

COMMUNITY MEETING REPORT  
**Petitioner: Hopper Communities**  
Rezoning Petition No. 2016-026

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 20, 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 Monday, February 1, 2016 at 7:00 PM in the Tryon Room located on the second floor of the DoubleTree by Hilton Hotel Charlotte located at 895 West Trade Street 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 Bart Hopper and Clay McCullough of Hopper Communities 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. 2016-026. Hopper Communities is the Petitioner.

Utilizing the rezoning plan, John Carmichael stated that the site subject to this rezoning request is an approximately 4.55 acre site located on the north side of Wesley Heights Way at the intersection of Wesley Heights Way and Duckworth Avenue. The site is currently owned by New Bethel Church Ministries, and the site is currently zoned R-8 and UR-3(CD) PED-O. In fact, the majority of the site is zoned UR-3(CD) PED-O.

John Carmichael stated that Hopper Communities is requesting that the site be rezoned to the UR-3(CD) PED-O and UR-3(CD) PED-O S.P.A. zoning districts to accommodate the development of a residential community on the site that could contain up to 85 for-sale townhome units.

John Carmichael then shared the current schedule of events relating to this rezoning request. The Public Hearing is scheduled for Monday, February 15, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session is scheduled for Wednesday, February 24, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, March 21, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then provided the recent rezoning history of the site. He said that the site, excluding the R-8 zoned portion of the site, was rezoned in 2007 to accommodate a five-story multi-family condominium building with a wrapped parking deck that could contain up to 132 dwelling units, 25 townhomes and up to 5,500 square feet of ground floor retail uses. The maximum building height would be 63 feet. The townhomes could be up to three stories and would have garages.

In 2011, a 1.6 acre portion of the site, the portion located at the intersection of Wesley Heights Way and Duckworth Avenue, was rezoned to allow up to 40 elderly multi-family dwelling units to be developed on the relevant portion of the site. The maximum building height is 60 feet. Regarding the remaining portion of the site, it appears that a rezoning will be required to develop the remaining portion of the site.

John Carmichael then briefly discussed and shared Hopper Communities' rezoning plan. John Carmichael stated that 13 on-street parking spaces would be installed along the site's frontage on Duckworth Avenue. These on-street parking spaces would be recessed. There would be two vehicular access points into the site from Duckworth Avenue. The site would be served by private internal residential alleys as shown on the rezoning plan. Sidewalks would be provided throughout the site, and there would be a pedestrian connection from Duckworth Avenue through the site to Sumter Avenue. There would be no vehicular connection from the site to Sumter Avenue. The maximum building height would be 50 feet.

Clay McCullough then addressed the meeting and discussed the rezoning plan in more detail. Clay McCullough stated that as drawn, the townhome units would be 16 feet wide with a two-car garage. The cars would be parked in each garage one behind the other. However, there would likely be a mixture of townhome units developed on the site, with some of the units being 16 feet wide and some of the units being 20 feet wide. This would result in fewer than 85 townhome units being developed on the site. The 20 foot wide townhome units would each have a two-car garage, and the cars would be parked side by side.

Clay McCullough discussed Hopper Communities' Southpoint at Southend townhome development in Charlotte. That development has 20-foot wide townhome units and 16 foot-wide townhome units.

Clay McCullough stated that the townhome units would front the adjacent public streets, and that the townhome units would be rear-loaded from the residential alleys. The internal townhome units would face a landscaped courtyard or open space as shown on the rezoning plan.

The townhome units would be three stories in height. The first level would be the garage, the second level would be living space and the third level would contain bedrooms. Some units would have a rooftop terrace.

Clay McCullough stated that there would be some additional parking spaces located within the internal portion of the site as shown on the rezoning plan.

Clay McCullough stated that Hopper Communities is also developing Grandin Heights, which is a townhome community located in Wesley Heights behind the Bojangles'. Clay McCullough stated that Hopper Communities really likes this area, and that we believe that this area is appropriate for a for-sale product.

