

COMMUNITY MEETING REPORT
Petitioner: Unique Southern Estates, LLC
Rezoning Petition No. 2014-110

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 DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 23, 2014. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, January 6, 2015 at 6:30 PM at the Vanlandingham Estate located at 2010 The Plaza, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Billy Maddalon of Unique Southern Estates, LLC, Joe Roy of Meeting Street Homes and Communities, Brian Jenest and Jacob Bachman of ColeJenest & Stone, John Burgess of Burgess Design Studio and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2014-110, which Rezoning Petition relates to the Vanlandingham Estate.

John Carmichael stated that the site subject to this rezoning request contains approximately 4.54 acres and it is comprised of the Vanlandingham Estate and two adjacent single family lots. John Carmichael stated that the site is currently zoned B-2 (CD)(HD-O), R-5 (HD-O) and R-5. The large majority of the site is located in the Plaza Midwood Historic District, and the Vanlandingham Estate is a local historic landmark.

The Petitioner is requesting that the site be rezoned to the MUDD-O and MUDD-O (HD-O) zoning districts, and the purpose of the rezoning request is to accommodate the development of up to 19 for sale single family attached dwelling units along portions of the perimeter of the Site and a private neighborhood pool and swim club operated on a membership basis, and to maintain the existing Estate structures for use as a hotel and conference and event facility and other uses.

More specifically, the following uses would be allowed under this rezoning request if it is approved.

- (1) A maximum of 19 for sale single family attached dwelling units.

- (2) A hotel with a maximum of 9 rooms for the overnight lodging of guests (5 rooms in the Main House and 4 rooms in the structure known as the Carriage House), including the serving of breakfast, other meals from time to time and beverages to guests.
- (3) The Main House, the enclosed porch of the Carriage House and the grounds may also be used for the following purposes:
 - (a) Conferences and meetings;
 - (b) Private events that are catered by the owner of the Main House from the Main House which shall include, but not be limited to, weddings and wedding receptions, dinner parties, corporate meetings, social gatherings and events, symposia, seminars, birthday parties, family reunions and other types of events;
 - (c) Social gatherings and other special events sponsored by a not-for-profit or charitable organization; and
 - (d) Events held for the surrounding neighborhoods and the community at large to which the public is invited.
- (4) A spa located within the Main House.
- (5) A private neighborhood pool and swim club and accessory uses (including a snack bar, locker room and restroom facilities) operated on a membership basis.

A slide show presentation was then utilized for the meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael stated that in order for the Petitioner to have the ability to develop the proposed project, three separate approvals will need to be obtained. The site will need to be rezoned by City Council, the project will need to be approved by the Historic Landmarks Commission and the project will need the approval of the Historic Districts Commission.

Utilizing a slide, John Carmichael provided the remaining schedule of events relating to each of the three approval processes, and he discussed each process in some detail.

John Carmichael then provided an agenda for the remaining portions of the meeting. He stated that Brian Jenest will share and discuss the rezoning site plan; Joe Roy, whose company would build the proposed townhome units, will discuss his company, some of its previous projects and the townhome units he desires to build on the site; John Burgess, who is designing the proposed townhomes, will share and discuss elevations of the townhomes; Billy Maddalon will discuss the pool and the swim club; and we will then open the floor to questions and comments.

John Carmichael stated that the elevations of the townhome units that will be presented are not part of the Petitioner's conditional rezoning plan. This is because the elevations must be approved by the Historic Landmarks Commission and the Historic Districts Commission, and these commissions may require changes to the elevations. These commissions will closely scrutinize the elevations and the approval of the elevations by these commissions is required to build the townhomes. If these commissions approve the elevations prior to City Council's

decision on the rezoning request, then the Petitioner will be happy to make the elevations part of the conditional rezoning plan.

Brian Jenest stated that the reason that the rezoning and development project are being pursued is that the Estate is really not sustainable in its current form. This proposal allows the perimeter of the site to be developed while preserving the interior portions of the Estate.

Brian Jenest then shared and discussed the rezoning site plan. Brian Jenest showed and described the locations of the townhomes and the neighborhood pool and swim club. Brian Jenest stated that Billy Maddalon was approached by the neighborhood about locating a neighborhood pool and swim club on the Estate site. Brian Jenest stated that the townhome units would have garages, and an alley would connect The Plaza and Nassau Boulevard.

Brian Jenest stated that a hedge would be located around the entire perimeter of the pool, and the hedge would screen the pool from Belvedere Avenue. The pool house could be seen from Belvedere Avenue, however.

An individual stated that she is concerned that there will be an insufficient amount of parking, and she asked how much parking would be provided. Brian Jenest briefly discussed the parking that would be provided, and John Carmichael provided a breakdown of the on-site, off-site and on-street parking spaces that would be provided as set out on the conditional rezoning plan. Specifically, John Carmichael stated that a minimum of 160 parking spaces would be required to be provided as follows: 88 on-site parking spaces (includes the garages for the townhomes), 24 on-street parking spaces located on Belvedere Avenue and Thurmond Place adjacent to the site and located on the same side of the street as the site, and 48 off-site parking spaces on two lots owned by Unique Southern Estates, LLC located on The Plaza next to the convenience store. An individual asked if these two lots were properly zoned for parking, and John Carmichael stated that the current zoning of these two lots would permit parking.

An individual asked if the off-site parking lot would have buffers, and Brian Jenest stated that the off-site parking lot would have to meet all of the requirements of the zoning ordinance. John Carmichael stated that the off-site parking lot would also have to be improved with at least gravel and bumper stops.

An individual stated that under the current zoning of the site, on-street parking is not allowed on Belvedere Avenue, Thurmond Place and Nassau Boulevard. John Carmichael read the relevant note on the conditional rezoning plan associated with the current zoning of the site, and it provides that "guests will be instructed not to park on surrounding residential streets, specifically Belvedere Avenue, Thurmond Place and Nassau Boulevard." Billy Maddalon acknowledged that they have not done a good job at times in the past in monitoring the on-street parking.

Joe Roy of Meeting Street Homes and Communities addressed the meeting and discussed his company and some of its previous projects. He shared and discussed pictures of a previous project that are a part of the slide show presentation.

Joe Roy stated that he is excited about this opportunity, and he discussed the proposed townhome units. He stated that the landscaping on this project would be similar to the landscaping depicted in the slides. Joe Roy stated that much of the existing vegetation on the site would be preserved.

John Burgess addressed the meeting and shared and discussed in detail the elevations of the proposed townhome units, which elevations are a part of the slide show presentation. John Burgess stated that there would be 19 townhome units with three different floor plans. These floor plans have been built by Meeting Street Homes and Communities in the past.

