

## OFFICIAL COMMUNITY MEETING REPORT

### **Petitioner: Drakeford Communities**

Rezoning Petition No. 2023-097

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 September 28, 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 Tuesday, October 10<sup>th</sup> at 5:30 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 one (1) attendee from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Bobby Drakeford and Jovonna Mozeak, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks PLLC.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 0.64-acre site located along the east side of Ashley Road, south of Alleghany Street. He explained that The Drakeford Company is working on several infill projects nearby, including on the opposite side of Ashley Road, so they are familiar and active in the area.

Mr. Brown explained that this small portion of a parcel was incorporated into a rezoning that was approved for multi-family residential project by Elmington Capital Group last year under the old zoning ordinance's R-22MF(CD) zoning district. The approved rezoning plan did not show the future development for this portion of the parcel. The recent zoning translation under the new Unified Development Ordinance (UDO) area is surrounded by the N2-B zoning classification, which allows for higher density residential housing. The 2040 Land Use Policy Map similarly

recommends the N2 placetype for this parcel and surrounding area. Mr. Brown explained that the goal of the pending rezoning request is to bring this leftover parcel into conformity with the surrounding N2-B zoning district and consistent with the 2040 Plan recommendation.

Mr. Brown concluded the presentation by stating that the rezoning timeline could result in a public hearing in November and rezoning decision by City Council in December, at the earliest.

Mr. Bobby Drakeford spoke on behalf of the Petitioner explaining the various parcels in the area that are owned or controlled by The Drakeford Company. He stated that the Petitioner intends to develop the area in coordination with Elmington's multi-family as a compatible lower density transition to townhome units, but plans are still preliminary.

The meeting was then opened for the attendee to ask questions. The one attendee stated that she was excited about The Drakeford Company's plans and thinks they have done a great job along this corridor. She looks forward to more to come and thinks that townhome units would be a good addition.

The meeting concluded at approximately 5:45 p.m. with no additional questions or comments from the community member.

Respectfully submitted this 16<sup>th</sup> day of October 2023.

cc: Maxx Oliver, 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

2023-097	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-097	Ashley Park	Victoria	Corwin	2310 BELFAST DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Berewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	choice_1541	DON	JOHNSON	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Cotswold	Katie	Ousseini	3607 CARLYLE DR, CHARLOTTE, NC, 28308		CHARLOTTE	28308
2023-097	Edgewood Community	Leslia	Thomas	4414 LOCHLEVEN ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Enderly Park Neighborhood Assoc	George	Casey	1109 TENNYSON DRIVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Farmington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	FOCHUS	Steve	Parker	3919 AMERIGO STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Giverny Homeowners Association	Scott	Campbell	3900 FREEDOM DR, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 CAMP GREENE ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Greater Enderly Park Neighborho	Shamaiye	Haynes	2908 Tuckaseegee Rd, Charlotte, NC, 28208, USA		Charlotte	28208
2023-097	Historic Camp Greene Neighborho	Cynthia	Harrison	2229 WEYLAND AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-097	Marsh Estates	Kayla	Earley	2504 GREENLAND AVE., CHARLOTTE, NC, 28208		CHARLOTTE	28208
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2023-097	Northampton Condos	Elson	Baldwin	1855 J JULIAN LANE, CONDO G, CHARLOTTE, NC, 28208		CHARLOTTE	28208
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2023-097	The Mount Charlotte	Marcus	Northam	1520 ALLEGHANY STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
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# Exhibit B

September 28, 2023

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

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Tuesday, October 10<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Drakeford Communities  
**Petition No.:** 2023-097

Dear Charlotte Neighbor:

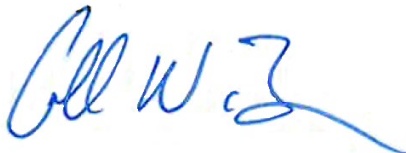
Our firm represents Drakeford Communities (the “Petitioner”) in its proposal to rezone an approximately 0.64-acre site located along the east side of Ashley Road, south of Alleghany Street. The Petitioner is requesting a rezoning from the R-22MF(CD) zoning district to the N2-B zoning district to accommodate its residential 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 **Tuesday, October 10<sup>th</sup> at 5:30 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](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Drakeford”) or property (“Ashley”) 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](mailto: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



Z Participants (6) — □ ×

-  Brittany Lins (Host, me)   
-  collin brown 
-  Collin Brown  
-  Bobby Drakeford  
-  Cynthia Harrison  
-  Jovonna  