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, Clay McCullough stated that the greenspace located along the northern portion of the site next to the single-family lots on Auten Street would be approximately 30 feet in width at its widest point. The greenspace and the residential alley would separate the townhome units from the single-family lots on Auten Street.
- In response to a question, Clay McCullough stated that the alley would be approximately 20 feet in width.
- In response to a question, Clay McCullough stated that under the rezoning plan, the maximum height of the townhome units is 50 feet. However, the townhome units would be just over 40 feet in height if they have a rooftop terrace.
- An area resident stated that Hopper Communities should incorporate the rooftop terraces into the units.
- Clay McCullough then showed building elevations for the Southpoint at Southend development and building elevations for the Grandin Heights development. Clay McCullough stated that the townhome units proposed for this site would not be as contemporary as the units at Southpoint at Southend, and that these units would have more traditional materials. Clay McCullough stated that they are still in the design process, and that Hopper Communities does not have building elevations at this time. However, Hopper Communities will incorporate architectural standards into the development notes on the rezoning plan.
- An area resident asked if these units would have porches and/or overhangs. Clay McCullough stated that they are doing porches at Grandin Heights. However, he is not sure whether there would be porches in this development.
- In response to a question, Bart Hopper stated that the size of the townhome units would range from approximately 1,400 square feet to 2,000 square feet. The smaller units would have two bedrooms, and the larger units would have three bedrooms.
- In response to a question, Clay McCullough stated that the townhome units would be three stories in height, and that the garage would be located on the first floor of each unit.
- An area resident stated that this site seems tight due to the amount of units proposed to be developed on the site, and this area resident stated that she is concerned that there will not be enough parking for the units planned to be developed on the site. Clay McCullough stated that each unit would have a two-car garage, there would be 13 on-street parking spaces on Duckworth Avenue and that there would be 10 additional parking spaces located within the site.
- An area resident stated that she is not thrilled with the on-street parking that is proposed to be installed. Clay McCullough advised that the on-street parking would be recessed into the site from Duckworth Avenue. This area resident stated once again, that she was concerned about the amount of parking, and she asked where people would park if a resident had a party.
- This area resident stated that she is worried about the feel of the neighborhood, and she stated that the neighborhood has huge trees. She is concerned that this type of development could change the feel of her neighborhood. This area resident also stated that she does not want her neighborhood to be filled with cookie cutter developments.
- In response to comments, Clay McCullough stated that certain trees located on the site would have to be removed to accommodate the buildings and other improvements, but Hopper Communities would attempt to preserve as many trees as possible. Preserving trees enhances the feel and value of the site. Clay McCullough pointed out those locations on the site where trees

could be saved. Additionally, Clay McCullough stated that Hopper Communities would be installing a planting strip, sidewalk and street trees along the site's frontage on Duckworth Avenue, and that vegetated buffers would be provided along portions of the perimeter of the site.

