

COMMUNITY MEETING REPORT
Petitioner: Virgate I, LLC & Cottage Homes, LLC
Rezoning Petition No. 2015-080

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.

PERSON 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 10, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF THE MEETING:

The Community Meeting was held on Tuesday, June 23, 2015 at 6:30 p.m. at Pleasant Hill Baptist Church located at 517 Baldwin Avenue, Charlotte, NC 28204.

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 Virgate I, LLC representatives: Larry Burton, Monte Ritchey and David Smoots and Cottage Homes, LLC representatives: Tommy Crowell and Bob Zweier.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Monte Ritchey, welcomed the attendees and introduced the Petitioner's team. M. Ritchey indicated the Petitioner was seeking to modify a previously approved site plan which is an approximately 5.71 acre site (the "Site") located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street. M. Ritchey explained the rezoning process in general and stated the purpose of the meeting was to discuss the limited rezoning request that seeks only to modify and clarify language related to garages contained in paragraph 5B of rezoning petition 2014-0204 and to respond to any questions and concerns from nearby residents and property owners. M. Ritchey clarified that purpose of the site amendment is for the clarification of garages not being required, but are market driven, and still need to abide by ordinance requirements of parking for each home.

Larry Burton provided background information about the site amendment and used renderings to show the site plans and designs. The team discussed the tree save area and planting of new trees, the covered detention pond area at Eli and Main, and the affordable housing. L. Burton then opened the meeting to questions.

Question: All homes need garages vs. some?

Answer: L. Burton: Not all homes will have garages, but all homes are required to have a driveway, but rezoning will not require garages.

Question: Are we putting front facing garages on all remaining houses?

Answer: T. Crowell & L. Burton: No more than 17 of the 39 single family houses will have attached front loaded garages.

Question: Does on street parking get promoted by virtue of no garage?

Answer: No, because there is required parking on the lot.

Respectfully submitted, this 10th day of July, 2015.