# Exhibit D

**TDC**

THE DRAKEFORD COMPANY

**ASHLEY REZONING**  
**(REZONING #2023-097)**  
**DRAKEFORD COMMUNITIES**

Official Community Meeting  
October 10, 2023

Alexander  
Ricks  
PLLC

# MEETING AGENDA

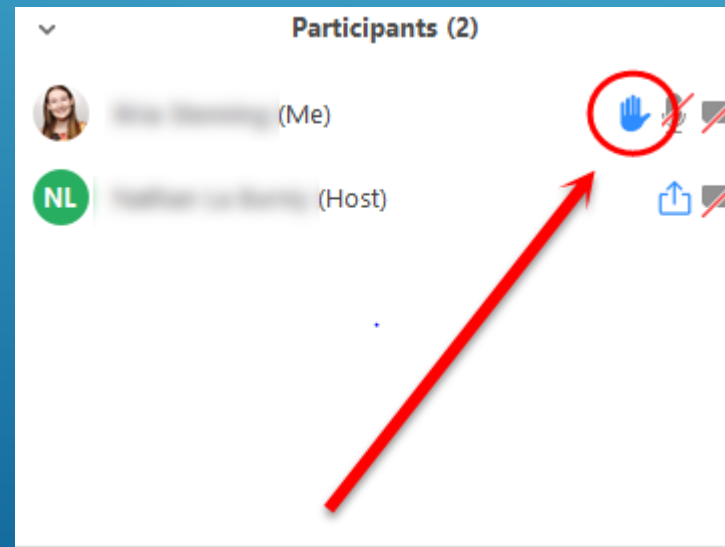
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Proposed Rezoning District**
  - **Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:** MW Group PropCo, LLC

**Petitioner:** Drakeford Communities

The logo for The Drakeford Company, featuring the letters 'TDC' in a large, bold, blue serif font with a slight shadow effect.The full name of the company, 'THE DRAKEFORD COMPANY', in a bold, black, sans-serif font, positioned below a horizontal line.

