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MAR 23 2015

COMMUNITY MEETING REPORT  
**Petitioner: Park Sharon Properties, LLC**  
Rezoning Petition No. 2015-014

OFFICE OF THE CITY CLERK

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 February 23, 2015. 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 Thursday, March 5, 2015 at 7:00 PM in the Chapel at Sharon Presbyterian Church located at 5201 Sharon Road in 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 Jason McArthur of Park Sharon Properties, LLC, Matt Gower of Overcash Demmitt Architects, Benji Layman of The Isaacs Group 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. 2015-014. Rezoning Petition No. 2015-014 was filed by Park Sharon Properties, LLC, and it concerns an approximately 4.66 acre site located on the northeast corner of the intersection of Park Road and Sharon Road.

John Carmichael shared the schedule of events relating to this rezoning request. He stated that the Public Hearing is scheduled for Monday, March 16, 2015 at 7:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street; the Zoning Committee Work Session is scheduled for Wednesday, March 25, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center; and City Council is scheduled to make a decision on this rezoning request on Monday, April 20, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the Petitioner's team has met on two occasions with a group of area residents to discuss this development proposal and to get feedback. We appreciate the opportunity to have met with these neighbors, and the rezoning plan has been adjusted as a result of these meetings.

The site is zoned R-3, and the Petitioner is seeking to rezone the site to the UR-2(CD) zoning district to accommodate the development of up to 19 for sale townhomes and up to 36 for rent or for sale multi-family dwelling units. Building elevations are a part of the Petitioner's conditional

rezoning plan, and the rezoning plan is going to be supplemented with a landscaping plan and elevations of the rear of the townhome units.

Jason McArthur then addressed the meeting. Jason McArthur utilized a slide show presentation, a copy of which is attached hereto as Exhibit C.

Jason McArthur advised that his company is Mission Properties, and that Park Sharon Properties, LLC is a limited liability company formed in connection with this proposed development. Jason McArthur provided some background information on Mission Properties. Jason McArthur discussed a high end multi-family project that his company is developing in Dilworth.

Jason McArthur noted that the owners of the site subject to this rezoning request received multiple offers to purchase the site, and that he understands that Park Sharon Properties' offer contemplated the fewest number of dwelling units.

Jason McArthur shared slides of the site and the surrounding area. He stated that there are a variety of housing types in the area, including estate homes and multi-family dwellings. Jason McArthur stated that prior to filing the Rezoning Application, he met with representatives of the Planning Department to discuss the site, and he was advised that the City's General Development Policies support a density of up to 12 dwelling units per acre on this site. Although the original rezoning plan had a density of just over 12 dwelling units per acre, the rezoning plan currently has a density of just under 12 dwelling units per acre.

Jason McArthur shared a slide that depicts the scale of the proposed buildings to the surrounding homes.

Jason McArthur noted the unusual geometry of the site. The site is exposed to two major roads. He stated that his desire is to have buildings on this site with quality architecture that will make this site notable.

Jason McArthur stated that he did not believe that townhomes would work at the corner of the site closest to the intersection.

Jason McArthur noted that the parking for the multi-family building would be located under the building. Jason McArthur discussed the genesis of the rezoning plan. He discussed the vehicular access point from Sharon Road and the vehicular access point from Park Road. Jason McArthur stated that the Park Road access point would be limited to right-in, right-out movements. He stated that this would not be a gated community.

Jason McArthur stated that to determine the architectural design of the buildings proposed for the site, his team looked at the homes in the area. Jason McArthur shared pictures of some of these homes. He noted that there is a lot of red brick on the homes in the area. The team settled on a Georgian architectural style.

Jason McArthur then shared elevations of the proposed multi-family building and the proposed townhomes. He discussed some of the details of the design and the exterior building materials. He stated that his team tried to break up the scale of the multi-family building through its design.

Jason McArthur stated that the townhome units would contain approximately 2,800 square feet of floor area, and the master bedroom would be located downstairs. Jason McArthur shared the rear elevations of the townhome units. He stated that the townhomes would be two stories with an attic above the second floor.

Jason McArthur stated that the multi-family building and the townhomes would be four-sided brick buildings. The facades of the townhomes facing Sharon Road would be the facades of the townhomes facing the homes on Greencastle. The rear elevations of the townhome units would face the interior of the site.

Jason McArthur shared a slide of the rezoning plan and discussed it in some detail. A maximum of 55 total dwelling units would be located on the site (19 for sale townhomes and 36 for rent or for sale multi-family units). The current zoning of the site would allow about 14 single family detached homes.

Jason McArthur then described the improvements to Sharon Road that are being required by CDOT. Among other things, Sharon Road adjacent to the site would be widened, and it would include a bike lane. Additionally, the queuing for the right turn lane from Sharon Road onto Park Road would be extended by approximately 300 feet for a total queuing of approximately 550 feet.

Jason McArthur acknowledged that Park Road and Sharon Road are busy roads from a traffic standpoint.

Jason McArthur shared a perimeter landscaping plan that will be incorporated into the rezoning plan, and he discussed the 30 foot buffer and tree save area that would be established on portions of the perimeter of the site. He stated that 15 percent of the site must be devoted to tree save areas. Jason McArthur discussed the fence that would be installed within the buffer and shared pictures that depict the potential look of the fence. The fence would be a powder coated aluminum fence. The location of this fence could meander so as to preserve as many trees as possible in the buffer. He also discussed the 7 foot tall brick wall that would be installed on the site near Park Road.

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 and concerns that were expressed at the meeting.

- An individual expressed a concern with vehicles turning left onto Sharon Road out of the site. This person is concerned about safety. Jason McArthur acknowledged that it could be tough to take a left onto Sharon Road from the site.
- An individual stated that most of the accidents near this site occur near the location of the proposed access point into the site from Sharon Road. This individual stated that someone from CDOT needs to be at this meeting.
- An individual stated that more detail on the traffic improvements needs to be provided. Jason McArthur stated that we can provide that information.
- In response to a question about combining for sale product and rental product on one site, Jason McArthur stated that he has predominantly built rental product over the years, and the two products have been married in the past. He reiterated that he does not believe that townhomes work on the corner of the site located closest to the intersection. He stated that he desired a larger building typology at the corner. Regarding the rental market that he has in mind, Jason McArthur stated that these would be high end apartment units that would appeal to empty nesters and folks who do not want the burdens of home ownership anymore. Jason McArthur stated that he has been advised by realtors that there are not enough high end apartments in this community. He stated that he believes that the apartment units would have older residents, as this site is not a draw for young people.

- Jason McArthur stated that he believes that the townhomes proposed for the site would be well received by the market.
- An individual stated that this is a dangerous project and that the developer is being greedy by seeking to develop it.
- An individual expressed the concern that when these residents turn right onto Park Road and desire to head south on Park Road, they will make a u-turn in front of the entrance to her development.
- Individuals expressed concerns about the existing traffic on Park Road and Sharon Road, and that this proposed development will exacerbate the traffic issues.
- An individual asked how neighbors could speak with CDOT about traffic concerns. Council Member Smith addressed this question.
- An individual asked about the Harris' project at the intersection of Park Road and Gleneagles Road. Council Member Smith indicated that this was a mixed use project.
- An individual asked if CDOT is coordinating traffic generation from the Harris' site with this project. Council Member Smith stated that CDOT is looking at a more holistic approach with respect to traffic matters.
- An individual requested that the Petitioner speak with CDOT regarding a dedicated right turn lane on northbound Sharon Road at its intersection with Park Road.
- A resident of the Gates community expressed some concerns regarding a dedicated right turn lane on northbound Sharon Road at its intersection with Park Road. This individual stated that there is one way in and out of her community, and if the dedicated right turn lane is built, she will never get out of her neighborhood.
- An individual asked about the height of the multi-family building and expressed a concern that it would sit on top of a hill due to the grade of the site. Jason McArthur stated that the portion of the site located at the intersection is about 5 feet above the road elevation, and the peak of the roof of the multi-family building is about 55 to 60 feet above the elevation of the site.
- An individual asked where the storm water would go, and Jason McArthur advised that there would be underground detention and water quality.
- Another individual expressed concerns about traffic and how this proposed development would increase traffic and safety concerns, and she wanted to make sure that these comments are in the Community Meeting Report.
- An individual stated that every community near this site has walls. He stated that this is not an urban or pedestrian area. Having a wall around this proposed development is important to this individual. The absence of a wall would make this development seem out of place. Jason McArthur stated that his team is being asked to create architecture that addresses the street and to provide a front condition towards the street. He stated that he would discuss a wall with the planners.
- An individual asked if the Petitioner would increase the height of the wall located across Sharon Road from the site. Jason McArthur stated that he would look at that but could not make a commitment to increase the height of the wall.

- An individual who lives in Huntingtowne Farms said that it takes 10 to 15 minutes to make a left turn onto Park Road out of her neighborhood. Also, people make u-turns in front of her neighborhood, which is a problem. She requested that these issues be considered.
- An individual asked if the Petitioner had considered building single family homes on the site. Jason McArthur stated that he had not because he does not build single family homes.
- An individual stated that traffic is not a swaying category. He stated that CDOT looks at the volume of traffic and incremental increases.
- An individual asked Jason McArthur if he had spoken with realtors regarding the impact of this proposed development on the value of surrounding properties, and Jason McArthur stated that he had not asked that question. Jason McArthur stated that he did not think it would hurt the value of surrounding properties.
- An individual asked if the Petitioner's obligation to close on this site is conditioned on the approval of this rezoning request. Jason McArthur confirmed that it is conditioned on the approval of this rezoning request.
- An individual asked about the status of the large lot to the north of the site and whether it may be developed. Jason McArthur stated that he did not know. He is not pursuing that site.
- An individual asked if there would be a homeowners association, and Jason McArthur stated that there would be a property owners association and a homeowners association.
- An individual asked about the price points for the apartments and the townhomes. Jason McArthur stated that while price points are subject to the market, the thought at this time is that the apartments would rent for approximately \$2,250 to \$2,500 per month, and the townhomes would sell on the low end from the \$475,000s to the mid to upper \$500,000s. The apartment units would have two bedrooms with a den and be approximately 1,500 to 1,600 square feet in size.
- An individual asked if the Petitioner had financing for the project. Jason McArthur advised that they have the required equity and are having discussions with lenders at this time.
- An individual asked which realtors Jason McArthur spoke with about this project, and Jason McArthur stated that he preferred not to reveal their names out of fairness to them. However, these realtors own real estate firms in Charlotte.
- An individual asked Jason McArthur to compare his proposed multi-family building to the condominium building located at the corner of Fairview Road and Park Road. Jason McArthur stated that the building proposed for the site is smaller, it is shorter and it is pulled further from the road. He also stated that the architecture for the proposed building is elevated as compared to the building located at the corner of Fairview Road and Park Road in his view.
- An individual stated that she thought that this proposed development is in danger of failing if it is developed due to access issues. She thought that elderly drivers would have concerns.
- An individual stated that he could understand the townhomes, but did not like losing the existing sense of place at the intersection.
- An individual stated that the multi-family building does not look like anything in the area.

