

Agenda Supplement

October 9, 2024
HDC Meeting

Applicant/Staff Provided Information

2. 333 W 9th St (PID 07803601)

[HDCRMI-2024-00795](#)

Fourth Ward

Kraig Magas, Applicant

17. 1901 Thomas Av (PID 08119333)

[HDCRMI-2024-00210](#)

Plaza Midwood

Rod Overman, Applicant

18. 424-428 West Bv (PID 11907801)

[HDCCMA-2024-00211](#)

Wilmore

Collin Brown & Brittany Lins, Applicants

Information Submitted by the Public

13. 1921 Charlotte Dr (PID 12111901)

[HDCCMA-2023-01193](#)

Dilworth

Erica Kennedy, Applicant

2. 333 W 9th St (PID 07803601)
HDCRMI-[2024-00795](#)
Fourth Ward
Kraig Magas, Applicant

Hussey Residence
333 West 9th Street
Charlotte, NC

PRELIMINARY
NOT FOR CONSTRUCTION



Duffy-Magas + Associates
301 Providence Road
Charlotte, NC 28207
704-358-1878

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■ Date: 10/7/2024

■ Revisions:

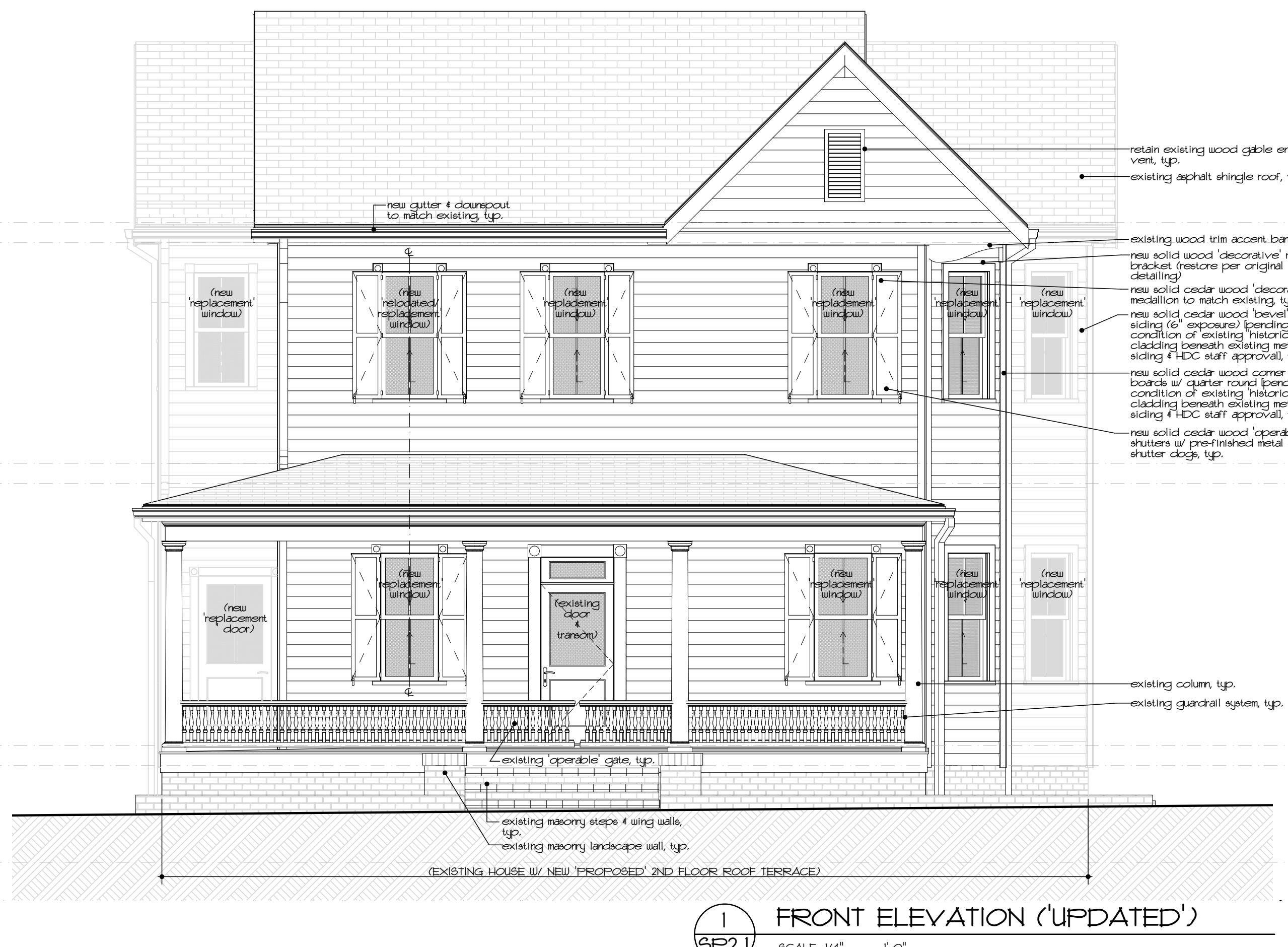
■ Drawn By:

■ Drawing Name:
'UPDATED' &
'EXISTING' FRONT
EXTERIOR
ELEVATIONS

■ Sheet #:

SP2.1

Hussey Residence



13. 1921 Charlotte Dr (PID 12111901)

HDCCMA-2023-01193

Dilworth

Erica Kennedy, Applicant

Information Submitted by the Public

Ellen Citarella

Dilworth Community Association

Land Use Committee

From: Ellen Citarella
To: Harpst, Kristina; Leite, Candice
Subject: [EXT]1921 Charlotte Dr. Evergreen trees
Date: Friday, October 4, 2024 1:22:26 PM
Attachments: trees on survey.png
overhead.png
trees on lot.png

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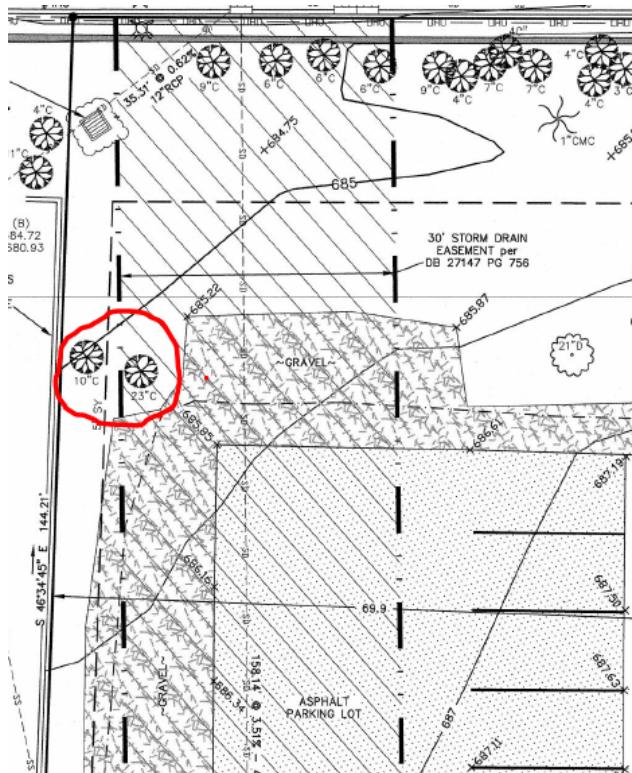
Good afternoon!

I have a question about the applicant's statement about the evergreen at last month's hearing for HDCCMA-2023-01193. He said "It's a beautiful tree, no reason to think that it won't be moving forward, but not on our property so I can't really speak to it.". The two pine trees are also not shown on the site plan.

Two evergreens do appear to be shown on the survey on p. 16 of the application in the upper left corner of the property, unless I'm reading the survey incorrectly. Below are snips of the survey and two photos pulled from Google Maps of the trees. Can you please help me to understand why these trees are not included on the site plan, particularly since the applicant plans to remove all three large shade trees on the property?

Thank you!

