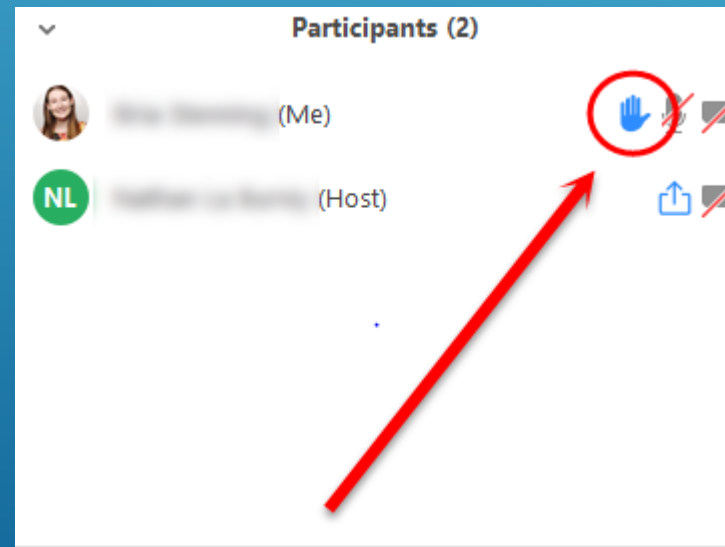
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Renderings and HDC Process**
 - **Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Charlotte Mecklenburg Board of Education