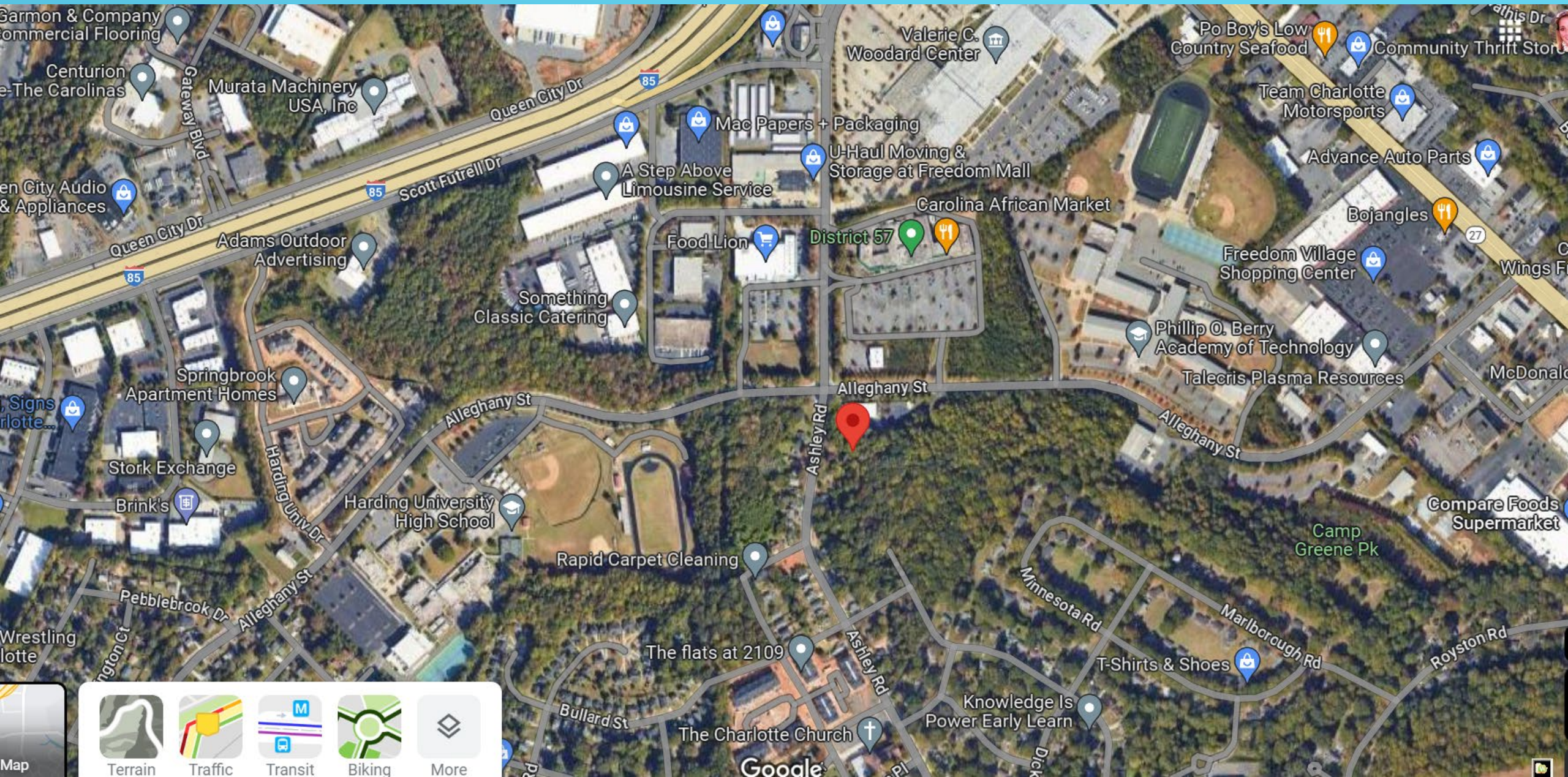
Bobby Drakeford

The logo for Alexander Ricks PLLC, with 'Alexander Ricks' in a blue serif font and 'PLLC' in a smaller, black, sans-serif font below it.

Collin Brown &  
Brittany Lins

# PROPERTY LOCATION





Garmon & Company Commercial Flooring  
Centurion e-The Carolinas  
Murata Machinery USA, Inc  
Valerie C. Woodward Center  
Po Boy's Low Country Seafood  
Community Thrift Store

Queen City Dr  
Scott Futrell Dr  
Mac Papers + Packaging  
A Step Above Limousine Service  
U-Haul Moving & Storage at Freedom Mall  
Team Charlotte Motorsports  
Advance Auto Parts

Queen City Dr  
Adams Outdoor Advertising  
Food Lion  
District 57  
Carolina African Market  
Bojangles  
Freedom Village Shopping Center

Springbrook Apartment Homes  
Stork Exchange  
Brink's  
Harding University High School  
Something Classic Catering  
Alleghany St  
Phillip O. Berry Academy of Technology  
Talecris Plasma Resources  
McDonald's

Alleghany St  
Ashley Rd  
Compare Foods Supermarket  
Camp Greene Pk

Harding Univ. Dr  
Pebblebrook Dr  
Alleghany St  
Rapid Carpet Cleaning  
The flats at 2109  
Ashley Rd  
Minnesota Rd  
Marlborough Rd  
T-Shirts & Shoes

Wrestling lotte  
The Charlotte Church  
Knowledge Is Power Early Learn  
Bullard St  
Dick