With respect to the townhomes on the southern portion of the site, they have been compressed to avoid infringing too much onto the Estate. There would be a sidewalk behind these units. The proposed townhome units would have an eclectic, arts and craft style to fit in with the surrounding neighborhood. A homeowners association would be formed to govern this residential community.

The townhome units would be two story units, with a garage on the first level. Living space would be located behind the garage. The roofs would have shaped shingles. The townhomes would have stone foundation walls with a brick cap similar to the Estate home.

John Burgess then went through each slide that depicts various elevations of the proposed townhome units. John Burgess discussed the townhome units on Thurmond Place. Three of these units would have front loaded garages because we do not want to install new driveways on the Estate property. The other five townhome units on Thurmond Place would have rear loaded garages and would utilize an existing driveway on the Estate property. The existing shrubs in front of these five units would remain.

John Burgess stated that the existing Carriage House would remain on the site, and it is located between the townhome buildings on Thurmond Place. John Burgess stated that the HVAC units would be located in the back yards of the townhome units and screened.

John Burgess discussed the Belvedere Avenue elevations, and he noted that the pool house is not depicted, and the landscaping around the pool is not entirely accurate.

During his presentation, John Burgess also discussed the landscaping between the rear of the townhome buildings and the Estate home.

Joe Roy stated that he is going to great lengths to preserve the existing hemlock trees.

Billy Maddalon addressed the meeting and reminded everyone of the proposed location of the pool and swim club along Belvedere Avenue. Billy Maddalon described the proposed pool, pool decking and pool house. Billy Maddalon shared and discussed a slide that depicts a portion of the pool and the pool house.

Billy Maddalon stated that the mechanical equipment for the pool would be located inside the pool house. The pool house would contain men's and women's locker rooms and rest rooms and a snack bar. The pool house would also contain an office area. Access to the pool would be limited to members and their guests. Billy Maddalon stated that there would not be a lifeguard stand. The lifeguards would walk the pool deck.

Billy Maddalon shared a slide that compared the scale of the pool house to the Estate house.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments that were received during this portion of the meeting.

- In response to a question, Brian Jenest confirmed that there would be 19 townhome units if the rezoning is approved and the project is developed.

- In response to a question, Joe Roy stated that the estimated price points for the townhome units would be the \$340,000s to \$420,000s.

- In response to a question, John Burgess stated that the two stories includes the garages. The townhome units would not be two stories over garages.

- In response to question, Joe Roy stated that the size of the townhome units would range from approximately 1,600 square feet to 2,100 square feet.
- In response to a question, John Burgess stated that the height of the townhome units would be 38 feet to 40 feet.
- An individual expressed concerns regarding the increased density proposed by this project, and the increased traffic that would be generated by the townhome units and the swim club. This individual stated that there is no way to prevent people from parking on the streets. Billy Maddalon stated that the only people who could join the swim club are Plaza Midwood residents.
- Billy Maddalon stated that Plaza Midwood will continue to get more dense. He stated that members of the swim club would be encouraged to walk to the swim club, and that a towel service and lockers would be provided, which should facilitate walking.
- Billy Maddalon stated that he could not prevent people from driving to the swim club.
- In response to a comment, Billy Maddalon acknowledged that the Vanlandingham Estate has not done a good job at times during the last several years of monitoring parking.
- In response to a comment, Billy Maddalon discussed parking by permit only on the neighborhood streets.
- Billy Maddalon stated that for this proposed project, we would need to park on our side of Belvedere Avenue and Thurmond Place.
- An individual asked about bicycle parking, and Billy Maddalon stated that more bicycle racks would need to be provided. The swim club would also need to be able to accommodate strollers.
- In response to a question, Billy Maddalon stated that the maximum number of members of the swim club would be 400, but a member could be a family. In addition to the 400 members, the owners of the 19 townhome units could join the swim club.
- Billy Maddalon stated that the swim club would be open for 3 to 3.5 months per year.
- An individual asked Joe Roy what the price points were for his prior project that he discussed earlier in the meeting, and Joe Roy stated \$600,000 to \$900,000 at the time of sale.
- In response to a question, Billy Maddalon confirmed that the Carriage House would remain.
- In response to a question, Billy Maddalon confirmed that the white pine heritage tree would be preserved.
- Brian Jenest discussed tree preservation on the site and he stated that the development team will have to identify the trees that would be saved for the Historic Districts Commission.
- An individual asked if the pool house would be soundproof so that you could not hear the mechanical equipment. Billy Maddalon stated that the pool would be a saline pool, which does not require the same equipment as a traditional pool. Billy Maddalon stated that it is his understanding that you would not be able to hear noise from the mechanical equipment on the Belvedere Avenue side of the site.
- In response to a question, Billy Maddalon stated that the pool would likely be covered in the winter, but they are still debating what to do.

· An area resident stated that he thought it was a good and innovative plan and that the swim club could add value to the neighborhood as an amenity to those who wish to join it. However, he questioned the five townhome units on Thurmond Avenue located behind the hedge. He thought it would be preferable to remove the hedge and have these five units address and engage the street.

· In response to a question, John Burgess stated that there is no heated square footage in the attics of the townhome units.

· An individual stated that he thought that the townhome units are too tall. John Burgess stated that he is working on some revisions to the elevations that will cause the townhome units to look shorter but have the same actual height.

· An individual asked if there would be security at the off-site parking lot when there are events at the site. Billy Maddalon stated that the off-site parking lot would not be used that often. It would probably be utilized when there are swim meets at the swim club. Swim meets would be held approximately three times per year. Billy Maddalon stated that if it turns out that an attendant is needed at the off-site parking lot during events, we will adjust. Billy Maddalon stated that the first swim meet would likely be a disaster, but that we would adjust as needed.

· John Carmichael stated that the following notes are on the conditional rezoning plan:

A parking attendant shall be provided to direct guests to on-site or off-site parking for each event for which more than 40 guests are expected. At least 2 parking attendants shall be provided for each event for which more than 75 guests are expected. At least 1 off-duty police officer shall be provided for each event for which more than 200 guests are expected.

The requirements set out in paragraph D above shall not apply to the private neighborhood pool and swim club, provided, however, that 2 parking attendants shall be provided when a swim meet is held at the private neighborhood pool and swim club.

· In response to a question, Brian Jenest stated that he is hopeful that the swimming pool could be open by Memorial Day, but it could be a little later.

· In response to a question, Joe Roy stated that if the rezoning is approved, construction of the townhome units could start this summer, and it takes five to six months to construct a building. Construction could last a year.

· Billy Maddalon stated that there would probably not be a swim team this year.

· An individual that lives on Nassau Boulevard expressed concerns regarding guest parking for the townhome units. Brian Jenest pointed out a row of parking located on the southern portion of the site.

