

COMMUNITY MEETING REPORT
Petitioner: Wellmon Family Limited Partnership
Rezoning Petition No. 2015-051

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 attached hereto by depositing such notice in the U.S. mail on June 9, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, June 23, 2015 at 6:30 p.m. at the 15th Street Church of God, Fellowship Hall, 615 E. 15th Street, 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 C. The Petitioner was represented at the Community Meeting by Michelle Wellmon, Scott Wellmon and Brenda Wellmon. The Petitioner's agent, Collin Brown with K&L Gates represented the Petitioner. John Nichols also attended on behalf of the Petitioner.

SUMMARY

Collin Brown opened the meeting by welcoming attendees and introducing the Petitioner's team as well as representatives from the City of Charlotte. He then used a PowerPoint presentation to provide an overview of the Petitioner's rezoning proposal. Following the presentation, Mr. Brown and Mr. Nichols answered general questions about the Wellmon property and about the Parkwood and 25th Street Station Area Plans. A copy of the Petitioner's presentation is attached as Exhibit D.

ADDITIONAL COMMUNITY MEETINGS:

The Petitioner has also met with various community associations in the area on multiple occasions to discuss the proposed rezoning.

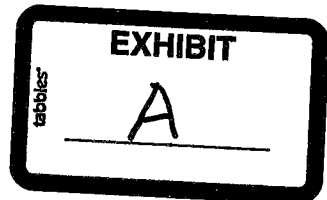
- Optimist Park Community Association
March 21, 2015
June 15, 2015

- NoDa Neighborhood and Business Association
April 7, 2015
April 28, 2015 (informal)
June 2, 2015
- Villa Heights Neighborhood Association
May 11, 2015

Respectfully submitted, this 29th of June, 2015.

cc: Mrs. Brenda Wellmon
Ms. Michelle Wellmon
Mr. John Nichols
Mr. John Kinley
The Honorable Patsy Kinsey
Clerk to Charlotte City Council

OwnerLastN	OwnerFirst	COWnerFirs	COWnerLast	MaiAddr1	City	State	ZipCode
28TH RO COMMERCIAL LLC	CHARISSA A			3220 CENTRAL AVE UNIT 105	CHARLOTTE	NC	28205
BASS	TRAVIS			2728 N DAVIDSON ST	CHARLOTTE	NC	28205
BERNARD	ANNA E		RANDOLPH C WALL	609 CHARLES AVE	CHARLOTTE	NC	28205
BIRKNER	SEAN C		BUSHER	2131 KENMORE AVE	CHARLOTTE	NC	28204-3323
BUSHER		HEATHER D		811 W 4TH ST	CHARLOTTE	NC	28202
CAROLINAS REVITALIZATION LLC				1235 EAST BV SUITE E-127	CHARLOTTE	NC	28203
CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 EAST FOURTH ST	CHARLOTTE	NC	28202-2844
CITY OF CHARLOTTE				600 EAST FOURTH ST	CHARLOTTE	NC	28202-2844
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST	CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
COMBIS	GEORGE C		COMBIS	2310 N BREVARD ST	CHARLOTTE	NC	28206
CUTTER	ALICE B			615 CHARLES AVE	CHARLOTTE	NC	28205-1039
DIBIAEZUE	CHARLES			PO BOX 36893	CHARLOTTE	NC	28236
DIBIAEZUE	CHARLES C			PO BOX 36893	CHARLOTTE	NC	28236
DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST	CHARLOTTE	NC	28242-0001
EDWARDS	DAVID			2518 SULLYFIELD PL #203	CHARLOTTE	NC	28273
ELLER				2724 N DAVIDSON ST	CHARLOTTE	NC	28205
GAMBILLS LLC				115 EAST PARK AVE	CHARLOTTE	NC	28203
GENERAL LATEX & CHEMICAL CORP OF N C				2321 N DAVIDSON ST	CHARLOTTE	NC	28205
GODLEY	GREG			2501 YADKIN AV	CHARLOTTE	NC	28205
GREATER MYERS CHAPEL PENTECSTL				600 JORDAN PL	CHARLOTTE	NC	28205
GREATER MYERS PENTECOSTAL FELLOWSHIP MINISTRIES INC	FELLOWSHIP MINISTRIES INC			606 JORDAN PL	CHARLOTTE	NC	28205
GREATER MYERS PENTECOSTAL FELLOWSHIP MINISTRIES INC				3407 CANTERBURY ST	GREENSBORO	NC	28205-1846
HARINGX	SHANNON C			1001 ELIZABETH AVE	CHARLOTTE	NC	28204
HARWOOD PROPERTIES II LLC				2732 N DAVIDSON ST	CHARLOTTE	NC	28205
HENDERSON	JOSEPH BROADUS III	COREY SUSAN	HENDERSON	612 CHARLES AVE	CHARLOTTE	NC	28205-1040
HERNDON	MICHAEL			16333 TERRY LN	HUNTERSVILLE	NC	28078
HERNDON	MICHAEL D			16333 TERRY LN	HUNTERSVILLE	NC	28078
HERNDON	MICHAEL D			16333 TERRY LN	HUNTERSVILLE	NC	28078
HERNDON	MICHAEL D			PO BOX 11982	CHARLOTTE	NC	28220
HOPEDALE PROPERTIES LLC				PO BOX 11982	CHARLOTTE	NC	28220
HOPEDALE PROPERTIES LLC				17110 KENTON DR,APT 106	CORNELIUS	NC	28031
JMPH PROPERTIES LLC				17110 KENTON DR APT 106	CORNELIUS	NC	28031
JMPH PROPERTIES LLC				5400 BARNVIEW CT	CHARLOTTE	NC	28269
JONES	ROSIE C			2736 N DAVIDSON ST	CHARLOTTE	NC	28205
KELLY	ERIN			2514 N DAVIDSON ST	CHARLOTTE	NC	28205
LANKFORD	RICKY D		LARRY S & CORNELIUS LANKFORD	2709 YADKIN AVE	CHARLOTTE	NC	28205
MALICKI	SUSAN N			2615 ALBATROSS LN	MATTHEWS	NC	28205
MARTIN	NEWTON D			2744 N DAVIDSON ST	MATTHEWS	NC	28104
MAYETTE	RYAN		C MARIE	P O BOX 33871	CHARLOTTE	NC	28233
MCRPH 27 LLC				3739 ATLAS DR	CHARLOTTE	NC	28269
MIHSENTUN	SELAMAWIT			8128 NIKKI COLE DR	CHARLOTTE	NC	28215
MOBLEY	MICHAEL SHAWNITA				CHARLOTTE	NC	28215