- An area resident shared the parking issues at her father's townhome community.
- In response to comments, Bart Hopper reiterated that they would try to preserve as many trees as they can during the development process.
- An adjacent property owner stated that there is a retaining wall across the rear of the site. This individual stated that she is concerned if the retaining wall is removed. Clay McCullough stated that they would take a look at this issue.
- In response to a question about parking on alleys, Clay McCullough stated that you would only be able to park in designated areas as shown on the rezoning plan.
- In response to a question, Clay McCullough confirmed that there would not be a vehicular connection to Sumter Avenue, only a pedestrian connection. Clay McCullough also confirmed that the townhome units located adjacent to a public street would front the public street, and that the townhome units would have rear-loaded garages.
- In response to a question about when construction would start on the site if the rezoning request is approved, Bart Hopper stated it would likely be late this year or early next year.
- An area resident stated that she would have loved this proposal if it had 50 townhome units. Bart Hopper stated that less than 85 townhome units would likely be developed on the site if this rezoning request is approved.
- A discussion then ensued regarding Mosaic Village.
- Clay McCullough advised that they met with representatives of the Seversville neighborhood in December.
- In response to a question, Bart Hopper stated that the price points should range from the high \$200,000s to the low \$400,000s, but the price points would ultimately be determined by the market.
- In response to a question, Bart Hopper stated that all of the townhome buildings would not be developed at once.
- An area resident asked if the townhome units do not sell after construction has started, what will the site look like? Will it be full of red clay? Clay McCullough stated that they will be required to stabilize the site and control storm water runoff.
- In response to a question, Bart Hopper stated that if the townhome units sell at a steady pace, it could take approximately three years to complete the development of the site.
- In response to a question regarding the location of the sediment pond, Clay McCullough stated that he is not sure where that would be located because engineering work has not been performed. Clay McCullough stated that the storm water detention facilities would be located underground.
- An area resident asked if a permanent perimeter fence would be installed around the site, and Clay McCullough stated that they have not thought about that yet.

- In response to a question, Clay McCullough stated that a berm would not be installed along the site's northern property line. Clay McCullough stated that a fence could be installed next to the fire station.
- In response to a question, Clay McCullough stated that trash would be handled by a private hauler.

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 5<sup>th</sup> day of February, 2016.