Ellen





Information Submitted by the Public

Tiffany George-Kete

1238 E Worthington Av

From: Tiffany George-Kete
To: [Tiffany George-Kete](#)
Subject: [REDACTED] Dr (PID: 12111961)
Date: Monday, October 7, 2019 2:40:48 PM

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Tiffany George-Kete
Tiffjk@hotmail.com
248-686-4661
Against Charlotte 1921



2104 Park Rd Charlotte, NC 28203



2135 Park Rd Charlotte, NC 28203



19





Sent from my iPad

From: [Tiffany_George-Kete](#)
To: [Faucette_James](#)
Subject: [EXT]1921 Charlotte Dr (PID:12111901)
Date: Monday, October 7, 2024 2:53:21 PM

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2112 Park Rd Charlotte, NC 28203



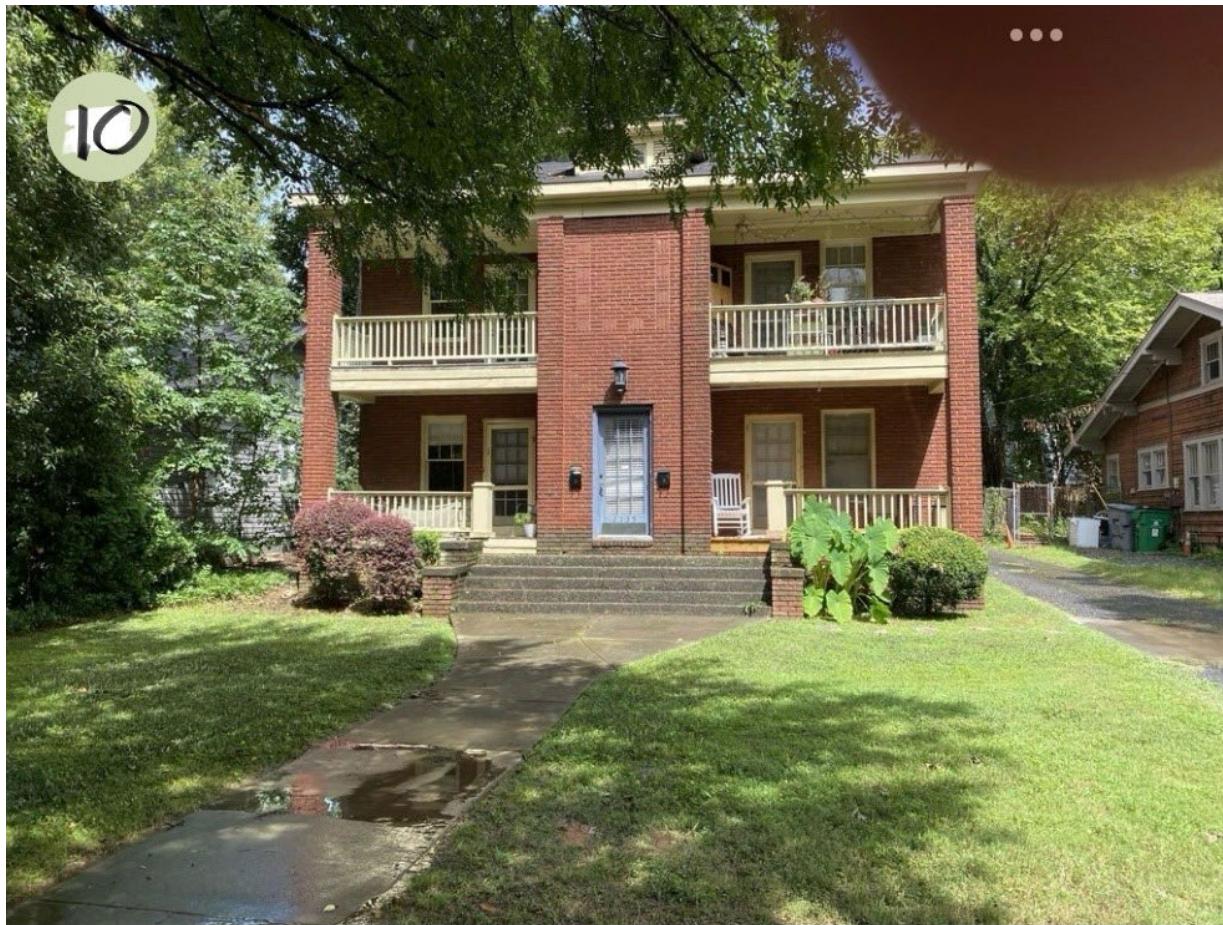
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2241 Park Rd., Charlotte, NC 28203



2229 Park Rd Charlotte, NC 28203



2135 Park Rd Charlotte, NC 28203

11



12





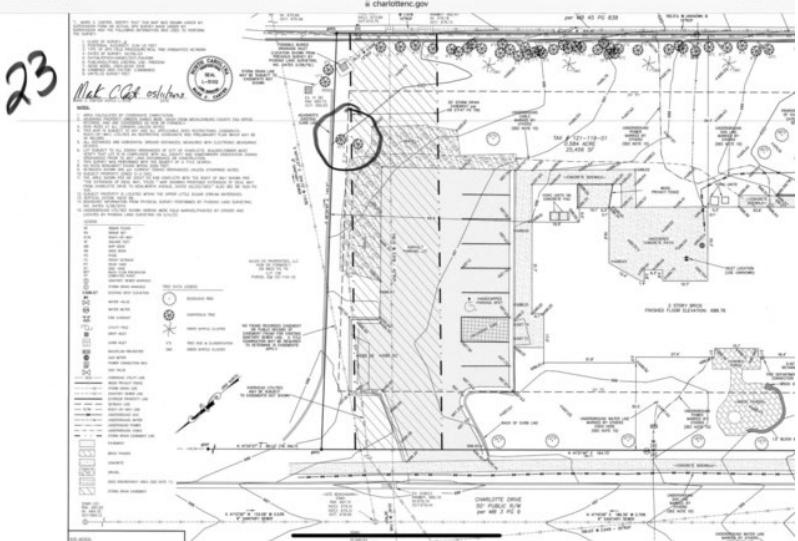








1:51 PM Mon Oct 7







Sent from my iPad

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HDCRMI-[2024-00210](#)

Plaza Midwood

Rod Overman, Applicant

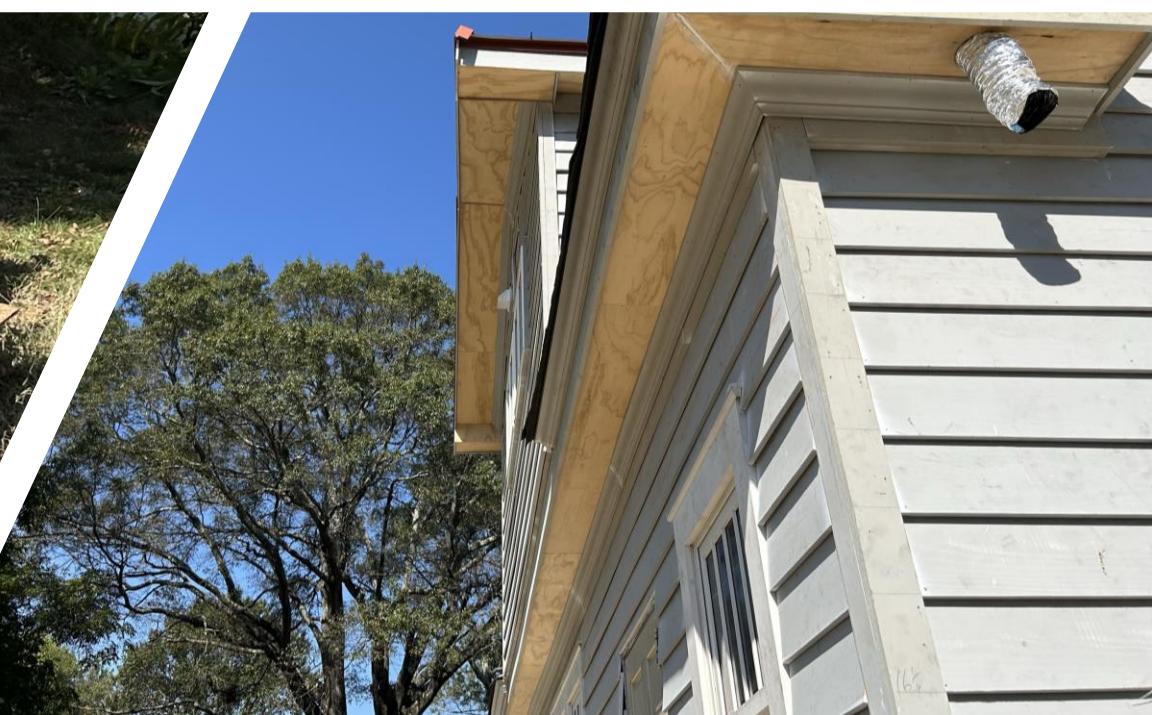
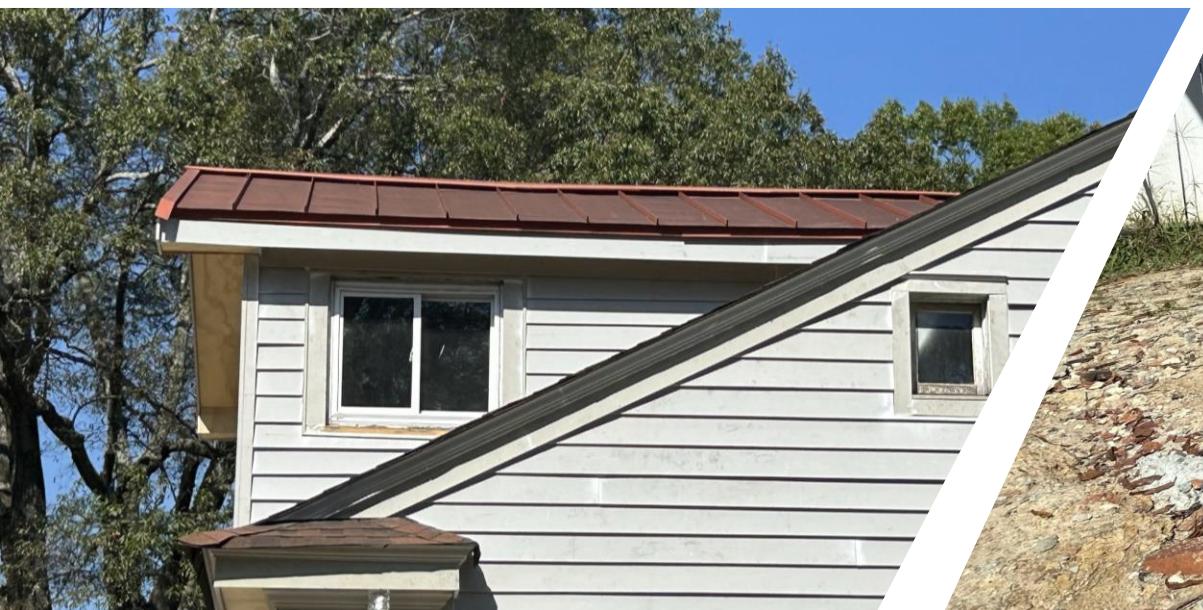
Code Enforcement provided images





