

COMMUNITY MEETING REPORT
Petitioner: Rockwell Capital, LLC
Rezoning Petition No. 2016-017

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 January 14, 2016. 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, January 28, 2016 at 6:00 PM at the Tom Sykes Recreation Center located at 1501 Euclid Avenue 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 Julie Lowe and Tom Moore of Rockwell Capital, LLC, Matt Ewers of Grandfather Homes, Chip Cannon of Urban Design Partners 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. 2016-017. Rockwell Capital, LLC is the Petitioner.

John Carmichael stated that Rockwell Capital is requesting that a 2.71 acre site located at the intersection of Atherton Street and Marshall Place be rezoned from the B-2 zoning district and the R-5 zoning district to the UR-3(CD) zoning district to accommodate the development of a residential community on the site that would be comprised of up to sixteen for-sale duplex dwelling units, up to four for-sale quadraplex dwelling units and up to forty-two for-sale condominium units.

John Carmichael then shared the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, February 15, 2016 at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, February 24, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this Rezoning Petition on Monday, March 21, 2016 at 6:00 PM at the Charlotte-Mecklenburg Government Center. John Carmichael stated that the Petitioner previously held a meeting with nearby property owners to discuss this rezoning request on October 20, 2015, and the Petitioner has met with the DCDA Land Use Committee on several occasions.

Chip Cannon then shared and discussed the Petitioner's Conditional Rezoning Plan.

Chip Cannon stated that the site is a transitional site between the commercial uses such as Taco Bell, AAA and Mac's across Euclid Avenue from the site, and the single family residential uses across Marshall Place from the site.

Chip Cannon discussed the condominium building that would be located on the site generally at the intersection of Euclid Avenue and Atherton Street. Chip Cannon then discussed the quadraplex building proposed to be located between the condominium building and the duplex dwelling units. He stated that the quadraplex building is a new feature of the plan, as the condominium building was originally larger and had an "L" shape. The condominium building was reduced in size, which allowed for the proposed quadraplex building. The quadraplex building was placed on the rezoning plan at the request of some of the area residents.

Chip Cannon then discussed the style of the duplex units. He stated that they would have a "big house" style. Each duplex building would look like one large single-family home.

Chip Cannon then shared the elevations of the duplex units and the condominium building. Chip Cannon stated that the structures step down in scale from Euclid Avenue to Marshall Place, and the density is reduced as one moves from Euclid Avenue to Marshall Place.

Chip Cannon stated that the duplex units would face the adjoining public streets, and the duplex units would each have a rear-loaded two-car garage.

Chip Cannon then discussed the plaza and motor court to be located between the condominium building and the duplex dwelling units. The plaza and motor court is known as "woonerf." It is a shared pedestrian and vehicular space. It is a unique feature of this proposed development.

Chip Cannon stated that the only vehicular entrance into the site would be from Euclid Avenue. Chip Cannon stated that the intent of this plan is to keep the intensity of the site towards South Boulevard and away from Marshall Place. Chip Cannon stated that there would be a pedestrian connection through the site from Marshall Place to Euclid Avenue. Chip Cannon also pointed out the potential tree-save areas on the plan.

Chip Cannon stated that the developer would do everything it can to save the trees on the site. At this early stage in the process, a grading study has not been performed. Therefore, identifying each tree that could be saved is not possible. However, the developer will hire an arborist to develop and implement a tree save strategy for certain trees located on the site. Chip Cannon stated that trees would give the project instant age, and they would be an important marketing tool.

Chip Cannon then discussed the on-street parking that would be installed and the streetscape. Chip Cannon stated that the sidewalk along Marshall Place would meander to help preserve trees.

Chip Cannon then discussed the elevations of the proposed condominium building in more detail. He stated that the condominium building would be three stories in height at the corner of Atherton Street and Euclid Avenue, and as you go away from the corner down Euclid Avenue, the building is three stories over parking. Chip Cannon stated that some of the condominium units on the first floor of the building facing Euclid Avenue would have steps from the unit leading to the sidewalk.

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.