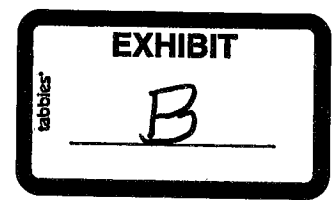


MORRIS	MATTHEW T	601 CHARLES AVE	CHARLOTTE	NC	28205
NEESE COUNTRY SAUSAGE INC		2604 NORTH DAVIDSON ST	CHARLOTTE	NC	28205
NEESE SAUSAGE CO		2604 N DAVIDSON ST	CHARLOTTE	NC	28205
NEESE SAUSAGE CO		1452 ALAMANCE CHURCH RD	GREENSBORO	NC	27406
NEESE SAUSAGE CO		1452 ALAMANCE CHURCH RD	GREENSBORO	NC	27406
NGUYEN	CHRISTOPHER L	14389 NOLEN LN	CHARLOTTE	NC	28277
NGUYEN	CHRISTOPHER L	14389 NOLEN LN	CHARLOTTE	NC	28277
NODA AT 27TH ST LLC		4806 ROZZELLES FERRY RD	CHARLOTTE	NC	28216
OLDIN	BARBARA J	5070 KESTER AVE UNIT 7	SHERMAN OAKS	CA	91403
POTTS	MILDRED	2507 YADKIN AVE	CHARLOTTE	NC	28205-1867
POWERS	HENRY RUSHELL	411 CHARLES AVE	CHARLOTTE	NC	28205
RAMSEY	AUSTIN T	2740 N DAVIDSON ST	CHARLOTTE	NC	28205
ROSS	THELON M	508 CHARLES AVE	CHARLOTTE	NC	28205-1004
ROSS	THELON M	500 CHARLES AVE	CHARLOTTE	NC	28204
STUDIO 6 NODA LLC		711 CENTRAL AVE	CHARLOTTE	NC	28204
TRI C INVESTMENTS LLC		2315 N DAVIDSON ST	CHARLOTTE	NC	28217
UCI LLC		6000 OLD PINEVILLE RD	CHARLOTTE	NC	28217
VOGEL	KRISTOFER L	627 CHARLES AVE	CHARLOTTE	NC	28205
VYNE APARTMENTS LLC THE		1001 ELIZABETH AVE APT 1B	CHARLOTTE	NC	28204
WALLACE	WILLIAM C III	PO BOX 5454	CHARLOTTE	NC	28299
WELLMON FAMILY LP		PO BOX 790035	CHARLOTTE	NC	28206
WELLMON FAMILY LP		PO BOX 790035	CHARLOTTE	NC	28206-0000
WELLMON FAMILY LP		PO BOX 790035	CHARLOTTE	NC	28206
WELLMON FAMILY LP		PO BOX 790035	CHARLOTTE	NC	28206
WELLMON FAMILY LP		PO BOX 790035	CHARLOTTE	NC	28206
WIN EL INC		PO BOX 790035	CHARLOTTE	NC	28206
Y & W REALTY COMPANY		32565 B GOLDEN LANTERN, UNIT 186	DANA POINT	CA	92629
Y & W REALTY COMPANY		1001 N BREVARD ST	CHARLOTTE	NC	28206
Y & W REALTY COMPANY		PO BOX 31548	CHARLOTTE	NC	28231
BROWN	COLLIN	PO BOX 31548	CHARLOTTE	NC	28231
PATRICK, JR.	BAILEY	214 N. TRYON ST, 47TH FLOOR	CHARLOTTE	NC	28202
		214 N. TRYON ST, 47TH FLOOR	CHARLOTTE	NC	28202