Staff provided images

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18. 424-428 West Bv (PID 11907801)

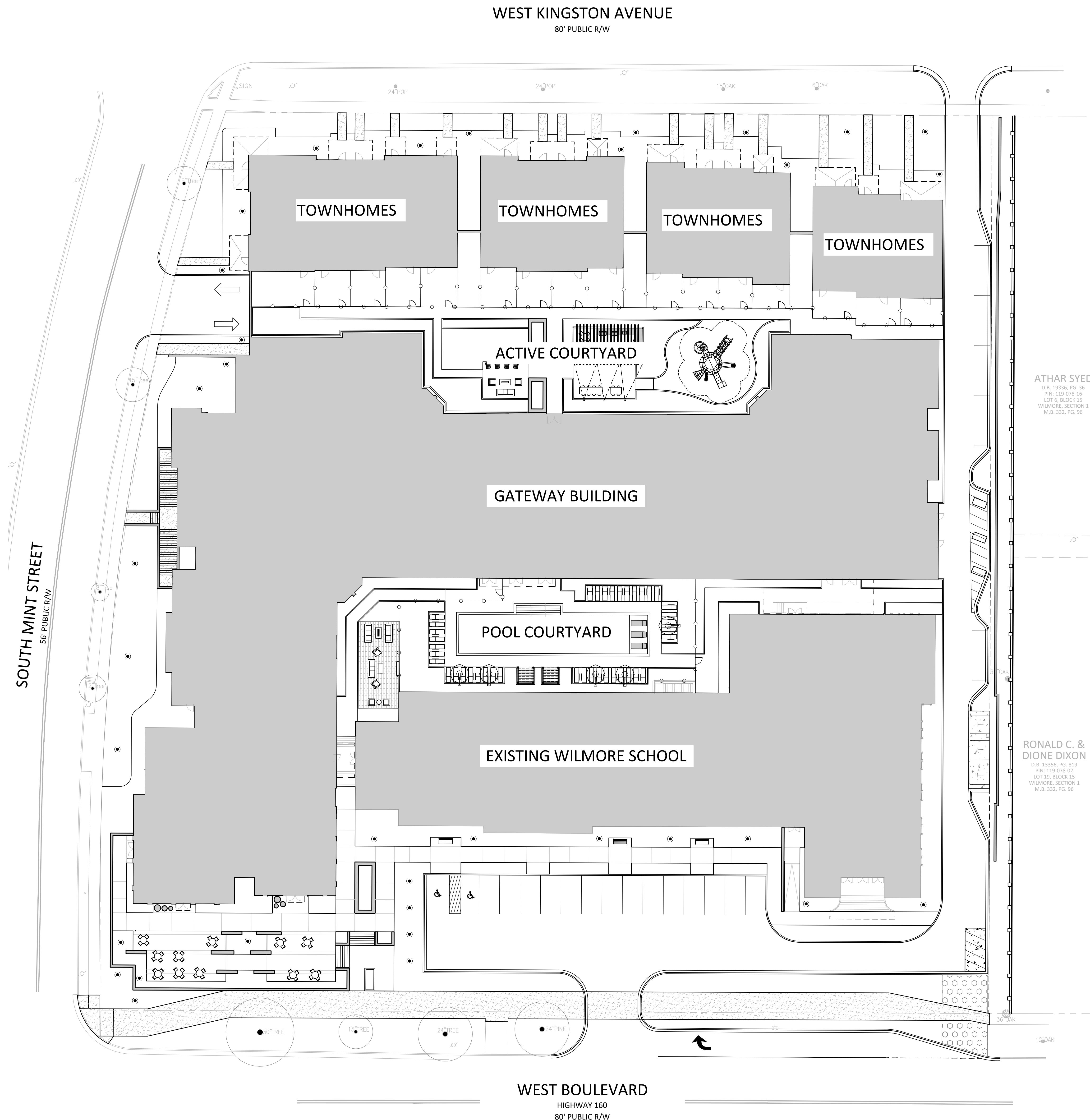
HDCCMA-2024-00211

Wilmore

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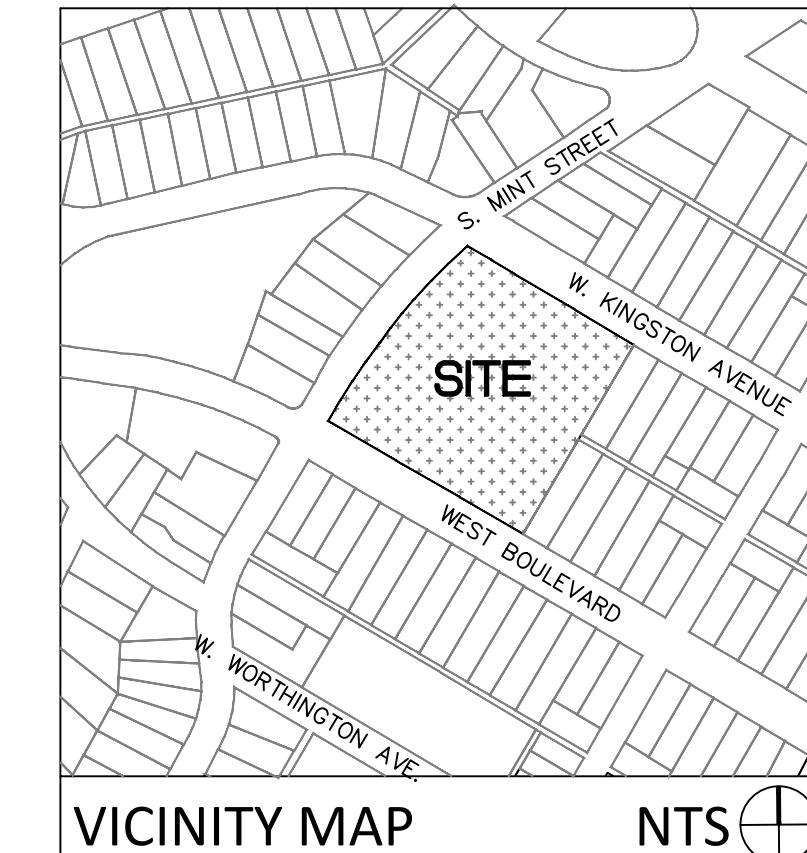
WILMORE SCHOOL REDEVELOPMENT

428 WEST BOULEVARD CHARLOTTE, NORTH CAROLINA 28203
CIVIL + LANDSCAPE AMENITY, HDC SCHEMATIC DESIGN PACKAGE



SHEET INDEX

SHEET #	SHEET TITLE
G0.00	COVER SHEET
C1.01	DIMENSION CONTROL
C3.01	GRADING PLAN
C7.00	PLANTING PLAN - REQUIRED
L0.00	OVERALL LANDSCAPE AMENITY PLAN
L2.01	DIMENSION CONTROL PLAN
L2.02	PLANTING PLAN
L7.01	PLANTING PLAN
L7.02	PLANTING PLAN
L7.03	PLANTING PLAN
L7.05	PLANTING PLAN
L7.06	PLANTING PLAN