Petitioner: Wilmore Preservation LLC

SCARBOROUGH FAMILY

Ruffin Scarborough

AveryHall

Tarlton Long

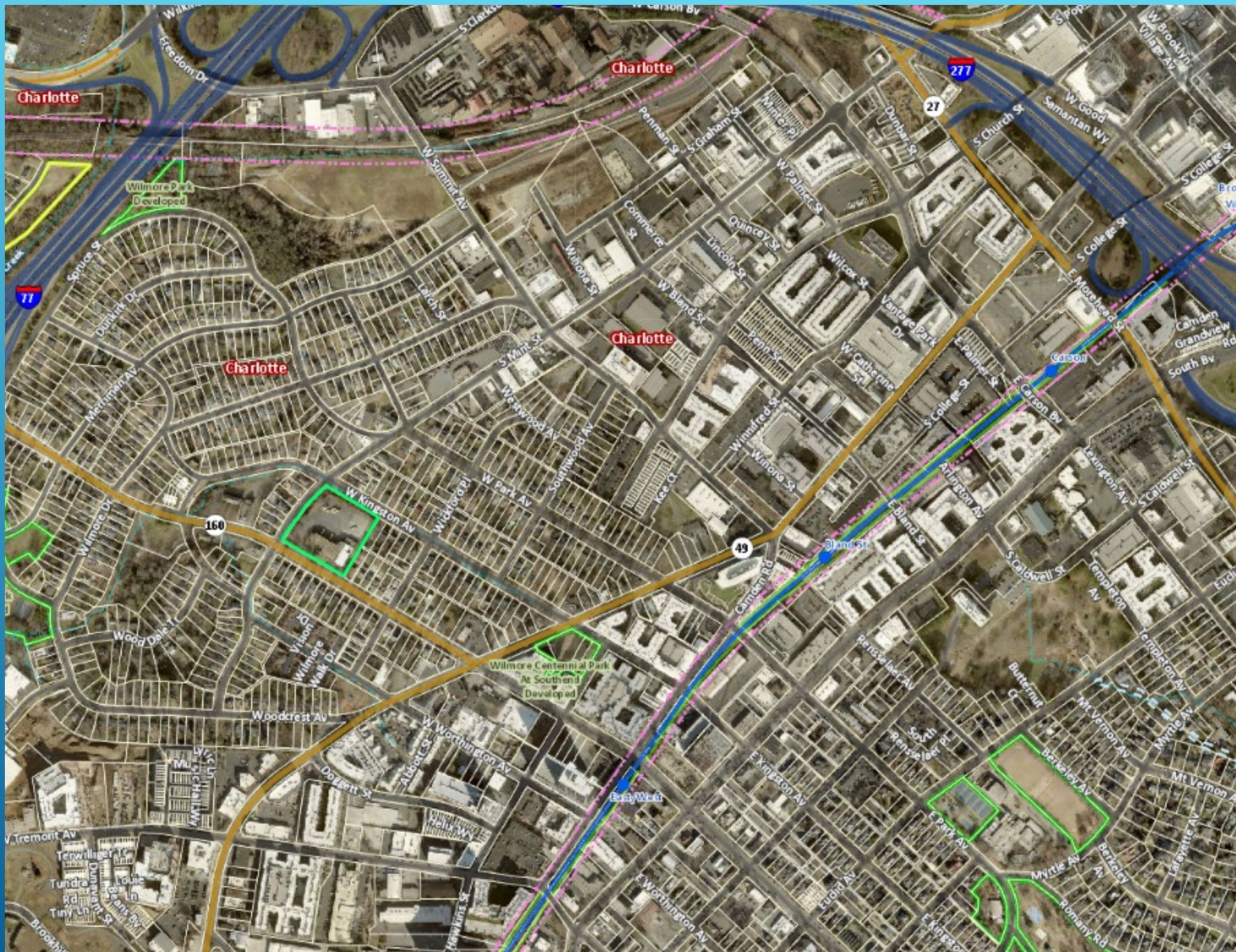


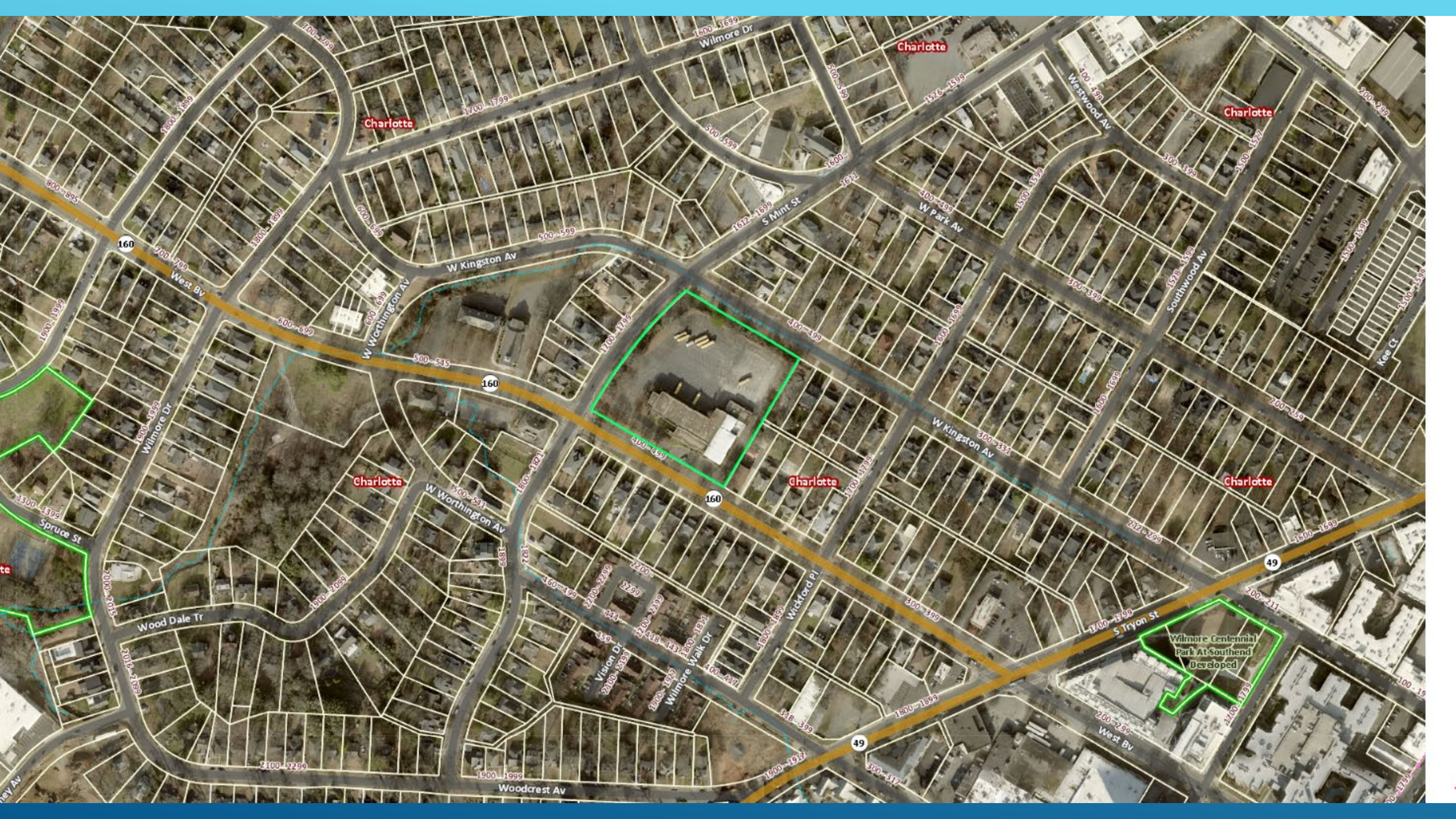
**Alexander
Ricks