Cc: LaQuett White, Charlotte-Mecklenburg Planning Department

EXHIBIT A

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-080	12511507	332 LILLINGTON AVE LLC				332 LILLINGTON AVE		CHARLOTTE	NC	28204
2015-080	12523543	438 QUEENS ROAD LLC				438 QUEENS RD		CHARLOTTE	NC	28207
2015-080	12524605	ADELMAN	THOMAS P			626 QUEENS RD UNIT 202		CHARLOTTE	NC	28207
2015-080	12523406	AFFORDABLE HOUSING GROUP OF NC INC				4600 PARK RD #390		CHARLOTTE	NC	28209
2015-080	12524601	ALLEN	ROBERT C			626 QUEENS RD Unit 101		CHARLOTTE	NC	28207
2015-080	12511401	ALSPAUGH	MARTHA			1501 LUTHER ST		CHARLOTTE	NC	28204
2015-080	12523576	ANDERSON	ALLAN R	SANDRA D	ANDERSON	23128 KINGFISHER DR		FORT MILL	SC	29707
2015-080	12523546	ANDERSON	GERALDINE I			1742 AMHERST PL		CHARLOTTE	NC	28204
2015-080	12523578	ARCHER	MICHAEL	NANCY	ARCHER	21100 CATAWBA AVE		CORNELIUS	NC	28031
2015-080	12523573	ARNOLD	GEORGE N		JEFFREY H MANGUM	400 QUEENS RD APT A6		CHARLOTTE	NC	28207-1428
2015-080	12523529	ASHCRAFT	JOHN B III			430 QUEENS RD APT 512		CHARLOTTE	NC	28207-1456
2015-080	12522101	ASIAN (KOREAN) HERALD INC THE			%KI-HYUN CHUN	1339 BAXTER ST STE 200		CHARLOTTE	NC	28204
2015-080	12522104	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2015-080	12522105	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2015-080	12522107	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2015-080	12522199	ASIAN (KOREAN) HERALD INC THE			C/O KI-HYUN CHUN	1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2015-080	12511508	AVA PROPERTIES GROUP LLC				309 S SHARON AMITY RD UNIT 102		CHARLOTTE	NC	28211
2015-080	12523202	BAKER	DANA LYNNE			1707 LUTHER ST		CHARLOTTE	NC	28207
2015-080	12523517	BAMBRICK	BRENDAN			430 QUEENS RD #322		CHARLOTTE	NC	28207-1454
2015-080	12523532	BARNES	BRIAN R			430 QUEENS RD APT 611		CHARLOTTE	NC	28207-1456
2015-080	12523596	BAYCHEST LLC				3016 LAUREN GLEN RD		CHARLOTTE	NC	28226
2015-080	12523597	BAYCHEST LLC				3016 LAUREN GLEN RD		CHARLOTTE	NC	28226
2015-080	12524323	BEACHUM	CARL J	CAROLINE L	BEACHUM	714 QUEENS RD		CHARLOTTE	NC	28207
2015-080	12523502	BEIRNE	JOHN			430 QUEENS RD #121		CHARLOTTE	NC	28207
2015-080	12523326	BINKLEY	WILL L			419 ELI ST		CHARLOTTE	NC	28204
2015-080	12523503	BLACK	JEREMY			430 QUEENS RD APT 131		CHARLOTTE	NC	28207-1439
2015-080	12511423	BLUEMKE	TODD A			1519 LUTHER ST		CHARLOTTE	NC	28204
2015-080	12523501	BOUCHEZ	JONATHAN DANIEL			430 QUEENS RD #111		CHARLOTTE	NC	28207
2015-080	12523598	BOWEN	ANGELA	DOUGLAS	BOWEN	2404 WOODLEIGH DR		GASTONIA	NC	28056
2015-080	12524340	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-080	12524389	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-080	12524390	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-080	12524391	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-080	12524503	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-080	12511420	BROWN	VALERIE G			15409 BARNSBURY DR		HUNTERSVILLE	NC	28078-3225
2015-080	12522404	BURICK	SAMUEL			1835 ARCH ST ,UNIT 602		PHILADELPHIA	PA	19103
2015-080	12522405	BURICK	SAMUEL			1835 ARCH ST ,UNIT 602		PHILADELPHIA	PA	19103
2015-080	12523584	BUTLER	LAWRENCE M	TERESA L	BUTLER	400 QUEENS RD #C5		CHARLOTTE	NC	28207
2015-080	12523329	CALANDRIELLO	EDUARDO M	MARGAUX M	NEWELL	1918 LUTHER ST		CHARLOTTE	NC	28204
2015-080	12511408	CAMDEN ALLIANCE LLC				1530 LILAC RD		CHARLOTTE	NC	28209
2015-080	12511409	CARDONE	PAUL P			316 BALDWIN AV		CHARLOTTE	NC	28204
2015-080	12523434	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-080	12523435	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-080	12523436	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-080	12523437	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-080	12523438	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-080	12523439	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR STE 125		CHARLOTTE	NC	28208
2015-080	12523594	CASTILOW	RUSSELL J	ANNA Y	CASTILOW	3325 KNOB HILL CT		CHARLOTTE	NC	28210
2015-080	12523575	CATHEY	SARAH C			400 QUEENS RD UNIT B-2		CHARLOTTE	NC	28207
2015-080	12523528	CDS FAMILY LIMITED PARTNERSHIP	(THE)			14424 MALLARD CREEK RD		CHARLOTTE	NC	28262