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2333 ROAD, SUITE 135
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MULTIFAMILY

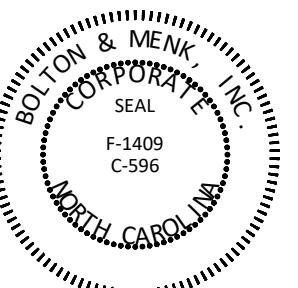
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COVER SHEET

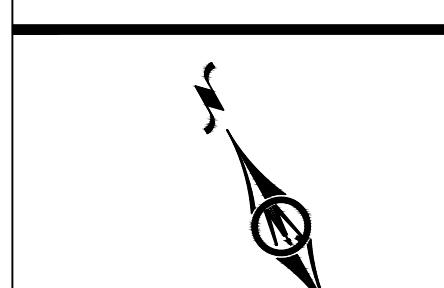
PROJECT NO:
4912

ISSUED FOR:
HDC SCHEMATIC DESIGN PACKAGE

REVISIONS:



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CONSTRUCTION



North Carolina 811
DATE: 10.07.2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY: PK + BW

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC AND WORKERS.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

G0.00



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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
DECIDUOUS TREES			
	GBPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR
	PICH	PISTACIA CHINENSIS	CHINESE PISTACHE
	QUSP	QUERCUS SHUMARDII 'PANACHE'	PANACHE SHUMARD OAK
EVERGREEN TREES			
	TGGA	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE
SHRUBS			
	ICBN	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
	LOCH	LOROPETALUM CHINENSE EMERALD SNOW	CHINESE FRINGE FLOWER
GROUND COVERS			
	SOD	CYNODON DACTYLON	TALL BERMUDA SOD

LEGEND

<u>SYMBOL</u>	
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING TREE
	PROPOSED SOD
	10' TYPE C LANDSCAPE BUFFER WITH FENCE
	LIMITS OF DISTURBANCE
	PARKING COVERAGE TREE RING
	FIRE ACCESS LANE
	SUPPLEMENTAL PLANTING AREA

TREE SAVE REQUIREMENTS

SITE AREA: XXX
TREE SAVE REQUIRED: EXEMPT
TREE SAVE PROVIDED: EXEMPT

INTERNAL PLANTING REQUIREMENTS

WHENEVER THE BUA EXCEEDS 10,000 SF, A PLANTING AREA IS REQUIRED AS FOLLOWS:

1. A PLANTING AREA EQUAL TO 5% OF THE TOTAL BUILT UPON AREA SHALL BE PROVIDED. THIS PLANTING AREA SHALL BE LOCATED ON PRIVATE PROPERTY AND BE IN ADDITION TO ANY PERIMETER PLANTING REQUIREMENTS.
2. ONE LARGE MATURING TREE PER 10,000 SF OF BUA OR FRACTION THEREOF. ADDITIONAL TREES MAY ALSO BE REQUIRED IN ADDITION TO THIS QUANTITY TO SATISFY THE LOCATIONAL REQUIREMENTS OF SECTION 21.96.G.1.B. A SUFFICIENT NUMBER OF TREES SHALL BE PLANTED TO SATISFY BOTH OF THESE REQUIREMENTS.
3. TREE PLANTINGS MAY BE LOCATED ANYWHERE ON SITE, HOWEVER, EACH INTERNAL SURFACE PARKING SPACE SHALL BE NO MORE THAN 40' FROM A TREE TRUNK.
- 3.1. THE DISTANCE MAY INCREASE TO 60' FROM A TREE TRUNK IF CONTINUOUS ISLANDS RUNNING ALONG THE LENGTH OF THE PARKING AREA ARE PROVIDED AT A MIN. WIDTH OF 8'.

PERIMETER PLANTING REQUIREMENTS

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY			
SOUTH MINT STREET	697 LF	17 TREES REQUIRED	/ 7 TREES PROVIDED 4 EXISTING TREES
WEST BOULEVARD	441 LF	11 TREES REQUIRED	/ 4 TREES PROVIDED 4 EXISTING TREES
WEST KINGSTON AVENUE	645 LF	22 TREES REQUIRED	/ 7 TREES PROVIDED 4 EXISTING TREES