- An individual asked for the definition of vehicular trips. John Carmichael stated that when a vehicle exits the site, that is one trip, and when the vehicle returns to the site, that is another trip, for a total of two trips. John Carmichael stated that CDOT has estimated that under the current R-3 zoning, the site could generate 170 vehicular trips per day, and under the proposed zoning, the site could generate 500 vehicular trips per day.
- In response to a question, Jason McArthur stated that once the project is permitted, it could take 12 to 18 months to develop the site. The site would not be fully developed, if the rezoning is approved, until next year sometime.
- In response to comments of Council Member Smith, Jason McArthur stated that he could look at some construction related commitments.
- An individual stated that construction on the site would exacerbate traffic issues.
- In response to a question, Jason McArthur stated that the elevation of the big hill on the site would be lowered by approximately 10 feet.
- In response to a question, Jason McArthur stated that the townhomes would not be constructed all at once. He thinks it would take 12 to 18 months to build the townhomes from the commencement of construction.
- In response to a question, Jason McArthur stated that the multi-family building would be constructed generally at the same time that the townhomes are being constructed.
- John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

**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 23<sup>rd</sup> day of March, 2015.

**Park Sharon Properties, LLC, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
 Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)  
 Mr. Jason McArthur, Park Sharon Properties, LLC (via email)

Pet No.	TaxPID	OwnerLastfi	OwnerFirst	OwnerFirs	OwnerLast	MallAddr1	MallAddr2	City	State	ZipCode
2015-014	17326237	ABRAHAMSON	ADRIANA P			7169 MEETING ST		CHARLOTTE	NC	28210
2015-014	20950206	ADAMS	SUZANNE E			8300 GREEN CASTLE DR		CHARLOTTE	NC	28210-4201
2015-014	17326244	ADKINS	AMY N			7212 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326217	ALLEN	ALISSA L		ALLEN	7117 MEETING STREET		CHARLOTTE	NC	28210
2015-014	17911239	ALLEN	JOHN L JR		ALLEN	1108 BILLY HOWEY RD		WAXHAW	NC	28173
2015-014	17911240	ALLEN	JOHN L JR		ALLEN	1108 BILLY HOWEY RD		WAXHAW	NC	28173
2015-014	17911241	ALLEN	JOHN L JR		ANDERSON LIVING TRUST	1108 BILLY HOWEY RD		WAXHAW	NC	28173
2015-014	17326347	ANDERSON	CHARLES L III			1326 BONITA AVE		MOUNTAINVIEW	CA	94040
2015-014	17326347	ANDRADE	JOSE			8251 LEGARE CT #8251		CHARLOTTE	NC	28210
2015-014	17326377	APONTE	JENNIE C			8218 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17911248	ASHCRAFT	PETER RICHARD R/T			8011 GREENCASTLE DR		CHARLOTTE	NC	28210
2015-014	17326146	ASHOUR	MOHAMED H			3430 TORINGDON WY STE 105		CHARLOTTE	NC	28210
2015-014	17326251	BAKERS	MIFAS			7144 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326205	BARNOW	JOHN C		BOIKE	7289 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326236	BARNES	PATRICIA C			7167 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326219	BAYNARD	DEVON		BENJAMIN	7121 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326223	BENJAMIN	LOIS			7137 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326235	BESSEY	SUSAN P			8257 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326203	BLASER	SONDRA			8206 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326109	BOGAN	MARC		BOGAN	8265 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326384	BOLHORST	SEBASTIAN		BOLHORST	8204 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326384	BOLHORST	ASHLEY L			7264 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326269	BROOKSHIRE	BEVERLY H			7132 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326256	BROWN	AMANDA MYERS			8262 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326361	BROWN	KRISTY			8210 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326381	BUCKLER	MICHELLE ANN		SISK	7139 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326221	BURD	PATRICIA A			7105 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326211	BURGER	RYDER C			7173 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326239	BURNETT	VIRGINIA A			7253 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326289	BUTRILL	KATHY L		BUTLER	8000 GREEN CASTLE DR		CHARLOTTE	NC	28210-6948
2015-014	17911246	BUTLER	BRADLEY WATKINS			7202 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326248	CALDWELL	REBECCA ASHLEY			7227 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326278	CALLAWAY	CRYSTAL B			8026 GREEN CASTLE DR		CHARLOTTE	NC	28210
2015-014	17911242	CHILDS	DOUGLAS B		MEDLIN	7214 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326243	COCHRAN	ABIGAIL D			9917 DEER BROOK LN		CHARLOTTE	NC	28210-8146
2015-014	17326306	COE	ROBERT KEITH			8202 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326385	COLLINS	NEAL A		COLLINS	8245 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326329	COLLINS	THOMAS G			7136 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326258	COPELAND	MARION JANE			8255 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326319	COX	MATTHEW ROBERT		COX	1328 MORNINGSIDE DR		CHARLOTTE	NC	28205
2015-014	17326213	CROSS	ALLISON B			8242 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326340	CUNNINGHAM	JENNIFER L			7928 PARK RD		CHARLOTTE	NC	28210
2015-014	17326103	CUNNINGHAM	MARIA BOLES			7287 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326304	DAUGHTERY	ROBERT JEFFREY		DEAN	7911 PARK RD		CHARLOTTE	NC	28210
2015-014	17911264	DEAN	DAVID A			7255 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326290	DEESE	PEGGY S			7320 N 71ST ST		PARADISE VALLEY	AZ	85253
2015-014	17326342	DEL NEGRO	VINCENT (TRUST DECLARATIO		DEL NEGRO	8301 GREENCASTLE DR		CHARLOTTE	NC	28210
2015-014	20950108	DIAMOND CREEK PROPERTIES LLC	MELISSA			10118 CIRCLEWOOD DR		CHARLOTTE	NC	28211
2015-014	17326311	DIGIORGIO ENGLISH	DONALD D		SUN	8340 GREEN CASTLE DR		CHARLOTTE	NC	28210-4201
2015-014	20202	DOGGETT	ALICE J			7208 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326246	DUPREE	JOHN		DUTKIEWICZ	7161 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326233	DUTKIEWICZ	JOHN		DUTKIEWICZ	1074 SCENIC VALLEY RD		CHARLOTTE	NC	28210
2015-014	17326255	EARLE	BEVERLY A		F A & B A EARLE (CO-TST)	8238 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326255	EARLE	BRUCE C			8261 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326255	EDELMAN	DEBORAH A			7226 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326255	FALGOUT	LISA M			8239 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326252	FELDMAN	MERRILEE F		FENNESSEY	7283 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326252	FELLOWS	J DENNIS			8135 GREEN CASTLE DR		CHARLOTTE	NC	28210-4207
2015-014	17326252	FENNESSEY	DORIS FRANCES			7295 MEETING ST		CHARLOTTE	NC	28210
2015-014	17326252	FESMIRE	ROBERT L		TOGO-FIGA	8209 TRADD CT		CHARLOTTE	NC	28210
2015-014	17326252	FIGA	SONIA L			7940 PARK RD		CHARLOTTE	NC	28210
2015-014	17326252	FIGA	CAROLYN ANN		CAROLYN A FLOWERS REVOCABLE	8228 LEGARE CT		CHARLOTTE	NC	28210
2015-014	17326252	FLOYD	KELLY M			8326 GREEN CASTLE DR		CHARLOTTE	NC	28210
2015-014	20950203	FRANKLIN	BENJAMIN		FRANKLIN					