**Hopper Communities, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	malladdr1	malladdr2	city	state	zipcode
2016-026	0710134	ALDEN	COLLEEN J			200 WINCHESTER CIRCLE C117		LOS GATOS	CA	95032
2016-026	0710167	ANDREWS	ELLIOTT CLAYDE			1666-3 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	0710707	ARMY	ROGER DEWAYNE	PAMELA C	BELLAMY	304 WESLEY HEIGHTS WY		CHARLOTTE	NC	28208
2016-026	0710184	BENFIELD	JAMES	BLAKE	BENFIELD	HIGHWOOD		CHARLOTTE	NC	28214
2016-026	0710101	BRAUN	NANCY			10418 COUNTS PL		CHARLOTTE	NC	28277
2016-026	0710128	BRAUN	NANCY			10418 COUNTS PL		CHARLOTTE	NC	28277
2016-026	07101822	BUCH	ALAN L	KIM	BUCH	9200 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269
2016-026	07101822	BUCH	ALAN L	KIM	BUCH	9200 HIGHLAND CREEK PKWY		CHARLOTTE	NC	28269
2016-026	07101823	CALDWELL	BONITA F			4437 CLYMER CT		CHARLOTTE	NC	28269
2016-026	0710169	CANDIES	MICHAEL D			1674 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	0710169	CLIFTON HILL LLC				2109 FOREST DRIVE E		CHARLOTTE	NC	28211
2016-026	07101921	CLOER	PAUL EDWIN			5512 HANNING RD		CHARLOTTE	NC	28269
2016-026	07101713	COLEMAN	JUDY			7227 CORNWELL LN		CHARLOTTE	NC	28217
2016-026	07101156	CORBETT	CHERON V			1612 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07107457	CORNWELL	DRAITHER LAVETTE	PRISCILLA ANNE	CORNWELL	1605 SUMTER AV		CHARLOTTE	NC	28208
2016-026	07101345	CORRAO	RONALD			2221 LEDGEWOOD LN		CHARLOTTE	NC	28203
2016-026	07101715	COWLES FAMILY LLC				1321 S KINGS DR		CHARLOTTE	NC	28207
2016-026	07101704	CROCKETT	WILLIE J JR			211 WALNUT AVE # 213		CHARLOTTE	NC	28208
2016-026	07101333	DAW	KEVIN M			1512 WALNUT VIEW DR UNIT 41		CHARLOTTE	NC	28202
2016-026	07101712	DELLINGER	GEORGE REID		C/O DONALD S GILLESPIE JR	6715-D FAIRVIEW RD		CHARLOTTE	NC	28210
2016-026	07101721	DELLINGER	GEORGE REID		C/O DONALD S GILLESPIE JR	6715-D FAIRVIEW RD		CHARLOTTE	NC	28210
2016-026	07107502	DERRIBERRY	CHRISTI			113 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101153	DESAI	MAYUR	JEFFREY	NEEL	8915 DARCY HOPKINS DR		CHARLOTTE	NC	28277
2016-026	07101140	DESAI	SHITAL M	MAYUR	DESAI	8915 DARCY HOPKINS DR		CHARLOTTE	NC	28277
2016-026	07101611	DONEY	MICHAEL			PO BOX 668529		CHARLOTTE	NC	28266
2016-026	07101815	DONEY	MICHAEL J			PO BOX 668529		CHARLOTTE	NC	28266
2016-026	07107504	EDWARDS	FANNIE H		% BILL B RICE	123 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07107708	EFIRD HOLDINGS LLC				787 EAGLE RD		WAXHAW	NC	28173
2016-026	07101146	ELLIS	JON C JR			6805 LINNIE CT		CHARLOTTE	NC	28277
2016-026	07101160	ELLIS	LINDSAY ALEXANDRIA			1630 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101158	ESHAGHI	ANTHONY H			1620 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101142	ETHERIDGE	BRANDI W			1539 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101821	FEASTER	GEORGE RAY			1607 DUCKWORTH AVE		CHARLOTTE	NC	28208
2016-026	07107709	FRANTILLA	THUY	ANTHONY	FRANTILLA	PO BOX 31514		CHARLOTTE	NC	28231
2016-026	07107706	GABRIEL	BOBBY ALEXANDER			312 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2016-026	07101362	GILES	KEITH A			1638 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101701	GRISETT	LUTHER D		PINKIE MAE	203 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101155	HARRICK	JOHN MARTIN III			1608 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101135	HANIK	THOMAS J	LINDA	HANIK	41 WOODLAND AVE		FARMINGDALE	NY	11735
2016-026	07101150	HARPER	CHARLES S III			1568 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07107510	HAVEN INVESTMENT CO LLC				PO BOX 36352		CHARLOTTE	NC	28236
2016-026	07101612	HC GRANDIN HEIGHTS SITE DEVELOPMENT LLC				229 E KINGSTON AVE		CHARLOTTE	NC	28203
2016-026	07101613	HC GRANDIN HEIGHTS SITE DEVELOPMENT LLC				229 E KINGSTON AVE		CHARLOTTE	NC	28203
