

## COMMUNITY MEETING REPORT

**Petitioner: E&A Custom Builders, LLC**

**Rezoning petition No.: 2012-072**

**Property: Approximately half-acre plot of land located at 3514 & 3504 Warp Street, Charlotte, NC 28205**

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 DETAILS OF INVITATION:**

The petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Appendix A** attached to this report. Invitations were sent via U.S. mail in the form of a postcard on July 27, 2012. A copy of the written invitation is attached as **Appendix B**.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Sunday, August 5, 2012 at 4:00 PM at a home built by E&A Custom Builders, LLC located at 3702 Oakwood Avenue, Charlotte, North Carolina.

### **PERSONS IN ATTENDANCE AT MEETING**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached as **Appendix C**. The Petitioners were represented at the Community Meeting by Eid Refaey, Co-owner of E&A Custom Builders, Claire Refaey, the Petitioner's support staff, and Anne Azrak, support staff.

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

The Petitioner's support staff member, Claire Refaey, welcomed those in attendance and introduced the team representing E&A Custom Builders, LLC. Mrs. Refaey explained the rezoning process, the nature of conditional rezoning, and the particular petition in question. She stated that the purpose of this community meeting was to respond to questions and concerns raised by property owners from properties adjacent to the plot of land that is to be rezoned.

Mrs. Refaey then used a visual aide, in the form of a poster, to show the current state of the property and demonstrate the current plans the Petitioner has for that site. She stated that the property is currently an underdeveloped strip of land surrounded by dense neighborhood. This parcel of land is currently out of character with the rest of the North Davidson neighborhood.

Mrs. Refaey continued on to describe the rezoning plan and explained various elements of the conditional site plan. The poster board showed four houses with the spacing between them that would be proportional to the actual structures on site.

Attendees asked about the space that would be left between each house. Mr. Eid Refaey explained the dimensions of each lot and how the R8(CD) zoning would still allow for 26 feet between each house. One attendee stated that, based on the structures that the Petitioner plans to build, this was a good effort to maintain the architectural character of the neighborhood. This same attendee stated that he supported this project because it would fill that empty plot of land to “provide a buffer between the taller, more dense, condominiums and the rest of the neighborhood”.

Mr. Eid Refaey raised the point that as a part of the conditional rezoning, E&A Custom Builders would be providing sidewalks to connect the two side of the property to existing sidewalks. This addition was seen as a great benefit by all in attendance.

Ms. Anne Azrak provided each of the attendees with a piece of paper for their comments and invited them to contact E&A Custom Builders with any additional questions. The comments provided on these sheets were positive, encouraging the Petitioner to continue with the project. Comment sheets are attached as **Appendix D**. Following the formal question and answer session, the Petitioner’s representatives continued conversations with the attendees individually.

**APPENDIX A**

<b>FirstName</b>	<b>LastName</b>	<b>MailAddress</b>	<b>MailCity</b>
Chad	Maupin	1109 East 35th Street	Charlotte
Hollis	Nixon	3409 Ritch Avenue	Charlotte