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2015-080	12522502	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			701 E 2ND ST	CHARLOTTE	NC	28202
2015-080	12523304	CHEN	GEORGE C	FANG CHIN	KO	10835 BAY HILL CLUB DR	CHARLOTTE	NC	28277
2015-080	12511504	CHERRY	HEYWARD		VELVITY CHERRY (H/W)	1613 LUTHER ST	CHARLOTTE	NC	28202
2015-080	12522503	CHERRY COMMUNITY	ORGANIZATION			610 BALDWIN AV	CHARLOTTE	NC	28204
2015-080	12522428	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795	CHARLOTTE	NC	28202
2015-080	12523226	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795	CHARLOTTE	NC	28202
2015-080	12523306	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795	CHARLOTTE	NC	28202
2015-080	12523411	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795	CHARLOTTE	NC	28202
2015-080	12523416	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795	CHARLOTTE	NC	28202
2015-080	12523423	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795	CHARLOTTE	NC	28202
2015-080	12524333	CITY OF CHARLOTTE				600 E TRADE ST	CHARLOTTE	NC	28202-2859
2015-080	12523222	CLEMENS	CYNTHIA N	MARCY J	MCCLANAHAN	1726 AMHERST PL	CHARLOTTE	NC	28204
2015-080	12524322	CONNOR	WADE MARSHALL	CORINNE MARTIN	CONNOR	718 QUEENS RD	CHARLOTTE	NC	28207
2015-080	12523508	COOPER	ANNE D			430 QUEENS RD #221	CHARLOTTE	NC	28207
2015-080	12523509	CORLEY	EMILY G			430 QUEENS RD #231	CHARLOTTE	NC	28207
2015-080	12523264	COSTARINO	JENNIFER A			1718 AMHERST PL ,UNIT C	CHARLOTTE	NC	28204
2015-080	12523581	CRAION	LLC			3016 LAUREN GLEN R	CHARLOTTE	NC	28201
2015-080	12511525	CRAWFORD	EREKA			401 HAWTHORNE LN - SUITE 110-160	CHARLOTTE	NC	28204
2015-080	12523505	CROWE	AMY			430 QUEENS RD UNIT 122	CHARLOTTE	NC	28207-1439
2015-080	12524608	DALE	DAVID L JR	ELIZA B	DALE	626 QUEENS RD #301	CHARLOTTE	NC	28207
2015-080	12523570	DANIELS	JOHN SEAY JR	BETSY WEST	DANIELS	7515 HURSTBOURNE GREEN DR	CHARLOTTE	NC	28277
2015-080	12524341	DAVIS	SCOTT E	JESSICA P	DAVIS	617 WELKER ST	CHARLOTTE	NC	28205
2015-080	12524388	DAVIS	SCOTT E	JESSICA P	DAVIS	617 WELKER ST	CHARLOTTE	NC	28205
2015-080	12511501	DECONTI	R STEVEN	LYNN ELLEN	ODDEN	1605 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12511523	DECONTI	R STEVEN	LYNN ELLEN	ODDEN	1605 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12511524	DECONTI	R STEVEN		LYNN E ODDEN (H/W)	1605 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12524612	DICKERSON REALTY FLORIDA	INC			1501 CHARLOTTE AVE	MONROE	NC	28111
2015-080	12523305	DOMINOE'S PROPERTIES INC				329 E PARK AVE	CHARLOTTE	NC	28203-4751
2015-080	12523593	DUPONT	STEPHEN C			400 QUEENS RD APT E2	CHARLOTTE	NC	28207-1447
2015-080	12523574	EAST2WEST	LLC			301 SETTLERS LN	CHARLOTTE	NC	28202
2015-080	12523588	EAST2WEST, LLC				301 SETTLERS LN	CHARLOTTE	NC	28202
2015-080	12523516	EDWARDS	ERICA BRITTAIN			430 QUEENS RD APT 312	CHARLOTTE	NC	28207
2015-080	12523539	ELLIOT	ROBERT W JR	MOLLY C	ELLIOT	574 N CHURCH ST	CHARLOTTE	NC	28202
2015-080	12524607	ESTES	LARRY D			626 QUEENS RD UNIT 204	CHARLOTTE	NC	28207
2015-080	12523512	FISHER	KATHERINE			430 QUEENS RD #232	CHARLOTTE	NC	28207-1441
2015-080	12522409	GARNER	ERIC JR			320 SOUTH TORRENCE ST	CHARLOTTE	NC	28204
2015-080	12522408	GATTIS	SHARON ANN K		HOWELL R KENNEDY JR	4074 N COURSE DR	CHARLOTTE	NC	28277
2015-080	12523542	GHOSH INVESTMENTS	LLC			10718 LEDERER AVE	CHARLOTTE	NC	28227
2015-080	12523511	GIBSON	KATHRYN A			430 QUEENS RD APT 222	CHARLOTTE	NC	28207-1441
2015-080	12524329	GILES	FELICIA			1902 BAXTER ST	CHARLOTTE	NC	28204
2015-080	12524347	GILLESPIE	JAMES M	CRISTINA M	GILLESPIE	1712 BAXTER ST	CHARLOTTE	NC	28204
2015-080	12523330	GOLDSTEIN	LOUISE C			1914 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523526	GREEN	MEGAN			430 QUEENS RD APT 511	CHARLOTTE	NC	28207-1455
2015-080	12511405	HADLOCK	JESSICA M			1525 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12524344	HADZIKADIC	SEAD	NARCIZA	HADZIKADIC	3600 ANNANDALE DR	CHARLOTTE	NC	28269
2015-080	12523328	HAIR	CHARLES B	KRISTEN J	MOYER	1922 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523599	HARRELSON	DEBRA F		C/O TAMERA FOX	2520 E 25TH PLACE	TULSA	OKNC	74114
2015-080	12523525	HENRY	HOWARD THOMAS			430 QUEENS RD APT 432	CHARLOTTE	NC	28207-1455
2015-080	12511406	HILLIER	MICHAEL W	AIMEE LYNNE	HILLIER	228-330 BALDWIN AVE	CHARLOTTE	NC	28204
2015-080	12523568	HOWARD	JEREMY C	KATHRYN M	KINARDM	400 QUEENS RD A1	CHARLOTTE	NC	28207
2015-080	12522457	HUNT	ANTHONY V			316 S TORRENCE ST #A	CHARLOTTE	NC	28204