First Name	Last Name	Org Label	Neighborhood	Other Office	Mail Address	Mail City	Mail State	Mail Zip	Phys House#	Phys Prefix	Phys Name	Phys Type	Phys Suffix	Phys Unit	Phys City	Phys State	Phys Zip
Abdel-Hameed	Adams	Optimist Park	Optimist Park		1226 North Caldwell Street	Charlotte	NC	28205	1226	N	CALDWELL	ST			CHARLOTTE	NC	28205
Adriana	Alexander	Belmont Community	Belmont		805 East 17th Street	Charlotte	NC	28205	805	E	17TH	ST			CHARLOTTE	NC	28205
Angela	Amoroso	Belmont Community	Smallwood		101 South Smallwood Place	Charlotte	NC	28208	101	S	SMALLWOOD	PL			CHARLOTTE	NC	28208
Hattie	Anthony	Vista Heights Community Organization	Vista Heights		Post Office Box 5015	Charlotte	NC	28205	1933		PEGRAM	ST			Charlotte	NC	28205
Torricelli	Anthony	University Park Improvement Assoc.	University Park		2011 Quinlan Street	Charlotte	NC	28215	2011		QUINLAN	ST			CHARLOTTE	NC	28215
Ebaine	Balles	Beachwood	Beachwood		4157 Tillman Road	Charlotte	NC	28208	4157		TILLMAN	RD			CHARLOTTE	NC	28208
Julie	Ballas	Rich Avenue HOA	Rich Avenue		3400 Rich Avenue	Charlotte	NC	28205	3400		RITCH	AV			CHARLOTTE	NC	28205
Eric	Banks	Providence Crossings HOA	Providence Crossings		13220 Providence Green Court	Charlotte	NC	28277	13220		PROVIDENCE GREEN	CT			CHARLOTTE	NC	28277
Eve	Barick	Providence Park Neighborhood Watch	Providence Park		4819 Montclair Avenue	Charlotte	NC	28271	4819		MONTCLAIR	AV			CHARLOTTE	NC	28271
Erin	Barick	Elkhardt NA	Elkhardt		4938 Rogers Drive	Charlotte	NC	28208	4938		ROGERS	DR			CHARLOTTE	NC	28208
Maxine	Beaulieu	Elkhardt NA	Elkhardt		4938 Rogers Drive	Charlotte	NC	28208	4938		ROGERS	DR			CHARLOTTE	NC	28208
Irwin	Bostian	Granoville Village HOA, Inc	Granoville Village		2517 Wilbur Avenue	Charlotte	NC	28269	2517		WILBUR	AV			Charlotte	NC	28269
Jon	Brannan	Selwyn Village	Selwyn Village		5317 Midway Drive, Unit B	Charlotte	NC	28277	5317		MIDWAY	DR			Charlotte	NC	28277
Jo Ellen	Bray	Noda Vision	Noda		2004 Pinckney Avenue	Charlotte	NC	28209	2004		PINKNEY	AV		B	Charlotte	NC	28209
Kristen	Brockmeier	Briar Creek (Lower) HOA	North Davidson		3118 Fairfax Drive	Charlotte	NC	28279	3118		FAIRFAX	DR			Charlotte	NC	28279
Thomas	Brown	Brockmeier	Briar Creek (Lower)		3118 Fairfax Drive	Charlotte	NC	28279	3118		FAIRFAX	DR			Charlotte	NC	28279
Bruce	Brown	Madison Park HOA	Jefferson Park		928 Jefferson Drive	Charlotte	NC	28211	928		JEFFERSON	DR			CHARLOTTE	NC	28211
David	Burn	Madison Park HOA	Madison Park		4454 Holstead Drive	Charlotte	NC	28209	4454		HOLSTEAD	DR			Charlotte	NC	28209
Carol	Burke	Providence Abnours	Providence Abnours		4750 Woodward Lane	Charlotte	NC	28270	4750		AVONWOOD	LN			CHARLOTTE	NC	28270
Carole	Cannon	Selwyn NA	Selwyn		3118 Fairfax Drive	Charlotte	NC	28209	3118		FAIRFAX	DR			CHARLOTTE	NC	28209
Sylvia	Cannon	DSRCO-Allen Hills	DSRCO-Allen Hills		3815 N Tryon Street	Charlotte	NC	28206	3815	8/9/2011	3864-01500000000	RD			CHARLOTTE	NC	28206
Nikya	Cohen	Allen Hills / Carrie Hills	Allen Hills / Carrie Hills		5447 Elizabeth Road	Charlotte	NC	28269	5447		ELIZABETH	RD			Charlotte	NC	28269
Dorothy	Coplon	Village Glen HOA	Village Glen		Post Office Box 26844	Charlotte	NC	28269	26844		GLEN COVE	LN			CHARLOTTE	NC	28269
Crawford	Crowley	Southeast Coalition of Neighborhood Associations	Hunter Acres		4316 Bellwood Lane	Charlotte	NC	28270	4316		BELLWOOD	LN			CHARLOTTE	NC	28270
Chuck	Crowley	Hunter Acres Park Assoc., Inc.	Hunter Acres		5118 Crestland Avenue	Charlotte	NC	28269	5118		CRESTLAND	AV			CHARLOTTE	NC	28269
Bobby	Curtis	Providence Pines NA	Providence Pines		1420 Pine Tree Drive	Charlotte	NC	28270	1420		PINE TREE	DR			CHARLOTTE	NC	28270
Eric	Davis	Kimberlee Apartments	Kimberlee		1300 Reece Road, Unit 316	Charlotte	NC	28209	1300		REECE	RD		316	CHARLOTTE	NC	28209
Phillip	Davis	Southwest Comm. Dev. Corp.	Elizabeth		2200 Greenway Avenue	Charlotte	NC	28204	2200		GREENWAY	AV			Charlotte	NC	28204
Rozalyn	Davis	Graham Heights NA	Graham Heights		Post Office Box 77885	Charlotte	NC	28271	11/24/2008	113625	7117420000	ST			Charlotte	NC	28206
Christopher	Dennis	Lockwood NA	Lockwood		2210 Bancroft Street	Charlotte	NC	28206	2210		BANCROFT	ST			Charlotte	NC	28206
Derek	Ottner	Barclay Downs HOA	Barclay Downs		445 Keswick Avenue	Charlotte	NC	28206	445		KESWICK	AV			CHARLOTTE	NC	28206
Kathryn	Dunlap	Providence Township	Providence Township		3831 Barclay Downs Drive	Charlotte	NC	28209	3831		BARCLAY DOWNS	DR			CHARLOTTE	NC	28209
Tom	Eagan	Plaza Midwood NA	Plaza Midwood		4019 Tilley Morris Road	Matthews	NC	28105	4019		TILLEY MORRIS	RD			MATTHEWS	NC	28105
Wade	Eaves	Plaza/Fairway Partners/N. East Comm. Org.	Charlotte		Post Office Box 9394	Charlotte	NC	28299	1724		THE PLAZA	RD			CHARLOTTE	NC	28205
Theresa	Edwards	Thomasboro-Haskins	Thomasboro-Haskins		5956 Old Coach Road	Charlotte	NC	28215	5/5/2009	85377	4408890000	AV			CHARLOTTE	NC	28208
Edwin	Edwards	Rockwell Park Assoc., Inc.	Rockwell Park		4225 Welling Avenue	Charlotte	NC	28208	4125		WELLING	AV			CHARLOTTE	NC	28208
Clare	Fallon	Northside Coalition of Neighborhoods	Northside		6403 Rockwell Boulevard West	Charlotte	NC	28203	6403		ROCKWELL	AV		W	CHARLOTTE	NC	28203
Mary	Ford	Bennington Place	Bennington Place		11907 Tanton Lane	Charlotte	NC	28217	11907		TANTON	LN			CHARLOTTE	NC	28217
Dory	Ford	Lakewood	Lakewood		8879 Legacy Lake Lane	Charlotte	NC	28217	13/13/2008	17245	3207720000	CT			CHARLOTTE	NC	28217
Jim	Foster	Selwyn/Collony Merchants Assoc.	Selwyn/Collony		3001 Selwyn Street	Charlotte	NC	28208	3001		SELWYN	ST			CHARLOTTE	NC	28208
Annette	Greene	Shadwood Apartments	Shadwood	PROPERTY MANAGER	1719 Eastmont Drive	Charlotte	NC	28209	1719		EASTMONT	DR			CHARLOTTE	NC	28209
Dorian	Gunter	Belmont CDC NA	Belmont	PROGRAM ASSISTANT	1601 Harrell Street	Charlotte	NC	28205	1601		HARRELL	ST			CHARLOTTE	NC	28205
Beth	Haenell	Hillside West	Hillside West		1719 Eastmont Drive	Charlotte	NC	28205	1719		EASTMONT	DR			CHARLOTTE	NC	28205
Jeremiah	Hayes	Royal Oak NA	Royal Oak		859 Park Slope Drive	Charlotte	NC	28205	859		PARK SLOPE	DR			CHARLOTTE	NC	28205
Russell	Hayes	Pines of Woodlawn HOA	Pines of Woodlawn		2133 Greenway Avenue	Charlotte	NC	28204	2133		GREENWAY	AV			CHARLOTTE	NC	28204
Xavier	Heydon	Cardinal Glen HOA	Cardinal Glen		1611 West Sugar Creek	Charlotte	NC	28262	1611	W	SUGAR CREEK	RD			Charlotte	NC	28262
Mary	Hopper	University City Partners	Selwyn Park		1301 Scalegate Road	Charlotte	NC	28209	1201		SCALEGATE	RD			Charlotte	NC	28209
Nancy	Hudson	Glenwood HOA	Glenwood		4807 Buckingham Drive	Charlotte	NC	28209	4807		BUCKINGHAM	DR			Charlotte	NC	28209
Shelly	Jackson	Steele Creek	Steele Creek		4843 Oeage Circle	Charlotte	NC	28259	4843		OSAGE CIRCLE	CR			CHARLOTTE	NC	28259
Shane	Jarrett	Commonwealth and Morningdale NA	Commonwealth		8335 IBM Drive, Suite 110	Charlotte	NC	28252	3/15/2013	125387	5244640000	RD			Charlotte	NC	28252
Vicki	Jones	Belmont NA	Belmont		3948 Tillman Road	Charlotte	NC	28208	3948		TILLMAN	RD			Charlotte	NC	28208
Lesla	Kastanas	Plaza Midwood	Plaza Midwood		3900 Barlowe Road	Charlotte	NC	28208	3900		BARLOWE	RD			Charlotte	NC	28208
Ben	Kinney	Commonwealth Park NA	Commonwealth		4523 Park Road	Charlotte	NC	28273	4523		PARK	RD		201A	Charlotte	NC	28273
Garrett	Labue	Parkdale League NA	Parkdale League		13962 Sockles Drive	Charlotte	NC	28273	12962		SOCKLES	DR			Charlotte	NC	28273
Margaret	Lee	Providence Country Club HOA	Providence Country Club		1308 Morningdale Drive	Charlotte	NC	28205	1308		MORNINGDALE	DR			CHARLOTTE	NC	28205
David	Margjanov	Providence Country Club HOA	Providence Country Club		1327 Allen Street	Charlotte	NC	28205	1237		ALLEN	ST			Charlotte	NC	28205
Jason	Martin	Vista Heights Comm. Org.	Vista Heights		9101 Covey Hollow Court	Charlotte	NC	28210	1500		CENTRAL	AV			Charlotte	NC	28210
Maupin	Mathis	Commonwealth Park NA	Commonwealth		Post Office Box 18833	Charlotte	NC	28218	3112		KENSINGTON	DR			CHARLOTTE	NC	28218
Cheryl	Miller	Parkdale League NA	Parkdale League		1717 Kensington Drive	Charlotte	NC	28205	1717		KENSINGTON	DR			CHARLOTTE	NC	28205
Bob	Moore	Providence Country Club HOA	Providence Country Club		5400 Wintercrest Lane	Charlotte	NC	28209	5400		WINTERCREST	LN			CHARLOTTE	NC	28209
Cheryl	Moore	Noda NA	Noda		6439 Lundin Links Lane	Charlotte	NC	28277	6439		LUNDIN LINKS	LN			Charlotte	NC	28277
Wendy	Murphy	Commonwealth Morningdale NA	Commonwealth Morningdale		1209 Grace Street	Charlotte	NC	28205	1209		GRACE	ST			Charlotte	NC	28205
Nola	Murphy	Belkley Homeowners, Inc.	Belkley		1318 Saint Julien Street	Charlotte	NC	28205	1318		SANT JULIAN	ST			CHARLOTTE	NC	28205
Nola	Murphy	Old Saybrook NA	Old Saybrook		5400 Crosshill Court	Charlotte	NC	28208	5400		CROSSHILL	CT			CHARLOTTE	NC	28208
Jeanne	Murphy	Lakewood Neighborhood Alliance	Lakewood		2901 Concord Way	Charlotte	NC	28208	2901		CONCORD	WY			CHARLOTTE	NC	28208
Allen	Nelson	Commonwealth-Morningdale NA	Commonwealth-Morningdale		4338 East Radson Road	Charlotte	NC	28216	4337	E	RADSON	RD			Charlotte	NC	28216
Allen	Nelson	Commonwealth-Morningdale NA	Commonwealth-Morningdale		3401 Woodway Avenue	Charlotte	NC	28216	3401		WOODWAY	AV			Charlotte	NC	28216
Jacquie	Nettles	Spring Woods HOA	Spring Woods		2201 Seelye Road	Charlotte	NC	28211	2201		SEELYE	RD			CHARLOTTE	NC	28211
					1599 Ivey Drive	Charlotte	NC	28205	1599		IVEY	DR			Charlotte	NC	28205
					1590 Aberglen Drive	Charlotte	NC	28262	1930		ABERGLIN	DR			CHARLOTTE	NC	28262