Carol	Burke	3815 North Tryon Street	Charlotte
Ervie	Pridgen	3325 Maywood Drive	Charlotte
Elaine	Bailes	3400 Ritch Avenue	Charlotte
Khristina	Bretthauer	1613 Grace Street	Charlotte
Hatti	Watkins	845 Woodside Avenue	Charlotte
ABBOTT	ASHLEY REBECCA	533 DONATELLO AVE	CHARLOTTE
ABLE	TIARA T	3643 WARP ST	CHARLOTTE
ADAMES-ROBINSON	MONICA	2600 NETHERLANDS AVE #2607	RIVERDALE
ADAMS	DEMEK M	6035 CURTIER DR UNIT F	ALEXANDRIA
ADAMS	JOHN WAYNE	600 MORRIS ST	CHARLOTTE
ALGIERE	WILLIAM G JR	652 RAPHAEL PL	CHARLOTTE
AMORTEGUI	CAMILA	3623 CARD ST	CHARLOTTE
ARECCO	EDWARD	3639 WARP ST	CHARLOTTE
ARMSTRONG	ROBERT J	540 DONATELLO AV	CHARLOTTE
ARREAZA	ANTONIO	3510 N DAVIDSON ST	CHARLOTTE
ARRINGTON	NICHOLUS RYAN	3641 WARP ST	CHARLOTTE
BALL	TRACY	509 DONATELLO AV	CHARLOTTE
BANK OF NEW YORK MELLON		350 HIGHLAND DR	LEWISVILLE
BARIE	RICHARD III	630 RAPHAEL PL	CHARLOTTE
BELTHOFF	RICHARD C JR	551 DONATELLO AVE	CHARLOTTE
BOCCARDO	JAMES A	3586 N DAVIDSON ST	CHARLOTTE
BOUCHER	LAURA E	3543 WARP ST	CHARLOTTE
BROWN	BRYAN T	541 DONATELLO AVE	CHARLOTTE
BROWN	JENNIFER	3537 WARP ST	CHARLOTTE
BRUNSON	JAMES P	632 AMANDA DR	MATTHEWS
BUDD	DEREK	524 DONATELLO AV	CHARLOTTE
BUMGARNER	AMANDA N	522 DONATELLO AV	CHARLOTTE
BURTON	CARLOS W	650 RAPHAEL PL	CHARLOTTE
BYRD	BRANTLEY RYAN	520 DONATELLO AVE	CHARLOTTE
CAFRIK FOODS LLC		4729 AVALON FOREST LN	CHARLOTTE
CALLEDARE	DONALD E	509 PATTERSON ST	CHARLOTTE
CAMPBELL	SARAH L	505 PATTERSON ST	CHARLOTTE
CAPERS	KEITH LEVAR	517 DONATELLO AVE	CHARLOTTE
CARTER	TODD D	1655 SCOTLAND AVE	CHARLOTTE
CARTER INVESTMENT PROPERTIES	LLC	1214 ODERMORE AVE	CHARLOTTE
CAUTHEN	FRED, JR.	3534 CARD ST	CHARLOTTE
CERVANTES	CATHERINE	3535 WARP ST	CHARLOTTE
CROOK	RANDY M	326 POINT CARPENTER RD	FT MILL
CUEVAS	JOHNATHAN	3528 N DAVIDSON ST	CHARLOTTE
D AND D HOLDING CO LLC		11121 CARMEL COMMONS BLVD	CHARLOTTE
DAVENPORT	ELIZABETH E	523 DONATELLO AVE	CHARLOTTE