Map  
Terrain  
Traffic  
Transit  
Biking  
More

Google



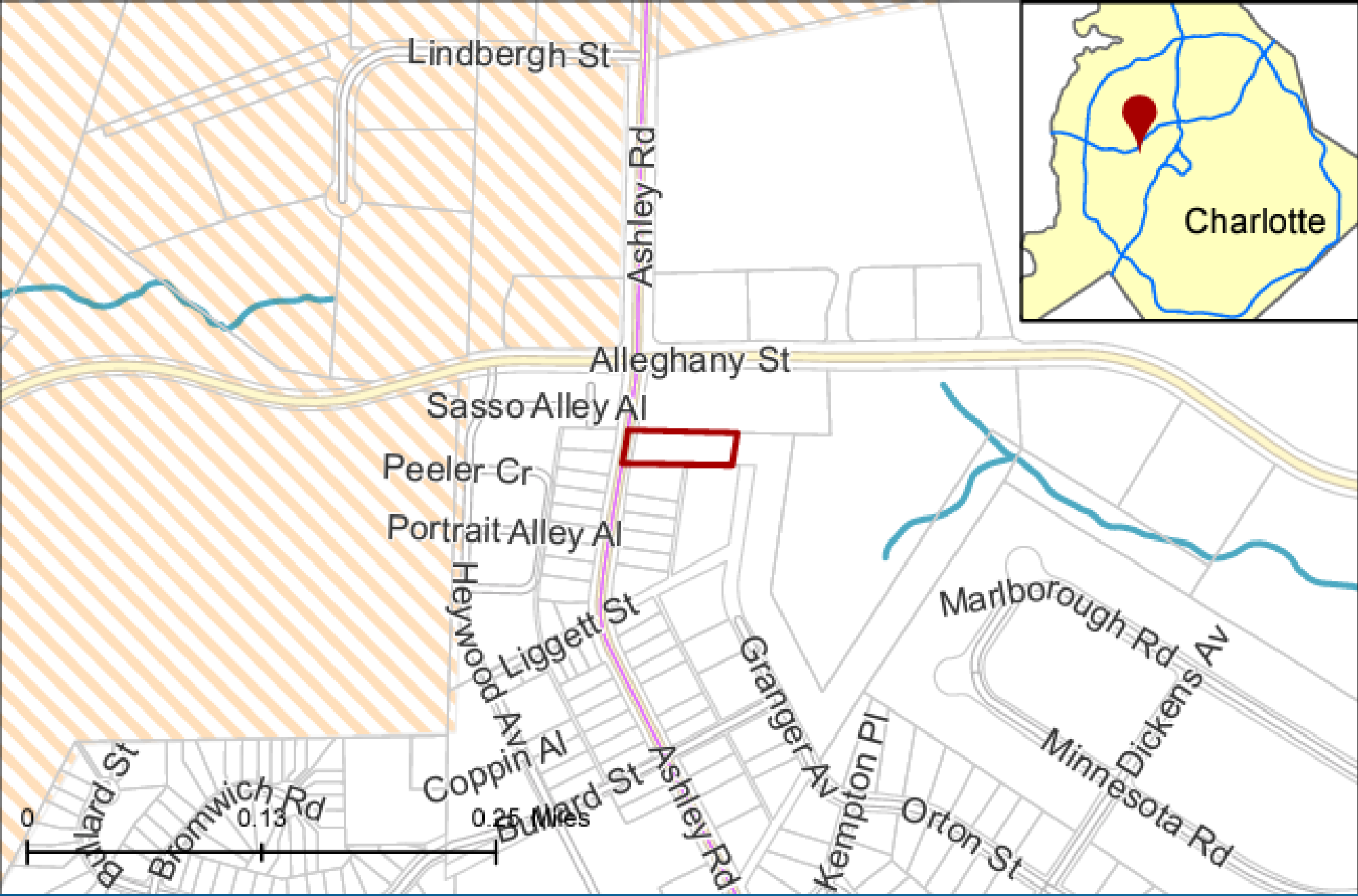








Portion of Parcel 06711346





Approximately 0.64 acres  
**Location of Requested Rezoning**



-  2023-097
-  Inside City Limits
-  Parcel
-  Streams
-  Airport Noise Overlay
- City Council District**
  -  2-Malcolm Graham