2016-026	07101719	HENDRICKS	A RUDOLPH	BARBARA	HENDRICKS	107 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07107501	HENDRICKS	AMOS RUDOLPH	BARBARA P	HENDRICKS (H/W)	107 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101820	HOUSE OF GRACE INC THE				PO BOX 22182		CHARLOTTE	NC	28222
2016-026	07101157	HYCENKO	DONNA T			5805 SHARON RD		CHARLOTTE	NC	28210
2016-026	07101901	JAMES	E T HEIRS JR			1697 OLD GROVE HILL RD		GROVE HILL	AL	35451
2016-026	07101904	JAMES	E T JR	(HEIRS)		1697 OLD GROVE HILL RD		GROVE HILL	AL	35451
2016-026	07101903	JAMES	JERELINE MRS E T JR			1697 OLD GROVE HILL RD		GROVE HILL	AL	35451
2016-026	07101159	JENNINGS	ROY D JR			1626 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101131	JONES	JULIE			1504 WALNUT VIEW DR #39		CHARLOTTE	NC	28208
2016-026	07101141	KILIAN	KYLE G	TARA J	SERVATIUS	1533 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101702	LANG	TONY	SARAH	LANG	205 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101137	LISK	WILLIAM G	NICOLE D	LISK	213 RAVINE CIRCLE, SE		CONCORD	NC	28025
2016-026	07107505	LLM PROPERTIES GROUP LLC				106 WEXFORD CT		CHARLOTTE	NC	28210
2016-026	07101930	LUDDY	DAVID I			1524 DUCKWORTH AVE		CHARLOTTE	NC	28208
2016-026	07101724	MAIN STREET PROPERTIES & DEVELOPMENT	INC			4920 CHESTNUT LAKE DR		CHARLOTTE	NC	28227
2016-026	07101723	MAIN STREET PROPERTIES & DEVELOPMENT	INC			4920 CHESTNUT LAKE DR		CHARLOTTE	NC	28227
2016-026	07101725	MAIN STREET PROPERTIES & DEVELOPMENT	INC			4920 CHESTNUT LAKE DR		CHARLOTTE	NC	28227
2016-026	07101722	MAIN STREET PROPERTIES & DEVELOPMENT LLC				4920 CHESTNUT LAKE DR		CHARLOTTE	NC	28227
2016-026	07101814	MASON	ROBERT LEE	FRANCELL B	MASON	232 AUTEN ST		CHARLOTTE	NC	28208
2016-026	07101110	MAVRIK PROPERTIES LLC				445 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101206	MCCALLUM	DESMOND	KAREN	MCCALLUM	309 WALNUT AV		CHARLOTTE	NC	28208
2016-026	07107503	MCCASKILL	ELAINE R			121 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101168	MCHENRY	ELIZABETH R			1670 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101165	MEEHAN	DANIEL ERIC			1650 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101132	MILLER	DAVID	PAMELA	MONCREE	1508 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07107507	MONCREE	DAVID			1521 SUMTER AV		CHARLOTTE	NC	28208
2016-026	07107440	MORRISON	VICTORIA LOUISE			310 AUTEN ST		CHARLOTTE	NC	28208
2016-026	07101915	MOSAIC VILLAGE HOLDINGS LLC				18109 W CATAWBA AVE #200		CORNELIUS	NC	28031
2016-026	07107711	NALI	JULIAN			1420 SUMTER AVE		CHARLOTTE	NC	28208
2016-026	07101136	NASH	AMBER A			1513 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101708	NEW BETHEL CHURCH MINISTRIES	INC			1520 LITTLE ROCK RD		CHARLOTTE	NC	28214
2016-026	07101720	NEW BETHEL CHURCH MINISTRIES	INC			412 HOSKINS RD		CHARLOTTE	NC	28216
2016-026	07101710	NEW BETHEL CHURCH MINISTRIES INC				1520 LITTLE ROCK RD		CHARLOTTE	NC	28214
2016-026	07101716	NEW BETHEL CHURCH MINISTRIES,	INC			412 SOUTH HOSKINS ROAD		CHARLOTTE	NC	28216
2016-026	07101932	NICHOLS	MARGHALL E			2115 MCKEE RD		FORT MILL	SC	29708
2016-026	07101151	PATEL	ASHOKKUMAR C	BHARTI A	PATEL	1212 LOOKOUT CR		WAXHAW	NC	28173
2016-026	07101164	PATEL	ASHOKKUMAR C	BHARTI A	PATEL	1212 LOOKOUT CR		WAXHAW	NC	28173
2016-026	07107509	PERRY	ULYSES		%MILTON VERNON PERRY	1531 SUMTER AVE		CHARLOTTE	NC	28208
2016-026	07101714	PHILLIPS	PHILIS E			229 AUTEN ST		CHARLOTTE	NC	28208
2016-026	07101139	PUNJABI	MUKESH P	BINA	PUNJABI	1 BARNSTABLE LN		STAMFORD	CT	06907
2016-026	07101151	RANSOM	BYRON J	SONALI	RANSOM	1572 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07107441	RICE	PATSY ERVINE			PO BOX 35091		CHARLOTTE	NC	28235
2016-026	07101112	ROACH	SIDNEY F			309 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2016-026	07101149	ROGERS	SCOTT J	MARISA S	ROGERS	672 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2016-026	07107506	ROSS	LINDA F			1515 SUMTER AVE		CHARLOTTE	NC	28208