- In response to a question, Chip Cannon stated that the height of the condominium building next to the quadraplex building would be approximately 38 feet. The height of the condominium building at the corner of Euclid Avenue and Atherton Street would be approximately 40 feet, and the height of the condominium building at the garage entry would be approximately 48-49 feet.
- In response to a question, Chip Cannon stated that the elevation of the plaza and motor court would be slightly depressed. The duplex units would be raised slightly.
- In response to a question, Chip Cannon stated that you would not see the top of the condominium building from Marshall Place due to the height of the duplex dwelling units and the height of the condominium building, and he showed a cross-section that depicts the field of vision from Marshall Place over the duplex dwelling units.
- An area resident asked if the street trees on Marshall Place are lost, would the number of on-street parking spaces be increased, and Chip Cannon stated that if the rezoning plan depicts a certain number of on-street parking spaces, then you will be limited to that number of on-street parking spaces.
- An area resident asked why on-street parking is being provided, and Chip Cannon stated that we want to be sure that we have enough parking spaces to serve the site, and he advised that the parking spaces on Marshall Place would be recessed into the site.
- In response to a question, Julie Lowe stated that the condominium building would contain approximately 52,000 square feet of gross floor area.
- In response to a question, Julie Lowe stated that the average size of the condominium units would be approximately 1,200 square feet. There would be a few three bedroom units, but the large majority of the units would be two bedroom and one bedroom units.
- In response to a question, Julie Lowe stated that the quadraplex building would contain approximately 5,800 square feet of gross floor area.
- In response to a question, Julie Lowe stated that the duplex buildings would each contain approximately 4,400 square feet of gross floor area, with 2,200 square feet per side.
- In response to a question, Julie Lowe agreed that there would be approximately 95,000 square feet of total gross floor area for sale on the site.
- In response to a question, Julie Lowe confirmed that the units would all be for-sale units.
- An area resident stated that there would be a total of 62 dwelling units on the site, which means there could be a total of 124 cars on the site or adjacent to the site. This area resident stated that he was concerned about the number of cars that would be generated by this development. This individual is concerned about the traffic that would be generated by this development. This individual stated that there is a lot of traffic traveling down Atherton Street already.
- An area resident stated that the neighborhood fought the development proposed by Pulte based upon density, and Rockwell Capital is now asking for a total of 62 units, which is a significant increase over the number of units requested by Pulte.
- An area resident asked if the number of condominium units could be decreased. Julie Lowe discussed the changes to the plan since Rockwell Capital began working on this project, and the number of condominium units has decreased during this time period.

- An area resident stated that 90,000 plus square feet of gross floor area on this site is not noxious, but this area resident thinks that 62 units is too dense because of the number of cars that would be associated with 62 units.
- In response to a question, Julie Lowe stated the price point for the duplex units would be approximately \$290 per square foot, and the average price point for the condominium units would be approximately \$260 per square foot.
- An area resident asked about controlling traffic on Atherton Street through the installation of speed bumps. John Carmichael stated that whether or not speed bumps could be installed would be up to CDOT. It would require input from the neighborhood. Chip Cannon stated that he would reach out to CDOT to discuss the possibility of installing speed bumps on Atherton Street.
- In response to a statement, Julie Lowe agreed that the individuals that would buy dwelling units on the site would not be college kids.
- In response to a question, Julie Lowe stated that the duplex dwelling units would have three bedrooms.
- Julie Lowe stated that the number of investors that could buy units on this site would be limited.
- An area resident asked about the construction schedule and construction sequence. Julie Lowe stated that the duplex units and the quadraplex building would be constructed first.
- In response to a question, Julie Lowe stated that Rockwell Capital will have financing in place for this project.
- In response to a question, Chip Cannon stated that if this rezoning request is approved, construction would begin as soon as possible after permits are obtained. Assuming that the rezoning request is approved in March, permits would not be received until August or September of this year.
- An area resident asked if construction traffic could be required to use Euclid Avenue, rather than Marshall Place. John Carmichael stated that a condition can be placed on the rezoning plan that would prohibit construction traffic from utilizing Marshall Place to access the site.
- In response to a question, Chip Cannon stated that the garages would be under the duplex units.
- In response to a question, Chip Cannon stated that he thought that a construction fence would be installed around the perimeter of the site.
- In response to a question about the height of the foundations of the duplex buildings, Chip Cannon stated that the foundations would be approximately 2.5 feet to 4 feet in height.
- An area resident asked about providing a pedestrian connection from Atherton Street to Iverson Way. Chip Cannon stated that there is private property between Atherton Street and Iverson Way.
- In response to a question, Chip Cannon stated that the sidewalks that would be installed in connection with the development of the site would stop at the property lines of the site.