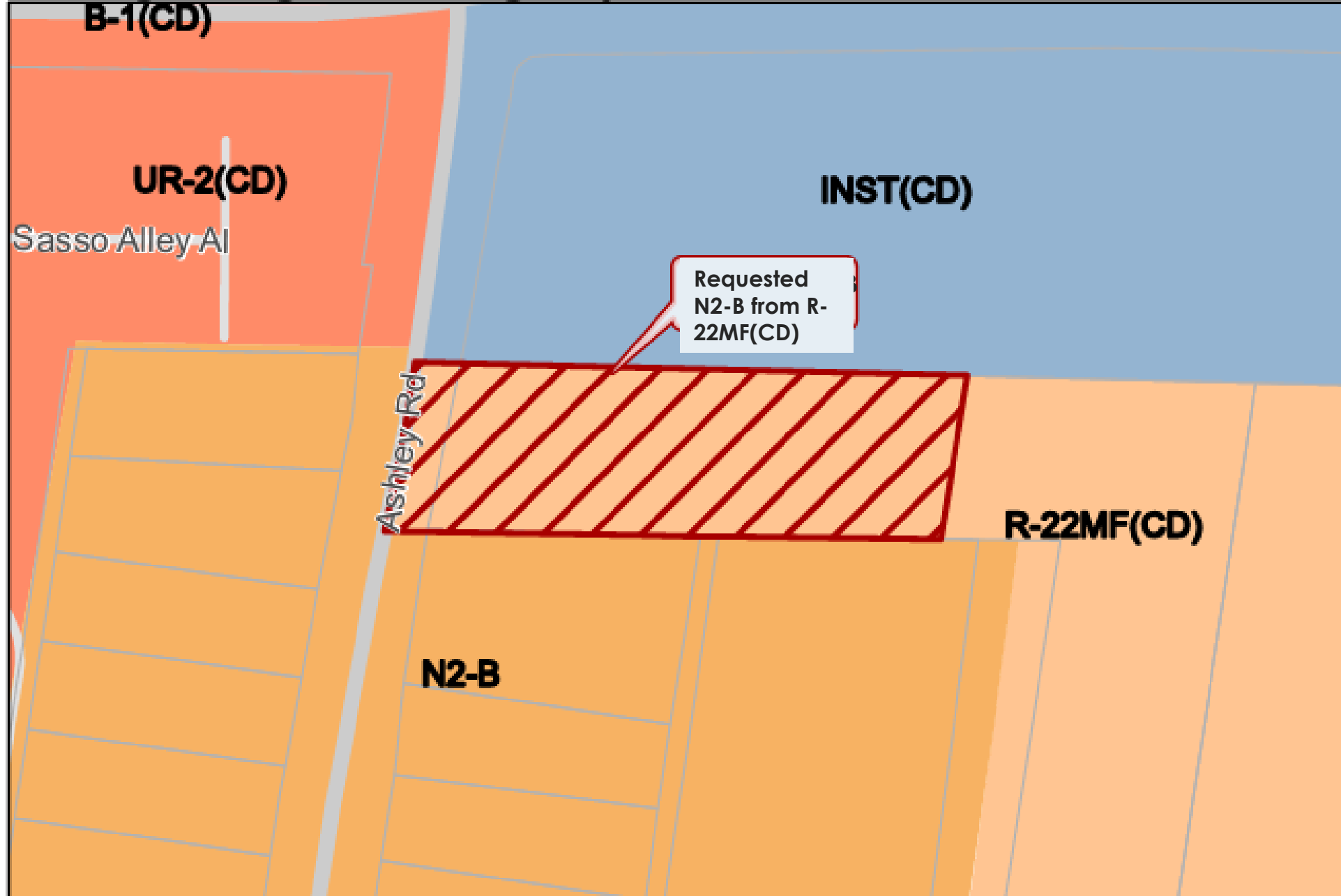
# DEVELOPMENT CONSIDERATIONS

- ▶ 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

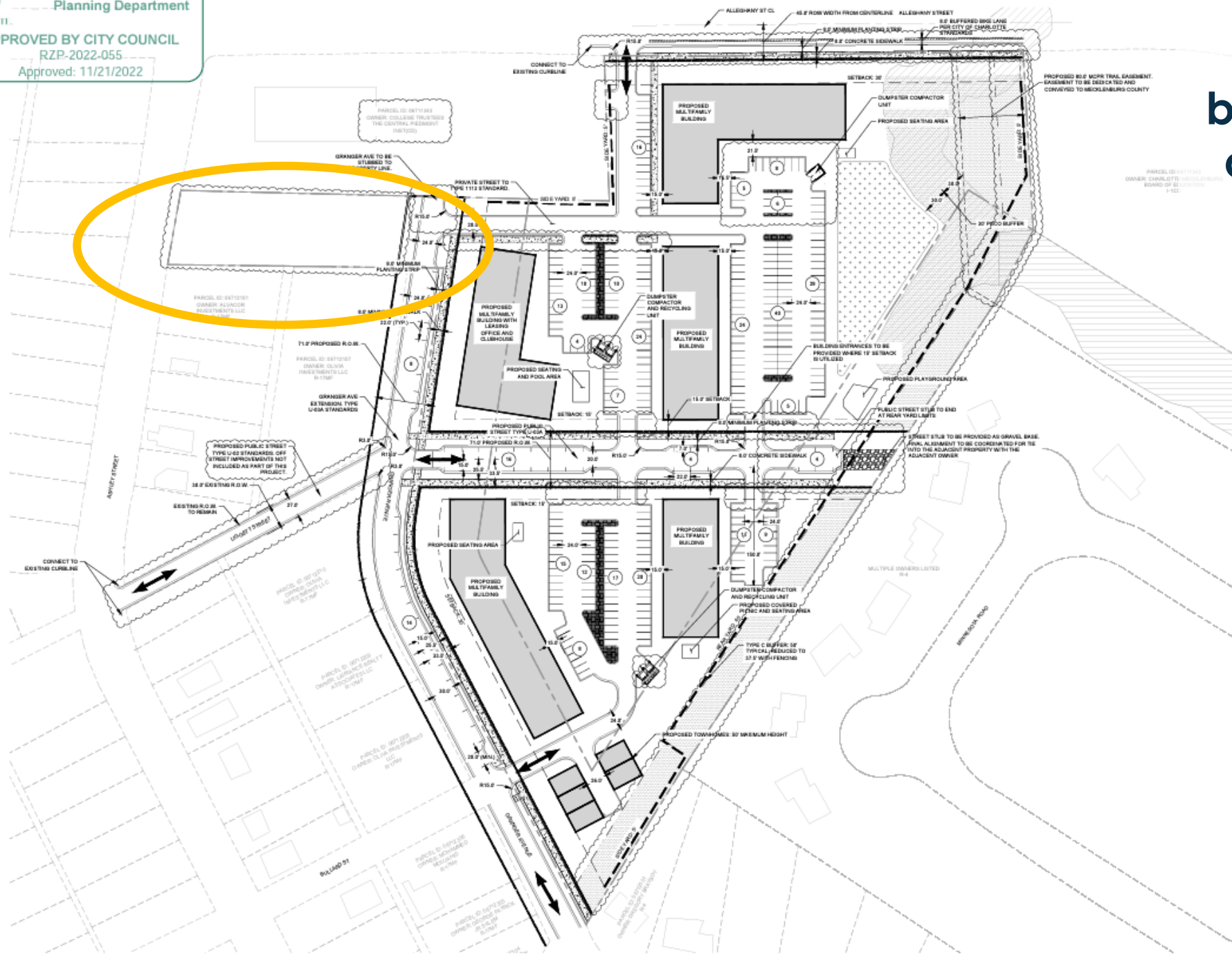


 Requested N2-B from R-22MF(CD)

## Zoning Classification

-  Neighborhood 2
-  Multi-Family
-  Urban Residential
-  Institutional
-  Business