2015-014	17326324	FREEDMAN	LEE	JOSEPH E JR	8235 TRADD CT	CHARLOTTE	NC	28210-7291
2015-014	17326247	FREEMAN	LAURA H	7143 MEETING ST	7200 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326226	FROHBOESE	PATRICIA M	7056 MEETING ST	7143 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326204	FURLONG	ELIZABETH J	8250 LEGARE CT	7056 MEETING ST	CHARLOTTE	NC	28210
2015-014	20950106	GASBARRO	JOHN JR	8221 GREEN CASTLE DR	8250 LEGARE CT	CHARLOTTE	NC	28210-7234
2015-014	17326380	GASSMANN	LINDA J	8212 LEGARE CT	8212 LEGARE CT	CHARLOTTE	NC	28210-4209
2015-014	17326235	GEHRKE	MARGUERITE	7165 MEETING ST	8212 LEGARE CT	CHARLOTTE	NC	28210-7239
2015-014	17326202	GERY	LYMAN E	7052 MEETING ST	7165 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326317	GIBBONS	JEFFREY S	8217 TRADD CT	7052 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326214	GILLESPIE	MATTHEW F	7111 MEETING ST	8217 TRADD CT	CHARLOTTE	NC	28210
2015-014	17326148	GILLETTE	ZACHARY L	7936 PARK RD	7111 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326349	GOFFREY	JANET MARIE	8255 LEGARE CT	7936 PARK RD	CHARLOTTE	NC	28210
2015-014	17326232	GOODMAN	KATHY J	7155 MEETING ST	8255 LEGARE CT	CHARLOTTE	NC	28210
2015-014	20950211	GRADY	TOBIAS B	8100 GREENCASTLE DR	7155 MEETING ST	CHARLOTTE	NC	28210
2015-014	17911244	GREYARD	JAMES W	8010 GREENCASTLE DR	8100 GREENCASTLE DR	CHARLOTTE	NC	28210-6948
2015-014	17326372	GRUBBA	JONATHAN J	8242 LEGARE CT	8010 GREENCASTLE DR	CHARLOTTE	NC	28210
2015-014	17326210	HAMRICK	MARGARET ELIZABETH	7103 MEETING ST	8242 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326367	HANCOCK	ALISON A	8232 LEGARE CT	7103 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326359	HANSEN	JEFFREY M	8236 LEGARE CT	8232 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326369	HANSEN	LISA MARIE	8258 LEGARE CT	8236 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17911235	HARRIS	RONALD N	6915 CONSERVATORY LN	8258 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17911266	HARRIS	RONALD N	7827 PARK RD	6915 CONSERVATORY LN	CHARLOTTE	NC	28210
2015-014	17326371	HART	ANDREA R	8240 LEGARE CT	7827 PARK RD	CHARLOTTE	NC	28210
2015-014	17326254	HARTLEY	WENDY L	7138 MEETING ST	8240 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326229	HAYNES	NANCY S L/T	720 GOVERNOR MORRISON ST #221	7138 MEETING ST	CHARLOTTE	NC	28211
2015-014	17326242	HAZELIP	WILLIAM A	7179 MEETING ST	720 GOVERNOR MORRISON ST #221	CHARLOTTE	NC	28210
2015-014	17326857	HEFFERON	SAMANTHA A	8254 LEGARE CT	7179 MEETING ST	CHARLOTTE	NC	28210-8210
2015-014	17326277	HENRY	BETH ANNE	7225 MEETING ST	8254 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326831	HICKMAN	LAUREN N	8249 TRADD CT	7225 MEETING ST	CHARLOTTE	NC	28210
2015-014	20950205	HICKS	JAMES ROBERT	8908 GREEN CASTLE DR	8249 TRADD CT	CHARLOTTE	NC	28210-4201
2015-014	17326282	HILL	JACK L II	7235 MEETING ST	8908 GREEN CASTLE DR	CHARLOTTE	NC	28210
2015-014	17326261	HOGAN	EILEEN K	7224 MEETING ST	7235 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326231	HOLLINGSWORTH	AMANDA	7153 MEETING ST	7224 MEETING ST	CHARLOTTE	NC	28210
2015-014	20928606	HONEYCUTT	ROBERT CARTER	8339 PRINCE GEORGE RD	7153 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326345	HOUSTON	AMANDA JB	8253 LEGARE CT	8339 PRINCE GEORGE RD	CHARLOTTE	NC	28210
2015-014	17326228	HUBER	LAUREN A	7147 MEETING ST	8253 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326218	JAMES	SUSANNA	7119 MEETING ST	7147 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326205	JOHNSON	JEREMY C	7058 METTING ST	7119 MEETING ST	CHARLOTTE	NC	28210
2015-014	20950105	JOSEPHO	DAVID T	8211 GREEN CASTLE DR	7058 METTING ST	Charlotte	NC	28210
2015-014	20950102	KABLAOUI	OUSSAMA FAOUZI	19019 COVE MANOR DR	8211 GREEN CASTLE DR	CHARLOTTE	NC	28210-4209
2015-014	17326265	KANE	MEGAN ELIZABETH	7232 MEETING ST #7232	19019 COVE MANOR DR	CHARLOTTE	NC	77433
2015-014	17326382	KELLY	RHEA M	8208 LEGARE CT	7232 MEETING ST #7232	CHARLOTTE	NC	28210
2015-014	20950209	KIMBALL	J KURT	8208 GREEN CASTLE DR	8208 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326206	KNIGHT	LAURA	7060 MEETING ST	8208 GREEN CASTLE DR	CHARLOTTE	NC	28210
2015-014	17326208	KORRY	ALEXANDRA D	262 CENTRAL PARK W APT 3-A	7060 MEETING ST	CHARLOTTE	NC	10024
2015-014	17326338	KUHLMANN	KARLA M	7151 MEETING ST	262 CENTRAL PARK W APT 3-A	CHARLOTTE	NC	28210
2015-014	17326266	LAIL	ELIZABETH P	7234 MEETING ST	7151 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326270	LAIRD	DIEDRA DIANE	7266 MEETING ST	7234 MEETING ST	CHARLOTTE	NC	28210
2015-014	17911249	LAMBERT	RICHARD L	8019 GREEN CASTLE DR	7266 MEETING ST	CHARLOTTE	NC	28210-6948
2015-014	17911250	LAVERCK	MARK A SR	8027 GREEN CASTLE RD	8019 GREEN CASTLE DR	CHARLOTTE	NC	28210
2015-014	17326241	LAWING	BEVERLY A	7177 MEETING ST	8027 GREEN CASTLE RD	CHARLOTTE	NC	28210-5825
2015-014	17326250	LEE	KATRINA L	7206 MEETING ST	7177 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326209	LEONARD	GLENN P	7101 MEETING ST	7206 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326378	LEVERING	JENNIFER A	8216 LEGARE CT	7101 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326333	LEWIS	AMANDA	8253 TRADD CT	8216 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17326307	LEWIS	COURTNEY C	7293 MEETING ST	8253 TRADD CT	CHARLOTTE	NC	28210
2015-014	17326216	LONG	KATHERINE D	8252 DOMINICA PLACE	7293 MEETING ST	CHARLOTTE	NC	33414
2015-014	17326283	MACCLEMENTS	MARY FISHER	7241 MEETING ST	8252 DOMINICA PLACE	WELLINGTON	FL	28210
2015-014	17326315	MACCUBBIN	ROBERT J JR	2226 VERNON DR	7241 MEETING ST	CHARLOTTE	NC	28211
2015-014	17326112	MACKERT	TODD L	2308 WOLFE RIDGE RD	2226 VERNON DR	CHARLOTTE	NC	28210
2015-014	17326201	MALLEN	ANGELA E	7050 MEETING ST	2308 WOLFE RIDGE RD	CHARLOTTE	NC	28210
2015-014	17326360	MANGLE	MICHELLE	8260 LEGARE CT	7050 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326363	MARKT	MARGARET L	8224 LEGARE CT	8260 LEGARE CT	CHARLOTTE	NC	28210



2015-014	17336274	MARMUREANU	PETRE	LINDA	MARMUREANU	7274 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336238	MATTHEWS	CRYSTAL DAWN			7171 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336325	MCCARTHY	KEVIN M			8237 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336301	MCCLERIN	MARILYN JOYCE			7281 MEETING STREET	CHARLOTTE	NC	28210
2015-014	17336259	MCCLEURE	WOODROW SJR			3021 AZALEA DR	FT MILL	SC	29707
2015-014	17336322	MCCORKLE	IVAN C			216 MILLS LN	FT MILL	SC	29708
2015-014	17336336	MCKENZIE	TRUDY KAY			8259 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336320	MCKINNEY	CARMEN			8227 TRADD ST	CHARLOTTE	NC	28210
2015-014	17336276	MESTEL	WENDELINNE FRIAS			7223 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336312	MILLER	BILLIE JEAN			8207 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336350	MILLER	LYNDA ASKINS			8257 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336252	MILTON	SANDRA J			7142 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336234	MISENAR	RYAN	KIMBAL	MISENAR	7183 MEETING ST	CHARLOTTE	NC	28210
2015-014	17911265	MOHAMMED	THULFICAR	ZAHIR	ALZUBAIDY	7915 PARK RD	CHARLOTTE	NC	28210
2015-014	17336286	MOLICA	SHARON	CHARLES E	MOORE	7247 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336227	MOORE	RENE M			7145 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336374	MULL	ANN			8246 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336376	MULLIS	STEPHEN D			8220 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336303	MUNOZ	JORGE			212 JUANITA DR	PINEVILLE	NC	28134
2015-014	17336318	MUNTZ	JACK	PAULINEM	MUNTZ	8219 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336222	PARKER	DAVID EDWARD			7243 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336284	MYERS	ERIKA GROMELSKI	JOHN FRANCES	MYERS	227 BRANDYWINN RD	CHARLOTTE	NC	28209
2015-014	17336207	MYERS	RICHARD L	JULIEA	NANCE	8003 GREEN CASTLE DR	CHARLOTTE	NC	28210-6948
2015-014	17911247	NANCE	SUSAN G			8252 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336356	NATALE	MARY R			8255 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336366	NURMI	DEBRA R			8230 LEGARE CT	CHARLOTTE	NC	28210-7234
2015-014	17336288	OELERICH	ALLISON			7251 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336314	OLEKSA	AMY E	RONALD J II	OLEKSA	8211 TRADD CT 8211	CHARLOTTE	NC	28210
2015-014	17336260	PARDAIN	HANNELE			7222 MEETING ST	CHARLOTTE	NC	28210
2015-014	17911234	PARK COTTAGE LLC	JOHN T	LUAN	PARKER	2851 SHARON VIEW RD	CHARLOTTE	NC	28210
2015-014	17336222	PARKER	NANCY LEE			7135 MEETING ST #7135	CHARLOTTE	NC	28210
2015-014	17336224	PARKER	WILLIAM D	LUANNE M	PARMELEE	8222 GREEN CASTLE DR	CHARLOTTE	NC	28210-4208
2015-014	20950207	PARMELEE	ANNE M	ROBERT H	PARRISH	7123 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336220	PARRISH	LISA R			8215 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336316	PATRIZIO	ANDREW W			7262 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336268	PATTERSON	LAUREN E			7230 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336375	PATTERSON	RAYMOND			8222 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336379	PAXTON	KENDALL C			8214 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336111	PHILLIPPI	JOHN J	CATHY A	PHILLIPPI	2316 VOLPERIDGE RD	CHARLOTTE	NC	28210-6759
2015-014	17911243	PHILLIPPI	PAUL STEPHEN		TERESA SMITH	8018 GREEN CASTLE DR	CHARLOTTE	NC	28210-6948
2015-014	17336249	PIAZZA	THOMAS ROBERT			7204 MEETING ST	CHARLOTTE	NC	28211
2015-014	17336332	POEHLIN	MARY ALLISON	MARGARET W	POLLARD	8251 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336287	POLLARD	ERIC W			7249 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336273	PORTER	RICHARD NEAL			7272 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336946	PRZYTAKOSKI	TERESE			8254 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336553	PURCELL	BRENTON T			8263 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336208	RAPP	JOSHUA HUNTER			7064 MEETING ST	CHARLOTTE	NC	28210
2015-014	20950107	ROBERTS	AMY HUNT	WILLIAM S	ROBERTS	8231 GREEN CASTLE DR	CHARLOTTE	NC	28210-4209
2015-014	20950210	ROBINSON	ROLAND J	CHYLENE F	ROBINSON	8124 GREEN CASTLE DR	CHARLOTTE	NC	28210-4206
2015-014	17336339	ROCK	ANDREW J	NANCY P	ROCK	8240 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336271	RUBIN	DONNA F			7268 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336373	RUSSELL	TIFFANY			8244 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336358	SABURN	BRUCE JOHN	SANDRA ADCOX	SABURN	8256 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336352	SALOMONE	CHARLES J			8261 LEGARE CT STE 8261	CHARLOTTE	NC	28210
2015-014	20950109	SALVUCCI	ROBERT	BARBARA R SALVUCCI (H/W)		8213 GREEN CASTLE DR	CHARLOTTE	NC	28210-4202
2015-014	17336368	SAWYER	DAVID			8234 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336309	SEHRAWAT	ANURAG			8201 TRADD CT	CHARLOTTE	NC	28210
2015-014	17336253	SHANE	DEBERA A			7140 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336114	SHEFT-BEZNER	SCARLETT A			8010 SUNNYVALE LN	CHARLOTTE	NC	28210
2015-014	17336364	SHULER	SHEREE D			8226 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17336263	SHUPING	BRENDA K			7228 MEETING ST	CHARLOTTE	NC	28210-7295
2015-014	17336267	SIMS	RICHARD JR	GORDON L III	BOSTIC	7260 MEETING ST	CHARLOTTE	NC	28210
2015-014	17336225	SISK	JAMES E			7141 MEETING ST	CHARLOTTE	NC	28210