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2015-080	12522458	HUNT	ANTHONY V	SHERRI	HUNT	314 S TORRENCE ST	CHARLOTTE	NC	28204
2015-080	12523530	INGLEFIELD	CHARLES			430 QUEENS RD #522	CHARLOTTE	NC	28207
2015-080	12524328	J&M ANDREWS PROPERTIES LP				950 CHEROKEE RD	CHARLOTTE	NC	28207
2015-080	12523531	JACKSON	ANNE S			430 QUEENS RD APT 532	CHARLOTTE	NC	28207-1456
2015-080	12523572	JACKSON	JENNIFER			400 QUEENS RD APT A5	CHARLOTTE	NC	28207-1428
2015-080	12523303	JENSON	KAREN M			311 BALDWIN AVE	CHARLOTTE	NC	28204
2015-080	12523538	JONES	CHRISTOPHER			611 JACOBS LANE	CHARLOTTE	NC	28204
2015-080	12524321	JONES	JOYCE S (N/C)			728 QUEENS RD	CHARLOTTE	NC	28207
2015-080	12523317	JOSEPH-PHILLIPS	CHANTAL			8824 GLENOVER CIR	CHARLOTTE	NC	28269-3163
2015-080	12523262	JUDSON	FREDERICK D			1105 N CHURCH ST	CHARLOTTE	NC	28206-3224
2015-080	12523580	KARASZKIEWICZ	GAVIN			2400 SHARON RD	CHARLOTTE	NC	28211
2015-080	12511520	KEMPF	DANIEL		LISA M BREITENBACH	2413 E 5TH ST	CHARLOTTE	NC	28204
2015-080	12511521	KEMPF	DANIEL		LISA MB & BEATRICE M BREITE	2413 E 5TH ST	CHARLOTTE	NC	28204-4340
2015-080	12511522	KEMPF	DANIEL		LISA M BREITENBACH	2413 E 5TH ST	CHARLOTTE	NC	28204-4340
2015-080	12523541	KIA ORA PROPERTIES LLC				216 LONDON CR	CHARLOTTE	NC	28270
2015-080	12511403	KING	LUCILLE J			6137 DELHAM DR	CHARLOTTE	NC	28215
2015-080	12524326	KONTOS	NICHOLAS MARKOS			620 QUEENS ROAD APT 8	CHARLOTTE	NC	28207
2015-080	12523514	LAWS	GAIL B			430 QUEENS RD APT 321	CHARLOTTE	NC	28207-1454
2015-080	12523203	LEBA	PEGGY A			1715 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12524609	LECHLEITER	KRISTEN M			626 QUEENS RD #302	CHARLOTTE	NC	28207
2015-080	12524346	LEUCK	JOHN R	JOANNA	LEUCK	608 WELKER RD	CHARLOTTE	NC	28204
2015-080	12524611	LEWIS	MATTHEW SHAYNE			626 QUEENS RD #304	CHARLOTTE	NC	28207
2015-080	12511510	LILLINGTON PROPERTIES INC			% CHARLES A LOOKABILL JR	425 EBERLE WAY	MATTHEWS	NC	28105
2015-080	12511402	LITTLE	JUANITA	CHARLIE R HARVEY	LITTLE	1505 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523534	MAYER	NEDDRA MARIE			430 QUEENS RD	CHARLOTTE	NC	28207
2015-080	12524324	MAYS	LAWRENCE E	JOAN	LORDEN	700 QUEENS RD	CHARLOTTE	NC	28207
2015-080	12521518	MCDANIEL	KIM			442 WALNUT AV	CHARLOTTE	NC	28208
2015-080	12524351	MCDANIEL	KIM			442-444 A & B WALNUT AV	CHARLOTTE	NC	28208
2015-080	12523592	MCFARLAND	GUY W JR			3124 POINT CLEAR DR	TEGA CAY	SC	29715
2015-080	12523504	MCGOOGAN	CHARLES			430 QUEENS RD APT 112	CHARLOTTE	NC	28207-1439
2015-080	12523414	MCLEOD	VERONICA			1816 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523261	MEACHER	ASHLEY L			1711 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523401	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEP	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2015-080	12523204	METCALF	CHARLETTE			1801 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12521413	MIDTOWN AREA PARTNERS LLC				1300 BAXTER ST STE 155	CHARLOTTE	NC	28204
2015-080	12511407	MILLS	KEVIN R			4707 OXFORD RD	MACON	GA	31210
2015-080	12511421	MINNIE LEE THOMPSON TRUSTEES	UTA			331 S. TORRENCE ST	CHARLOTTE	NC	28204-3163
2015-080	12523221	MISTRI	ADI		EMILY JUNE WATTS-MISTRI	1730 AMHERST PL	CHARLOTTE	NC	28204-3104
2015-080	12511404	MITCHELL	SHERRY L		LAVONDA P MITCHELL	1515 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12522403	MONTGOMERY	LILLIE BELLE		BEATRICE WHITE	2112 BRANCH AVE SE	WASHINGTON	DC	20020-3338
2015-080	12523316	MOODY	GEORGE E	JAMES B	PAYSEUR	1924 LOMBARDY CR	CHARLOTTE	NC	28203
2015-080	12524352	MOORE	CATHERINE G		% JAMES CARROLL	6338 DOUGHERTY DR	CHARLOTTE	NC	28213
2015-080	12523591	MOORES	JUDITH ANNE			400 QUEENS RD APT D6	CHARLOTTE	NC	28207-1446
2015-080	12523583	MUNAVALLI	SHEKAR	MALATI S	MUNAVALLI	400 QUEENS RD #C-4	CHARLOTTE	NC	28207
2015-080	12523587	MUNAVALLI	SHEKAR	MALATI S	MUNAVALLI	400 QUEENS RD #C-4	CHARLOTTE	NC	28207
2015-080	12523589	MUNAVALLI	SOMASHEKHAR	MALATI	MUNAVALLI	49135 GLADIOLUS ST	FORT MILL	SC	29707
2015-080	12523582	MUNAVALLI	SOMASSHEKAR	MALATI	MUNAVALLI	49135 GLADIOLUS ST	FT MILL	SC	29707
2015-080	12522501	MYERS TABERNACLE AME ZION	CHURCH			507 CHERRY ST	CHARLOTTE	NC	28204
2015-080	12523524	NARULA	SAKET			430 QUEENS RD APT 422	CHARLOTTE	NC	28207-1454
2015-080	12524386	NEVILL	JUSTIN I	ANGELA P	NEVILL	1912 BAXTER ST	CHARLOTTE	NC	28203
2015-080	12523208	NGUYEN	CHRISTOPHER L			1819 LUTHER ST	CHARLOTTE	NC	28204