- An individual asked why the term “potential tree save area” is used on the rezoning plan. Chip Cannon stated that more work needs to be done to confirm the precise locations of the tree save area.
- In response to a question, Chip Cannon stated that the mechanical equipment for the condominium building would be located on top of the building.
- In response to a question regarding screening the David Weekly site, Chip Cannon stated that there would not be a buffer required between this proposed development and the David Weekly site. Nevertheless, we would probably install some sort of hedge or some ornamental trees along the common property line with the David Weekly site.
- Julie Lowe stated that the vehicular access to the site would likely be gated.
- In response to a question regarding the pedestrian connection through the site from Marshall Place to Euclid Avenue, Chip Cannon stated that this sidewalk would be open to the public.
- In response to a question, Chip Cannon stated that the on-street parking is not more spread out because the existing trees prohibit it.
- An area resident stated that he appreciates the modification to the plan to eliminate a portion of the condominium building and to insert the quadraplex building. This area resident asked what the quadraplex building would look like. In response, Julie Lowe showed an elevation of the proposed quadraplex building.
- In response to a question, Chip Cannon confirmed that the building elevations will be a part of Rockwell Capital’s rezoning plan.
- An area resident stated that the condominium building looks like buildings in Southend. Chip Cannon stated that the design of the condominium building started out with a more craftsman look, however, the DCDA Land Use Committee wanted a different look, a more transitional look. Therefore, the architect went back to the drawing board and produced these elevations.
- A member of the DCDA Land Use Committee who was in attendance at the meeting confirmed the change in the design of the condominium building.
- A discussion about speed bumps then ensued. John Carmichael stated that Petitioner could consider contributing money towards the cost of installing speed bumps. Whether or not speed bumps are installed on Atherton Street would be up to CDOT.
- An area resident stated that cars currently speed on Atherton Street.
- An area resident asked if Rockwell Capital had considered breaking the condominium building into three separate pieces.
- An area resident suggested that Rockwell Capital have a perspective produced that shows the view of the condominium building down Euclid Avenue that would show the articulation of the building.
- In response to a question, Chip Cannon stated that the length of the condominium building is approximately 300 feet.
- In response to a question, Chip Cannon stated that the condominium building would be located approximately 22 feet from the back of the inset parking curb.

- In response to a question, Julie Lowe stated that the homeowners association would maintain the exterior portions of the site. She confirmed that all 62 dwelling units would be part of the homeowners association.
- In response to a question, Chip Cannon stated that the dumpster for the condominium building would be located underneath the building.
- In response to a question, Julie Lowe stated that the smallest condominium unit would contain approximately 800 square feet of floor area, and the largest condominium unit would contain approximately 1,400 square feet of floor area.
- In response to a comment, John Carmichael read the student generation report prepared by Charlotte-Mecklenburg Schools. John Carmichael stated that the report provides that the development allowed under the existing zoning would generate 24 students, while the development allowed under the proposed zoning will produce one student. An area resident stated that he felt that this calculation had to be incorrect.
- In response to a question, Chip Cannon stated that there would be 57 parking spaces in the parking deck located under the condominium building.
- In response to a question as to whether or not the parking spaces in the condominium building would be assigned, Julie Lowe stated that they may sell a second parking space to owners of the condominium units. She stated that is a standard practice here in Charlotte.
- In response to a question, Chip Cannon stated that the on-street parking that would be installed on Atherton Street would narrow the road by approximately 2.5 feet. On-street parking is a good traffic calming measure.
- In response to a question, Julie Lowe stated that the approximate unit breakdown in the condominium building would be 15 one-bedroom units, 24 two-bedroom units and 3 three-bedroom units.
- An area resident proposed limiting vehicular turns out of the site onto Euclid Avenue to left turns only.
- A member of the DCDA Land Use Committee stated that the DCDA Land Use Committee will not push for a protest or any opposition to this rezoning request.
- An area resident stated that she did not like the density of the proposed condominium building, or the design of the proposed condominium building.
- An area resident stated that the transition is good from Marshall Place to South Boulevard under this proposal.
- In response to a question, Julie Lowe stated that Grandfather Homes would be the builder of the duplex units. The duplex units would be constructed first, then the quadraplex building, then the condominium building.
- In response to a question, Matt Ewers of Grandfather Homes stated that it would take approximately six to eight months to construct each duplex building. Matt Ewers stated it would take approximately 1.25 years to build all twenty of the dwelling units to be built by Grandfather Homes, which would include not only the duplex dwelling units but the dwelling units in the quadraplex building.