2015-014	17326280	SMITH	ASHLEY BRITTON		CYNTHIA D SMITH (H/W)	3124 ETHEREAL LN	CHARLOTTE	NC	28226
2015-014	20950204	SMITH	FLAY V		NANCY COBB	3034 PLANTER'S WALK CT	CHARLOTTE	NC	28210
2015-014	17326113	SMITH	OLEN BROWN JR			2300 WOLFEDGE RD	CHARLOTTE	NC	28210-6759
2015-014	17326245	SMULKITS	RYAN M	SARAH H	SMULKITS	7210 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326341	SORIANO	CLINTON A	ELIZABETH	SORIANO	8244 TRADD CT	CHARLOTTE	NC	28210
2015-014	20950208	ST ANGELO	MORRIS J	HELEN	ST ANGELO	8222 GREEN CASTLE DR	CHARLOTTE	NC	28210-4208
2015-014	17326285	STARK	JOEL L			7245 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326272	SWANZY	MEREDITH E		TAYLOR	88238 HEYDON HALL CR	CHARLOTTE	NC	28210
2015-014	20928605	TAYLOR	WILLIAM A III			8333 PRINCE GEORGE RD	CHARLOTTE	NC	28210
2015-014	17326382	TEMPLETON	WILLIAM LEE	GWYNETH L		8264 LEGARE CT	CHARLOTTE	NC	28210
2015-014	20950104	THE CHRISTOPHER R COOPER LIVIN				8201 GREENCASTLE DR	CHARLOTTE	NC	28210-4209
2015-014	17326212	THEOBALD	MARGARET			7107 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326351	THOMAS	GENE W			PO BOX 2302	WILSON	NC	28144
2015-014	17326215	THOMAS	SHARON A			7113 MEETING ST	CHARLOTTE	NC	28210
2015-014	17911237	THOMPSON	DAVID B			7921 PARK RD	CHARLOTTE	NC	28210
2015-014	17911238	THOMPSON	DAVID B			7921 PARK RD	CHARLOTTE	NC	28210-6727
2015-014	17911245	TIMMERMAN	MICHAEL L	GAIL D	TIMMERMAN	8004 GREEN CASTLE DR	CHARLOTTE	NC	28210-6948
2015-014	17326281	TODD	YASMIN J			5312 ROSEWATER CT	CHARLOTTE	NC	28226
2015-014	17326275	TRACY	HAROLD			7221 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326310	TURNBULL	KEVIN J			8203 TRADD CT	CHARLOTTE	NC	28210
2015-014	17326343	VANAALSTYNE	CARY B			PO BOX 240852	CHARLOTTE	NC	28224-0852
2015-014	17326344	VESCOIO	STACIE			8250 TRADD CT	CHARLOTTE	NC	28210
2015-014	17326345	WALKER	MARY ANN P			8252 TRADD CT	CHARLOTTE	NC	28210
2015-014	20928607	WALKER	WILLIAM JEFFREY			3401 PRINCE GEORGE RD	CHARLOTTE	NC	28210
2015-014	17326279	WALSH	KATE	SMITH		7229 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326386	WARD	DARRELL RAY	NATIONS		8200 LEGARE CT	CHARLOTTE	NC	28210
2015-014	17911236	WHITE	ELAINE HOKE			3614 HAVERSTICK PL	CHARLOTTE	NC	28210
2015-014	17326257	WHITESIDES	MARY B			7134 MEETING ST	CHARLOTTE	NC	28210-7238
2015-014	17326240	WHITLEY	STEPHANIE			7175 MEETING ST	CHARLOTTE	NC	28210
2015-014	17326821	WILLIAMS	GARY S	JANE S	WILLIAMS	2801 HINSDALE ST	CHARLOTTE	NC	28210
2015-014	17326323	WOO	USOON JONG	ABENE		8283 TRADD CT	CHARLOTTE	NC	28210
2015-014	17326930	ZIMMERMAN RESIDENTIAL LLC		JUSTIN MICHAEL CHRISTIAN	% JOAN & ROBERT ZIMMERMAN	1134 SCOTLAND AVE	CHARLOTTE	NC	28207

Pet No	FirstName	LastName	OrgName	MailAddress	MailCity	MailState	MailZip
2015-014	Patricia	Hoard	OLDE GEORGETOWNE	6728 Constitution Lane	Charlotte	NC	28210
2015-014	Doug	Bell	HUNTINGTOWNE FARMS NEIGHBORHOOD ASSOCIATION	2916 Burrill Hill Road	Charlotte	NC	28210
2015-014	Kim	Pregel	QUAIL HOLLOW ESTATES IV HOMEOWNERS ASSOCIATION	2400 Brantford Drive	Charlotte	NC	28210
2015-014	Tom	Roberts	QUAIL HOLLOW II HOMEOWNERS ASSOCIATION	4020 Winterberry Place	Charlotte	NC	28210
2015-014	Peter	Ricke	QUAIL HOLLOW WEST	7326 Quail Meadow Lane	Charlotte	NC	28210
2015-014	Norman	Cohen	SEVEN EAGLES HOMEOWNERS ASSOCIATION	9055 Winged Bourne	Charlotte	NC	28210
2015-014	Marvin	Wyant	QUAIL HOLLOW HOMEOWNERS ASSOCIATION, INC	7233 Quail Meadow Lane	Charlotte	NC	28210
2015-014	Darlene	Jones	WELLESFORD	7715 Walthall Court	Charlotte	NC	28210
2015-014	Mary	Sentlemyre	PARK QUAIL NEIGHBORHOOD COALITION NEIGHBORHOOD ASSOCIATION	7632 Quail Hill Road	Charlotte	NC	28210
2015-014	Ashlynn	Keller	HUNTINGTOWNE FARMS NEIGHBORHOOD ASSOCIATION	2741 Pencoyd Lane	Charlotte	NC	28210
2015-014	Patrick	George	SHARON HILLS ADVOCACY GROUP	6348 Sharon Hills Road	Charlotte	NC	28210
2015-014	Christy	Magas	OLDE GEORGETOWNE HOMEOWNERS ASSOCIATION	6605 Bunker Hill Circle	Charlotte	NC	28210
2015-014	Mark	Matthews	QUAIL HOLLOW ESTATES HOMEOWNERS ASSOCIATION	7042 Quail Hill Road	Charlotte	NC	28210
2015-014	Mark	Matthews	QUAIL HOLLOW EAST HOMEOWNERS ASSOCIATION	7042 Quail Hill Road	Charlotte	NC	28210
2015-014	Christine	Weber	QUAIL HOLLOW ESTATES HOMEOWNER ASSOCIATION	7510 Quail Hill Road	Charlotte	NC	28210
2015-014	Barbara	Harris	HAMLIN PARK HOMES ASSOCIATION	2764 Tiergarten Lane	Charlotte	NC	28210

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2015-014** filed by Park Sharon Properties, LLC to request the rezoning of an approximately 4.66 acre site located on the northeast corner of the intersection of Park Road and Sharon Road from the R-3 zoning district to the UR-2 (CD) zoning district

**Date and Time of Meeting:** Thursday, March 5, 2015 at 7:00 p.m.

**Place of Meeting:** Chapel at Sharon Presbyterian Church  
5201 Sharon Road  
Charlotte, NC 28210

We are assisting Park Sharon Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 4.66 acre site located on the northeast corner of the intersection of Park Road and Sharon Road from the R-3 zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community that would be comprised of a maximum of 19 for sale single family attached dwelling units and a maximum of 36 for rent or for sale multi-family dwelling units.

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 Thursday, March 5, 2015 at 7:00 p.m. in the Chapel at Sharon Presbyterian Church located at 5201 Sharon Road in Charlotte.**

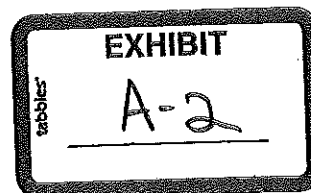
Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

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

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Kenny Smith, Charlotte City Council District 6 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Jason McArthur, Park Sharon Properties, LLC (via email)

Date Mailed: February 23, 2015



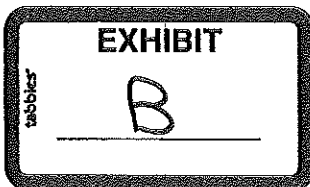
Park Sharon Properties, LLC, Petitioner  
Rezoning Petition No. 2015-014

Community Meeting Sign-in Sheet

Chapel at Sharon Presbyterian Church  
5201 Sharon Road  
Charlotte, NC

Thursday, March 5, 2015

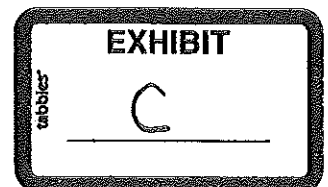
7:00 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Benny Jaymes	5770 Red Oak Blvd Suite 420 28217	704-527-3440	blayman@isacsgrp.com
2.	Robert Gasser	2010 S. TOWN ST STE 10 28203	704-926-3371	mgasser@ada-us.com
3.	Kenny Smith	3845 Wells Wy Rd		
4.	Rubin Attkisson	8731 Kirchenbadm Dr 28210	704-604-1577	whickman@dnahomes.com
5.	John C. Lippert	3310 Lelandale Pl 28212	704-553-7700	john.c.lippert@spasocial.com
6.	Cathy Lewis	2715 Lilly Miss Rd 28210	704-554-1678	cathy@christiantherapy.com
7.	John Lewis	2715 Lilly Mill Road 28210	704-554-1678	johnlewis@att.net
8.	BEN FRANKLIN	8326 GREENCASTLE DR	704-554-1313	BENFRANKLIN85@AOL.COM
9.	Cecilia Mueller	8246 Thrall Pt 28210	704-552-0150	STIR58@aol.net
10.	Todd Mackert	2308 Wolfe Ridge Rd 28210	980-422-9395	tmackert@hotmail.com
11.	Michael Floyd	8349 BAA HARBOR LN 28210	704-552-8495	mikefloyd@bellsouth.net
12.	Marie Claire Co Hy	6700 HAVON CT 28210	704-643-6645	Cathyfamily@bellsouth.net
13.	JEANETTE JOAN SPAIN HOOR	8309 WERNICK CT 28210	704-799-2212	TMICHAELSPAIN@GMAIL.COM
14.	William Stewart	8300 C-terminus Ct 28210	704-643-2053	branden@bellsouth.net
15.	Wendy Barnes Hare	8236 Leane Court 28210	704-331-4494	lhare@wisc.com
16.	Beverly Brookshire	7214 Meeting St 28210	917-689-5434	beveb310@gmail.com
17.	Glady Smith	8311 Greencastle 28210	704-543-0895	
18.	MARK MALLEN	7050 MEETING ST 28210	704-915-	mallenmark@yahoo.com
19.	Mark Laverick	8027 Greencastle Dr 28210	704-556-7374	mark-laverick@hotmail.com
20.	John Amen	6815 Honors Ct 28210	704-643-0244	john@johnamen.com