[illegible]

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING



Subject: Community Meeting -- Rezoning Application filed by Wellmon Family Limited Partnership to allow the properties to be developed with transit supportive uses as recommended by adopted land use plans

Date and Time of Meeting: Tuesday, June 23, 2014 at 6:30 P.M.

Place of Meeting: 15th Street Church of God
Fellowship Hall
615 E. 15th Street
Charlotte, North Carolina 28206

Petitioner: Wellmon Family Limited Partnership
Petition No.: 2015-051

We are assisting Wellmon Family Limited Partnership (the "Petitioner") in connection with a Rezoning Application it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 9.0752 acre site (the "Site") located on both sides of Jordan Place, north of N. Davidson Street from the I-2 (General Industrial) zoning district to TOD-M (CD) zoning district. The purpose of the Rezoning Application is to allow the properties to be developed with transit supportive uses as recommended by adopted land use plans.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Application on Tuesday, June 23, 2015 at 6:30 P.M. at the 15th Street Church of God, Fellowship Hall, 615 E. 15th Street, Charlotte, North Carolina 28206. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Application.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704/331-7531.

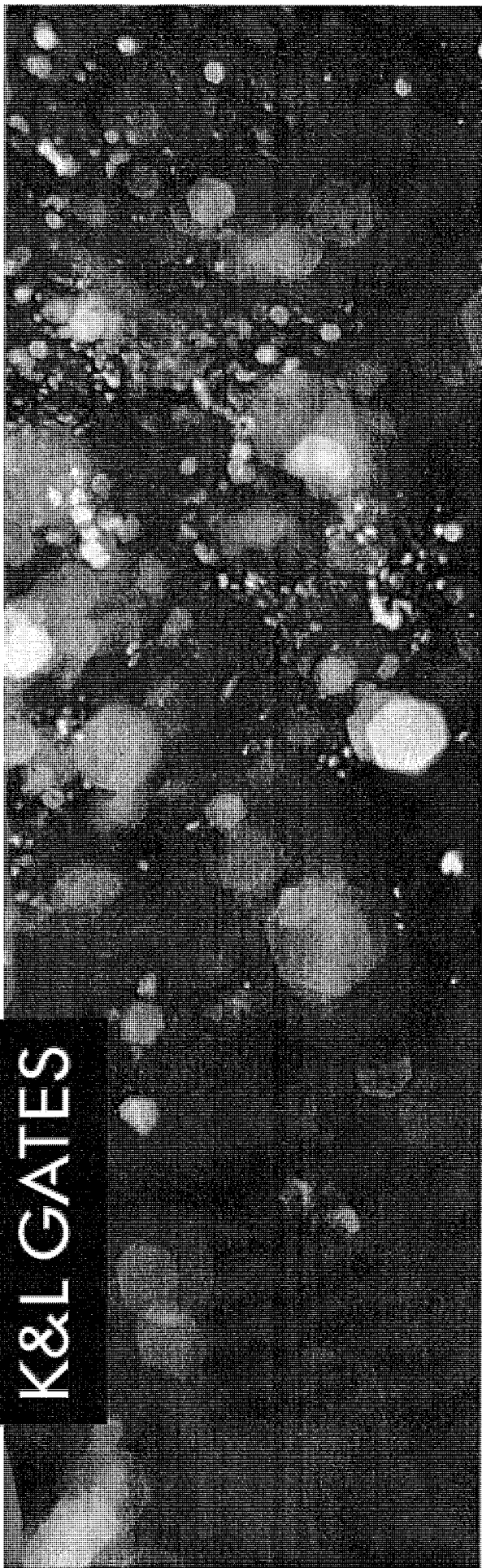
cc: Mrs. Brenda Wellmon
Ms. Michelle Wellmon
Mr. Scott Wellmon
Mr. John Nichols
Mr. John Kinley
The Honorable Patsy Kinsey

Date Mailed: June 9, 2015

COMMUNITY MEETING SIGN-IN SHEET
Wellmon Family Limited Partnership
Rezoning Application 2015-051
June 23, 2015

NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS
John Nichols	P.O. Box 9244 CT 08299	7043739797	John Nichols Company.com
Scott Wellmon	451 Jordan Rd 28206	704-555-0757	scott@generalboarded.com
Michelle Wellmon	2417 N. Davidson St 704-333-0737	Michelle General Boarded.	
Adam Farber	44112 Longwood Dr. 28204	704 453-8954	adam.farber@collins.com
Theron Ross	508 CHASES AVE Charlotte 28205	704 578 8539	Theron@aac.com
Joe Howarth	2720 Holt St.	704-877-6646	Howarth@unc.edu
James Atkinson	405 E 19th St	704-957-0002	il2009@yahoo.com
Sammie Johnston	1846 Plandon Rd	704 537-7334	6/12
Hubert Meyers	482-East 19th St Charlotte	704-264-1254	D
Henry R. Heath	412 E 17th St	704-5057	
Janee Mervilla	512 E 19th St	704 712 8590	Janee@3306@aol.com