· In response to a question, Billy Maddalon stated that the alley would connect Nassau Boulevard and The Plaza. This is necessary for fire trucks. The alley would be a private alley and it would be a stone alley.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 9th day of January, 2015.

Unique Southern Estates, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Billy Maddalon, Unique Southern Estates, LLC (via email)

Case_No	TraxID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	City	State	ZipCode
2014-110	09506405	1900 NASSAU LLC	JULIAN W JR	MAISHA B	ALEXANDER	PO BOX 6303 2000 THOMAS AVE	CHARLOTTE	NC	28207
2014-110	08119721	ALEXANDER	RICHARD	MAISHA B	ALEXANDER	403 CACTUS DR	GARDEN CITY	NC	28205
2014-110	08119724	ALEXANDER	JOHN P	DAWN R	ALSO	1906 THOMAS AVE	CHARLOTTE	SC	29576
2014-110	09503515	BCH HOLDINGS LLC				PO BOX 489872	CHARLOTTE	NC	28205
2014-110	09503516	BCH HOLDINGS LLC				PO BOX 489872	CHARLOTTE	NC	28269
2014-110	08119726	BEAMAN	CYNTHIA L	LINDSEY E	BEARDSLEY	1914 THOMAS AVE	CHARLOTTE	NC	28269
2014-110	09506902	BEARDSLEY	TYLER R	LINDSEY E	BEARDSLEY	1950 THURMOND PL	CHARLOTTE	NC	28205
2014-110	09503506	BELL	LAURE	BLAIR C	CHARLES M HEIDEL JR	1717 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	09503606	BLACK	DANIEL M	BLAIR C	BLACK	1725 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	09503507	BRANTNER	JEFFREY E			2115 THE PLZ	CHARLOTTE	NC	28205
2014-110	08119118	BRIEN	CECILIA T			1908 NASSAU BLVD	CHARLOTTE	NC	28205
2014-110	09506404	BRODY	CECILIA T	BETH A	RUBIN	2123 THE PLZ	CHARLOTTE	NC	28205
2014-110	08119120	BURLESON	JULIUS FRANKLIN JR	DIANE P	BURLESON	1914 NASSAU BLVD	CHARLOTTE	NC	28205-3033
2014-110	09506403	BUSSARD	MELANIE S			1914 NASSAU BLVD	CHARLOTTE	NC	28205-3033
2014-110	09506105	CADELL	BIVENS LARRY	SHANNON H	CADELL	1842 THE PLAZA	CHARLOTTE	NC	28205
2014-110	08119714	CAMPBELL	PRYOR A	MEREDITH V	ROY	1614 BELVEDERE AV	CHARLOTTE	NC	28205
2014-110	09506424	CANADY	RICHARD G			1933 THURMOND PL	CHARLOTTE	NC	28205
2014-110	08119119	CARROLL	JOHN E			301 W 10TH ST	CHARLOTTE	NC	28205
2014-110	09506934	CHAN	PEGGY	JOSEPH S	CHAN	6941 RANDOM PL	CHARLOTTE	NC	28205
2014-110	09506907	CODDINGTON	PHOEBE N	CHARLES C IV	CODDINGTON	1930 THURMOND PL	CHARLOTTE	NC	28205-3010
2014-110	09506926	CONANT	ELLEN E			1912 BELVEDERE AVE	CHARLOTTE	NC	80503
2014-110	08119727	DE LA LAMA	ARIEL	AMY	DE LA LAMA	2118 SUMMERLIN DR	LONGMONT	CO	80503
2014-110	08119719	DEVIN	KEVIN F			2008 THOMAS AVE	CHARLOTTE	NC	28205-3057
2014-110	09506422	DORNBOOS	JEANNE			1921 THURMOND PL	CHARLOTTE	NC	28277
2014-110	09503517	DOUGHERTY	JOANNE	IRENE	SCHWARTZ	212 W MATTHEWS ST # 101	MATTHEWS	NC	28105
2014-110	08119715	DUNN	JONATHAN A			2026 THOMAS AV	CHARLOTTE	NC	28205
2014-110	09506936	EVANS COGHILL HOMES LLC				2108 SOUTH BLVD #117	CHARLOTTE	NC	28203
2014-110	09506937	EVANS COGHILL HOMES LLC				2108 SOUTH BLVD STE 117	CHARLOTTE	NC	28203
2014-110	09506941	EVANS COGHILL HOMES LLC				2108 SOUTH BLVD STE 117	CHARLOTTE	NC	28203
2014-110	08119708	FINCH	RONALD HOLMES	YVONNE FARRAR	DEL ROSSI	2108 SOUTH BLVD STE 117	CHARLOTTE	NC	28075
2014-110	09506931	FOLK	STEVE ERIC			2009 THE PLAZA UNIT 201	CHARLOTTE	NC	28205-3031
2014-110	09506931	FOLK	CHRIS E JR	REGINA B	FOLK	1830 BELVEDERE AVE	CHARLOTTE	NC	28205-3008
2014-110	09506121	FOLK	ROBERT G	CAROL H	FUTCH	1905 NASSAU BLVD	CHARLOTTE	NC	28212
2014-110	08119704	FUTCH	KENNETH D			1913 THE PLAZA	CHARLOTTE	NC	28205
2014-110	09506124	GILLESPIE	ROBERT C JR	LINDSAY H	GRIST	1919 NASSAU BLVD	CHARLOTTE	NC	28205-3027
2014-110	08119709	GULLEDGE	FRANKLIN TAYLOR			1901 THE PLAZA	CHARLOTTE	NC	28205-3029
2014-110	09503503	HALL	MARK			1526 PLAZA	CHARLOTTE	NC	28205
2014-110	08119717	HAYES	HAMILTON	MARTHA M	KELLER	2116 THE PLAZA	CHARLOTTE	NC	28205
2014-110	09503518	HESSE	DENIS A	DORIS	HESSE	2016 THOMAS AV	CHARLOTTE	NC	28205
2014-110	09506604	HOLSTEIN	KLAUS	DANIEL CARL	HOLSTEIN	6518 WANNAMAKER LN	CHARLOTTE	NC	28205
2014-110	09506104	HOLY TRINITY EVANGELICAL	ALLISON PAULS			1815 BELVEDERE AV	CHARLOTTE	NC	28205
2014-110	09503511	HONEYCUTT	LUTHERN CHURCH			1900 THE PLZ	CHARLOTTE	NC	28212
2014-110	09503512	HONEYCUTT	A DEAN			413 CANVASBACK RD	MOORESVILLE	NC	28117
2014-110	09506122	HORIZON VENTURES LLC	A DEAN			413 CANVASBACK RD	MOORESVILLE	NC	28117
2014-110	08119124	JACKSON	SANDRA D			1909 NASSAU BV	CHARLOTTE	NC	28205
2014-110	08119720	JAECKEL	KRISTIN			1604 MIMOSA AVE	CHARLOTTE	NC	28205
2014-110	09503613	JOHNSON	BRANDON			2004 THOMAS AV	CHARLOTTE	NC	28205
2014-110	09503605	KATSUN LLC	WILLIAM R	RACHEL	JOHNSON	1824 MIMOSA AVE	CHARLOTTE	NC	28212
2014-110	09506935	KERR	CHARLES W	KATHERINE C	KERR	8421 AMELIA DR	CHARLOTTE	NC	28205
2014-110	09506603	KINSEY	LINDA S	KATHERINE S	KINSEY	1812 BELVEDERE AVE	CHARLOTTE	NC	28205-3007
2014-110	09506123	KLEIN	EDWIN B			1801 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	09503614	KNOX	CECIL JAMES			1915 NASSAU BLVD	CHARLOTTE	NC	28211
2014-110	09503509	KRIMMINGER	LEE	MARY LOU	MARY LOU	6401 BURLWOOD RD	CHARLOTTE	NC	28205
2014-110	09503602	LEE	BETTY B			1733 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	08119707	LEONE				2114 THURMOND PL	CHARLOTTE	NC	28205-3031