PLLC**

Collin Brown &
Brittany Lins

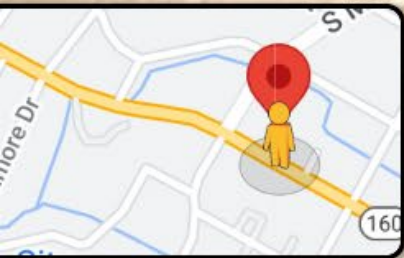
PROPERTY LOCATION





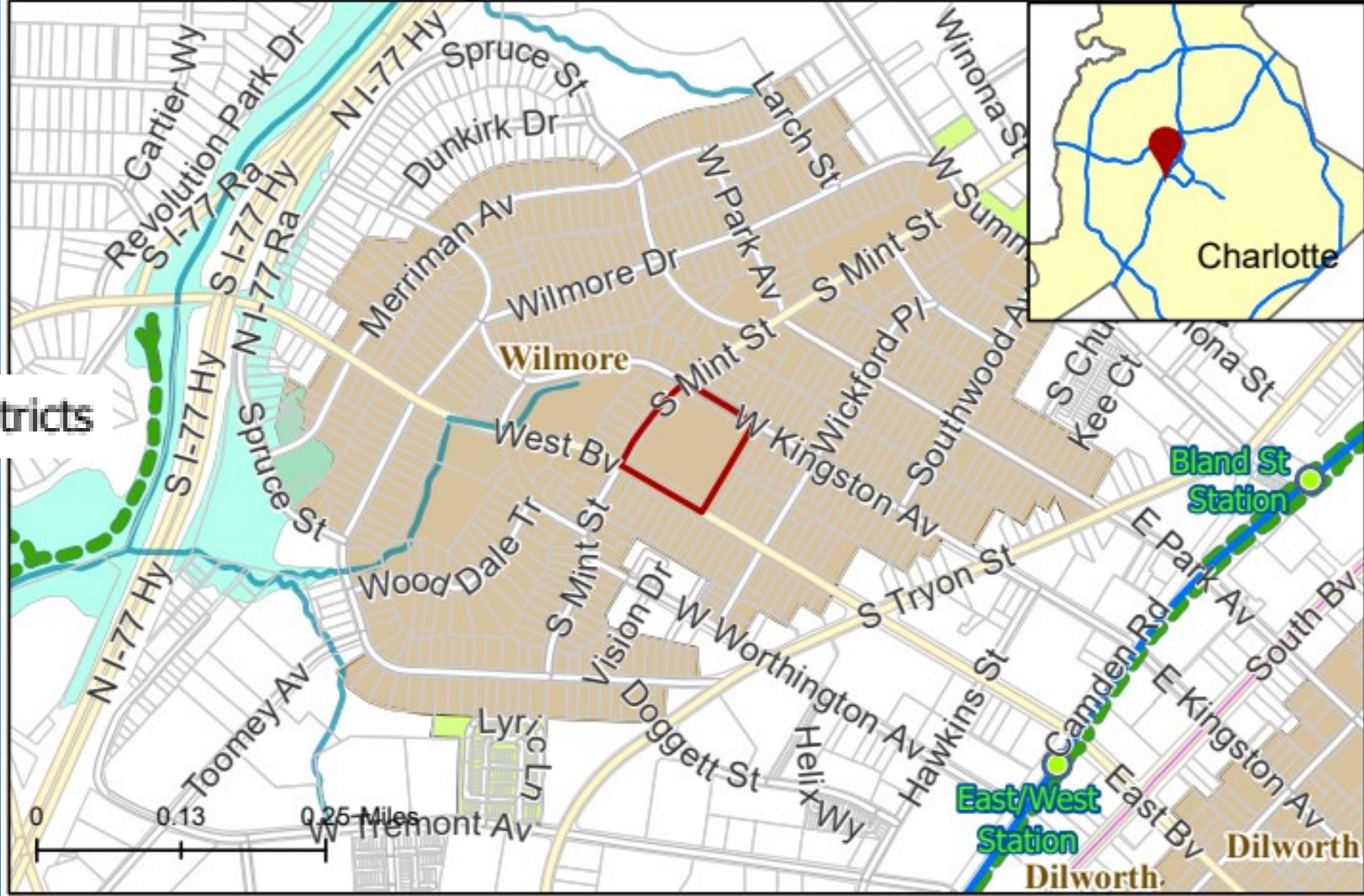






Approximately 3.28 acres

Location of Requested Rezoning



 Historic Districts

Existing Conditions



- Existing Trees to Remain
- Dead / Sick Trees to be Replaced
- Proposed New Street Tree
- Trees / Vegetation Removal Area
- 1970s Addition Removal (School Bldg)