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2015-080	12523413	NGUYEN	CHRISTOPHER L	JIN H	LIN	14389 NOLAN LN	CHARLOTTE	NC	28277
2015-080	12523206	NGUYEN	CHRISTOPHER LEON	JIN HUA	LIN	1819 LUTHER ST	CHARLOTTE	NC	28204-3141
2015-080	12522504	NGUYEN	TRINH NGOC			501 CHERRY ST	CHARLOTTE	NC	28204
2015-080	12524373	NISBET E P CO				PO BOX 35367	CHARLOTTE	NC	28235
2015-080	12524385	NISBET E P CO				PO BOX 35367	CHARLOTTE	NC	28235
2015-080	12524504	NISBET E P CO				PO BOX 35367	CHARLOTTE	NC	28235
2015-080	12524330	NISBET E P CO INC				PO BOX 35367	CHARLOTTE	NC	28235
2015-080	12524331	NISBET E P CO INC				PO BOX 35367	CHARLOTTE	NC	28235
2015-080	12524502	NISBET E P CO INC				PO BOX 35367	CHARLOTTE	NC	28235
2015-080	12521517	NOFZIGER	SHANE	OMJAI	BUDSRI	1408 BAXTER ST	CHARLOTTE	NC	28204
2015-080	12523302	NOFZIGER	SHANE			1915 BAXTER ST	CHARLOTTE	NC	28204
2015-080	12523513	NORMAN	BEVERLY JANE			430 QUEENS RD APT 311	CHARLOTTE	NC	28207-1441
2015-080	12525191	NOVANT HEALTH INC				ATTN: PROPERTY MANAGEME	CHARLOTTE	NC	28233
2015-080	12523585	NUNNALLY	MATTHEW TALBOT	TAYLOR JADE	STARER	400 QUEENS RD UNIT C6	CHARLOTTE	NC	28207
2015-080	12524604	O BRIEN	KYLE P			626 QUEENS RD UNIT 201	CHARLOTTE	NC	28207
2015-080	12523420	O'BOYLE	LAWRENCE EDWARD			PO BOX 790085	CHARLOTTE	NC	28206
2015-080	12523421	O'BOYLE	LAWRENCE EDWARD			PO BOX 34456	CHARLOTTE	NC	28234
2015-080	12523577	OXFORD	CATHERINE W			PO BOX 6081	CHARLOTTE	NC	28207-0001
2015-080	12523507	PALASCIANO	JO ELLEN	DARRELL	PALASCIANO	430 QUEENS RD APT 211C	CHARLOTTE	NC	28207-1441
2015-080	12523533	PATEL	RUBIBEN			430 QUEENS ROAD UNIT 621	CHARLOTTE	NC	28207
2015-080	12511505	PATTON	MYRON F			SYLVIA PATTON (H/W)	CHARLOTTE	NC	28204
2015-080	12522201	PAU-JAC INC				6736 ALEXANDRIA LN	CHARLOTTE	NC	28270
2015-080	12524345	PETERSEN	REBECCA C			SCOTT G PETERSEN (H/W)	CHARLOTTE	NC	28204
2015-080	12523523	PINER	WILLIAM			13713 BATEMANS RD	HUNTERSVILLE	NC	28078
2015-080	12523402	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NC			517 BALDWIN AVE	CHARLOTTE	NC	28204
2015-080	12524350	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NC			517 BALDWIN AVE	CHARLOTTE	NC	28204
2015-080	12524348	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NORTH CAROLI			517 BALDWIN AVE	CHARLOTTE	NC	28204
2015-080	12524349	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NORTH CAROLI			517 BALDWIN AVE	CHARLOTTE	NC	28204-3115
2015-080	12524610	POPE	JAMIE L	SCOTT D	POPE	626 QUEENS RD Unit 303	CHARLOTTE	NC	28207
2015-080	12523522	PURMORT	KIMBERLY	FRANCIS W	PURMORT	430 QUEENS RD #431	CHARLOTTE	NC	28207
2015-080	12511519	RAINEY	BARBARA JEAN			317 BALDWIN AVE	CHARLOTTE	NC	28204
2015-080	12523314	RBP INVESTMENTS LLC				PO BOX 11113	CHARLOTTE	NC	28220
2015-080	12523431	REID	JIMMY S JR	ROBBYE R	CROWDER	1820 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523579	RENAGHAN	GREGORY J	SHARON B	RENAGHAN	PO BOX 11592	CHARLOTTE	NC	28220-1592
2015-080	12524342	RENTZ	DAVID E	LISA W	RENTZ	621 WELKER ST	CHARLOTTE	NC	28204
2015-080	12523468	RESERVED							
2015-080	12511418	RILEY	MAGDALINE			319 S TORRENCE ST	CHARLOTTE	NC	28204
2015-080	12523315	RNR PROPERTIES LLC				308 E KINGSTON AVE	CHARLOTTE	NC	28203
2015-080	12523595	ROWELL	TIMOTHY F			2926 SUNSET DR	CHARLOTTE	NC	28209
2015-080	12523536	RYCE	ERIN LYNN			430 QUEENS RD #622	CHARLOTTE	NC	28207
2015-080	12524387	SATCHELL	DUNCAN			1183 WINDSONG BAY LN	TEGA CAY	SC	29708
2015-080	12511422	SCHWILM	MARGUERITE B			1219 EAST 35TH ST	CHARLOTTE	NC	28205
2015-080	12523518	SHELDON	BRANDON M			430 QUEENS RD APT 332	CHARLOTTE	NC	28207
2015-080	12523207	SIDDIQUI	SHUAIB			159 SOUTH ALLEN ST	ALBANY	NY	12208
2015-080	12523590	STACIE SALISBURY		JOSEPH M	NENICHKA	400 QUEENS RD # D5	CHARLOTTE	NC	28207
2015-080	12523205	STANULUS	JESSICA J			1805 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523540	STEINHILBER	DARREN			430 QUEENS RD #731	CHARLOTTE	NC	28207-1457
2015-080	12523263	STINSON	ELIZABETH			1718-B AMHERST PL	CHARLOTTE	NC	28204
2015-080	12522102	STONEHUNT LLC				129 W TRADE ST #1260	CHARLOTTE	NC	28202
2015-080	12522103	STONEHUNT LLC				%STONEY D SELLERS	CHARLOTTE	NC	28202
2015-080	12523537	SWANEY	BRIDGETT A			430 QUEENS RD #632	CHARLOTTE	NC	28207-1457