21.	NICK WENTLAND	8434 GREENCASTLE DRIVE	704/5567188	SECRETARY@WENTLAND.COM
22.	MARIAN MENTAVLOS	8434 GREENCASTLE DRIVE 28210	704-556-7188	MENTAVLOS@GMAIL.COM
23.	Matt Hueko	8305 Merrimack Ct. 28210	704-719-1584	matthew.hueko@gmail.com
24.	Harrison TURNBULL	3328 Shillington Pl. 28210	704-553-2846	harrison52@aol.com
25.	Kenneth Reid	6911 Park Sharon Ct. 28210	704-595-3766	reidfamilyemail@gmail.com
26.	Nouglas Knowlton	3521 Blackhorse W 28210	910-217-2233	houvako@carolina.rr.com
27.	Devin HALVORSEN	8715 HEYDON HALL CIR 28210	704-553-6135	halvorsand@bellsouth.net
28.	Joni B Ingram	6811 Xenos Ct. 28210	704-554-6030	
29.	Bill Ingram	1. " "	11	Billy:1@Carolina.rr.com
30.	Ruth wood	4016 Ashton DR. 28210	704-910-5502	ruthwood4016@ATT.NET
31.	Nancy Roe	4015 Ashton Dr. 28210	704-724-5611	Nancy.roe@allstate.com
32.	Susan Morrissey	2301 Boudin Ave 28210	704-372-0716	lisa-morrissey@comcast.net
33.	W. LEE TEMPLETON	8264 LEGARE CT. 28210	704-643-2421	WLT1691@aol.com
34.	David Fisher	3115 Shillington Pl. Over 28210	704-241-1060	D.Fisher.W@Gmail.com
35.	Ted & Holly Grundheber	7031 Covey Chase Dr. 28210	704-336-6796	
36.	STEVE PHILLIPS	8014 GREENCASTLE 28210	704-554-0290	SPHILLIPS1492@GMAIL.COM
37.	Doug Childs	8026 Greenville Drive	704-554-8693	Childs Douglas@BellSouth.net
38.	Anita Dunn	8308 Greencastle Dr	104-643-8866	dunnanita512@gmail.com
39.	JANE MCGREGOR	3015 Shillington Pl.	704-553-9743	
40.	Richards Mcgregor	3015 Shillington Pl	" "	gregory205230@gmail.com
41.	STEPHANIE KIMBALL	8208 GreenCastle Dr	704-554-1335	SKIMBALL@Carolina-RR.COM
42.	Kunt Kimball	8208 GreenCastle Dr	704-554-1335	
43.	FRAN Fesmire	8135 Greencastle Dr.	704-609-2349	fran@FesmireMarshall.com
44.	Frances Jenner	8335 Meadow Lakes Dr	704/553-1716	
45.	JOHN CACCIONE	2415 WOLFE RIDGE RD	704-236-9248	JOHN@PRODIGY-CORP.COM
46.	BRUCE GERRHANT	7928 Sunnyvale Ln	704-907-7854	gerrhant@worldnet.att.net
47.	Pam GERRHANT	7928 Sunnyvale Ln	704-236-1973	Pam@Gerrhant.com
48.	Paul STEWMAN	3226 Shillington Trl	704-552-7462	P55stewman@earthlink.net
49.	MARK PETERS	2851 Sharon View Rd, Charlotte, NC	704-649-2499	
50.	MALION BROWN	3738 Rhodes Ave	704-980-307-0753	marionbrown63@gmail.com
51.	SARAH CARROLL	3245 PETERS AVE	704-737-9753	STEARL22@GMAIL.COM
52.	DANIELA R MCKAY	3809 SEVERN AVE	704-643-7574	DMCKAY@BELLSouth.NET
53.	Samantha & Chris Carabell	8521 Greencastle Dr.	704-552-8854	chris@carabell@gmail.com
54.	ED RYAN	6719 HONORS CT	704-502-4019	ED.RYAN327@YAHOO.COM
55.	Singer RASHAYAN	3026 Shillington Pl	704-804-2195	NVR@eas.c
56.	Steve Burdett	6712 Honors Dr	704-231-6968	stephen-burdett@aol.com

57.	GEORGE & NANCY FINE	7905 EUREKA MOUNT PL, CHAR 28210	704-552-5071	nleade@nancyeade.info
58.	Sheree Snider	8226 Legare Ct Charlotte NC 28210	704-553-8576	
59.	Will Greyard	8010 Greencastle, Charlotte 28210	704 968 6639	willgreyard@hotmail.com
60.	Leslie Sherrill	"		lesner111@gmail.com
61.	SHANE PARKER	8907 Heydon Hall Ct.	704 231 6398	15P0R210@gmail.com
62.	DEE O'DEN	3216 SHILLINGTON PLACE	704-552-8954	CODER1@CAROLINA.RR.COM
63.	CHRISTINA O'DEN	3216 SHILLINGTON PLACE	704-552-8954	CODER1@CAROLINA.RR.COM
64.	Rob FIGA	7295 MEETING ST	914 714-8230	RobFIGA@gmail.com
65.	Lois Rogers	6932 Park Sharon Ct	704-361-9132	rois.rogers@earthlink.net
66.	Kevin Fritze	7701 Quail Hill Road	201-394-2563	kevinfritze@gmail.com
67.	Olen B Smith	2300 NOLES RIDGE RD	704-552-6505	olenbsmith@BellSouth.net
68.	GLENN LEONARD	7101 MEETING STREET	704-554-1163	gmp12@bellsouth.net
69.	Martha Leonard	"	"	"
70.	JOHN COBBES	"	"	"
71.	Tamara McFall	8511 Greencastle Dr.	704-643-7294	tmcfall15@carolina.rr.com
72.	Tom Norman	8308 Bar Harbor	215 534 8157	tmthomnorman@aol.com
73.	BRITTAN	607116 Constitution LANE	704 906 2722	br@bbi.timex.com
74.	Mary Boyd	2724 Huntingdon Fms Ln	704-552-6185	maryboyd@yahoo.com
75.	Rawles Kelly	3139 Stillington Place	704-552-8004	rawles153@aatt.net
76.	Matt + Patti Show	3130 Stillington Place		pmsnow1@gmail.com
77.	PEGGY MARKT	8224 LEGARE CT	704-577-5819	pmarkt53@hotmail.com
78.	Susan Natale	8252 Legare Ct	704 556-5421	snatale@carolina.rr.com
79.	Sheila Lambert	8019 Greencastle Dr	704-554-6814	sheila.lambert@ymail.com
80.	Chris Lauenberg	2416 Red Barn Lane	704-770-1552	chris.lauenberg@carolina.rr.com
81.	Richard Nance	8003 Green Castle Dr	704 905 8531	rnance@esslimited.com
82.	David Dean	7911 Park Rd.	704-506-6209	daleon@essassociates.com
83.	MATT HOCKEYBORN	8419 GREENCASTLE DR.	704-756-5188	MHOCKEYBORN@KIMCOKREALTY.COM
84.	GREEN JONESWELLS	6455 SHARON RD	704.502.6303	GATONJENSEN@GMAIL.COM
85.	SANDRA BLASER	8206 LEGARE CT.	704-281-1905	SANDRA.BLASER@GMAIL.COM
86.	Sandy Saborn	8256 Legare Ct	704 604 2932	ssaborn@gmail.com
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## BOULDER APARTMENT PROJECT

# Developer targets the (very) high end in Dilworth

Mission Properties plans to start work soon on a 24-unit luxury apartment complex with underground parking at East Boulevard and Winthrop Avenue in Dilworth.

Headed by Jason McArthur, the firm received approval for the development from the Historic District Commission last year. McArthur expects the project will take 10 to 12 months to complete.

An affiliate of Mission Properties bought the vacant 0.32-acre site last week for \$1.05 million. It had been occupied by a two-story apartment building that was destroyed by fire several years ago.

The new building will include 18 one-bedroom and six two-bedroom units, renting for between \$1.75 and \$2 per square foot. That's well above the market average, but McArthur says the units will feature an "unprecedented level of finish," comparing it with the 19-unit 2100 Queens Road apartment



MISSION PROPERTIES

project developed by Chris Branch and Ray Jones in Myers Park.

"There is enough market, we believe, for 24 folks who would appreciate that living experience with Latta Park and so many nearby walkable amenities," he says. "I think we can find people who will, for the right product, pay that."

ley Heights, near South Summit Avenue and West Morehead Street.

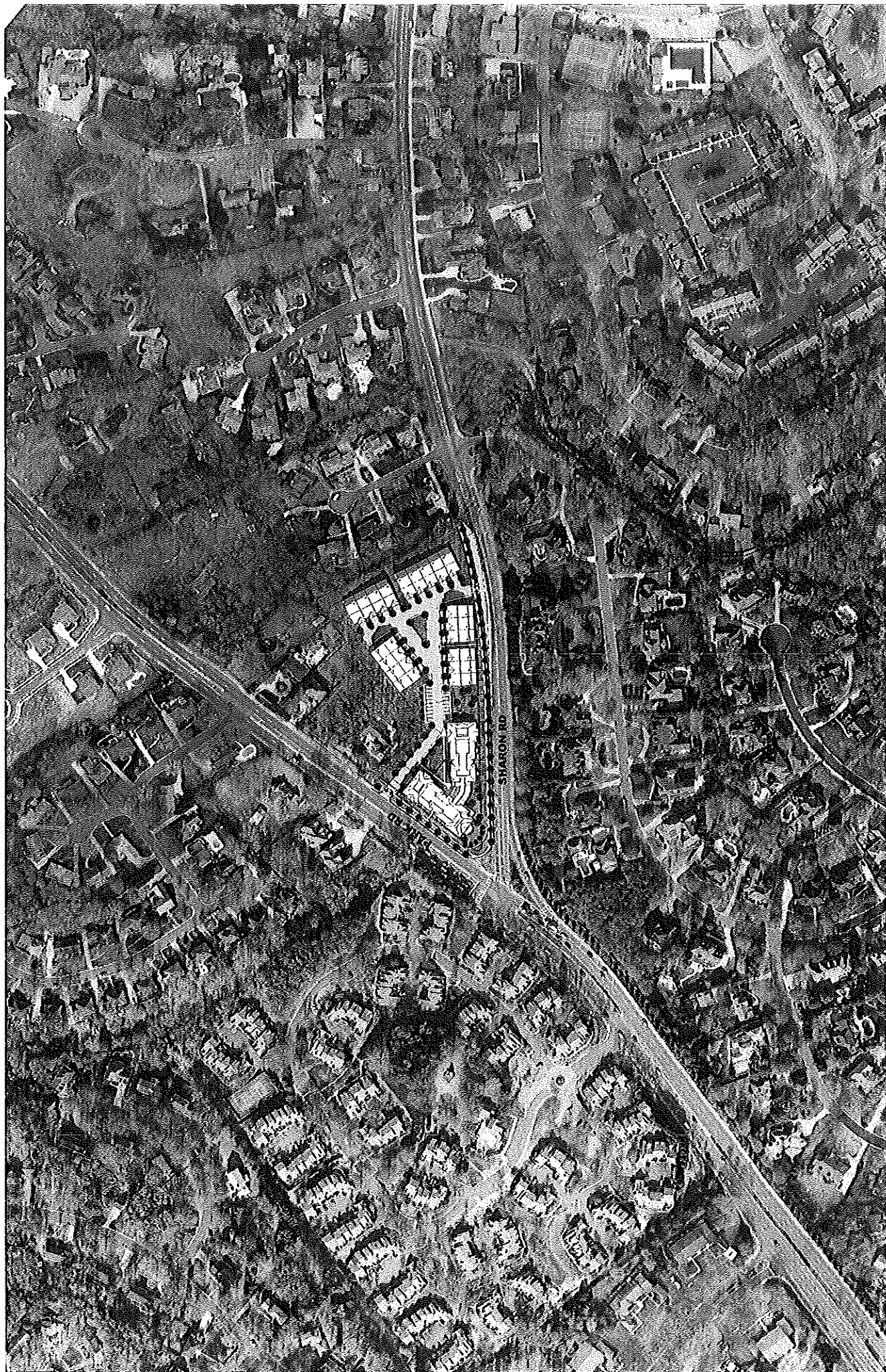
McArthur recently filed a rezoning petition for 4.6 acres at Park and Sharon roads where he hopes to develop 18 townhomes and 36 luxury senior apartments.