John Carmichael then 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 5th day of February, 2016.

Rockwell Capital, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pet_No.	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-017	12107703	2421 SOUTH BOULEVARD LLC				16112 WEATHERLY WAY		HUNTERSVILLE	NC	28078
2016-017	12107409	311 ATHERTON LLC				3850 SEDGEWOOD CIR		CHARLOTTE	NC	28211
2016-017	12107403	ANGIE & DAISY LLC			C/O PAULA M STATHAKIS	2102 BELVEDERE AVE		CHARLOTTE	NC	28205
2016-017	12107521	BECTON	PEYTON EARL	CONNIE	BECTON	500 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107701	BELLA PROPERTIES LLC			C/O PHOENIX TACO LLC	104 MULL ST		MORGANTON	NC	28655
2016-017	12107405	BERRETTA	ELIZABETH ETOILE TODD			2321 SOUTH BV		CHARLOTTE	NC	28203
2016-017	12107712	CALM III LLC				8000 TOWER POINT DR		CHARLOTTE	NC	28227
2016-017	12107406	CHADSFORD FAMILY LIMITED	PARTNERSHIP			PO BOX 34443		CHARLOTTE	NC	28234
2016-017	12107415	CLAPP	JACQUELINE M	ADRIAN M	BARDET	413 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107450	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107466	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107467	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107468	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107469	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107632	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107633	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107634	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107635	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107636	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107637	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107638	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107639	CLASSIC NEIGHBORHOOD-FC HOLDINGS LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107516	COSTNER	MARSHALL	ADAM	WHITEHEAD	417 IDEAL WAY		CHARLOTTE	NC	28203
2016-017	12107510	CULLEN	BRANDON M	ELIZABETH A	CULLEN	323 S CLARKSON ST		CHARLOTTE	NC	28202
2016-017	12107515	EQUITY TRUST COMPANY (CUSTODIAN)			FBO KIMBERLY SHELTON	6141 RHONE DR		CHARLOTTE	NC	28226
2016-017	12107508	EVANS	MATTHEW	PATRICK T	EVANS	2501 MARSHALL PL		CHARLOTTE	NC	28203
2016-017	12107507	GREER	STEVEN ANDREW	LESLIE-ANN	GREER	2429 MARSHALL PLACE		CHARLOTTE	NC	28203
2016-017	12107505	GUYER	RICHARD W II	ANGELA C	GUYER	2421 MARSHALL PL		CHARLOTTE	NC	28203
2016-017	12107708	HALL JOHNSTON HEIRS LLC				PO BOX 36469		CHARLOTTE	NC	28236
2016-017	12107707	HALL JOHNSTON HEIRS LLC				PO BOX 36469		CHARLOTTE	NC	28236
2016-017	12107520	HARRIOTT	STEVEN T JR			504 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107449	HARRIS	JANNA D			308 IVERSON WY		CHARLOTTE	NC	28203
2016-017	12107506	HOWELL	DORA C			2427 MARSHALL PL		CHARLOTTE	NC	28203
2016-017	12107417	IRVIN	KIMBERLY			1780 STERLING RD		CHARLOTTE	NC	28209
2016-017	12107511	J & J CUSTOM HOMES LLC				1014 WAXHAW-INDIAN TRAIL RD		INDIAN TRAIL	NC	28079
2016-017	12107408	JAY HOWARD PRODUCTION AUDIO INC				4210 TANGLE DR		CHARLOTTE	NC	28211
2016-017	12107407	JOSO INC				4118 WILD PARTRIDGE DR		CHARLOTTE	NC	28226
2016-017	12107709	KILLOUGH PROPERTIES LLC				16112 WEATHERLY WAY		HUNTERSVILLE	NC	28078
2016-017	12107454	KNIGHT	MARVIN R	ELLIE M	KNIGHT	PO BOX 1353		MT PLEASANT	NC	28124
2016-017	12107455	KNIGHT	MARVIN R	ELEANOR M	KNIGHT	PO BOX 1353		MT PLEASANT	NC	28124
2016-017	12107512	KOLB	PHILLIP	DEDRIA	KOLB	401 IDEAL WAY		CHARLOTTE	NC	28203
2016-017	12107605	LAINIS	HARRY G			1808 SUMMEY AVE		CHARLOTTE	NC	28205
2016-017	12107522	LIPINSKY III	LOUIS	DEBBIE A	LIPINSKY	CRYSTAL CR		MOORESVILLE	NC	28117
2016-017	12107514	LITTLEFIELD	JOHN	CHERYL	LITTLEFIELD	409 IDEAL WAY		CHARLOTTE	NC	28203
2016-017	12107704	MAC'S FAYETTEVILLE LLC				223 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107705	MAC'S FAYETTEVILLE LLC				223 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107706	MAC'S FAYETTEVILLE LLC				223 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107501	MCALLEES	MATTHEW BENJAMIN			410 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107456	MERRITT	ELIZABETH O			401 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107523	MORROW	SHAWN M	IRISH G	HOLLAND	428 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107404	MPV 2317 ASSOCIATES LLC				521 EAST MOREHEAD ST SUITE 400		CHARLOTTE	NC	28202