Total Site = 3.28 Acres

Existing Conditions - Kingston Ave and Mint St



Kingston Ave, East side of site



Kingston Ave, Middle of site



Kingston Ave, West side / corner of Mint



Mint St, North side / corner of Kingston



Mint St, Middle of site



Mint St, South side / corner of West. Wilmore sign to remain

Existing Conditions - West Blvd / School



West Blvd, Front elevation of Wilmore School

Remove 1970s Addition, restore original facade



West Blvd, West side view of Wilmore School



West Blvd, East side view of Wilmore School



Rear view, Wilmore School



Rear Parking lot View, Wilmore School

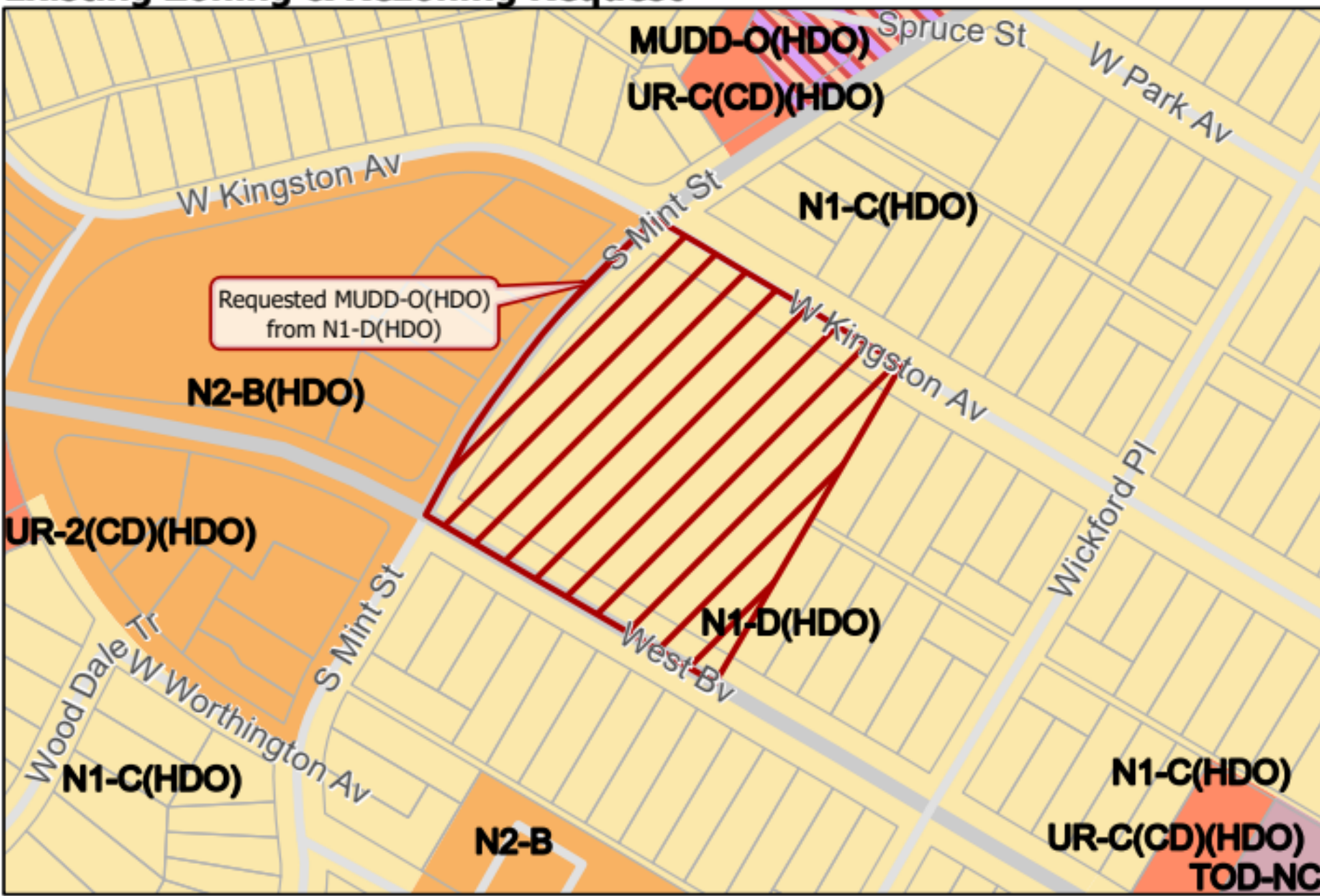
DEVELOPMENT CONSIDERATIONS


- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities








EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested MUDD-O(HDO) from N1-D(HDO)

Zoning Classification

-  Neighborhood 1
-  Neighborhood 2
-  Urban Residential
-  Mixed Use
-  Transit-Oriented



LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



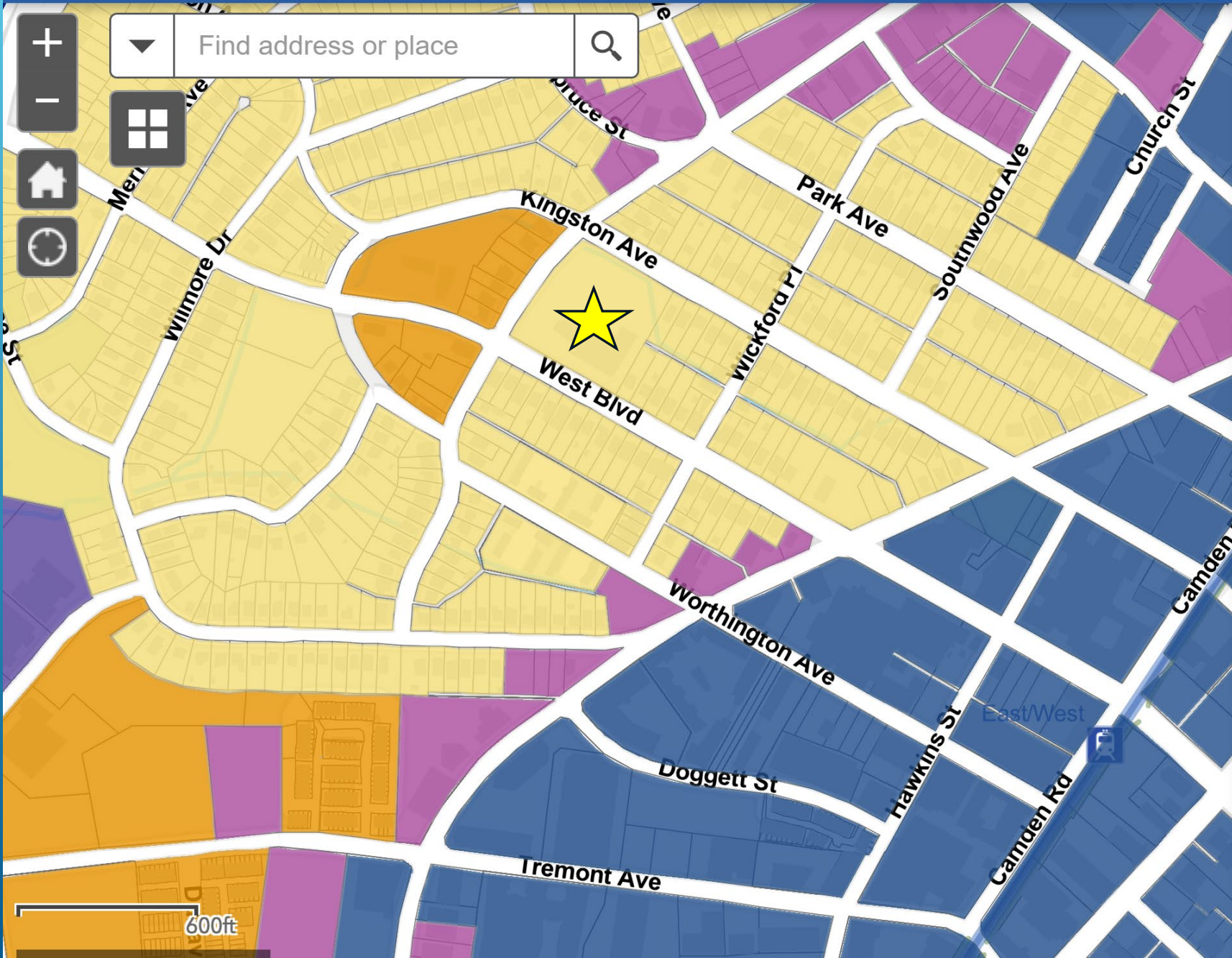


Charlotte Future 2040 Policy Map

Legend

Charlotte Future 2040 Policy Map

-  Neighborhood 1
-  Neighborhood 2
-  Parks & Preserves
-  Commercial
-  Campus
-  Manufacturing & Logistics
-  Innovation Mixed-Use
-  Neighborhood Center
-  Community Activity Center
-  Regional Activity Center