# Rezoning 2022-055 by Elmington Capital, approved Nov 2022

R-22MF(CD) under old zoning ordinance

220 multi-family units  
And 5 townhome units

Left "Granger" piece  
for future development



Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Min

3200-3299  
Sasso Alley Al

1400-1499

1600-1699  
Portrait Alley Al

1500-1599  
Peeler Cr

3400-3499  
Liggett St

1700-1799  
Coppin Al

3400-3499  
Bullard St

2100-2199  
Heywor

3200-3299  
Kempton Pl

2100-2299  
Orton St

1900-1999  
Manteo Ct

3200-3299

3900-3999  
Dickens Av

1700-1783

1800

1815

4002

4001

1800

1857-1899

1800-1851

1851-1899

2000

2000-2099

2002-2099

3300-3399

2000

2100-2199

2127

3299

7400-7499

2099



# LAND USE PLAN RECOMMENDATION



# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

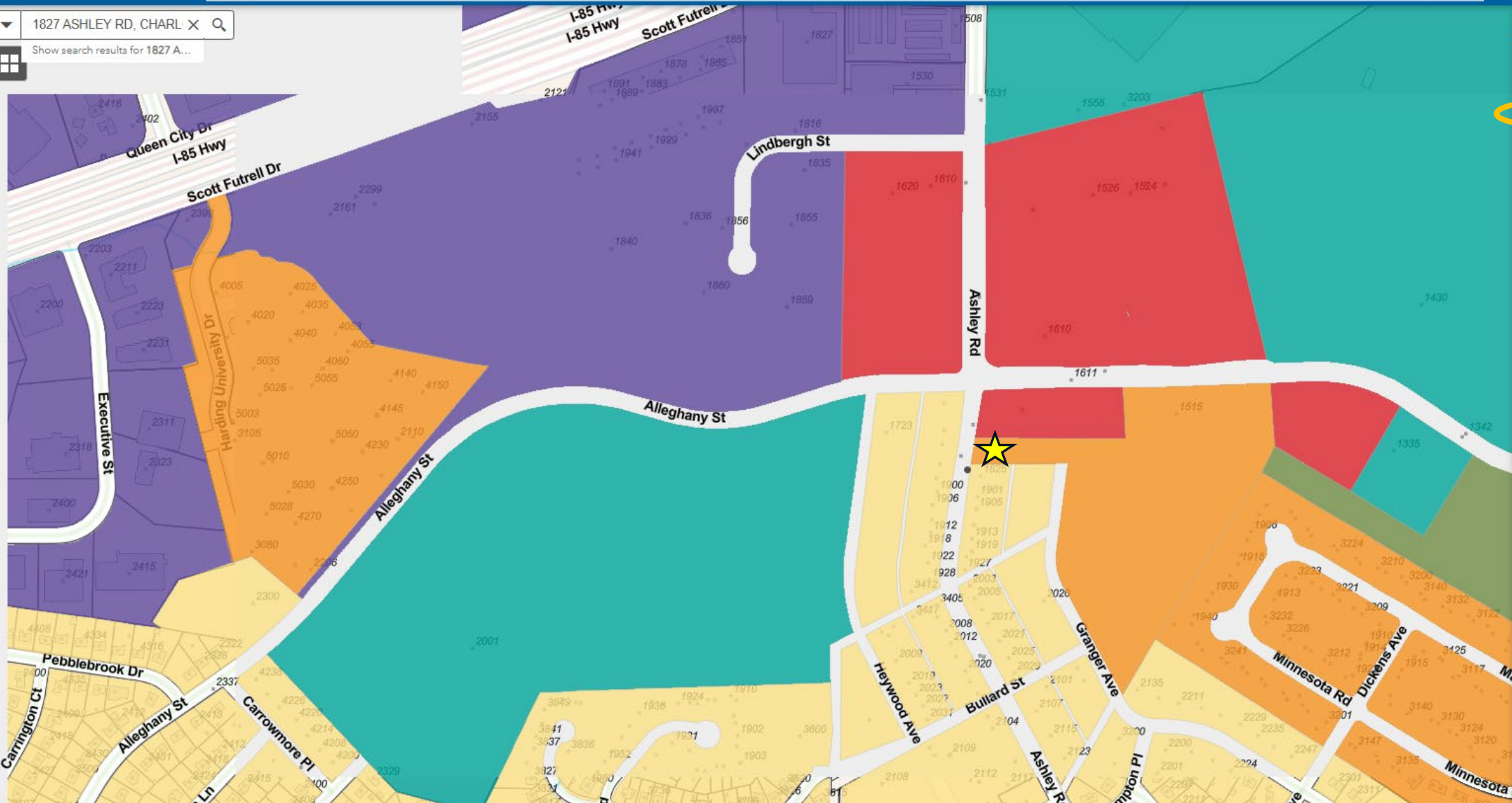
OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020