K&L GATES

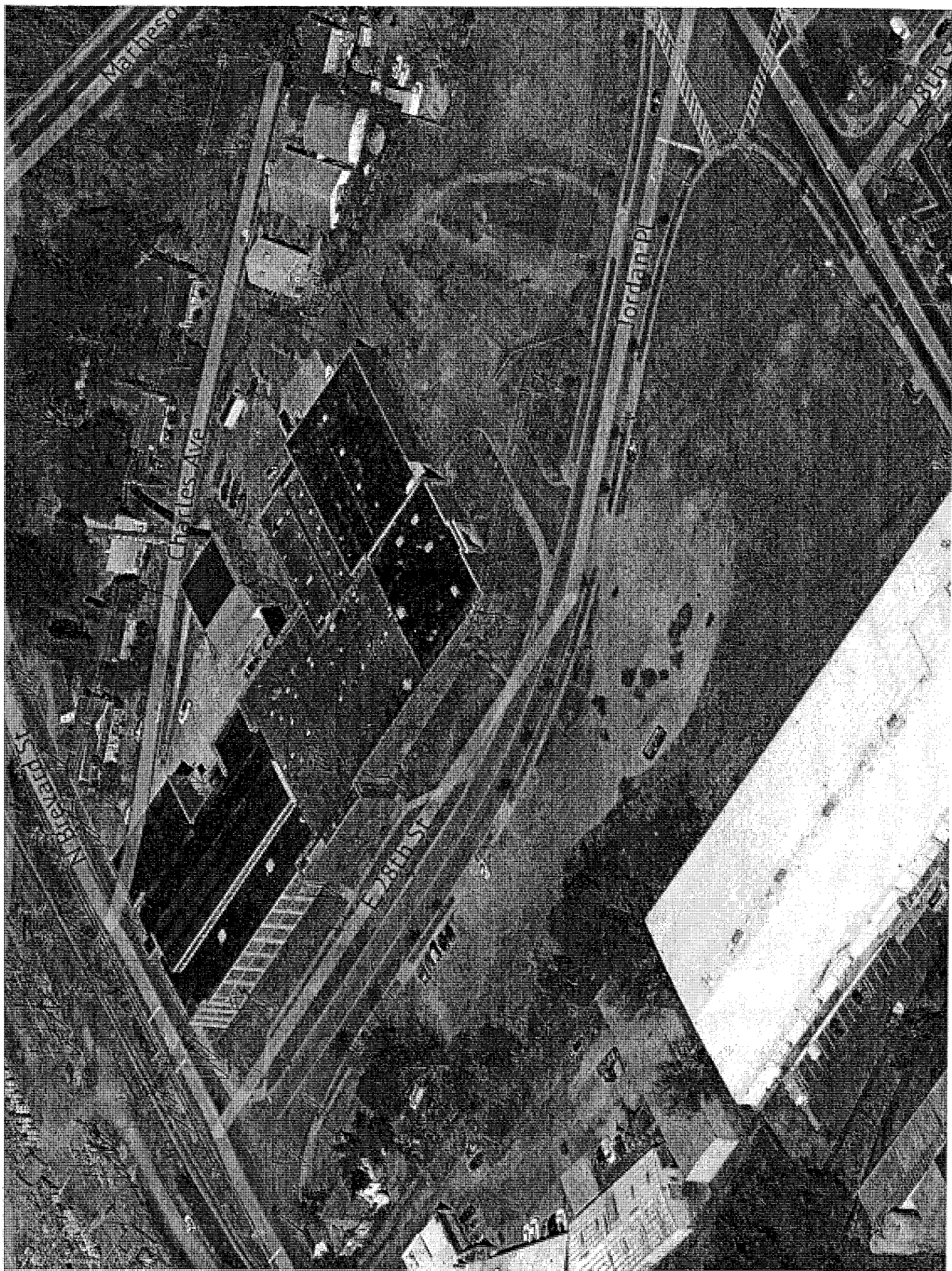


Community Meeting

Rezoning Petition 2015-051 Wellmon Family

June 23, 2015







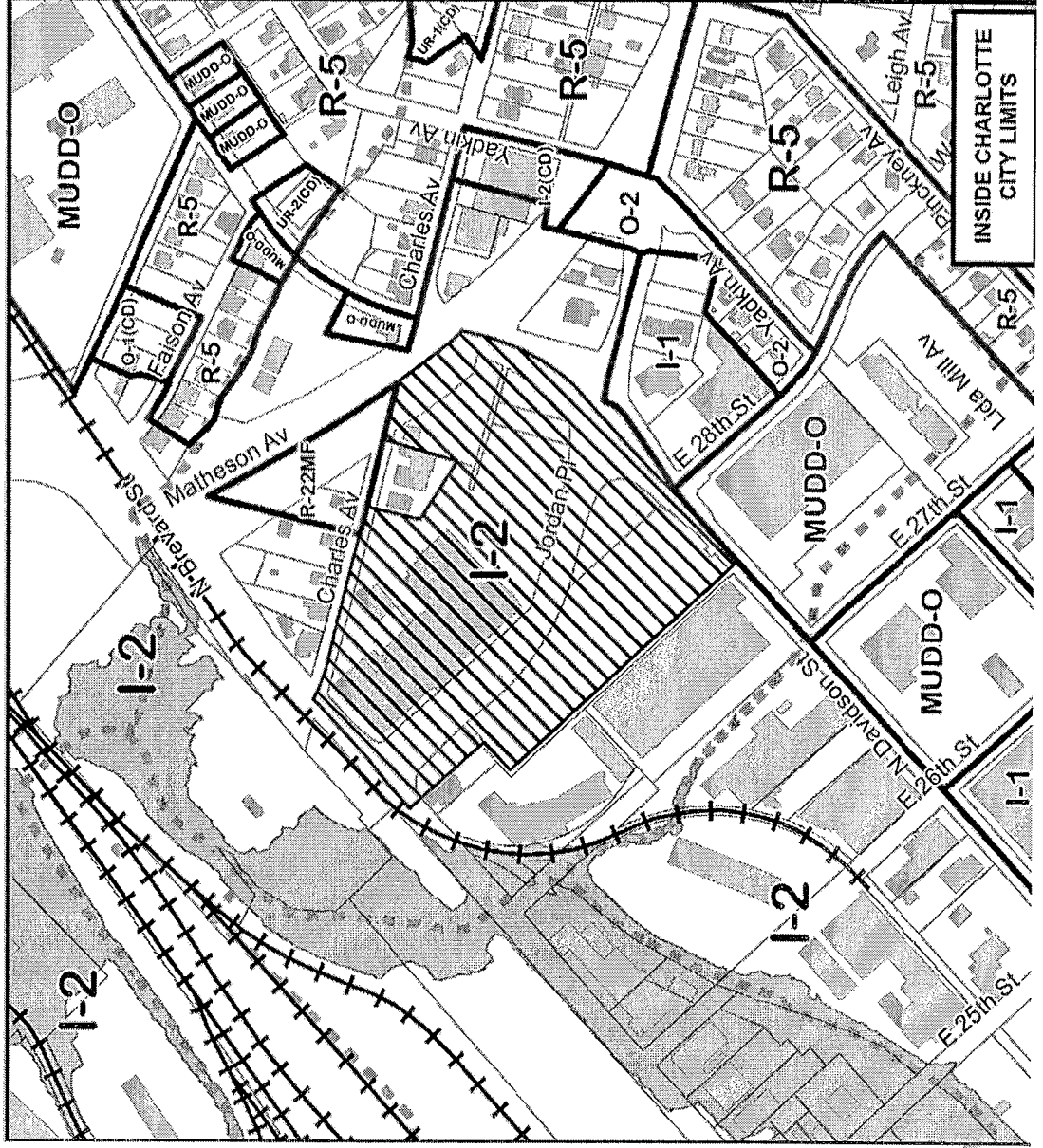
Petition #: 2015-051

Petitioner: Wellmon Family Limited Partnership

Zoning Classification (Existing): I-2
(General Industrial)

Zoning Classification (Requested): TOD-M
(Transit Oriented Development, Mixed Use)

Acreage & Location: Approximately 9.08 acres located on the west side of North Davidson Street and generally bounded by North Brevard Street, Charles Avenue, Matheson Avenue, Jordan Place, and North Davidson Street.