600ft



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING PROPOSAL

REZONING PROPOSAL: MUDD-O(CD), HD

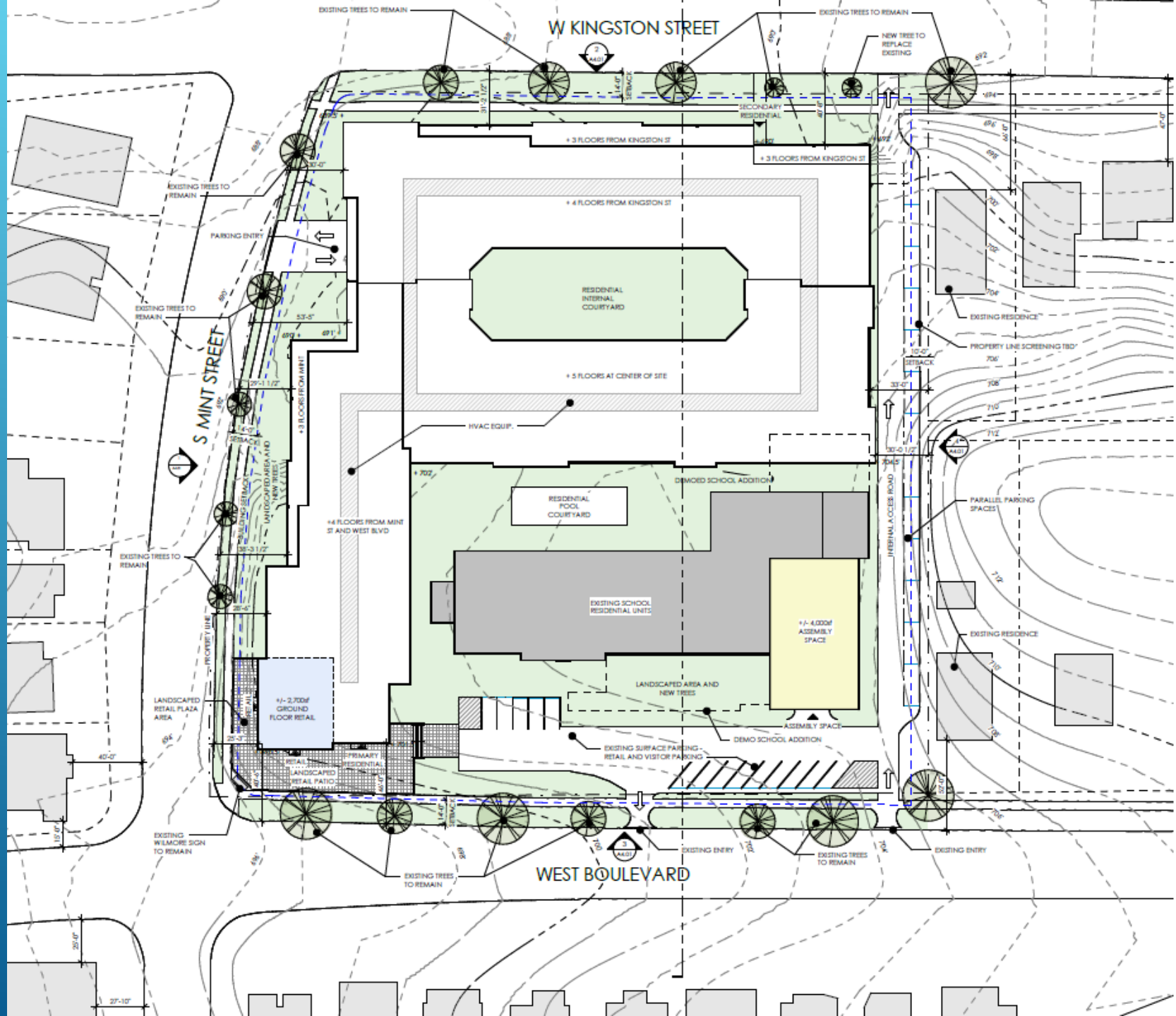


270 MULTI-FAMILY RESIDENTIAL UNITS,
2,500 SQUARE FEET OF RETAIL/ EDEE/
PERSONAL SERVICE USES, AND 4,300
SQUARE FEET OF ASSEMBLY, EVENT,
VENUE AND/OR COMMUNITY GATHERING
SPACE

- a. **Preservation of Existing Wilmore School Building.** The Petitioner shall preserve the existing Wilmore School building located in Redevelopment Area A for adaptive reuse, unless determined to be in such condition from a structural or environmental standpoint that preservation may not be possible, as determined by the third-party engineer licensed in North Carolina. If the building is determined to be structurally/environmentally unsound or destroyed by an Act of God, it shall be rebuilt in a substantially similar manner.
1. If any design or streetscape improvement requirements contained herein are contradictory to the requirements of historic preservation so as to affect the Wilmore School's eligibility for historic tax credits, the requirements related to historic preservation shall prevail so as not to impact the applicability of historic tax credits. Alternative Compliance or Alternative Improvements shall be provided in coordination with the Planning Director (or its assignee) and/or CDOT.
 2. For building(s) in Redevelopment Area A that are being adaptively reused, the Petitioner requests optional provisions (as stated in Section II above) to allow existing buildings to remain without triggering new building design guidelines.

UPDATED DRAFT CONCEPT PLAN





POTENTIAL REZONING SCHEDULE

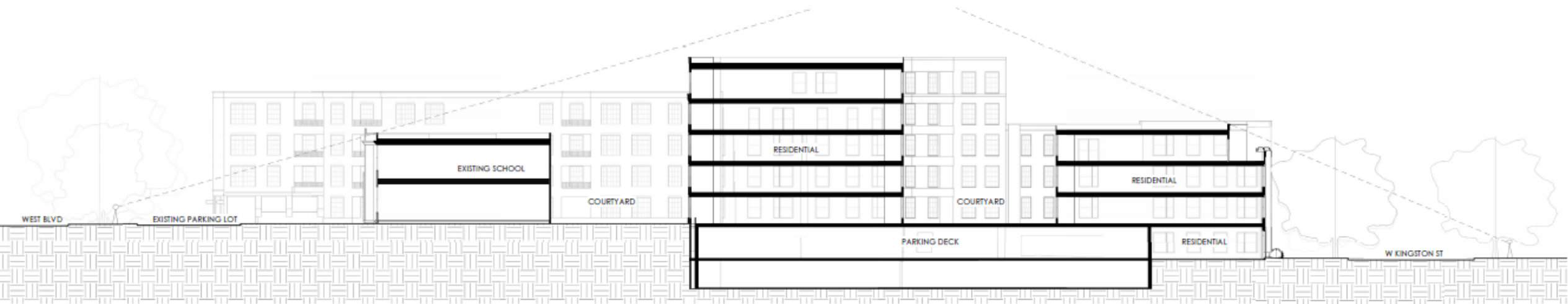
- ▶ **Application Processed:** June 2023
- ▶ **Official Community Meeting:** Today, August 7th
- ▶ **Revised Plan Submittal:** August 14th
- ▶ ***Earliest Public Hearing:** September 18th
- ▶ ***Zoning Committee:** October 3rd
- ▶ ***City Council Decision:** October 16th