2016-026	07101102	ROZZELL	ISADORA			9945 60TH AVE		CORONA	NY	11368
2016-026	07101103	ROZZELL	ISADORA			99-45 60TH AV		CORONA	NY	11368
2016-026	07101813	RYAN	RICHARD			4607 PINE NEEDLE TRAIL		CHARLOTTE	NC	28277
2016-026	07101170	SARAFIN	JENNIFER L			1678 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101166	SAUNDERS	BENJAMIN C	TIFFANY	EUBANKS-SAUNDERS	1000 ALTARA LN		MATTHEWS	NC	28208
2016-026	07107433	SAYTON	HARRIETT			300 WOODVALE PL		CHARLOTTE	NC	28208
2016-026	07101154	SHARROW	CHRISTOPHER J			WALNUT VIEW		CHARLOTTE	NC	28203
2016-026	07101920	SHILLINGLAW	RONALD			3101 CUTCHEN DR		CHARLOTTE	NC	28210
2016-026	07101922	SHILLINGLAW	RONALD			3101 CUTCHEN DR		CHARLOTTE	NC	28210
2016-026	07107710	SIGNATURE LAND LLC				7319 WINDAUIERE DR		CORNELIUS	NC	28031
2016-026	07101148	SMITH	ROSS W	KELLY M	SMITH	1143 ANDOVER RD		CHARLOTTE	NC	28211
2016-026	07101111	SSMG COMMODITIES LLC				323 FLINT ST		CHARLOTTE	NC	28216
2016-026	07101705	STILSON	RICHARD			509 N GRAHAM ST UNIT 2C		CHARLOTTE	NC	28202
2016-026	07101143	STRELAKOS	JOANN			1545 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101707	SWARTZ PAINTING INC				220 WESLEY HEIGHTS WY		CHARLOTTE	NC	28208
2016-026	07101146	TARULLI	JOSEPH A	MINDI P	TARULLI	4384 COVE LN		CHARLOTTE	NC	28216
2016-026	07101138	TEJCHMA	JERRY L JR			1521 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07107601	THOMPSON	ALVIN L	ELIZABETH S	THOMPSON	118 WALNUT AVE		CHARLOTTE	NC	28208
2016-026	07101147	TIPTON	NICHOLAS L			1556 WALNUT VIEW DR		CHARLOTTE	NC	28208
2016-026	07101816	TODD	CLYDE E	DEBORAH K	SACRA	2137 CUMBERLAND AVE		CHARLOTTE	NC	28203
2016-026	07107432	TRIPLETT	JO D KASPAREK			950 BLAKELEY WALK		ROCK HILL	SC	29732
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Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M. MailZip
2016-026	Charles	Jones	Biddleville/Five Points Comm.	2014 West Trade Street	Charlotte	NC 28216
2016-026	Mary	Stitt	Park on Oaklawn (CHA)	200 Frazier Avenue, Unit D	Charlotte	NC 28216
2016-026	James	Turner	McCrorey Heights-Oaklawn Assoc.	1633 Madison Avenue	Charlotte	NC 28216
2016-026	Dorothy	Crowder	Parkview NA	2931 Morson Street	Charlotte	NC 28208
2016-026	Virginia	Woolard	Third Ward, The Committee to Restore and Preserve	1001 West First Street	Charlotte	NC 28202
2016-026	John	Schwaller	Third Ward NA	245 Victoria Avenue	Charlotte	NC 28202
2016-026	Beth	Marlin	Historic West End Wellness Assoc.	508 Beatties Ford Road	Charlotte	NC 28216
2016-026	Gerald	Green	Biddleville Residents & Friends	2018 West Trade Street	Charlotte	NC 28216
2016-026	Charles	Jones	Biddleville-Smallwood Comm. Org.	2014 West Trade Street	Charlotte	NC 28216
2016-026	Gwendolyn	Johnson	Parkview Comm. Foundation, Inc.	1100 Pryor Street	Charlotte	NC 28208
2016-026	Odessa	Alexander	Smallwood In Action	101 South Smallwood Place	Charlotte	NC 28208
2016-026	Shirley	Fulton	Wesley Heights Comm. Assoc.	608 Walnut Avenue	Charlotte	NC 28208
2016-026	Nevada	Graham	Wesley Heights Comm. Assoc.	304 Grandin Road	Charlotte	NC 28232
2016-026	Natalie	Beard	McCrorey Heights Comm. Assoc.	1615 Washington Avenue	Charlotte	NC 28216
2016-026	Kris	Kellogg	Wesley Heights Comm. Assoc.	417 Grandin Road	Charlotte	NC 28208
2016-026	Stephen	Nett	Wesley Heights NA	133 South Summit Avenue	Charlotte	NC 28208
2016-026	Brenda	McMoore	Third Ward/Seversville NA	1001-4 Greenlear Avenue	Charlotte	NC 28202
2016-026	Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC 28202
2016-026	James	Turner	Biddleville NA	327 Campus Street	Charlotte	NC 28202
2016-026	Thomas	Blue	Third Ward NA	214 N Irwin St	Charlotte	NC 28216
2016-026	J'Tanya	Adams	Seversville Comm. Org	PO Box 32072	Charlotte	NC 28232
2016-026	Colette	Forrest	Wilmington	209 South Summit Avenue	Charlotte	NC 28208
2016-026	Ashley	Curtis	Biddleville-Smallwood Community Organization	2220 Roslyn Avenue	Charlotte	NC 28208