DBS CHARLOTTE PROPERTIES LLC		5101 MONROE RD	CHARLOTTE
DELEON	ERIC F	622 HERRIN AVE	CHARLOTTE
DENNIS	RAVEN	3539 WARP ST	CHARLOTTE
DERDERIAN	GISELA	6424 SETON HOUSE LANE	CHARLOTTE
DEVANEY	DANIEL F	525 DONATELLO AVE	CHARLOTTE
DEVISSER	MICHELLE	543 DONATELLO AVE	CHARLOTTE
DILLARD	RYAN	552 DONATELLO AV	CHARLOTTE
DOHERTY	KELLEY A	605 PATTERSON ST	CHARLOTTE
DOUGLAS	MONIQUE A	622 RAPHAEL PL	CHARLOTTE
DRAKE	SCOTT J	3558 WARP ST	CHARLOTTE
DRIEDGER	JULIE CAROL	3621 CARD ST	CHARLOTTE
DUNPHEY	CHRISTOPHER ROBERT	3611 CARD ST	CHARLOTTE
E& A CUSTOM BUILDERS LLC		3702 OAKWOOD AVE	CHARLOTTE
EDWARDS	LARRY R	3609 CARD ST	CHARLOTTE
EMBT	JEFFREY	508 DONATELLO AV	CHARLOTTE
EVERETT	NATHAN	3562 N DAVIDSON ST	CHARLOTTE
FEDELE	DOMINIC R	3564 WARP STREET	CHARLOTTE
FEDEWA	SAMUEL DAVID	630 HERRIN AV	CHARLOTTE
FITZGERALD	LUCIA A	3552 N DAVIDSON ST	CHARLOTTE
FOLKES	NEIL B.	506 DONATELLO AV	CHARLOTTE
FOSTER	DAVID	3501 CARD ST	CHARLOTTE
FOURQUEEN	WILLIAM DAVID	8314 PRINCE GEORGE RD	CHARLOTTE
FRANK	GARRETT EDWARD	3625 WARP ST	CHARLOTTE
FRITZHUGH	STEVEN M	542 DONATELLO AV UNIT 542	CHARLOTTE
GALLOWAY	DAVID III	3570 WARP STREET	CHARLOTTE
GATEWAY HOMES IV LLC		1813 SARDIS RD #330	CHARLOTTE
GENDY	PETER J	1585 TRIPETT ST NW	CONCORD
GEORGE	JOHATHAN	546 DONATELLO AVE	CHARLOTTE
GLOVER	CARRIE L	3651 WARP ST	CHARLOTTE
GRUBB	STEPHANIE B	3619 CARD ST	CHARLOTTE
HALF MOON OF UNION LLC	% R D HARRELL CO	5615 POTTERS RD	MATTHEWS
HANDS	DAVID W	3558 NORTH DAVIDSON ST	CHARLOTTE
HARSHMAN	DANIEL K	514 DONATELLO AV	CHARLOTTE
HASTY	MEHRYN C	3519 CARD ST	CHARLOTTE
HAYNIE	JERRY T	3621 WARP ST	CHARLOTTE
HEMPSTEAD	WILLIAM HENRY	548 DONATELLO AV	CHARLOTTE
HERRERIA	JEAN M	3526 N DAVIDSON ST	CHARLOTTE
HILL	TYLER	3554 N DAVIDSON ST	CHARLOTTE
HUNEYCUTT	PAUL D	3613 CARD ST	CHARLOTTE
JAMES	JESSE DANIEL	644 RAPHAEL PL	CHARLOTTE
JANES	SASHA	3578 N. DAVIDSON ST	CHARLOTTE

JOHNSON	LANCE	3655 WARP ST	CHARLOTTE
JOYCE	BERLENE M	3513 CARD ST	CHARLOTTE
JOYNER	ANTOINE	3615 CARD ST	CHARLOTTE
KANE	JESSICA L	3533 WARP ST	CHARLOTTE
KEAN	KIM ROTH	545 DONATELLO AV	CHARLOTTE
KENNEY	SEAN R	535 DONATELLO AVE	CHARLOTTE
KERSEY	SHANNON E	534 DONATELLO AV #534	CHARLOTTE
KNUDSEN	ANNA K	536 DONATELLO AV	CHARLOTTE
KRINSKY	MICHELLE L	611 PATTERSON ST	CHARLOTTE
LALLY	LEE A	3564 N DAVIDSON ST	CHARLOTTE
LANEY	JOSEPH THOMAS	3520 WARP ST	CHARLOTTE
LAY	ALEXANDER S	504 HERRIN AV	CHARLOTTE
LOCKHART	KIA ERVIN	531 DONATELLO AV	CHARLOTTE
LOPEZ	SANDRA NOEMI	3531 WARP ST	CHARLOTTE
LOWERY	ROY JACOB	3501 WARP ST	CHARLOTTE
LYNCH	SHANNON M	500 HERRIN AVE	CHARLOTTE
MACASAET	DAVID	3633 WARP ST	CHARLOTTE
MACKIN	JENNIFER A	3568 WARP ST	CHARLOTTE
MARKOU	ANGELA M	511 DONATELLO AVE	CHARLOTTE
MATLOCK	ADRIAN	518 DONATELLO AV	CHARLOTTE
MAVERICKS LLC		5716 BROOKHAVEN RD	CHARLOTTE
MAZZERO	LEONARDO	3623 WARP ST	CHARLOTTE
MCCLOSKEY	JACQUELINE	3645 WARP ST	CHARLOTTE
MCDONALD	RUSTY W	3524 N DAVIDSON ST	CHARLOTTE
MCGEE	MARSHALL C	513 PATTERSON ST	CHARLOTTE
MCGLOTHLIN EK REAL PROPERTIES	I LLC	640 RAPHAEL PL	CHARLOTTE
MCKELVEY	DANA Y	4404 COMMONWEATLTH AVE	CHARLOTTE
MCRAE	CAMERON W	528 DONATELLO AV	CHARLOTTE
MENDENHALL LLC		118 PONDHAVEN CR	MOORESVILLE
MILLER	JUSTIN	616 HERRIN AV	CHARLOTTE
MILLER	RONNIE A	3588 N DAVIDSON ST	CHARLOTTE
MIRANDA	VANESSA A	3556 WARP ST	CHARLOTTE
MITCHELL	BETTY S	3520 WARP ST	CHARLOTTE
MITCHELL	DAVID R	3649 WARP ST	CHARLOTTE
MOHLERE	MELISSA L	3647 WARP ST	CHARLOTTE
MOORE	AARON K	610 HERRIN AVE	CHARLOTTE
MURPHY	DUSTIN	3627 WARP STREET	CHARLOTTE
MURPHY	MICHAEL J	532 DONATELLO AV	CHARLOTTE
MURRAY	STEWART KENNETH	3637 WARP ST	CHARLOTTE
NEALY	DOROTHY B	PO BOX 481024	CHARLOTTE
NELSON	JACK D	3562 WARP STREET	CHARLOTTE
NOE	JOSEPH L	510 HERRIN AV	CHARLOTTE