# N2 request consistent with 2040 Plan recommendation, consistent with current zoning

1827 ASHLEY RD, CHARL X  
Show search results for 1827 A...



**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



### 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.

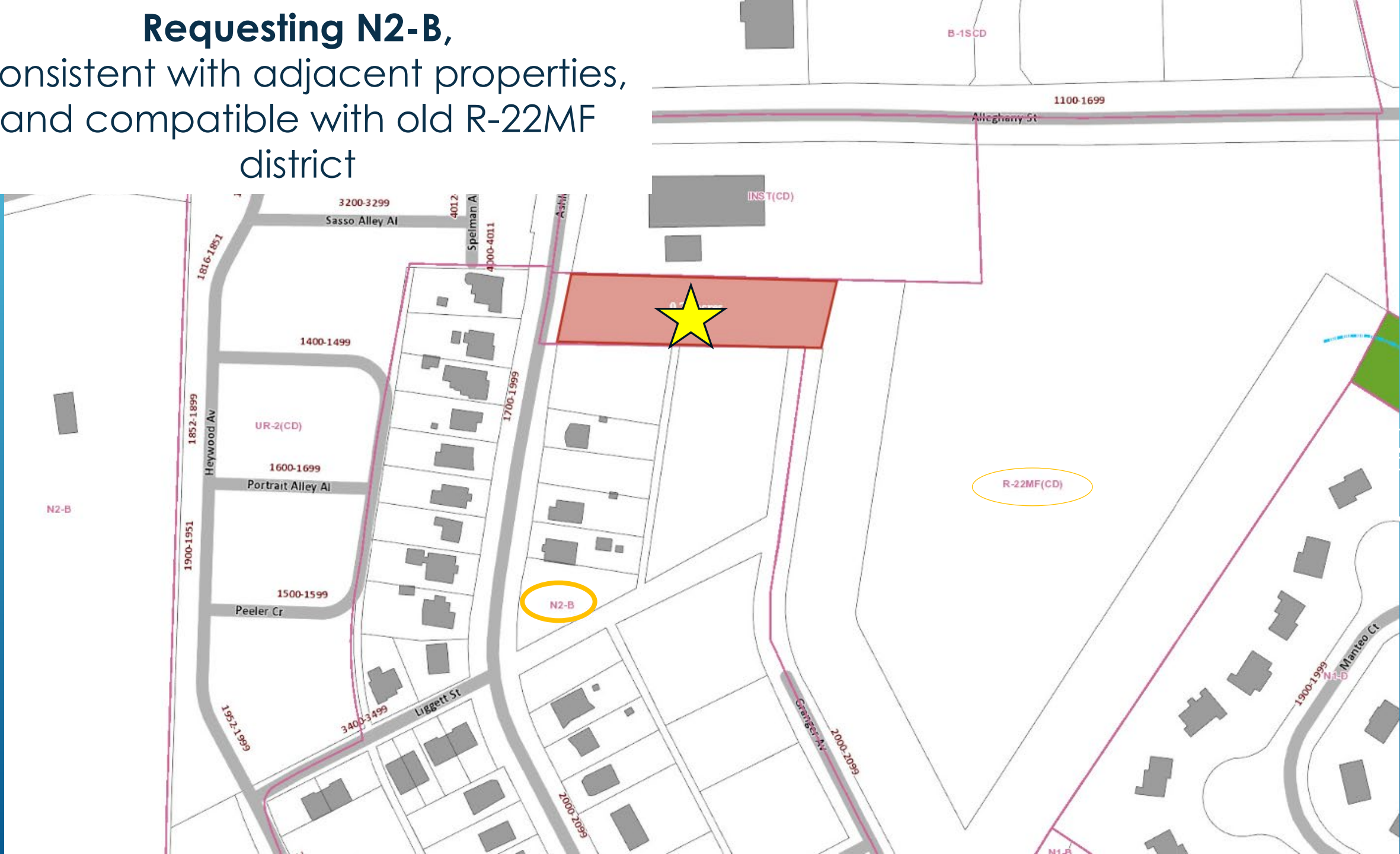


### REGIONAL ACTIVITY CENTER

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

**Requesting N2-B,**  
Consistent with adjacent properties,  
and compatible with old R-22MF  
district



# POTENTIAL REZONING SCHEDULE

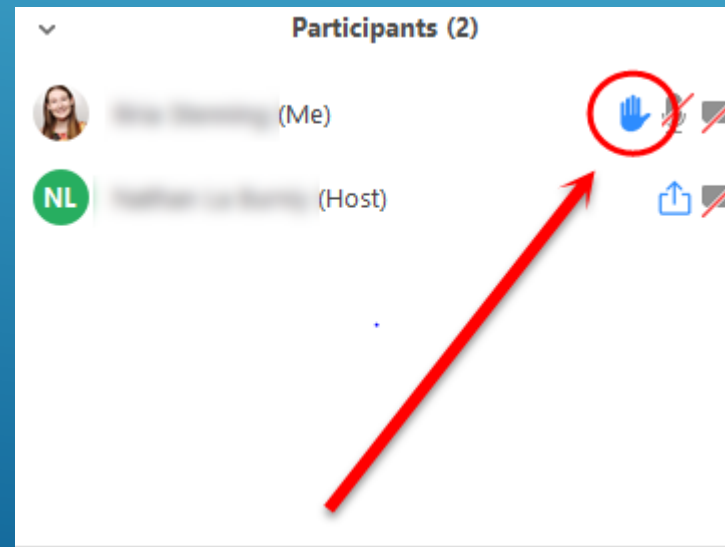
- ▶ **Application Processed:** August 2023
- ▶ **Official Community Meeting:** Today, October 10<sup>th</sup>
- ▶ **Earliest Public Hearing:** November 20<sup>th</sup>
- ▶ **Zoning Committee:** December 5<sup>th</sup>
- ▶ **City Council Decision:** December 18<sup>th</sup>

# QUESTIONS & DISCUSSION

Type your  
questions



Or ask out loud





THANK YOU!