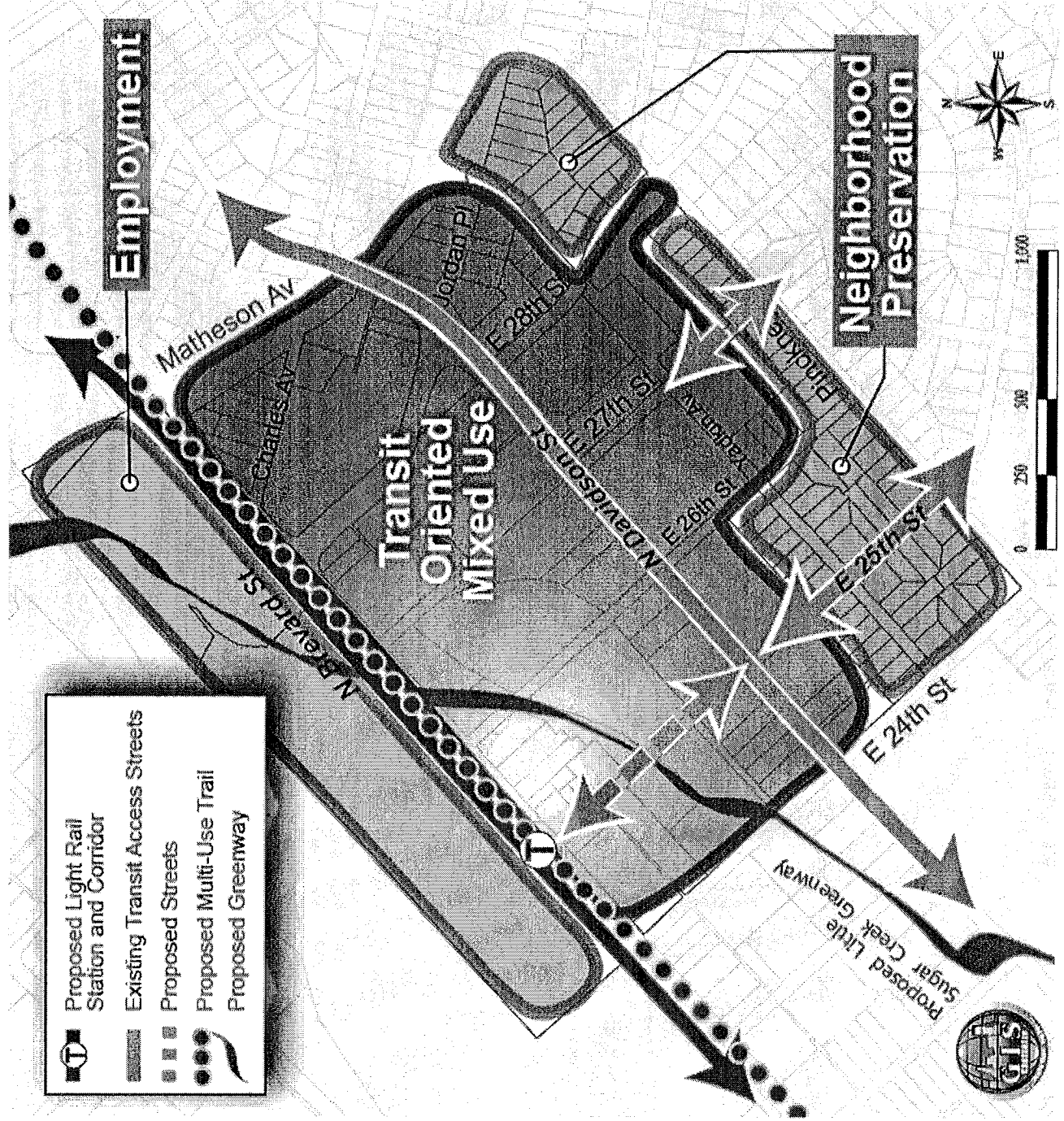


25th STREET TRANSIT STATION AREA

K&L GATES

Map 6: CONCEPT MAP

■ Urban Station



25th STREET TRANSIT STATION AREA

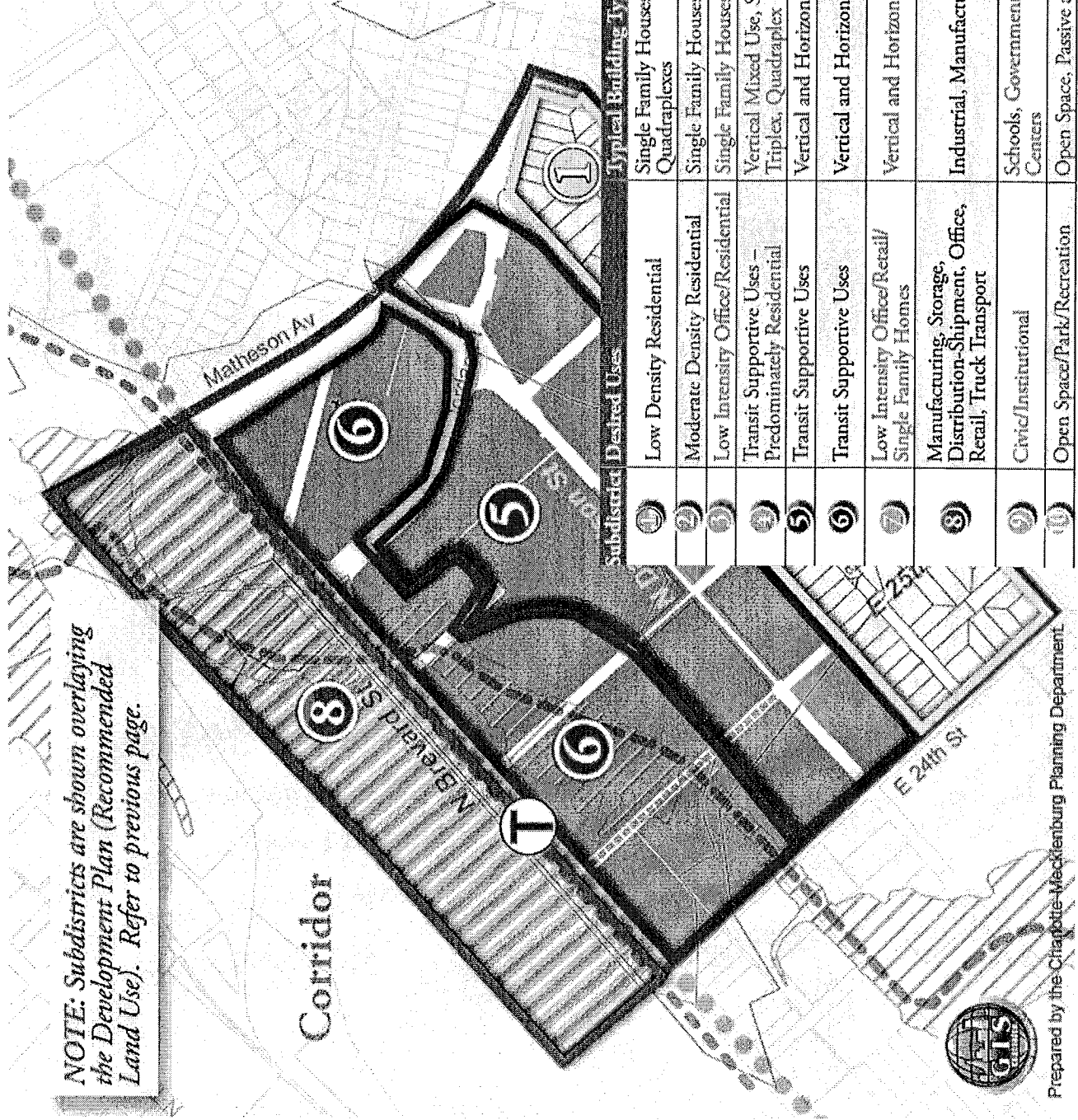
K&L GATES

Map 8: STRUCTURE PLAN

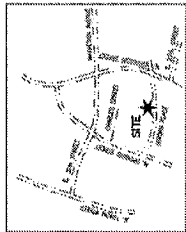
■ Urban Station

NOTE: Subdistricts are shown overlaying the Development Plan (Recommended Land Use). Refer to previous page.