PERIMETER TREES TO BE PLANTED FOR EVERY 40' OF FRONTAGE OR FRACTION THEREOF FOR LARGE MATURING

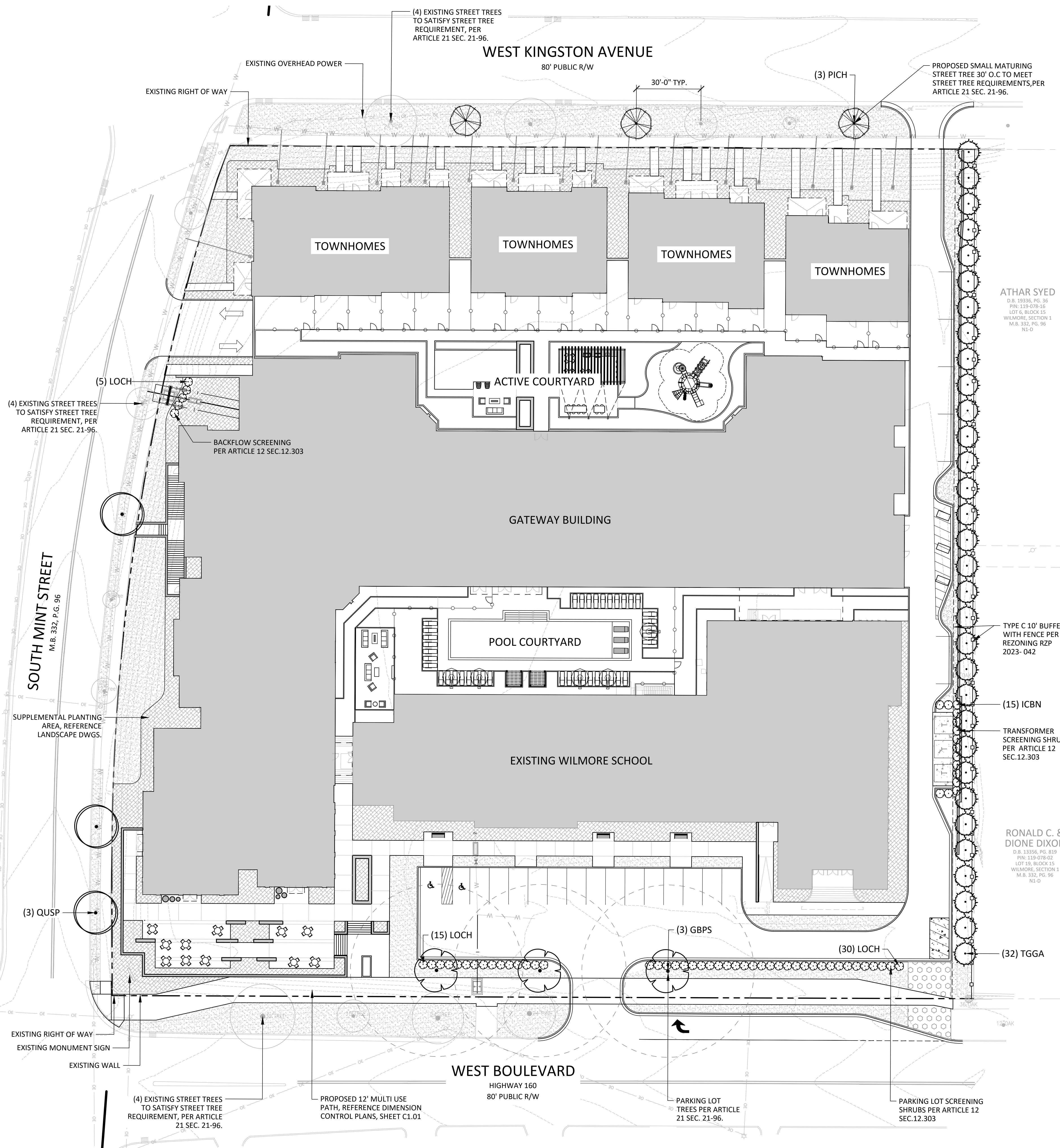


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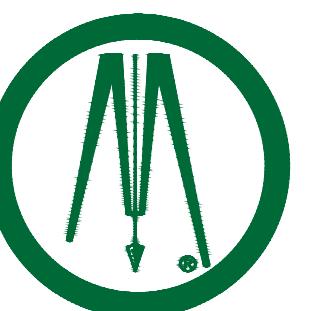
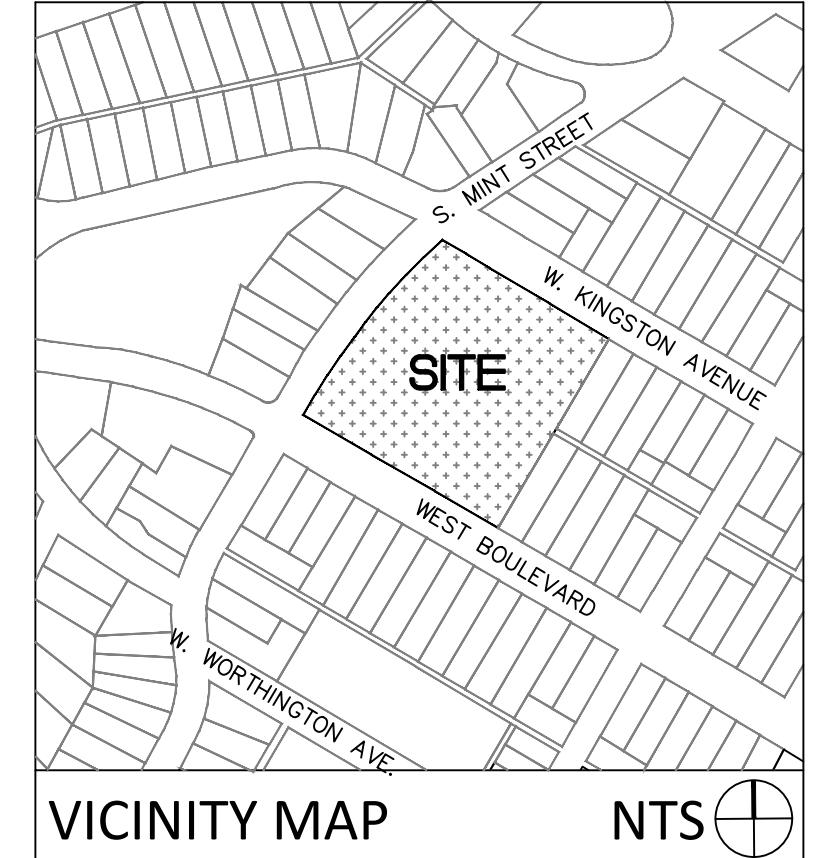
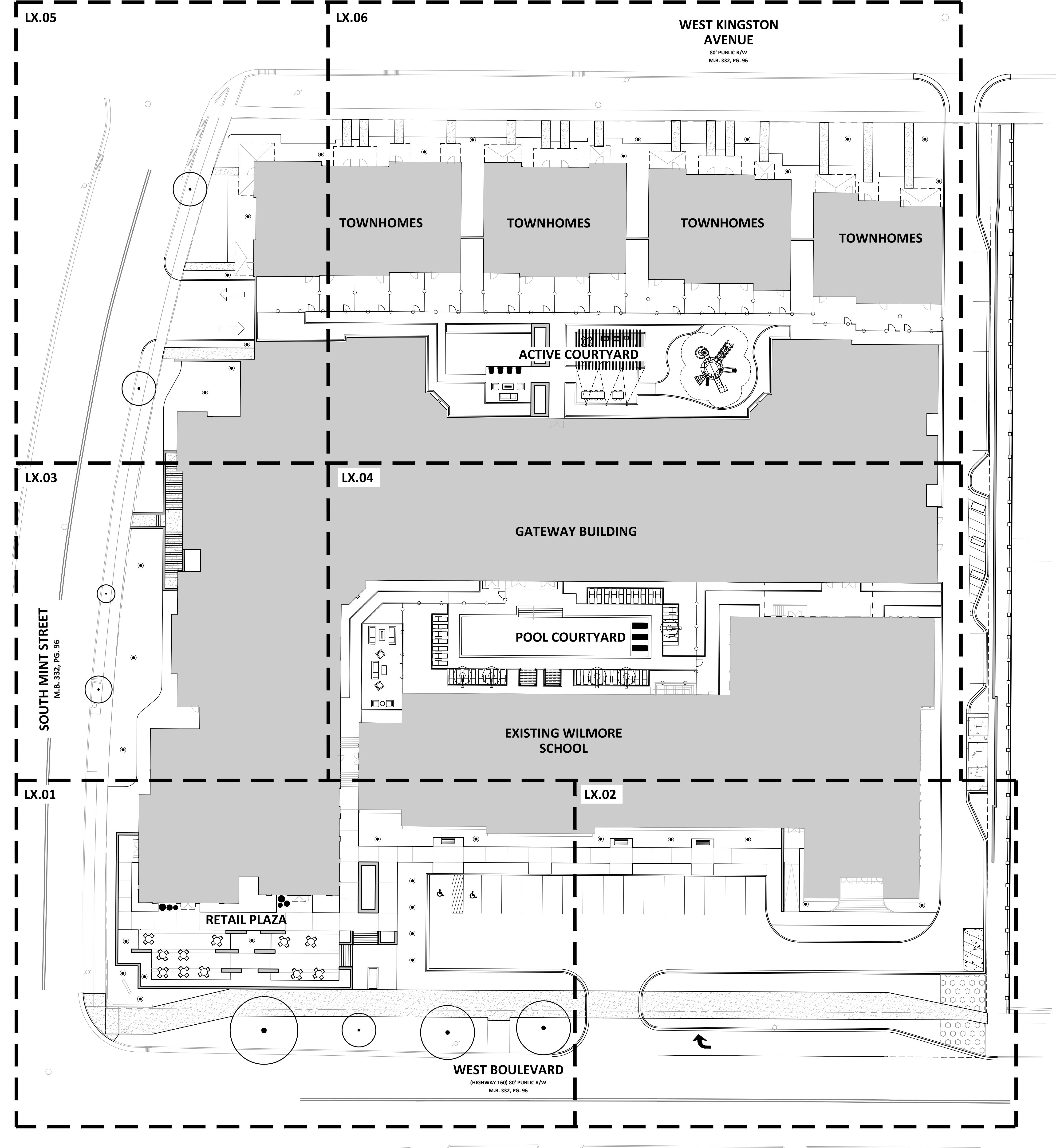
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3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
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C7.00



OVERALL CONTEXT PLAN



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WILMORE PRESERVATION, LLC

2333 ROAD, SUITE 135
CHARLOTTE, NC 28207

WILMORE SCHOOL MULTIFAMILY

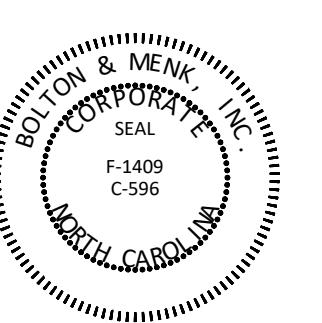
428 WEST BOULEVARD
CHARLOTTE, NC 28203

OVERALL LANDSCAPE AMENITY PLAN

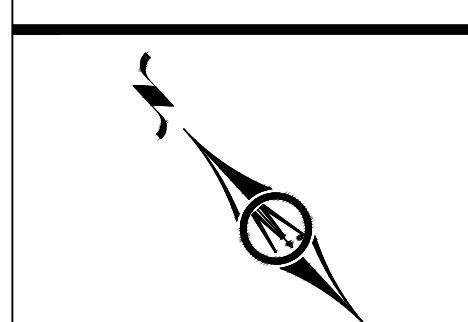
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4912

ISSUED FOR:
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REVISIONS:



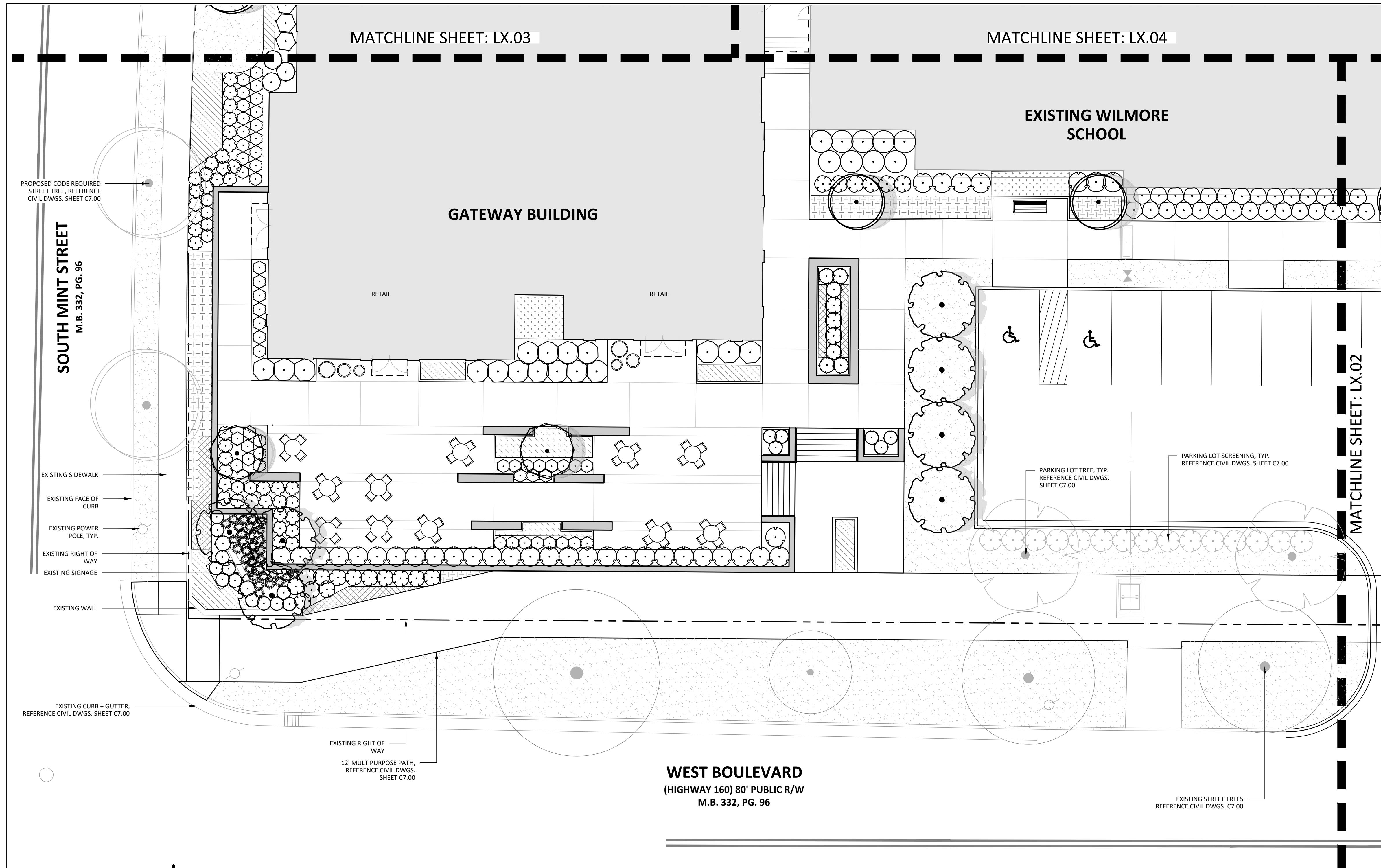
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North Carolina 811

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- DATE: 10.07.2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY: PK + BW

LO.00



PLANT SCHEDULE (L7.01)

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM
ORNAMENTAL TREES	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE
	CORNUS KOUZA 'MILKY WAY'	MILKY WAY KOUZA DOGWOOD
DECIDUOUS SHRUBS	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA
	HYDRANGEA QUERICIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA
EVERGREEN SHRUBS	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD
	CAMELLIA Sasanqua 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA
	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW
	CLEYERA JAPONICA 'BRONZE BEAUTY'	BRONZE BEAUTY CLEYERA
	DISTYLIUM X 'PIDIST-II'	FIRST EDITIONS® COPPERTONE™ DISTYLIUM
	DISTYLIUM X 'PIDIST-IV'	SWING LOW® DISTYLIUM
	FATSIA JAPONICA	JAPANESE FATSIA
	GARDENIA JASMINOIDES 'KLEIM'S HARDY'	KLEIM'S HARDY GARDENIA
	MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA
ORNAMENTAL GRASSES	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
GROUND COVERS	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	GREEN SHEEN JAPANESE PACHYSANDRA
	SEASONAL COLOR	SEASONAL COLOR
ORNAMENTAL GRASSES	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS
	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
PERENNIALS	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY

LEGEND

	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING STREET TREE TO REMAIN
	PROPOSED CODE REQUIRED STREET TREE
	BUILDING ENVELOPE
	PROPERTY LINE
	PROPOSED STREET LIGHT
	PROPOSED SOD
	EXISTING TREE CANOPY TO REMAIN



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WILMORE PRESERVATION, LLC

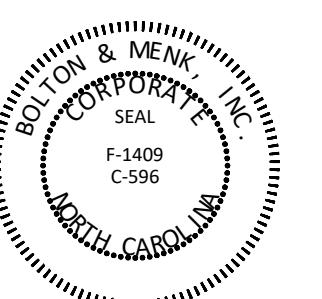
WILMORE SCHOOL MULTIFAMILY
428 WEST BOULEVARD
CHARLOTTE, NC 28203

PLANTING PLAN

PROJECT NO:
4912

ISSUED FOR:
HDC SCHEMATIC DESIGN PACKAGE

REVISIONS:



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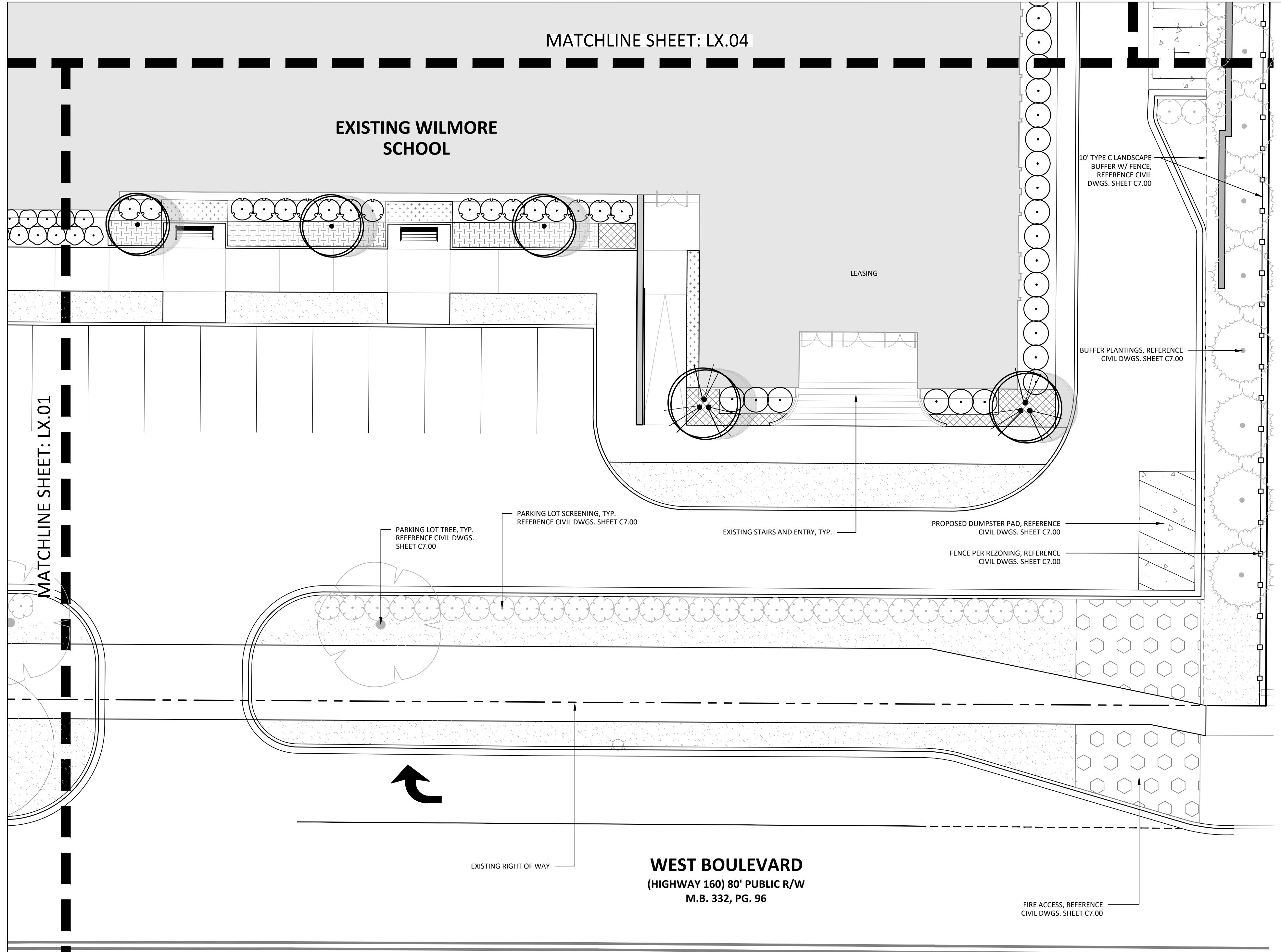
North Carolina 811