***Concurrent with Historic District Process, likely to delay timeline**

HDC PROCESS/RENDERING



Site Section



1
A5.01

SITE SECTION (WEST / KINGSTON)

Elevations

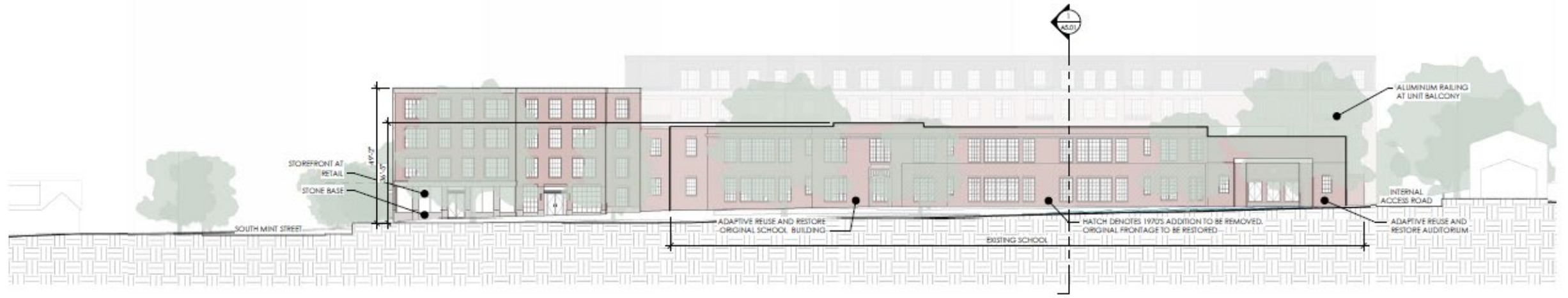


2
A4.01 W KINGSTON STREET ELEVATION



1
A4.01 MINT STREET ELEVATION

Elevations



3 WEST BOULEVARD ELEVATION
A4.01



4 EAST ELEVATION
A4.01

Streetscape Rendering - Kingston Ave



Streetscape Rendering - West Blvd



New Development - Architectural Details

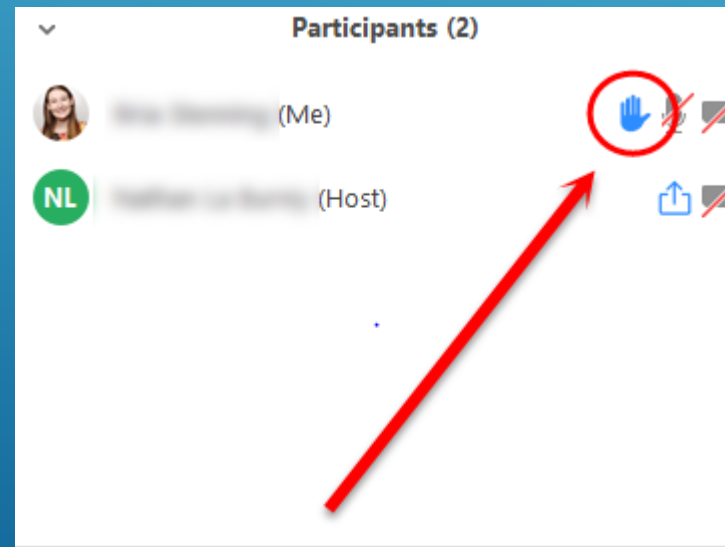


QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

The image features a solid blue background with a white rectangular box in the center containing the text "THANK YOU!". In the bottom right corner, there are several white diagonal lines of varying lengths and thicknesses, creating a dynamic, abstract graphic element.