McArthur has spent his entire career in the multifamily sector, working for firms such as Trammell Crow Residential, Wood Partners and Crescent Resources before going out on his own. He hasn't sold any of his apartment projects and plans to hold the Dilworth property for the long term.

"It's just one of those locations that over the next 20 years will get better and better as Charlotte mushrooms around us," he says. "It's a long-term play for us."

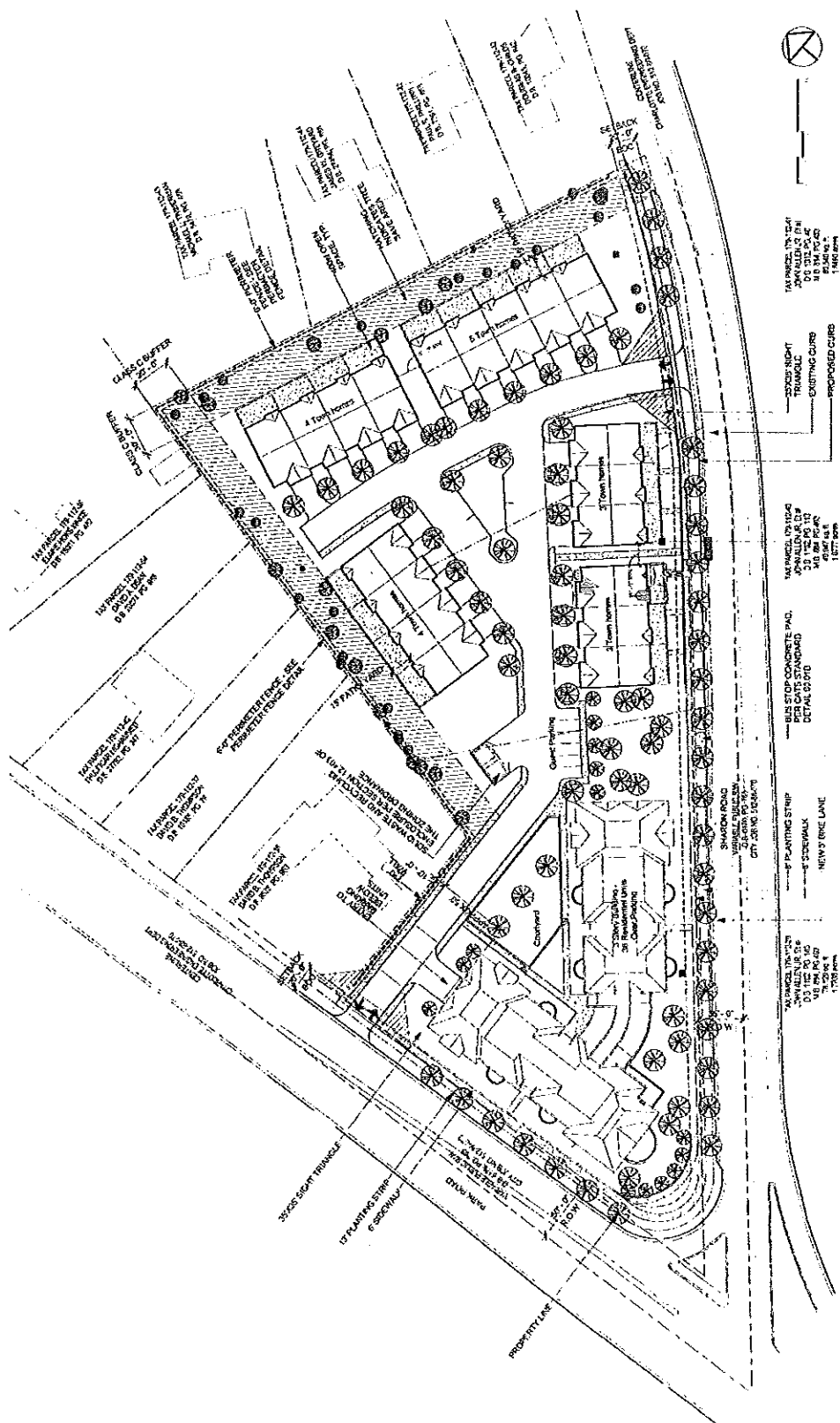
Josh Beaver of The Nichols Co. represented the seller of the property, and Ralph Falls of Pace Commercial represented the buyer.

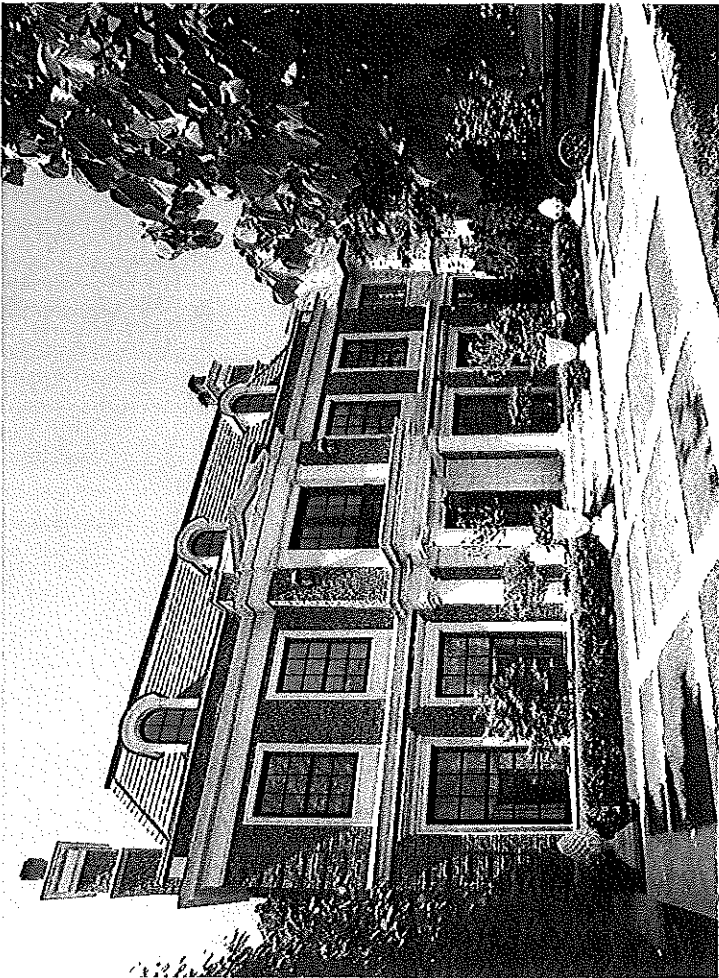
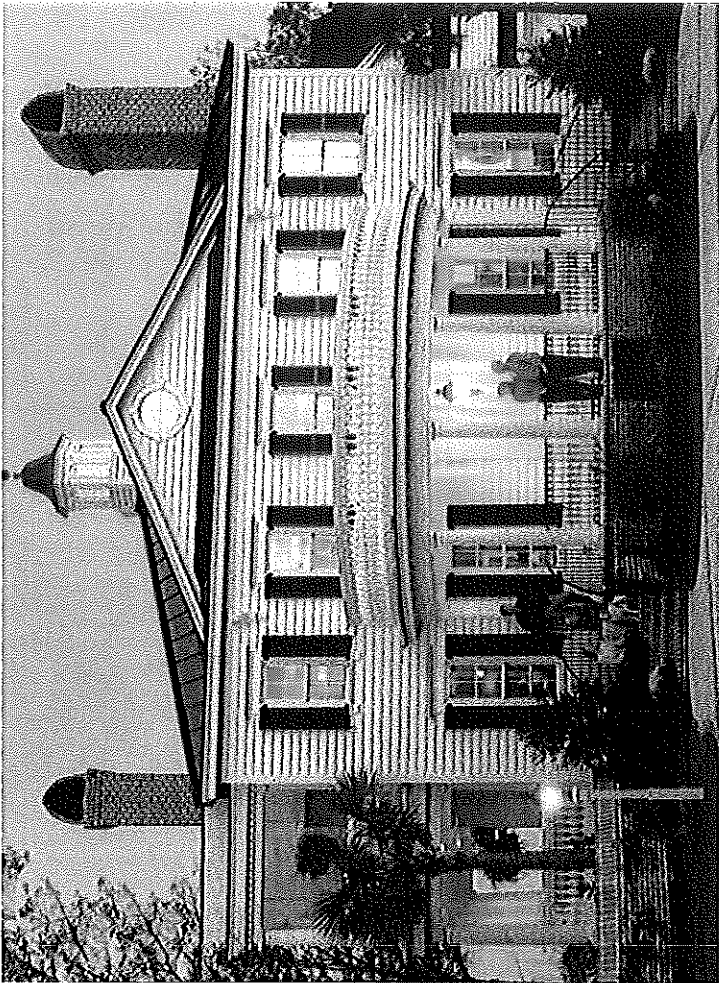
McArthur has completed several infill, boutique apartment projects in recent years, including The Nook, an award-winning 25-unit building in Plaza-Midwood; Plaza 25, a project near Central and Clement avenues that he developed with John Rudolph; and 708 Summit, a 35-unit development in Wes-