NORTON	KIMBERLY	616 RAPHAEL PL	CHARLOTTE
OSBORNE	CLAYTON H	1908 LELA AVE	CHARLOTTE
OUZTS	RONALD EUGENE	612 RAPHAEL PL	CHARLOTTE
PATANKAR	SUSHIL	510 DONATELLO AV #5	CHARLOTTE
PATEL	CHETAN	3560 WARP ST	CHARLOTTE
PAYTON	DAVIS S	527 DONATELLO AV	CHARLOTTE
PEPPER	THOMAS	529 DONATELL AVE	CHARLOTTE
PIACENTINO	ADAM M	3526 WARP ST	CHARLOTTE
PLANTE	EVAN J	606 HERRIN AV	CHARLOTTE
POLIAKOFF	BETH	538 DONATELLO AV	CHARLOTTE
POOLE	CAROLYN	6418 HARRISBURG RD	CHARLOTTE
POOLE	CAROLYN L	524 GREENWOOD DR	CHARLOTTE
PREVATTE	KRISTY P	1919 S. SCHREIBER RD	MIDLAND
QUEEN CITY DEVELOPMENT	LLC	3504 N DAVIDSON ST	CHARLOTTE
QUEEN CITY DEVELOPMENT	LLC	3500 N DAVIDSON ST	CHARLOTTE
QUICK	ANTHONY B	3657 WARP ST	CHARLOTTE
RECTOR	MARK A	3835 PICASSO CT	CHARLOTTE
REEVES	LARA ELIZBETH	628 RAPHAEL PL	CHARLOTTE
REICHENBERG	JOSHUA H	642 RAPHAEL PL	CHARLOTTE
RICHTER	LYNDSAY	620 RAPHAEL PL	CHARLOTTE
ROBSON	LUCIE LEA WHITE	741 BISHOPS PARK DR #205	RALEIGH
ROSS	MICHAEL DAVID	648 RAPHAEL PL	CHARLOTTE
ROSS	TODD J	610 RAPHAEL PL	CHARLOTTE
RUBLE	SARAH E	3545 WARP ST	CHARLOTTE
SANDS	MAKILA	618 RAPHAEL PL	CHARLOTTE
SCHOTT	JEREMY M	632 RAPHAEL PL	CHARLOTTE
SCHUBERT	VALERIE	3532 N DAVIDSON ST	CHARLOTTE
SCHUETH	RYAN S	3631 WARP ST	CHARLOTTE
SEXTON	BARTON JR	3535 CARD ST	CHARLOTTE
SHARMAN	GERALD H	1976 S VRAIN ST	DENVER
SIMMONS	VONZELL	544 DONATELLO AV	CHARLOTTE
SINGLETON	CEMENTAL L	3580 N DAVIDSON ST	CHARLOTTE
SISTRUNK	JOHN WESLEY	3221 NORTH DAVIDSON ST	CHARLOTTE
SMITH	JEFFREY R	530 DONATELLO AV	CHARLOTTE
SMITH	NICHOLE	638 RAPHAEL PL	CHARLOTTE
SOUTHERLAND	ELIZABETH BLAIR	614 RAPHAEL PL	CHARLOTTE
STIEFEL	SCOTT	3500 WARP ST	CHARLOTTE
STIENER	RICHARD C	550 DONATELLO AV	CHARLOTTE
STRENGTH	MATTHEW	545 DONATELLO AVE	CHARLOTTE
STUDVA	DAVID R	519 DONATELLO AVE	CHARLOTTE
SURRATT	CHRISTOPHER J	3629 WARP ST	CHARLOTTE
TAYLOR	KEVIN MICHAEL	3617 CARD ST	CHARLOTTE
TEETER	RANDY E	507 DONATELLO AVE	CHARLOTTE