2014-110	09506125	MACKIE	HOWARD JR			1836 ASHEVILLE PL	CHARLOTTE	NC	28203
2014-110	09506102	MADDALON	MARK A		(BY MARRIAGE)	1926 THE PLZ	CHARLOTTE	NC	28205-3030
2014-110	09506903	MANNING	HELEN DRIGGERS		FOY	1948 THURMOND PL	CHARLOTTE	NC	28205
2014-110	09506928	MARELLO	ENZO			1904 BELVEDERE AVE	CHARLOTTE	NC	28203
2014-110	09506950	MARGOSIAN	RUSSELL J		JULIE MCLELLAN-MARIANO	428 E WORTHINGTON AVE	CHARLOTTE	NC	28205-3029
2014-110	09506906	MARTIN	VINCENT J JR			1909 THE PLZ	CHARLOTTE	NC	28205
2014-110	09506423	MAYER	CHRISTOPHER B			1934 THURMOND PL	CHARLOTTE	NC	28205
2014-110	08119712	MCOLLUM	BRENT DEAL			13916 CLEARVALE DR	CHARLOTTE	NC	28211
2014-110	08119122	MCQUILLEN	DARYL W			2328 PROVIDENCE RD	CHARLOTTE	NC	28205
2014-110	08119116	MOONEY	BONITA D			1612 MIMOSA AVE	CHARLOTTE	NC	28205
2014-110	08119705	MORTON	CASSANDRA L			2101 THE PLAZA	CHARLOTTE	NC	28205
2014-110	08119113	MSM PROPERTIES LLC	HERMAN LEON			1919 THE PLAZA	CHARLOTTE	NC	28173
2014-110	08119113	MSM PROPERTIES LLC	IAN C			9105 MAN OF WAR DR	WAXHAW	NC	28205
2014-110	08119718	MURDO	ALVIN JUSTIN			1729 BELVEDERE AVE	CHARLOTTE	NC	28205-3057
2014-110	09506401	PARKS	EARL LEE SR			2032 THOMAS AVE	CHARLOTTE	NC	28205
2014-110	08119722	PERRY	ANGELA R		JUDY CAROL JONES	1945 THURMOND PL	CHARLOTTE	NC	28205
2014-110	08119114	PRESSLEY	MARTHA M			1930 THOMAS AV	CHARLOTTE	NC	28205
2014-110	08119117	PRESTI	NICK A			1609 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	08119123	PRUITT	MARY R		PRESTI	2107 THE PLAZA	CHARLOTTE	NC	28205
2014-110	09503505	RAWLINS	DONALD R			2787 HWY 194 SOUTH	TODD	NC	28684
2014-110	09506933	READING	SCOTT W			2100 THE PLAZA	CHARLOTTE	NC	28205
2014-110	08119716	REYNOLDS	THEODORE J			1822 BELVEDERE AV	CHARLOTTE	NC	28205-3008
2014-110	09506927	RIEL	KEN		HEINECKE	2020 HOMAS AVENUE	CHARLOTTE	NC	28205-3057
2014-110	09506119	RUSSELL	DON T			1908 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	09503504	SAYER	JON C		SAYER	1839 NASSAU BLVD	CHARLOTTE	NC	28205
2014-110	09506908	SCOTT	EUNICE G L/T/UTO			2108 THE PLAZA	CHARLOTTE	NC	28205
2014-110	09506120	SETZER	JACOB E			1926 THURMOND PL	CHARLOTTE	NC	28205-3027
2014-110	08119711	SHEARER	ADAM C		SHEARER	1901 NASSAU BV	CHARLOTTE	NC	28205
2014-110	09503514	SIMMONS	DOUGLAS		SIMMONS	2027 THE PLAZA	CHARLOTTE	NC	28205
2014-110	08119729	SINGLETARY	JOHN DAVID			1803 KENDWOOD AV	CHARLOTTE	NC	28215
2014-110	08119115	SOUTHEAST BUILDING SERVICES LL	CHRISTOPHER T			9421 WILLOWGLEN TL	CHARLOTTE	NC	28277
2014-110	09503501	STIGLIAM	NICHOLAS		STIGLIANO	10605 SERAPE RD	CHARLOTTE	NC	28205-3034
2014-110	09506901	STONE	LAVERNE LIBBY		STILLS	2128 THE PLAZA	CHARLOTTE	NC	28205
2014-110	08119609	STONEMAN	JUSTIN R		PETERSON	2127 THE PLAZA	MYRTLE BEACH	SC	29588
2014-110	08119710	SUMMIT	GERALDINE			1841 THE PLAZA	CHARLOTTE	NC	28205
2014-110	08119608	SURRATT	CATHY		SHEM-AVI	1614 BELLE TERRE AVE	CHARLOTTE	NC	28205
2014-110	09506930	TODD	WILLIAM REED IV		TODD	1942 THURMOND PL	CHARLOTTE	NC	28205
2014-110	09506904	TORRENCE	CHANDRA		TRAMER	2133 THURMOND PL	CHARLOTTE	NC	28205
2014-110	09503513	TRAMER	LARRY			1601 BELVEDERE AVE	CHARLOTTE	NC	28205-2913
2014-110	08119112	TREVEILER	ROBERT C			1800 MIMOSA AVE	CHARLOTTE	NC	28205
2014-110	09503601	TYLER	WINFORD			2010 THE PLZ	CHARLOTTE	NC	28205-3032
2014-110	09506101A	UNIQUE	SOUTHERN ESTATES LLC			2010 THE PLZ	CHARLOTTE	NC	28205
2014-110	09506126	UNIQUE SOUTHERN ESTATE LLC	STEPHANIE		VENA	1924 THURMOND PL	CHARLOTTE	NC	28205-3032
2014-110	09506107B	UNIQUE SOUTHERN ESTATES LLC	EUNICE T			1926 THOMAS AVE	CHARLOTTE	NC	28205
2014-110	09506909	WALDINGER	JESSE L JR			1920 NASSAU BV	CHARLOTTE	NC	28205
2014-110	08119723	WASHINGTON	DIETER W		WEINERT	1918 THOMAS AVE	CHARLOTTE	NC	28205-3055
2014-110	09506402	WASSON	MICHAEL S			1900 BELVEDERE AVE	CHARLOTTE	NC	28205
2014-110	08119725	WEINERT	BETSY CAROL		KATHLEEN M CURRY	1826 BELVEDERE AV	CHARLOTTE	NC	28205-3055
2014-110	09506929	WEINSTEIN	GARTH H		DIETRA MARIE BLACKBURN	1940 THURMOND PL	CHARLOTTE	NC	28205
2014-110	08119701	WEST	WILLIAM DAVID		WHITE	1816 MIMOSA AVE	CHARLOTTE	NC	28205
2014-110	09506932	WHITE	RANDOLPH P			1939 THURMOND PL	CHARLOTTE	NC	28205
2014-110	09506905	WHITE	PETER		ZAY				
2014-110	09503615	WHITMORE							
2014-110	09506425	ZAY							