2016-017	12107444	OM PROPERTIES & HOMES LLC				27 MONTROSE AVE		BROOKLYN	NY	11206
2016-017	12107445	OM PROPERTIES & HOMES LLC				27 MONTROSE AVE 1ST FLOOR		BROOKLYN	NY	11206
2016-017	12107519	OSUNA	RAFAEL	JENNIFER	FRINGS	508 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107414	RADIANT PROPERTIES LLC				PO BOX 689		RUTHERFORD COLLEGE	NC	28671
2016-017	12107502	RANKEN	MICHAEL P	LESLIE PACK	RANKEN	404 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107447	REDWOOD DEVELOPMENT GROUP LLC				2205 FLORAL AVE		CHARLOTTE	NC	28203
2016-017	12107419	RITCHIE	MARY ANN			PO BOX 5032		CHARLOTTE	NC	28299
2016-017	12107503	ROBINWOOD ENTERPRISES LLC				335 HORTON GROVE RD		FORT MILL	SC	29715
2016-017	12107446	SANFORD	DANIEL JOHN	ASHLEY ELIZABETH	ERB	414 IVERSON WY		CHARLOTTE	NC	28203
2016-017	12107413	SCHERMERHORN	KEITH T			405 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107614	SHARP	THOMAS			2409 EUCLID AV		CHARLOTTE	NC	28203
2016-017	12107616	SHARP START AUTO REPAIR LLC	% THOMAS E SHARP			2409 EUCLID AV		CHARLOTTE	NC	28203
2016-017	12107412	SOVIE	JOEL			327 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107607	STACK	CHARLES T	YVONNE M	STACK	8029 WIND JAMMER DR		FORT MILL	SC	29708
2016-017	12107610	STACK	CHARLES T	YVONNE M	STACK	8029 WINDJAMME RDR		TEGA CAY	SC	29708
2016-017	12107608	STACK	CHARLES THOMAS			8029 WINDJAMMER DR		TEGA CAY	SC	29708
2016-017	12107609	STACK	CHARLES THOMAS	YVONNE M	STACK	8029 WIND JAMMER DR		FORT MILL	SC	29708
2016-017	12107613	STACK	CHARLES THOMAS			8029 WINDJAMMER DR		TEGA CAY	SC	29708
2016-017	12107518	STEVENSON	JOHN	STERLING	STEVENSON	512 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107504	SURESH	SACHIN BANGALORE			2415 MARSHALL PL		CHARLOTTE	NC	28203
2016-017	12107416	TACK	ALEXANDER J	ALLISON J	TACK	6324 SHORT LINE CT		CHARLOTTE	NC	28210
2016-017	12107524	THIEL	ANDREW J	KILEY	THIEL	424 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107513	THORNBURG	NEAL P			1019 WESTBROOK DR		CHARLOTTE	NC	28202
2016-017	12107611	TPM PROPERTIES L P				3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2016-017	12107615	TPM PROPERTIES LIMITED PARTNERSHIP				3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2016-017	12107612	TPM PROPERTIES LP			%THOMAS P MOORE III	3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2016-017	12107418	UTSEY	DEREK M			425 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107411	WARMOTH	FRANCIS J	CRYSTAL G	WARMOTH	323 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107625	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107626	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107627	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107628	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107629	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107630	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107631	WEEKLEY HOMES L P				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107458	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107459	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107460	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107461	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107462	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107463	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107464	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107465	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107617	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107618	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107619	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107620	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107621	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107622	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107623	WEEKLEY HOMES LLC				1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-017	12107624	WEEKLY HOMES LLC				1111 NORTH POST OAKS RD		HOUSTON	TX	77055
2016-017	12107525	WEINBERG	ASSAF	AMY	WEINBERF	418 ATHERTON ST		CHARLOTTE	NC	28203
2016-017	12107509	WITENBORN	KRISTIN M	ADRIEN	LANGLOIS	2505 MARSHALL PL		CHARLOTTE	NC	28203
2016-017	12107606	YOUNG	TONY		DEBRA SUE	1301 GREYLYN DR		CHARLOTTE	NC	28226