Corridor



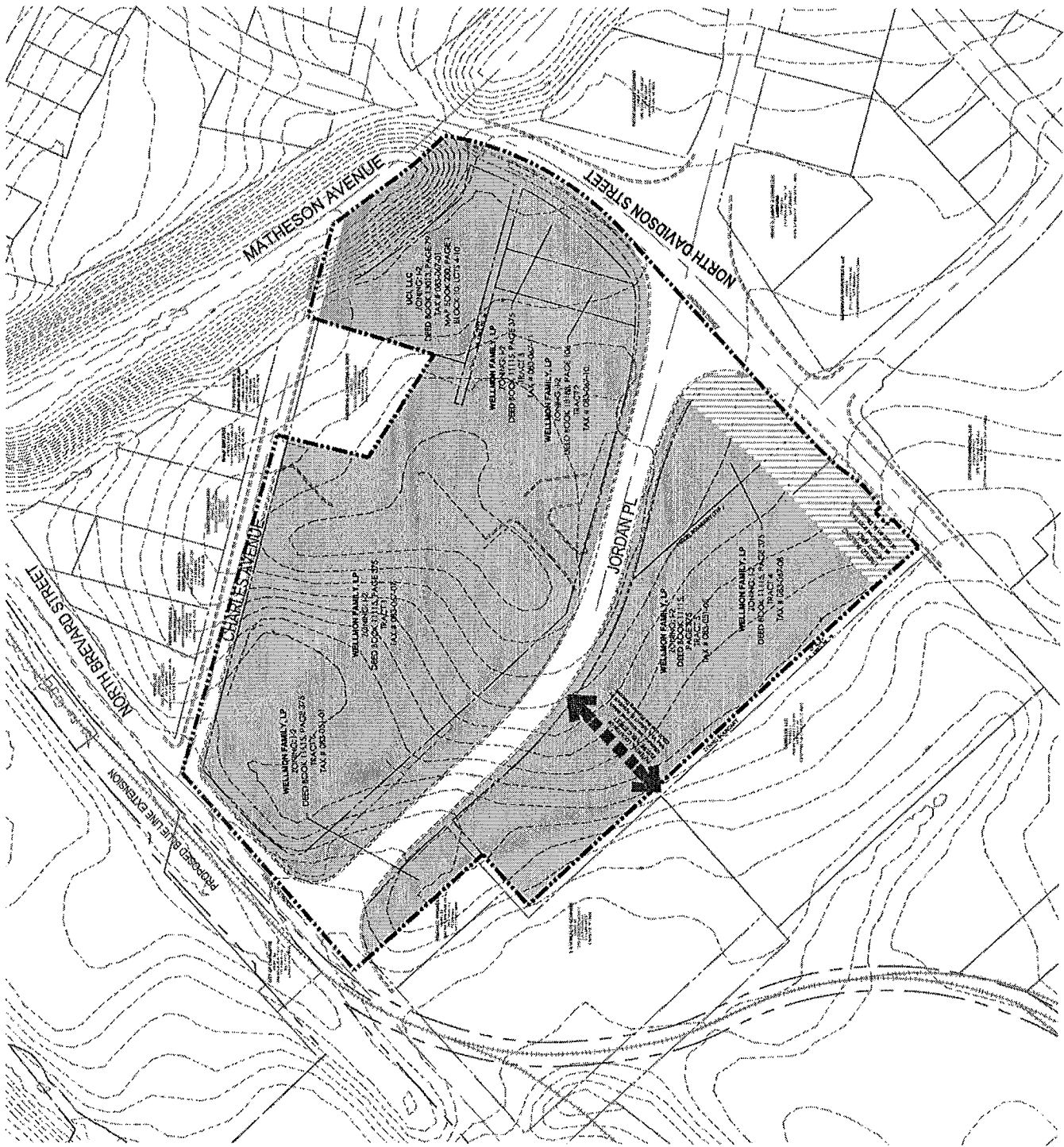
Prepared by the Charlotte-Mecklenburg Planning Department