Case_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-110	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC	28205
2014-110	Cheryl	Miller	Commonwealth Morningside NA	1318 Saint Julien Street	Charlotte	NC	28205
2014-110	Valerie	Stapp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2014-110	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2014-110	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC	28299
2014-110	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2014-110	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC	28205
2014-110	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2014-110	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC	28205
2014-110	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28205
2014-110	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2014-110	Shane	Johnson	Commonwealth and Morningside NA	1308 Morningside Drive	Charlotte	NC	28205
2014-110	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC	28210
2014-110	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC	28205
2014-110	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC	28205
2014-110	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC	28205
2014-110	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2014-110	Michael	Gella	Villa Heights NA	1613 Grace Street	Charlotte	NC	28208
2014-110	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2014-110	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2014-110	Adam	Richman	Plaza Midwood Neighborhood Association	Post Office Box 9394	Charlotte	NC	282999394
2014-110	Angela	Ambrose	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2014-110** filed by Unique Southern Estates, LLC to request the rezoning of an approximately 4.54 acre site located on the southeast corner of the intersection of The Plaza and Belvedere Avenue from the R-5, R-5 (HD-O) and B-2 (CD)(HD-O) zoning districts to the MUDD-O and MUDD-O (HD-O) zoning districts

**Date and Time
of Meeting:** Tuesday, January 6, 2015 at 6:30 p.m.

Place of Meeting: The Vanlandingham Estate
2010 The Plaza
Charlotte, NC 28205

We are assisting Unique Southern Estates, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 4.54 acre site located on the southeast corner of the intersection of The Plaza and Belvedere Avenue from the R-5, R-5 (HD-O) and B-2 (CD)(HD-O) zoning districts to the MUDD-O and MUDD-O (HD-O) zoning districts. The Vanlandingham Estate is located on this site, and the purpose of this rezoning request is to allow the Main House, Carriage House and grounds of the Estate to continue to function as an inn, conference center and meeting and event venue, while also permitting the development of up to 19 for sale single family attached dwelling units on the site, permitting a spa use in the Main House and permitting the development and operation of a private neighborhood pool and swim club on the site.

The Petitioner will hold a 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 Department'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 site.

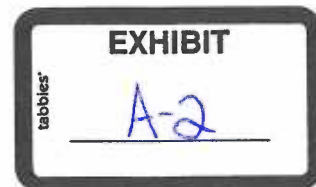
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, January 6, 2015 at 6:30 p.m. at The Vanlandingham Estate located at 2010 The Plaza in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 23, 2014



Unique Southern Estates, LLC, Petitioner
Rezoning Petition No. 2014-110

Community Meeting Sign-in Sheet

The VanLandingham Estate
2010 The Plaza
Charlotte, NC 28205

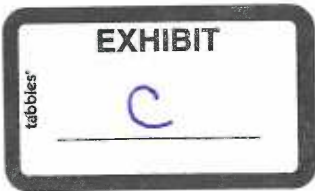
Tuesday, January 6, 2015
6:30 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Joe Roy	2008 Winter St	704-347-4993	RoyJTPawetryskoot.
2.	Phillip Gussman	1722 Chestnut Ave	704-975-3816	pgussman@mindspring.com
3.	Renee Bradley	1713 TIPPAN Ave	704-375-4222	reneeb Bradley@yahoo.com
4.	Peter + Parker Wang	1708 Hawthorne Ln	704-619-3012	plwang@earthlink.net
5.	Ren Smalley	1908 NASSAU BLVD	704-661-8710	smalleyren@gmail.com
6.	CHARLES BRADY	1908 Nassau Blvd	704-661-8711	charlesbrady@gmail.com
7.	Beth Rubin	2016 Winter St.	704-241-6609	betharubina@hotmail.com
8.	Andrew Kavuzic	2900 Florida Ave.	704-578-2059	Moby.picks@gmail.com
9.	David Castevens	2900 FLORIDA AVE	704-609-5078	DC69268@gmail.com
10.	MATLUN GILLES	2104 Midwood Pl	704-334-3207	CAPTUN@mooseandmr.com
11.	Krista Murphy	1508 PECAN AVE	720-837-6896	Kristamark1@gmail.com
12.	KASSIE GRAM	1923 KENWOOD AVE	312-998-0372	KASSIE.gram@gmail.com
13.	NICOLE ARNOLD	1724 the PLAZA	704-870-5282	NDEARNOLD@gmail.com
14.	Tom Egan	1426 The Plaza	704-376-0301	thomasjegan3@gmail.com
15.	ANNE READING	1422 The Plaza	704-699-8735	house@family.net
16.	Stephanie Dugh	1919 Nassau Blvd	980-254-3029	steph.dugh@gmail.com
17.	Bobby Gillespie	3140 Country Club Dr	704-408-9948	bobby.gillespie@gmail.com
18.	Ellen Petticrew	3140 Country Club Dr.	704-650-4127	ellenpetticrew@gmail.com
19.	John Northey	1323 Thomas Ave	704-577-0937	jnorthey@aol.com
20.	JOHN KLOSEK			john.klosek@hotmail.com