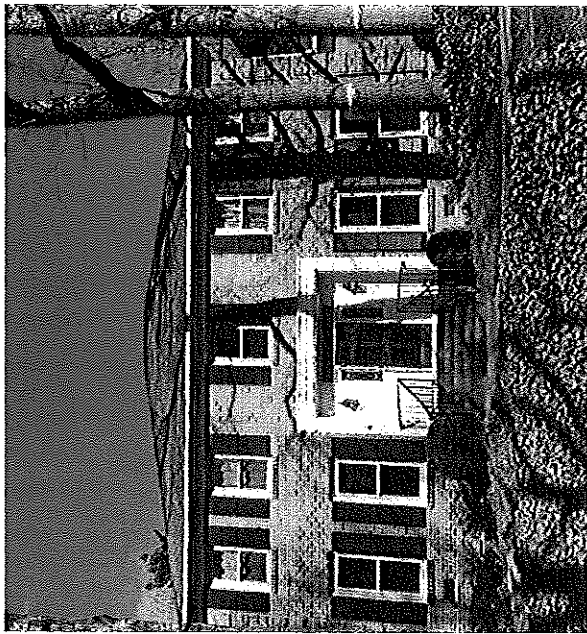
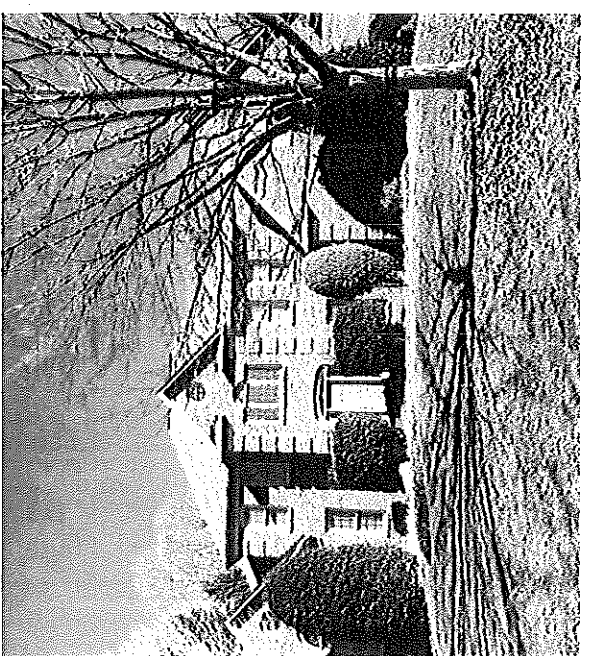
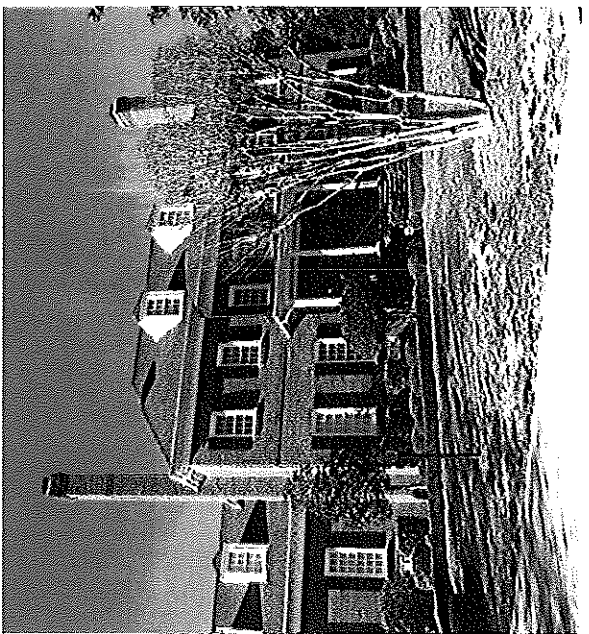
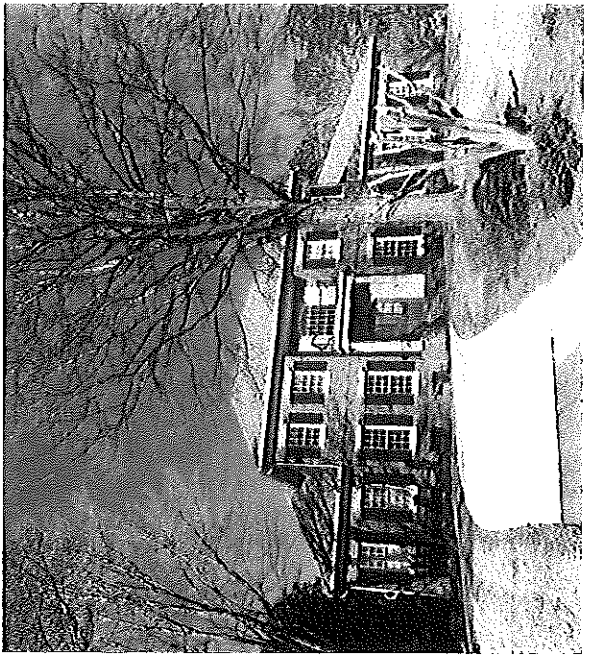


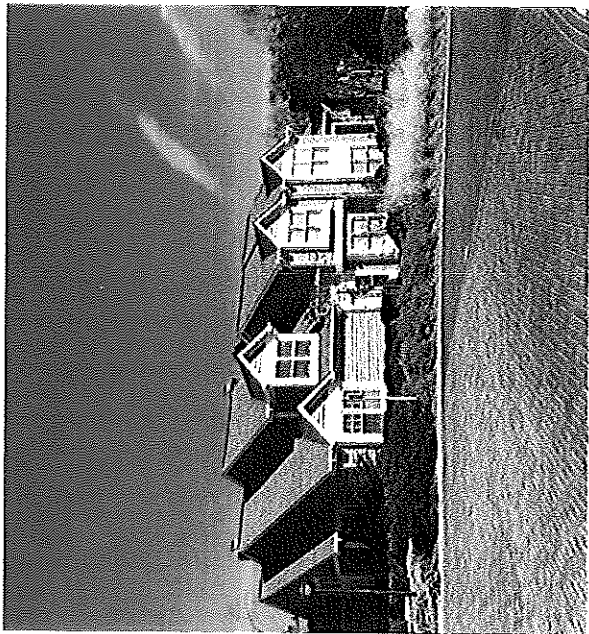
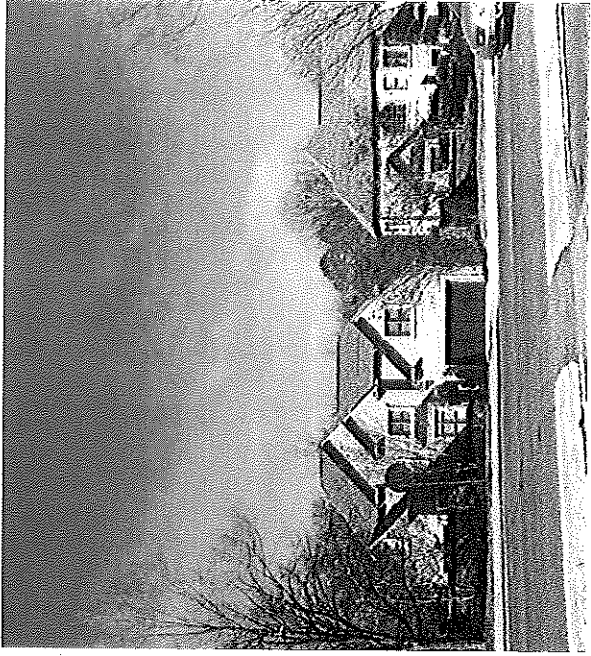
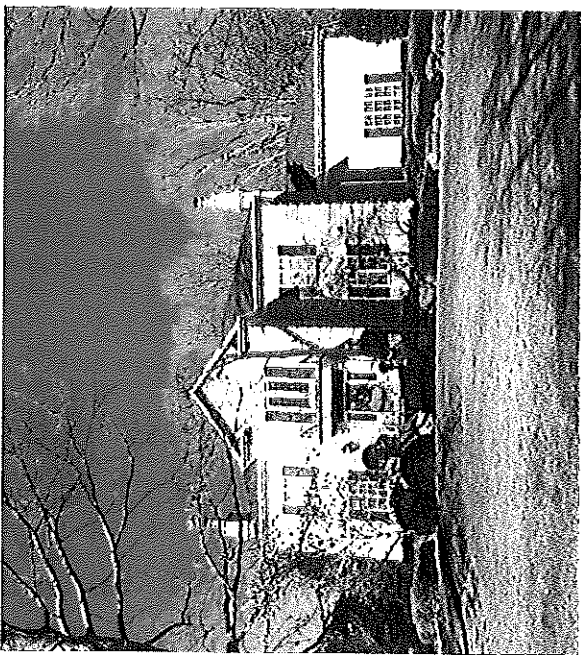
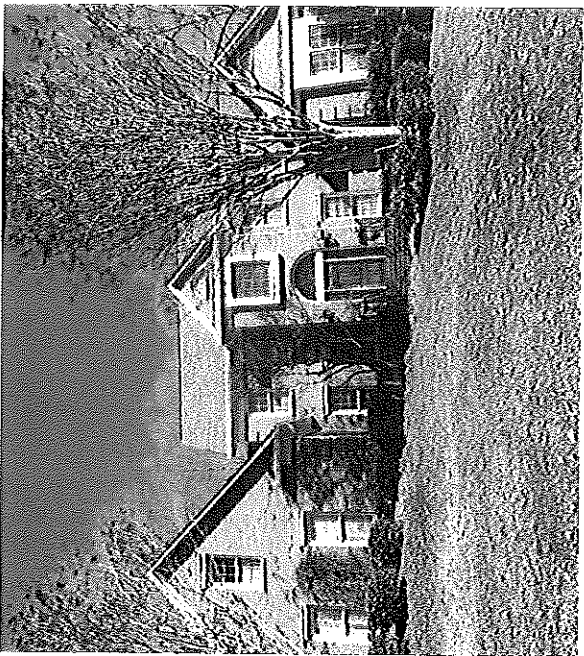