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-017	Liason	Community	Brookhill (S Tryon Comm. Mission Church)	2516 South Tryon Street	Charlotte	NC 28203
2016-017	Martha	Epps	Wilmore NA	Post Office Box 33672	Charlotte	NC 28233
2016-017	Mary Beth	Fields	Sedgefield NA	728 Wriston Place	Charlotte	NC 28209
2016-017	Rasheda	McMullin	South Tryon Comm. Coalition	2516 South Tryon Street	Charlotte	NC 28203
2016-017	Brian	Walker	Wilmore NA	Post Office Box 33672	Charlotte	NC 28202
2016-017	Jeanne	Woosley	Sedgefield NA	326 Marsh Road	Charlotte	NC 28209
2016-017	Ann	King	Sedgefield NA	420 Marsh Road	Charlotte	NC 28209
2016-017	Katie	Zender	Sedgefield NA	3221 Mayfield Avenue	Charlotte	NC 28209
2016-017	Janelle	Travis	Sedgefield NA	635 Poindexter Drive	Charlotte	NC 28209
2016-017	Louise	Shackford	Wilmore NA	1908 Wood Dale Terrace	Charlotte	NC 28203
2016-017	Angela	Marshall	Wilmore NA	1630 S Mint Street	Charlotte	NC 28203
2016-017	John	English	Wilmore NA	1630 S Mint Street	Charlotte	NC 28203
2016-017	Rob	Sheridan	Wilmore NA	1901 S Mint Street	Charlotte	NC 28203
2016-017	Frank	Grier	Wilmore NA	232 W Kingston Avenue	Charlotte	NC 28203
2016-017	Cynthia	Schwartz	Dilworth Comm. Dev. Assoc. (DCDA)	1235 East Blvd., Suite E-153	Charlotte	NC 28203
2016-017	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC 28203
2016-017	Lauren	Lewis	Sedgefield NA	2912 Park Road	Charlotte	NC 28209
2016-017	Michael	Seaton	Sedgefield NA	939 Sedgefield Road	Charlotte	NC 28209
2016-017	Liz	Porter	Sedgefield NA	946 Sedgefield Road	Charlotte	NC 28209
2016-017	Debbie	Robinson	Sedgefield NA	2816 Park Road	Charlotte	NC 28209
2016-017	Nina	Lipton	Olmsted Park Homes HOA	415 Meacham Street	Charlotte	NC 28203
2016-017	Marcel	Dawson	Sunset Hills NA	525 Atherton Street	Charlotte	NC 28203
2016-017	Victor	Ahdieh	Freedom Park Neighborhood Association	2724 Dilworth Heights Lane	Charlotte	NC 28209
2016-017	Beth	Ahdieh	Freedom Park NA	2724 Dilworth Heights Lane	Charlotte	NC 28209
2016-017	Walt	Salzberg		945 Sedgefield Road	Charlotte	NC 28209
2016-017	Eric	Guyer	Sunset Hills Neighborhood Association	2421 Marshall Place	Charlotte	NC 28203
2016-017	Jennifer	Zaverl	South End NA	131 Poindexter Drive, Apt. 1102	Charlotte	NC 28203
2016-017	Kathryn	McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC 28203
2016-017	Bryan	Wilson	Wilmore Neighborhood Association	1907 Wilmore Drive	Charlotte	NC 28203
		Geers	South End	155 E Park Avenue 424	Charlotte	NC 28203