NAME ADDRESS TELEPHONE EMAIL

21.	Louise Paxton	1324 Thomas	704-999-0804	lpaxton@cochrealtors.com
22.	Andrew MacKean	8208 Stratford Ave	704-776-8466	amackean@edickenswithkey.com
23.	Sean Schussler	1827 Belvedere Ave	923-552-6387	sean@catchonseaboard.com
24.	Chuck Heidel	1717 Belvedere Ave	704-517-6669	PatTink@carolinanet.com
25.	Charles W. Kinney	1801 Belvedere Ave	704-576-8633	awkinsey74@gmail.com
26.	CECIL KRIMMINGER	1733 BELVEDERE AVE	704-334-6340	CECILSK@AOL.COM
27.	JULIE MUIR	1729 Belvedere Ave	704-333-5731	JCHANMUIR@AOL.COM
28.	Donald R. Rawlings	2100 The Plaza	704-847-0590	don@rawlingslawfirm.com
29.	CURTIS TUTT	1706 THE PLAZA	704-344-1488	cm TUTT@AOL.COM
30.	Eva Lee	2114 Thurmond Pl	704-375-3647	evalee@att.net
31.	Larry Tramer	2133 Thurmond Pl	704-333-0539	larryotrainer@pecs.edu
32.	Vicki Jo Tramer	2133 Thurmond PL 28205	704-333-0539	" " " @pec.edu
33.	Bryan Alenky		704-905-6516	BAlenky@gmail.com
34.	Bobby Drakeford	1914 Brunswick Ave 28207	968-3271	bobby@edcrealestate.com
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VANLANDINGHAM ESTATE COMMUNITY MEETING

JANUARY 6, 2014

COMMUNITY MEETING



VanLandingham Estate



Meeting Street



Cole Jensen
& Stone

Robinson
Bradshaw

BURGESS DESIGN STUDIO



PETITIONER'S REPRESENTATIVES

- Billy Maddalon, Unique Southern Estates
- Joe Roy, Meeting Street Homes and Communities
- Brian Jenest, ColeJenest & Stone
- Jacob Bachman, ColeJenest & Stone
- John Burgess, Burgess Design Studio
- John Carmichael, Robinson Bradshaw & Hinson

REMAINING SCHEDULE OF EVENTS

Rezoning

Community Meeting
- 01/06/15 at 6:30 PM

Public Hearing
- 01/20/15 at 6:00 PM

Zoning Committee Work Session
- 01/28/15 at 4:30 PM

City Council Decision
- 02/16/15 at 6:00 PM

Historic Landmarks

Design Review Committee Meeting
- 01/28/15 at 8:00 AM

Historic Landmarks Commission Meeting
- 02/09/15 at 6:00 PM
(Potential Final Action)

Historic District

Submit Application, Elevations and Plans to HDC
- 01/21/15

Revised Plans and Elevations submitted to HDC
- 02/02/15

Historic District Commission Meeting
- 02/11/15 at 3:00 PM
(Potential Final Action)