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2015-080	12523520	TAYLOR	CHLOE L	LISA	TAYLOR	430 QUEENS RD APT 411C	CHARLOTTE	NC	28207-1454
2015-080	12523527	TAYLOR	TERRIE K			430 QUEENS RD #521	CHARLOTTE	NC	28207
2015-080	12523506	THE SCHNIDER GROUP LLC				PO BOX 38470	CHARLOTTE	NC	28278
2015-080	12523510	THEKKEKANDAM	BETSY T	MADEHA	QURESHI	1811 LELA AVE	CHARLOTTE	NC	28208
2015-080	12523201	THOMAS	ADAM G			1703 LUTHER ST	CHARLOTTE	NC	28204
2015-080	12523220	THOMAS	BRADLEY R	LAURA	SOUTHWELL	1734 AMHERST PL	CHARLOTTE	NC	28204
2015-080	12521516	THOMPSON	SHANNON C			1412 BAXTER ST	CHARLOTTE	NC	28204
2015-080	12523586	TOMAN	GARY J	JUDITH	TOMAN	325 QUEENS RD #10	CHARLOTTE	NC	28204
2015-080	12523571	TONG	VIVIAN			400 QUEENS RD #A4	CHARLOTTE	NC	28207-1428
2015-080	12522406	TYSON	SAMUEL LEE		MARY ELIZABETH	328 S TORRENCE ST	CHARLOTTE	NC	28204
2015-080	12523515	VALENTINE	ROBERT J.	BARBARA	VALENTINE	430 QUEENS RD	CHARLOTTE	NC	28207
2015-080	12523521	VAN PELT	MARGARET ANNE DONLEY			26 PERRY ST#1A	NEW YORK	NY	10014
2015-080	12522602	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12522603	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523410	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523415	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523419	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523422	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523425	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523432	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523444	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523445	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523446	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523447	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523448	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523449	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523450	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523451	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523452	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523462	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523463	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523464	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523465	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523466	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523467	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12523469	VIRGATE 1 LLC				PO BOX 33218	CHARLOTTE	NC	28233
2015-080	12524606	VOSBURGH	JACQUELINE E	ROBERT P	VOSBURGH	100 TEAL NEST CT	PONTE VEDRA BEAC	FL	32082
2015-080	12524602	VULCANO	MARY ANNE			626 QUEENS RD UNIT#102	CHARLOTTE	NC	28207
2015-080	12523265	WALKER	LEE K			1718-D AMHERST PL	CHARLOTTE	NC	28204
2015-080	12523535	WEDOLOWSKI	KRISTIAN A			430 QUEENS RD #612	CHARLOTTE	NC	28207
2015-080	12523225	WICK	ROBERT E III	STEPHANIE C	WICK	1712 AMHERST PL	CHARLOTTE	NC	28204
2015-080	12523569	WILES	NORMA H			3659 MILL POND RD	CHARLOTTE	NC	28226-6348
2015-080	12523223	WILLIS	NATHAN	KATHERINE	WILLIS	1722 AMHERST PL	CHARLOTTE	NC	28204
2015-080	12523301	WING	JONATHAN			425 ELI ST	CHARLOTTE	NC	28204
2015-080	12511419	YATES	REGINALD L			1815 E 7TH ST	CHARLOTTE	NC	28204-2415
2015-080	12524603	YENSU	DENIS ACKAH			626 QUEENS RD UNIT 103	CHARLOTTE	NC	28207