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-017** filed by Rockwell Capital, LLC to request the rezoning of an approximately 2.71 acre site located on the southeast corner of the intersection of Euclid Avenue and Atherton Street, between Euclid Avenue and Marshall Place, from the R-5 and B-2 zoning districts to the UR-3 (CD) zoning district

**Date and Time
of Meeting:** Thursday, January 28, 2016 at 6:00 p.m.

Place of Meeting: Tom Sykes Recreation Center (Next to Dilworth Elementary School)
1501 Euclid Avenue
Charlotte, NC 28203

We are assisting Rockwell Capital, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 2.71 acre site located on the southeast corner of the intersection of Euclid Avenue and Atherton Street, between Euclid Avenue and Marshall Place, from the R-5 and B-2 zoning districts to the UR-3 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 45 for sale multi-family dwelling units and up to 16 for sale duplex 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, January 28, 2016 at 6:00 p.m. at the Tom Sykes Recreation Center located at 1501 Euclid Avenue next to Dilworth Elementary School. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

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

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: January 14, 2016





Rockwell Capital, LLC, Petitioner
Rezoning Petition No. 2016-017

Community Meeting Sign-in Sheet

Tom Sykes Recreation Center (Next to Dilworth Elementary School)
1501 Euclid Avenue
Charlotte, NC 28203

Thursday, January 28, 2016
6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Debra Osh	425 Atherton St	580-230-9047	
2.	Dorel Utex	425 Atherton St	580-230-9091	chuck@charlotteville.com
3.	Keith Scherachorn	405 Atherton St	704-995-4598	keith4724376@gmail.com
4.	AUDREY THIEL	424 Atherton	704-455-5336	88THOMAS@gmail.com
5.	Michael Ranken	404 Atherton	925-772-2908	MikeRanken@hotmail.com
6.	Charlie Stack	2404 McDell	704-517-6198	mechenic20@gmail.com
7.	Thomas Sharp	2409 Euclid Ave	704-516-8247	ccccc
8.	James Warmuth	323 Atherton	704-564-9764	james@warmuthlan.com
9.	JOHN LITTLEFIELD	409 DEANWAY	704-564-7936	BEEKOBECK@gmail.com
10.	Adrien Langlois	2505 Marshall	810-621-7958	langlois13@gmail.com
11.	Angela Guyer	2421 Marshall	704-620-4411	angela.guyer@bhsccarlinas.com
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