COMMUNITY MEETING



The Foundry House • 2010



Meeting Street



Cole-Jenest
& Stone

Robinson
Bradshaw

BURGES DESIGN STUDIO



Meeting Street

South Elevation - Alley



South Elevation - Alley



BUILDING A

LOT 01

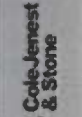
LOT 02

LOT 03

LOT 04

LOT 05

COMMUNITY MEETING



Townhomes

South Elevation - Alley



BUILDING 6

LOT 06

LOT 07

LOT 08

LOT 09

LOT 10

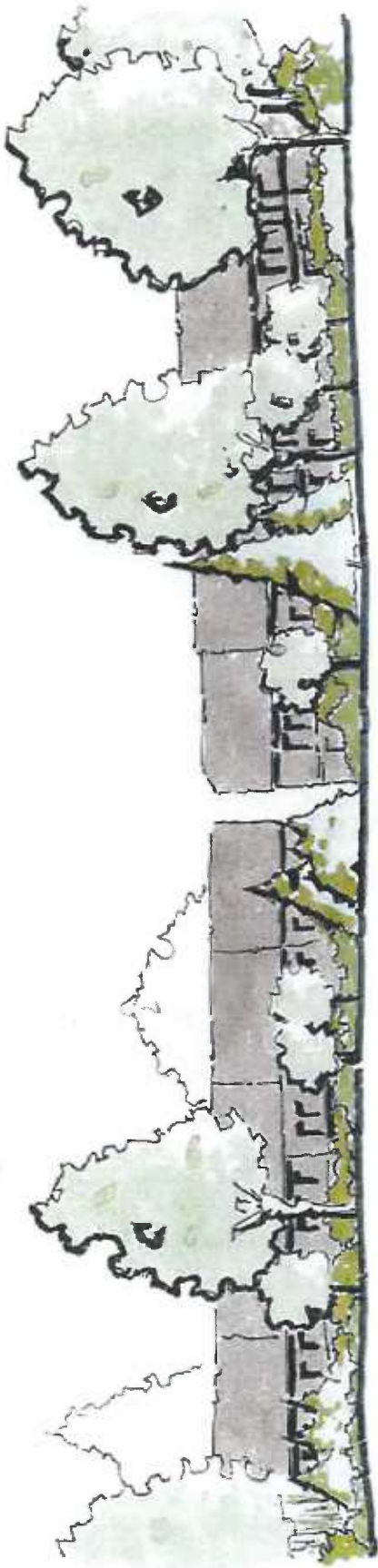
South Elevation - Alley



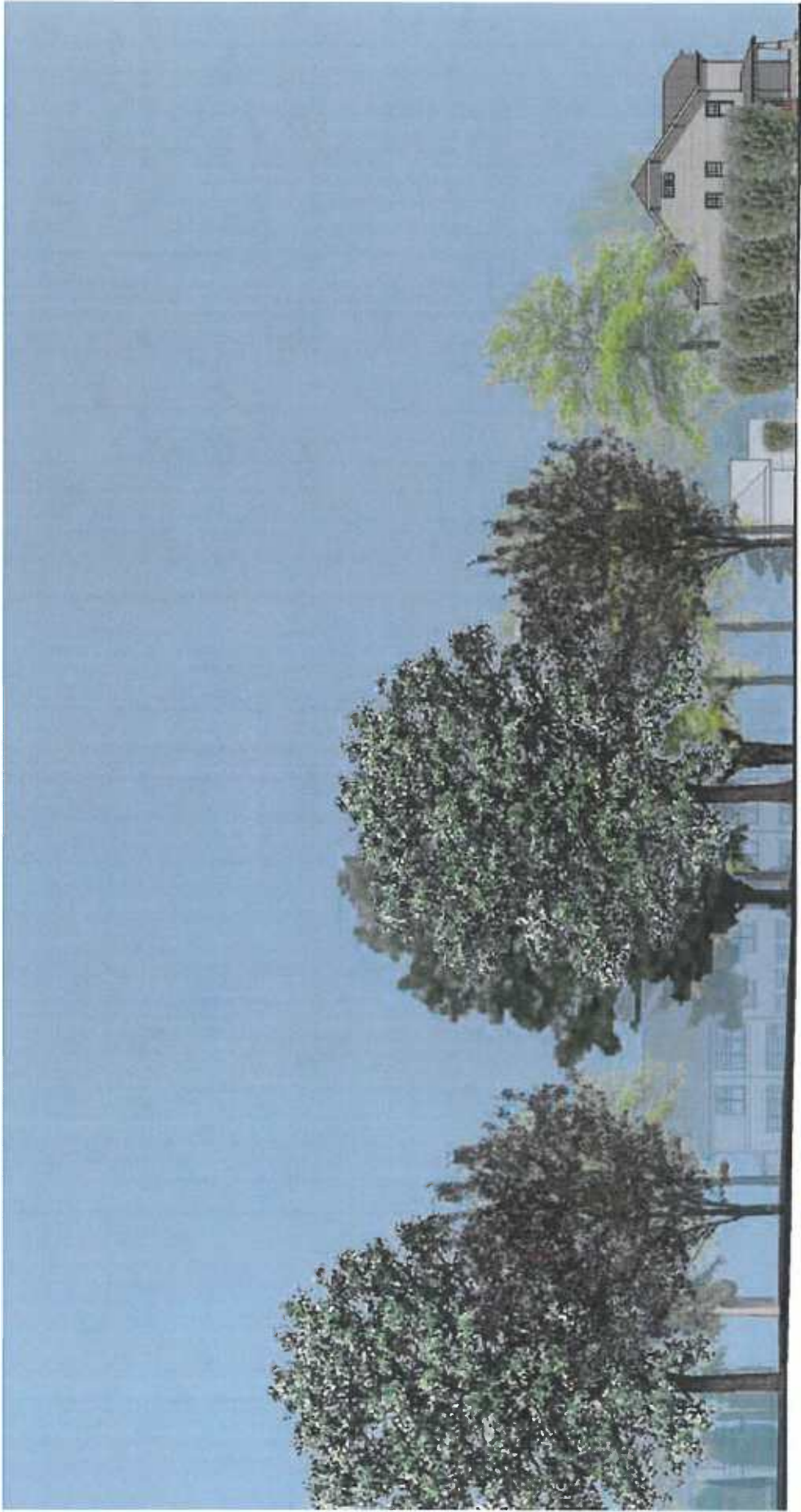
South Elevation - From Estate



South Elevation - Landscape Separation

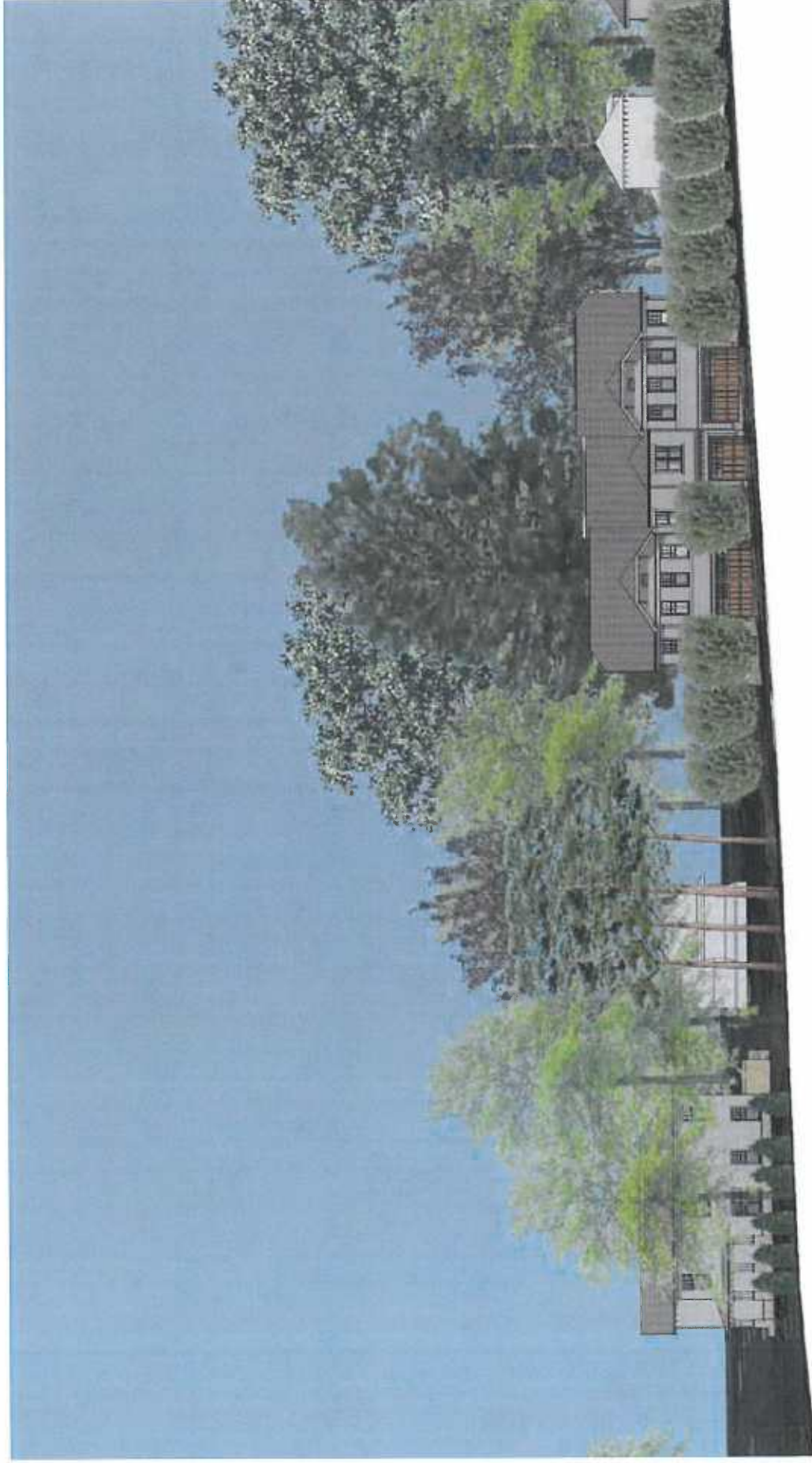


East Elevation - The Plaza



BUILDING A
107 CH

East Elevation - Thurmond Place



BUILDING B
LOT 10

LOT 11

BUILDING C
LOT 12 LOT 13

COMMUNITY MEETING



Meeting Street



Cole Jensen
& Stone

Robinson
Bradshaw



BURGESS DESIGN STUDIO

Townhomes

East Elevation - Thurmond Place



LOT 11	LOT 12	LOT 13	BUILDING D	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19
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COMMUNITY MEETING