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HORZ.
SCALE
FEET

DATE: 10.07.2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY: PK + BW

L7.01



PLANT SCHEDULE (L7.02)

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM
ORNAMENTAL TREES	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA
EVERGREEN SHRUBS	CLEYERA JAPONICA 'BRONZE BEAUTY'	BRONZE BEAUTY CLEYERA
	DISTYLUM X 'PIIDIST-III'	FIRST EDITIONS® COPPERTONE™ DISTYLUM
	GARDENIA JASMINOIDES 'KLEIM'S HARDY'	KLEIM'S HARDY GARDENIA
ORNAMENTAL GRASSES	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
PERENNIALS	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY

LEGEND

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	PROPOSED TREELINE
	EXISTING STREET TREE TO REMAIN
	PROPOSED CODE REQUIRED STREET TREE
	BUILDING ENVELOPE
	PROPERTY LINE
	PROPOSED STREET LIGHT
	PROPOSED SOD
	EXISTING TREE CANOPY TO REMAIN



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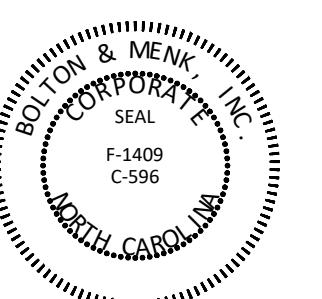
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PLANTING PLAN

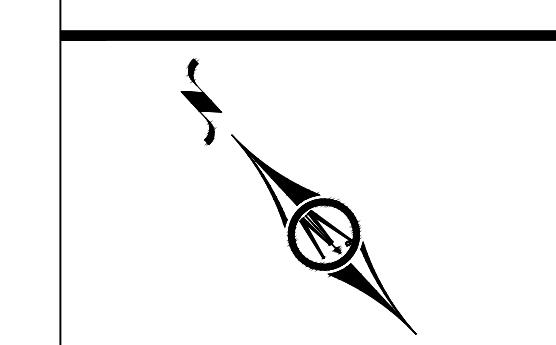
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REVISIONS:

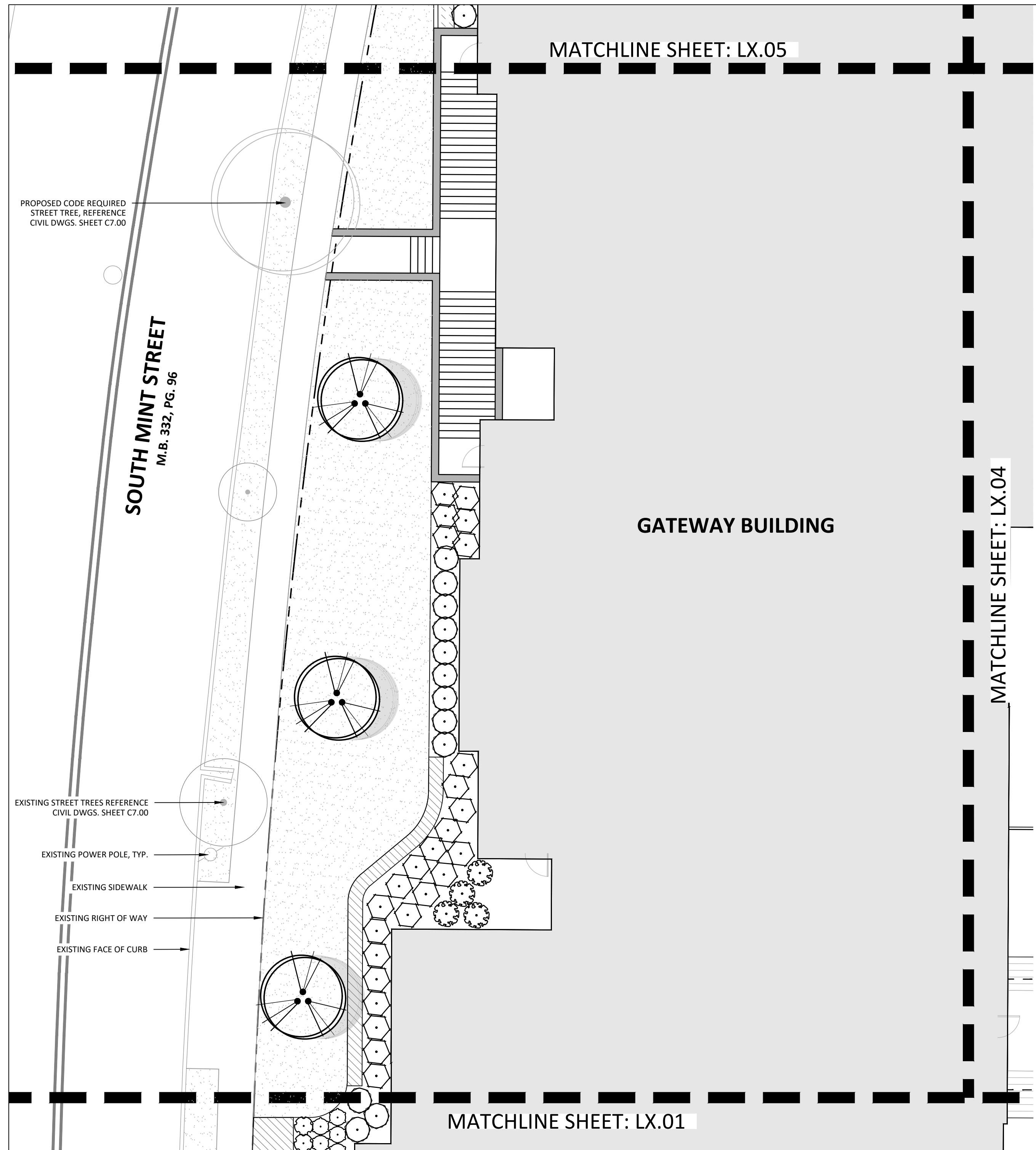


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L7.02



PLANT SCHEDULE (L7.03)

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
ORNAMENTAL TREES		
	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA
DECIDUOUS SHRUBS		
	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA
EVERGREEN SHRUBS		
	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA
	FATSIA JAPONICA	JAPANESE FATSIA
	MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA
GROUND COVERS		
	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	GREEN SHEEN JAPANESE PACHYSANDRA
PERENNIALS		
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY

LEGEND

<u>SYMBOL</u>	
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING STREET TREE TO REMAIN
	PROPOSED CODE REQUIRED STREET TREE
	BUILDING ENVELOPE
	PROPERTY LINE
	PROPOSED STREET LIGHT
	PROPOSED SOD
	EXISTING TREE CANOPY TO REMAIN

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& MENK**

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MORE
SERVATION, LLC

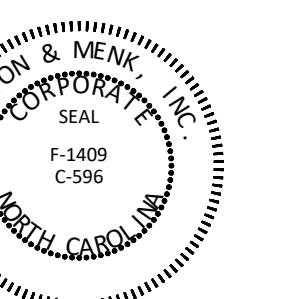
MULTIFAMILY

PLANTING PLAN

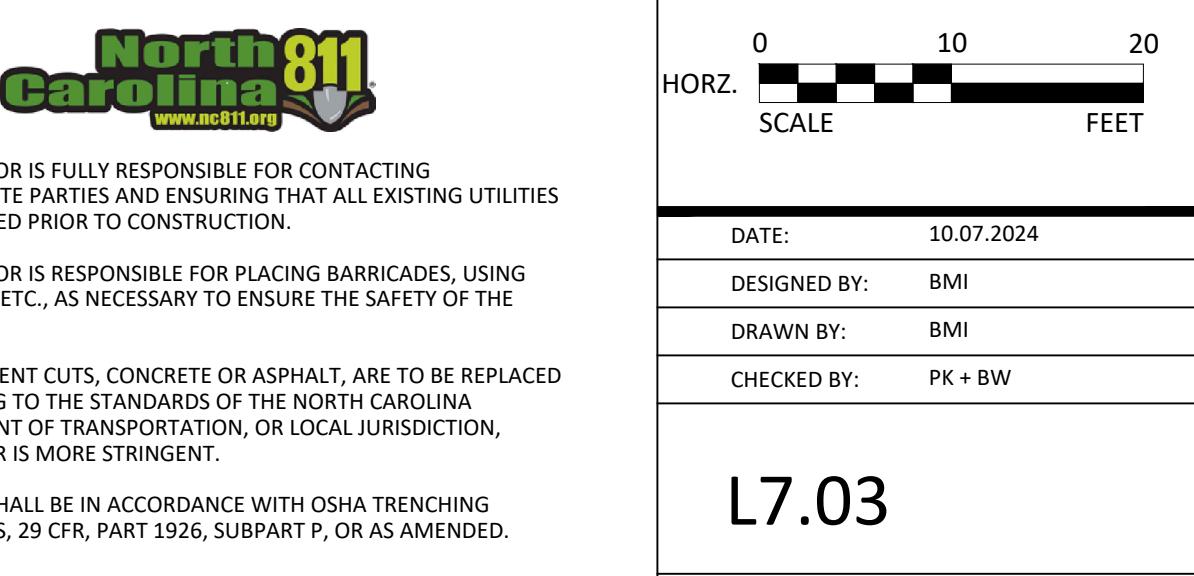
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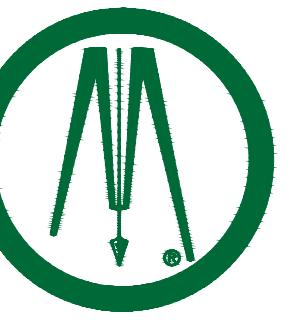
Schematic Design Package