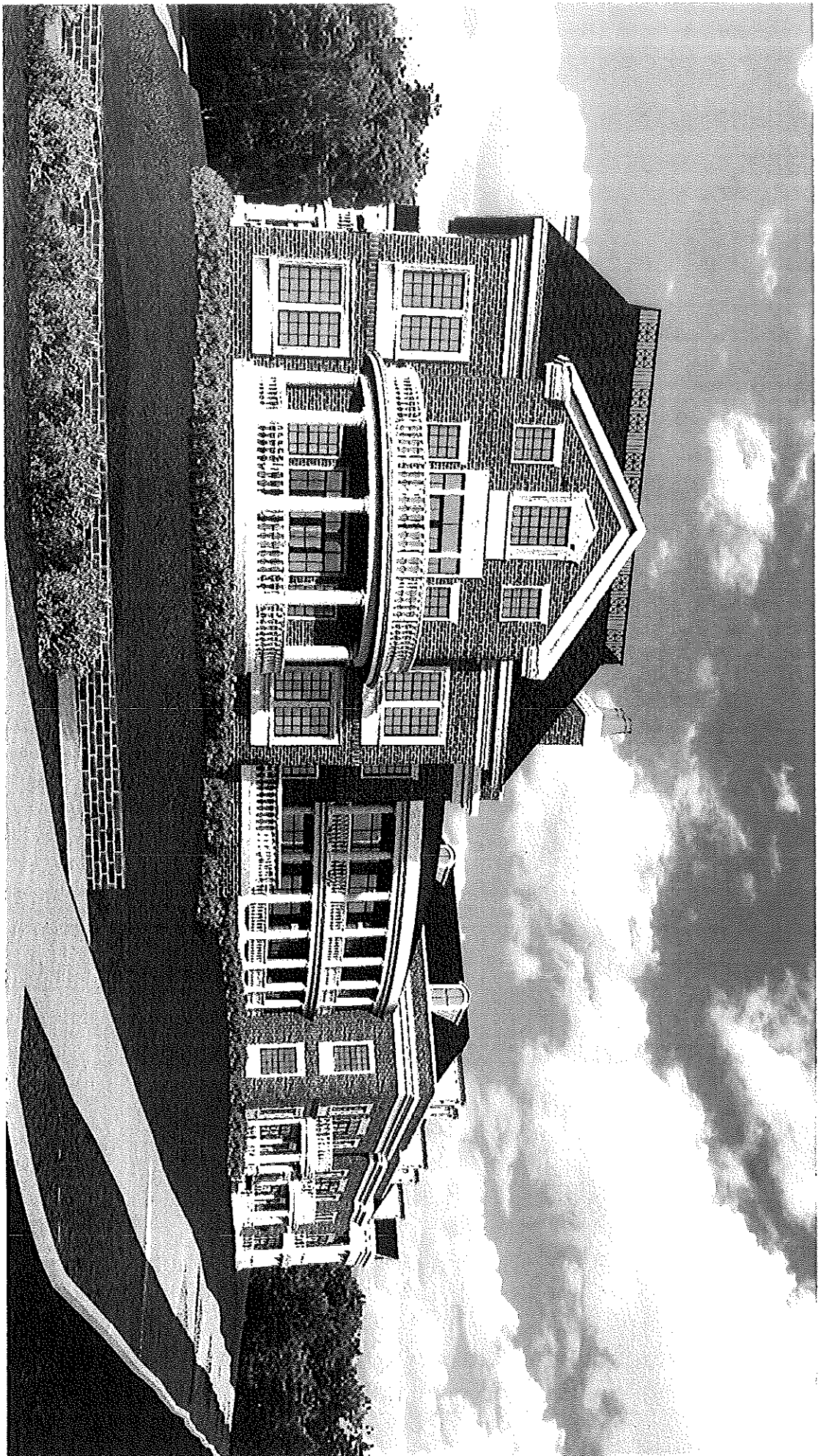












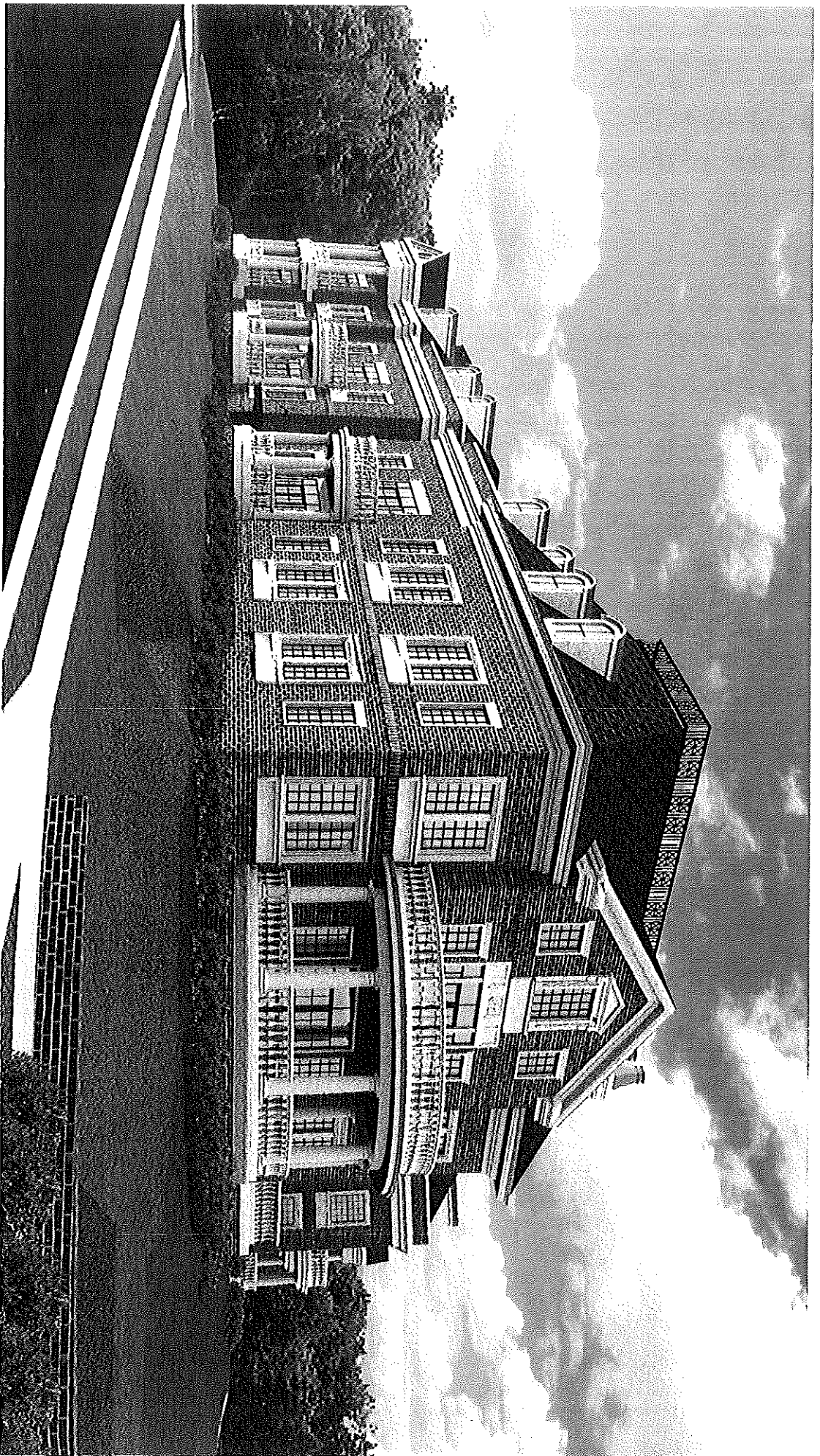
**Park Sharon Residential Development**  
Charlotte, NC

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EXTERIOR RENDERING







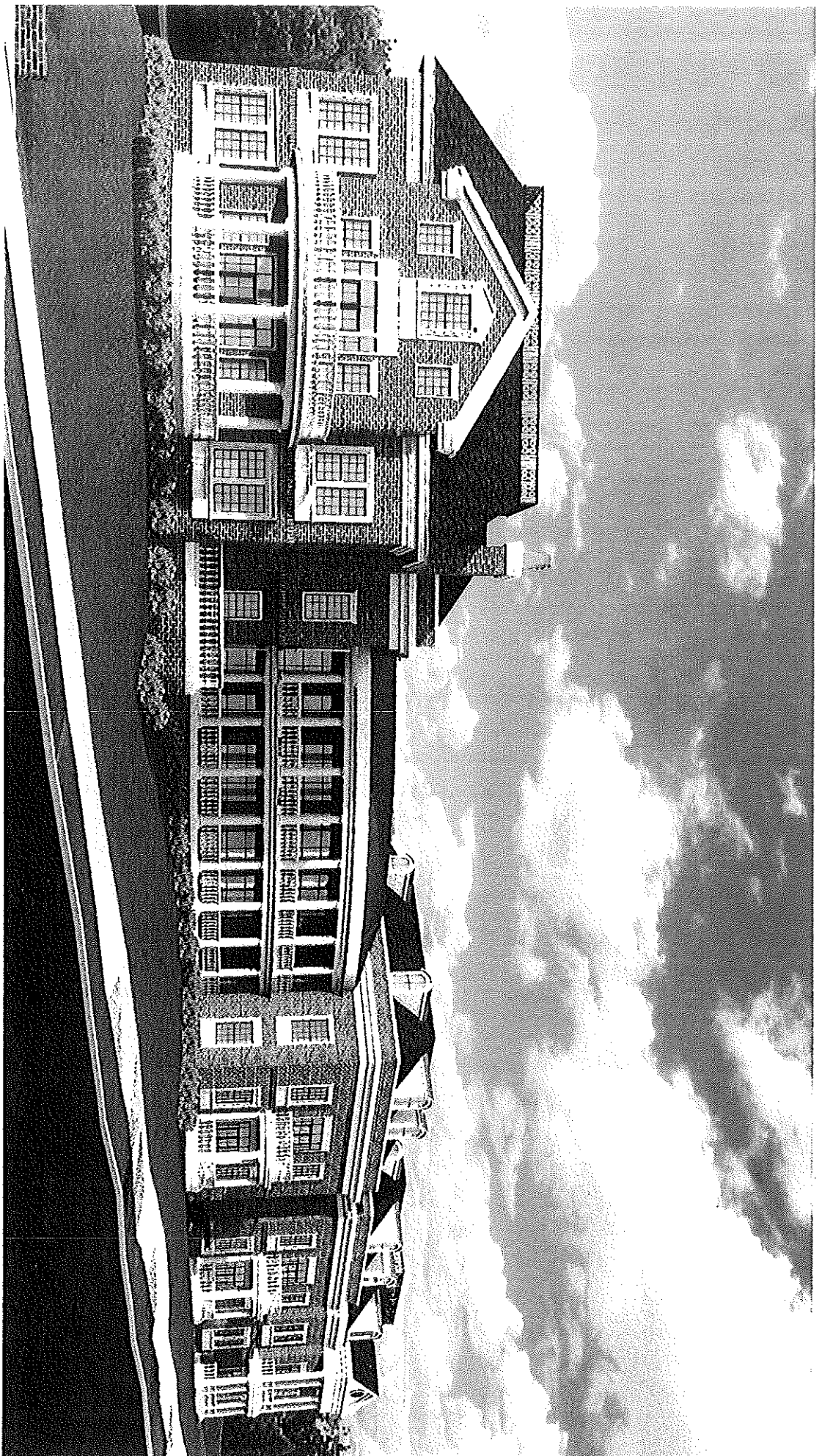
# Park Sharon Residential Development

Charlotte, NC

03 February 2015

EXTERIOR RENDERING





# Park Sharon Residential Development

Charlotte, NC

03 February 2015

EXTERIOR RENDERING

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# Park Sharon Residential Development

Charlotte, NC

13 February 2015

EXTERIOR RENDERING (Townhomes)





**Park Sharon Residential Development**  
Charlotte, NC

05 March 2015

EXTERIOR RENDERING