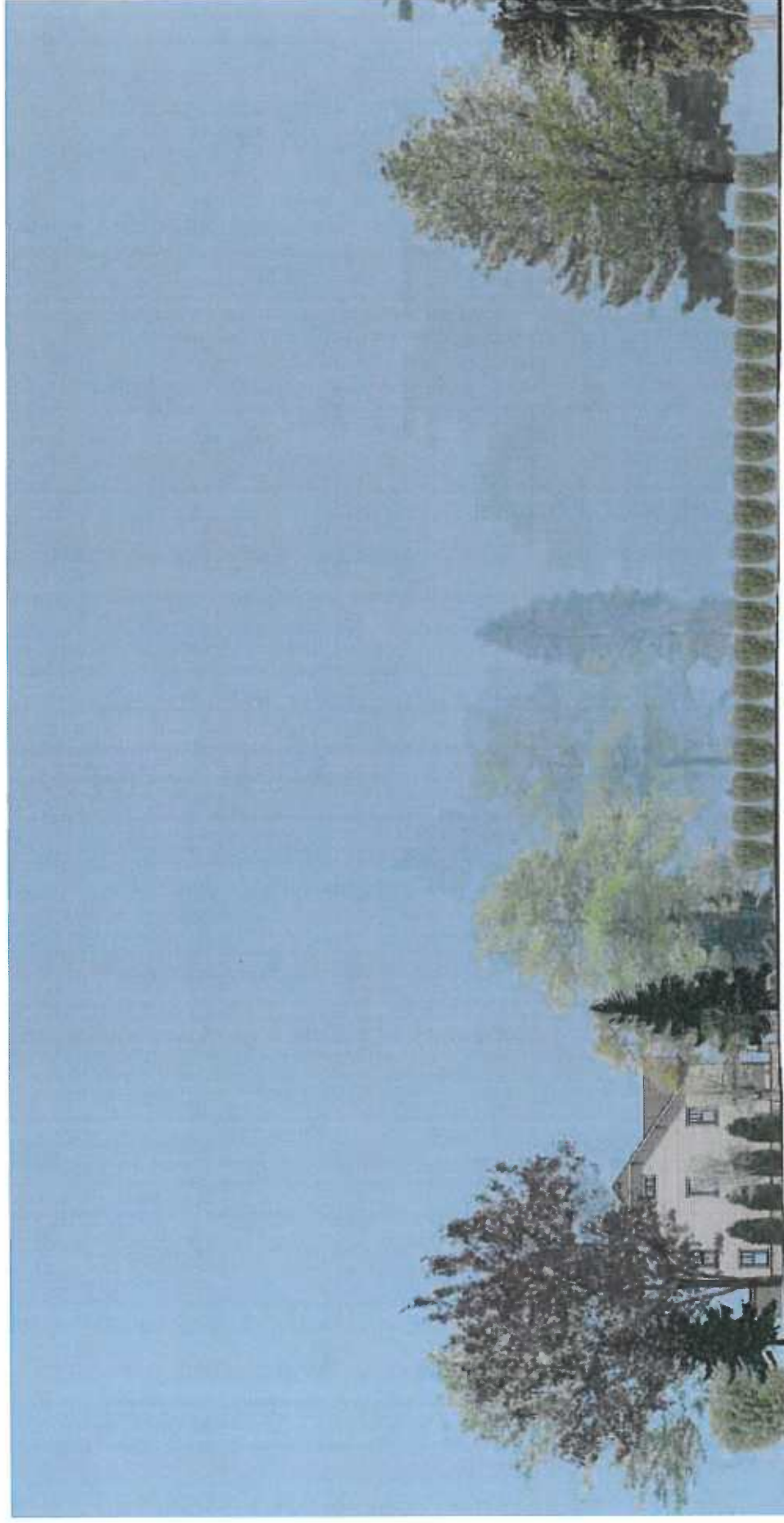
Robinson
Bradshaw

BURGESS DESIGN STUDIO



Townhomes

North Elevation - Belvedere Avenue



RAISED
LOT 18

North Elevation - Belvedere Avenue



BUILDING D

LOT 19

North Elevation - Belvedere Avenue



COMMUNITY MEETING



Townhomes

West Elevation - From Estate



West Elevation - Landscape Separation



West Elevation - Pool House

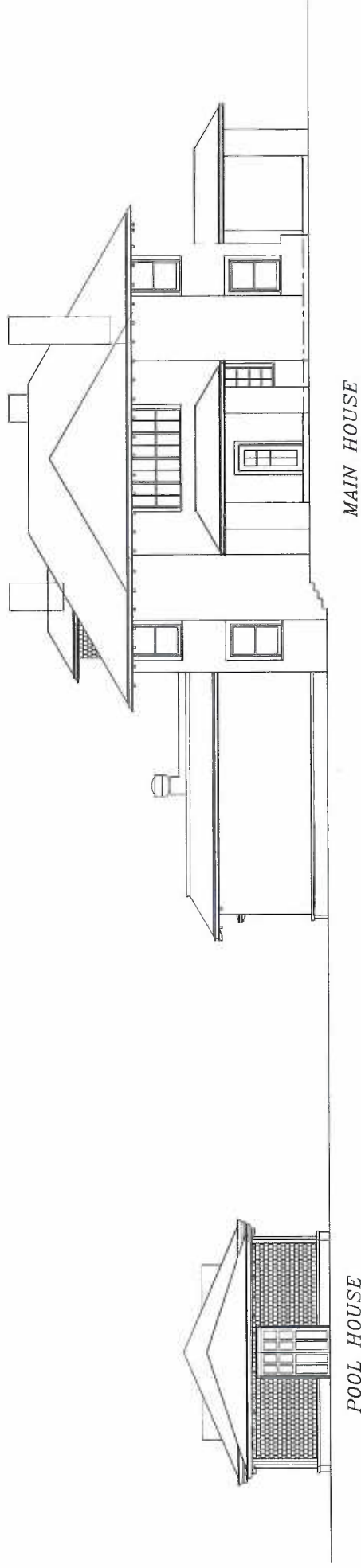


COMMUNITY MEETING



Pool House

North Elevation - Pool House



QUESTIONS AND COMMENTS