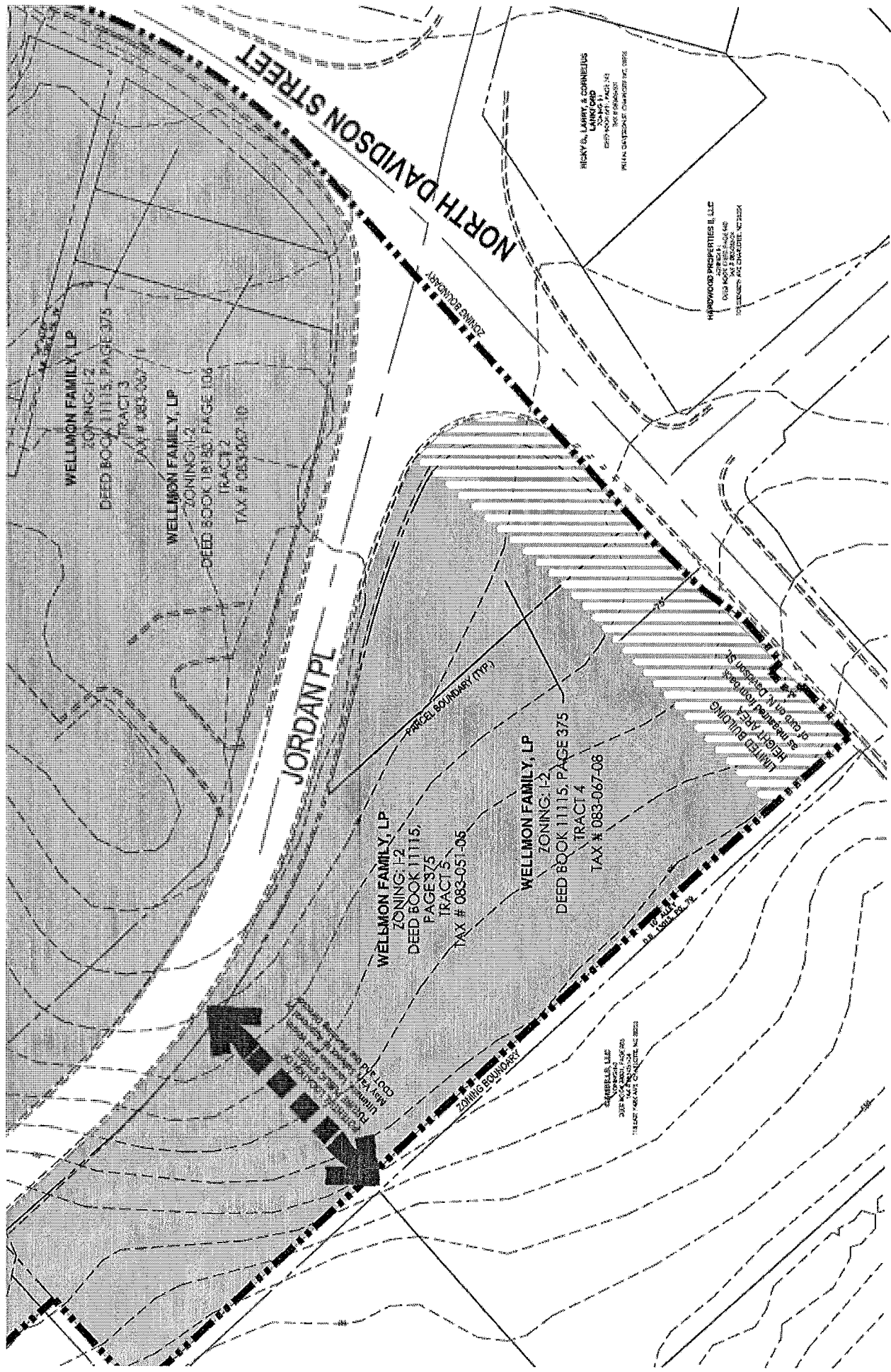


DEVELOPMENT STANDARDS

Yellow Springs
 RESOLVING PETITION NO. 2014-041
 PLANNING COMMISSION MEETING 04/08/15
 4/15/2015

1. **Development Standards**
 The following standards shall apply to the development of the site:
 a. **Setbacks**: Minimum setbacks shall be maintained as shown on the site plan.
 b. **Lot Coverage**: Maximum lot coverage shall not exceed 40% of the total lot area.
 c. **Building Height**: Maximum building height shall not exceed 35 feet.
 d. **Signage**: All signage shall be approved by the Planning Commission.
 e. **Landscaping**: Landscaping shall be provided to screen the building and improve the site appearance.
2. **General Provisions**
 The following provisions shall apply to the development of the site:
 a. **Use**: The site shall be used for the purposes specified in the zoning ordinance.
 b. **Design**: The design of the building and site shall be in accordance with the design guidelines.
 c. **Construction**: Construction shall be in accordance with the applicable building codes.
 d. **Operation**: The operation of the facility shall not create a nuisance for the surrounding area.
 e. **Access**: Adequate access shall be provided to the site from the surrounding area.
3. **Site Plan**
 The site plan shall show the following information:
 a. **Property Lines**: The boundaries of the property shall be clearly indicated.
 b. **Building Footprint**: The footprint of the proposed building shall be shown.
 c. **Setbacks**: The setbacks from the property lines shall be indicated.
 d. **Landscaping**: The locations of landscaping shall be shown.
 e. **Access**: The access points to the site shall be indicated.
4. **Other Requirements**
 The following requirements shall apply to the development of the site:
 a. **Permitting**: All permits shall be obtained from the appropriate agencies.
 b. **Insurance**: The developer shall obtain adequate insurance coverage.
 c. **Liability**: The developer shall be liable for any damages caused by the facility.
 d. **Compliance**: The facility shall comply with all applicable laws and regulations.



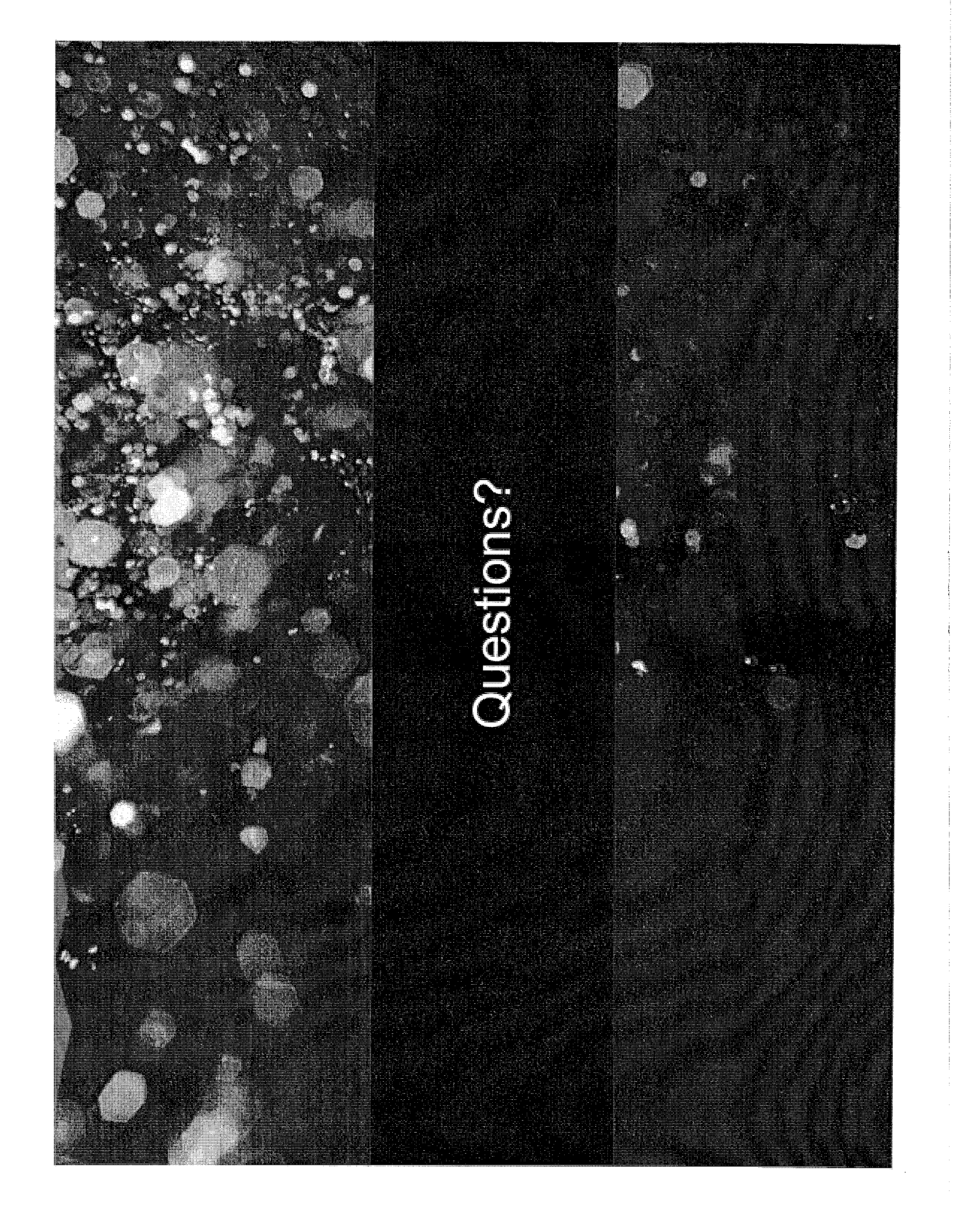


COMMUNITY BENEFITS

- **Ensures Transit Support Development (uses and design):** No free-standing Walgreens or drive-through fast food, etc. (all permitted under current zoning). No suburban style buildings with lots of surface parking.
- **Increased Connectivity:** Zoning Condition to provide connectivity through property from Jordan Place.
- **Height Limitation:** Height limitation adjacent to N. Davidson, South of Jordan.
- **Commercial Commitment:** Commitment to provide ground-floor street-front commercial uses (retail, restaurant, office, etc.) adjacent to N. Davidson.

IMPORTANT DATES

- July 20: Public Hearing
- July 29: Zoning Committee
- September 21: City Council Decision



Questions?