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Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailS	MailZip	PrimEmail
2015-080	Yolanda	Trotman		1401 East Seventh Street	Charlotte	NC	28204	yolanda@trotmanlaw.com
2015-080	June	Watts-Mistri	Amherst Place HOA & NA	1730 Amherst Place	Charlotte	NC	28204	
2015-080	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC	28203	Mike@CarolinaRealtyAdvisors.com
2015-080	Elizabeth	Barnhardt	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff #200	Charlotte	NC	28204	elizabeth.barnhardt@carolinahome.com
2015-080	Joe	Padilla	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff, Suite 200	Charlotte	NC	28204	Joe.padilla@rebic.com
2015-080	Maggi	Bixler	Cherry	4550 Bradbury Drive	Charlotte	NC	28209	maggibixler@gmail.com
2015-080	Stephanie	Wick	Cherry	1532 Sterling Road	Charlotte	NC	28209	wickstephanie@gmail.com
2015-080	Sylvia	Bittle-Patton	Cherry Comm. Org.	1623 Luther Street	Charlotte	NC	28204	sbpcscd@bellsouth.net
2015-080	Yvonne	Bittle	Cherry NA	216 South Torrence Street	Charlotte	NC	28204	sbpcscd@bellsouth.net
2015-080	Myron	Patton	Cherry NA	1623 Luther Street	Charlotte	NC	28204	mpatton@safewaytransportation.net
2015-080	Kristen	Moyer	Cherry Neighborhood Association	1922 Luther Street	Charlotte	NC	28204	kristenmoyer@hotmail.com
2015-080	Kathryn	Hubicki	Cherry Neighborhood Organization	325 Baldwin Avenue	Charlotte	NC	28204	hubickik@alumni.rice.edu
2015-080	Cullen	McNulty	Crescent Heights NA	2237 Crescent Avenue	Charlotte	NC	28207	cullen.mcnulty@allentate.com
2015-080	Cynthia	Schwartz	Dilworth Comm. Dev. Assoc. (DCDA)	1235 East Blvd. , Suite E-153	Charlotte	NC	28203	cynthia.schwartz@intecre.com
2015-080	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC	28204	mritchey@conformitycorp.com
2015-080	Melanie	Sizemore	Elizabeth Comm. Assoc.	2309 Vail Avenue	Charlotte	NC	28207	msizemore@realindex.com
2015-080	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC	28204	petart@carolina.rr.com
2015-080	Jim	Belvin	Elizabeth NA	624 Lamar Avenue	Charlotte	NC	28204	j.belvin@bluewaterdb.com
2015-080	Eric	Davis	Elizabeth NA	2200 Greenway Avenue	Charlotte	NC	28204	ericdavis0123@yahoo.com
2015-080	Beth	Haenni	Elizabeth NA	2133 Greenway Avenue	Charlotte	NC	28204	beth.haenni@gmail.com
2015-080	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC	28230	bob@fwcf-inc.com
2015-080	Karen	Jensen	Friends & Residents of Historic Cherry	311 Baldwin Avenue	Charlotte	NC	28204	kjartfun@hotmail.com
2015-080	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte	NC	28202	budd.berro@nc.gov