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2016-026** filed by Hopper Communities to request the rezoning of an approximately 4.55 acre site located on the west side of Duckworth Avenue at the intersection of Wesley Heights Way and Duckworth Avenue from the R-8 and UR-3 (CD) PED-O zoning districts to the UR-3 (CD) PED-O and UR-3 (CD) PED-O S.P.A. zoning districts

**Date and Time of Meeting:** Monday, February 1, 2016 at 7:00 PM

**Place of Meeting:** DoubleTree by Hilton Hotel Charlotte  
Tryon Room on the Second Floor  
895 West Trade Street  
Charlotte, NC

We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 4.55 acre site located on the west side of Duckworth Avenue at the intersection of Wesley Heights Way and Duckworth Avenue from the R-8 and UR-3 (CD) PED-O zoning districts to the UR-3 (CD) PED-O and UR-3 (CD) PED-O S.P.A. zoning districts. The purpose of this rezoning request is to accommodate a residential development that could contain up to 85 for sale single family attached 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 Monday, February 1, 2016 at 7:00 PM in the Tryon Room meeting room located on the second floor of the DoubleTree by Hilton Hotel Charlotte located at 895 West Trade Street in Charlotte.**

**Please park in the adjacent parking deck, and your parking will be validated prior to your leaving the meeting.**

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. Al Austin, Charlotte City Council District 2 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: January 20, 2016





Hopper Communities, Petitioner  
Rezoning Petition No. 2016-026

Community Meeting Sign-in Sheet

DoubleTree by Hilton Hotel Charlotte  
Tryon Room on the Second Floor  
895 West Trade Street  
Charlotte, NC

Monday, February 1, 2016

7:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Ashley Weidner	1528 Duckworth Ave	704 576 7002	AshleyWeidner@gmail.com
2.	Sarah Lano	205 Walnut Ave.	704 953-2777	smclaughlin4@carolina.rr.com
3.	Joe Yandras	201 Auter St	705 699-6859	JYandras@gmail.com
4.	Bob McAnity	"	704 363 0017	
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