S:



NOT FOR CONSTRUCTION





**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NC 28206
Phone: (704) 376-1555
Email: Charlotte@bolton-menk.com
www.bolton-menk.com

**WILMORE
PRESERVATION, LLC**

2333 ROAD, SUITE 135
CHARLOTTE, NC 28207

**WILMORE SCHOOL
MULTIFAMILY**

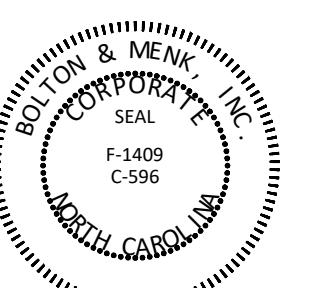
428 WEST BOULEVARD
CHARLOTTE, NC 28203

PLANTING PLAN

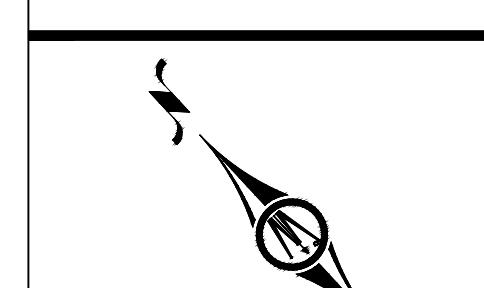
PROJECT NO:
4912

ISSUED FOR:
HDC SCHEMATIC DESIGN PACKAGE

REVISIONS:



**NOT FOR
CONSTRUCTION**



DATE:	10.07.2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	PK + BW
SHORING:	IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

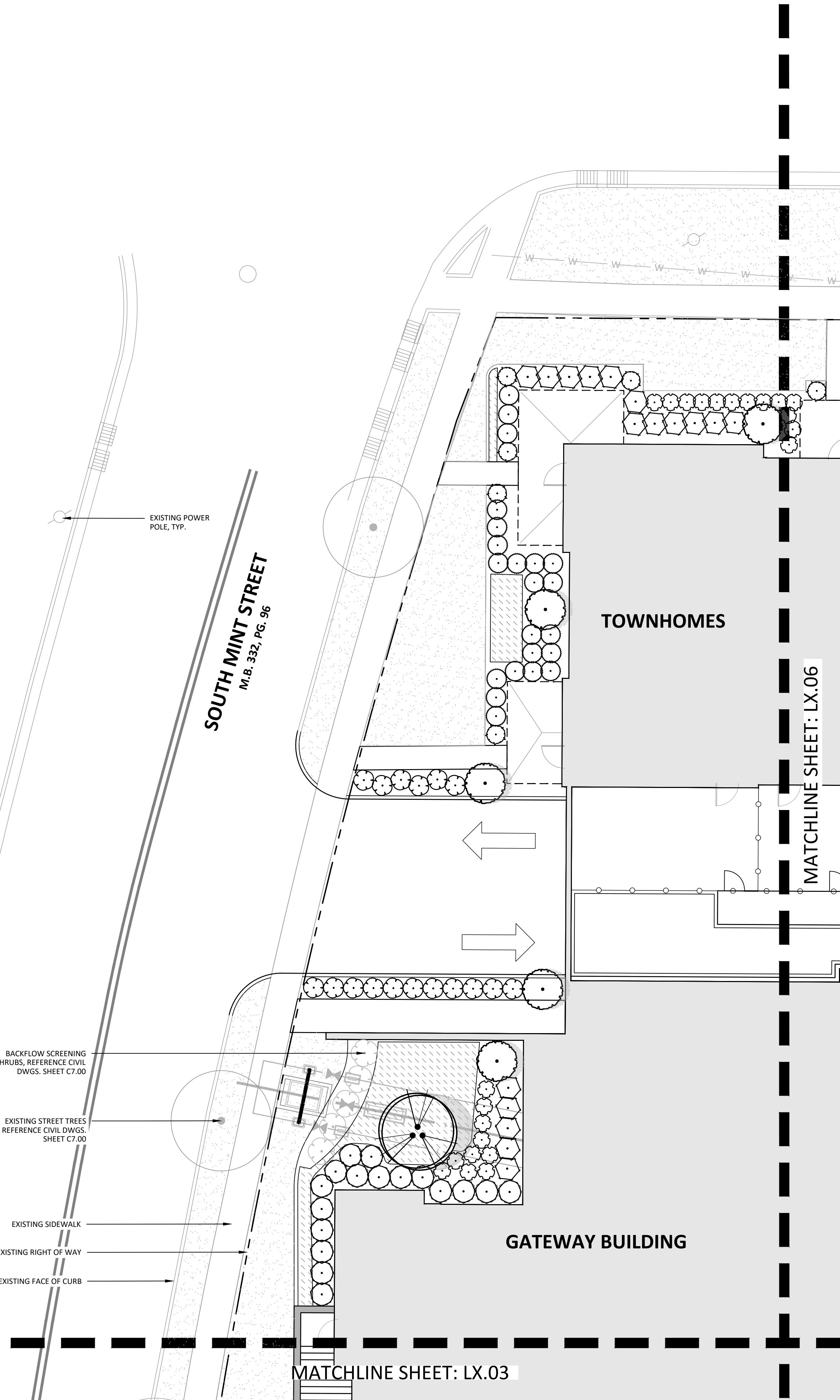
L7.05

PLANT SCHEDULE (L7.05)

SYMBOL	BOTANICAL NAME	COMMON NAME
ORNAMENTAL TREES		
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM
	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA
DECIDUOUS SHRUBS		
	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA
	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA
EVERGREEN SHRUBS		
	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD
	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA
	FATSIA JAPONICA	JAPANESE FATSIA
ORNAMENTAL GRASSES		
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL
	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE

LEGEND

	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING STREET TREE TO REMAIN
	PROPOSED CODE REQUIRED STREET TREE
	BUILDING ENVELOPE
	PROPERTY LINE
	PROPOSED STREET LIGHT
	PROPOSED SOD
	EXISTING TREE CANOPY TO REMAIN



TREES



Liquidambar styraciflula 'Slender Silhouette'

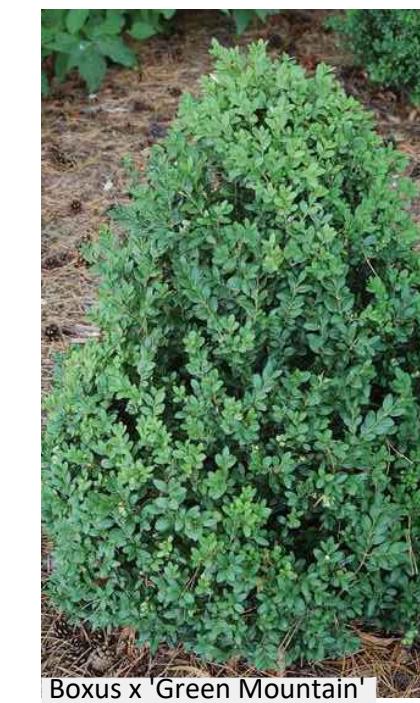
SHRUBS



Hydrangea paniculata 'ILVOBO'



Hydrangea paniculata 'Pee Wee'



Boxus x 'Green Mountain'



Camellia sasanqua 'Shishi Gashira'



Fatsia japonica



Mahonia x 'Soft Caress'



Prunus laurocerasus 'Otto Luyken'

- GROUNDCOVERS - ORNAMENTAL GRASSES - PERENNIALS



Carex flacca 'Blue Zinger'

0 10 20
FEET
SCALE

North
Carolina
811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC AND CONTRACTOR'S WORKERS.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