THOMPSON	MICHAEL MONROE	3530 CARD ST	CHARLOTTE
TIMBES	MICHEAL BRANDON	516 DONATELLO AV	CHARLOTTE
TOOLEY	JUDY	3538 CARD ST	CHARLOTTE
TRAN	HOA LEKIM	3572 NORTH DAVIDSON ST	CHARLOTTE
TRIVETTE	CHARLES H	3509 WARP ST	CHARLOTTE
TYLER	MATTHEW	537 DONATELLO AVE	CHARLOTTE
VANDEMARK	MELODI L	626 RAPHAEL PL	CHARLOTTE
VANNEWKIRK	RICHARD E	3541 WARP ST	CHARLOTTE
VASSEUR	SANDRA JEAN	606 RAPHAEL PL	CHARLOTTE
VAUGHN	AMY M	608 RAPHAEL PL	CHARLOTTE
VECCHIO	MICHAEL DEL	634 RAPHAEL PL	CHARLOTTE
WAGNER	CHRISTA	521 DONATELLO AVE	CHARLOTTE
WALKER	GERARD J	1866 OAKVIEW ST N W	SUPPLY
WARREN	AMY D	3653 WARP ST	CHARLOTTE
WATSON	MICHAEL R	601 PATTERSON ST	CHARLOTTE
WILLIAMS	BETTY SUE	3524 CARD ST	CHARLOTTE
YACABUCCI	CARY	3531 CARD ST	CHARLOTTE
YOUNG	J PATRICK	624 RAPHAEL PL	CHARLOTTE
ZEOLI	JOSEPH	3659 WARP ST	CHARLOTTE

**APPENDIX B**

**DEAR FELLOW  
NODONIANS,**

We would like to invite you to a community meeting about a proposed rezoning in our neighborhood!

We, E&A Custom Builders, are petitioning to rezone the half-acre plot located on the south side of Warp Street between Donatello Ave. and Herrin Ave. We are proposing that the zoning be changed from R-5 to R-8(CD). If you would like to learn what that last sentence means, or would just like more information about this project, now is your chance!

Come join us for an afternoon of snacks, neighbors, and shaping our community together.

3702 Oakwood Ave.  
Charlotte, NC 28205

**WHAT:**

Community Meeting  
for rezoning petition  
2012-072

**WHERE:**

3702 Oakwood Ave.  
Charlotte, NC 28205

**WHEN:**

Sunday August 5<sup>th</sup>  
at 4 PM – 6 PM.  
Discussions  
session will take  
place at 5PM.





**APPENDIX C**

8/5/2012

**Community meeting sign in sheet**

#	Name	Address
1	Pat Hella	3534 Cord St.
2	Fred Cauthen	3534 Cord St
3	Melanie Anderson	504 Herrin Ave
4	Alexander Lay	" "
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## APPENDIX D

Thank you for attending our open house. Please help us by providing your feedback on our project.

Name: Alex Lay, Melanie Anderson

Address: 504 HERRIN

Comments:

CREATE HANDOUTS, USE  
PICTURES OF YOUR PREVIOUS  
PROJECTS. Looks good!

Thank you for attending our community meeting! Please help us by providing your feedback on our project.

Name: Pt Hellen

Address: 3534 Card St.

Comments:

Plans look great.  
Will be a plus in  
our neighborhood!