EXHIBIT B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

SUBJECT: Community Meeting -- Petition 2015-080 filed by Virgate I, LLC & Cottage Homes, LLC relating to approximately 5.71 acres located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street. The intent is to clarify the language in paragraph 5B of Rezoning 2014-024.

DATE AND TIME OF MEETING: Tuesday, June 23, 2015 at 6:30 p.m.

PLACE OF MEETING: Pleasant Hill Baptist Church
517 Baldwin Avenue
Charlotte, NC 28204

PETITIONER: Virgate I, LLC & Cottage Homes, LLC

PETITION NO.: 2015-080

Interested Parties:

We are assisting Virgate I, LLC and Cottage Homes, LLC (the "Petitioner") in connection with a petition it has filed with the Charlotte-Mecklenburg Planning Commission. The Petitioner seeks to modify a previously approved site plan. The subject property is an approximately 5.71 acre site (the "Site") located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street. The Petitioner seeks to change the zoning at that location from the UR-2(CD) zoning district to UR-2(CD) (SPA) zoning district. The purpose of the rezoning is limited. The Petitioner seeks only to modify and clarify language related to garages and contained in paragraph 5B of rezoning petition 2014-024.

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 Petition 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 Petition on Tuesday, June 23, 2015 at 6:30 p.m. at Pleasant Hill Baptist Church, which is located at 517 Baldwin Avenue. 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 Petition.

In the meantime, should you have any questions or comments about this matter, please call Larry Burton or Monte Ritchey at (704) 334-5516.

cc: Council Member, Patsy B. Kinsey

Date Mailed: June 10, 2015

