

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-30

Johnson Development Associates, Inc.

Petitioner: Johnson Development Associates, Inc.

Rezoning Petition No.: 2016-30

Property: 5.00 acres located on the south side of Mockingbird Lane between Park Road and Hedgemore Drive.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, February 18, 2016, 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 by depositing the Community Meeting Notice in the U.S. mail on February 8, 2016. A copy of the written notice is attached as Exhibit B.

TIME AND LOCATION OF MEETINGS:

The **Community Meeting required by the Ordinance was held on February 18, 2016 at 7:00 PM**, at Pfeiffer University, 4701 Park Road, Charlotte, NC 28209. The Petitioner also met with the Madison Park Board on December 21st, and presented the rezoning request at the Madison Park Home Owners Association meeting of January 11th. The Petitioner met with the board of Park Place Townhomes on February 4th and presented the rezoning proposal.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner's representatives at the required Community Meeting were Ben Graves and Brett Basnight with Johnson Development Associates, Inc. Also in attendance assisting the Petitioner was Randy Goddard and Brent Stough with Design Resource Group, and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Brett Basnight welcomed the attendees to the meeting and introduced the development team to the attendees.

Brett provided the attendees some background information on Johnson Development Associates. He indicated that Johnson Development Associates (JDA) has developed over 24 communities and more than 7,000 homes from Philadelphia to Miami. JDA takes pride in developing local relationships and alliances with community members and associations. JDA has a proud track record of working alongside community organizations to develop integrated luxury apartment communities that blend seamlessly with the local environment. JDA invest solely for the Johnson

family and do not accept outside investors nor raise money for individual projects. This personal financial investment results in keen attention to detail and continued involvement in the community.

Mr. Basnight then described the company's commitment to sustainable communities. He explained that JDA is an industry leader integrating sustainable practices into the development of properties. JDA has been selected as a National Green Building Standard (NGBS) Green Partner of Excellence for 2012-2013. JDA was the first residential developer to achieve NAHB Green Certification in Virginia and Silver Certification in Maryland.

Mr. Basnight indicated that JDA is committed to pursuing NAGB Green Certification for the proposed luxury apartment community on Park Road.

Mr. Basnight then described the Site and the uses surrounding the Site. The Site is a 5.0 acre parcel currently developed with one building that is occupied by Pfeiffer University.

The Site as was rezoned in 2006 to allow the redevelopment of the Site with two (2) 60,000 square foot buildings, one was going to be a class room and administration building for Pfeiffer University, and the other was going to be a general office building, the approval plan also allowed 75 residential units to be constructed on the Site.

He described the adjacent uses to the Site; along Park Road is a self-storage building as well as a two story building occupied with retail, restaurant, and office uses. Across Mockingbird Lane is a multi-story office building, which was the subject of a recent rezoning to allow the redevelopment of portions of the Site with additional retail and residential uses. He also noted that to the southwest of the property are the Franciscan Terrace Condominiums.

Brett then described the proposed development for the Site. He indicated that on the ground floor of the proposed building along Park Road, and moving down Mockingbird Lane would be developed with up to 15,000 square feet of retail space plus a 2,000 square foot leasing center. Above the retail space and along Mockingbird Lane the building would be developed with up to 360 residential units. The proposed building along Park Road would have five levels of residential above the one level of retail uses. The remainder of the building would have five levels of residential units. The amenities for the residential units would be located at the rear of the Site along a new internal private street. Along Mockingbird Lane the units would be designed to address the street and would have stoops that provided access to Mockingbird Lane, on-street parking would also be provided along Mockingbird Lane.

Mr. Basnight described the proposed building architecture and some of the materials that would be used. He pointed out that wood panels had been incorporated into the building design to assimilate the building with the Park Road shopping Center. A rendering of the proposed building was shared with the attendees.

The meeting was then turned over to Randy Goddard with Design Resource Group the traffic engineer for the development. Mr. Goddard explained which intersections in the area had been studied, he also indicated that the impact on intersections studied from the proposed development was minor. He then described that the development would be making improvements at the intersection of Park Road and Mockingbird Lane by contributing to the signalization of the intersection and by adding left turn lane from Mockingbird Lane to Park Road.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

One attendee wanted to know if new sidewalks would be installed along Park Road and Mockingbird Lane. The Petitioner's representatives indicated that eight (8) foot sidewalks would be installed along both roads. Another attendee wanted to know how many retail tenants would be located in the retail area of the building. It is anticipated that about three (3) retail tenants with about 5,000 square feet each would occupy the proposed retail space.

Questions about the traffic study conducted for the proposed development were asked. One attendee wanted to know much of Park Road had been studied. One attendee wanted to know what daily trips and AM and PM peak trips meant. A question about how lunch time traffic would compare to the AM and PM peaks was also asked. A question about the total daily trips was also asked and if the study would be available to review. The traffic study looked at the all the intersections between Woodlawn and Seneca Place along Park Road. The daily trips from the Site is an estimated average of how many trips come and go from the Site during a 24 hour period. It was explained that the AM and PM peak hours are the most heavily travel times of the day and are much busier periods of time than lunch time traffic. The traffic study would be made available to anyone that wanted to review the report.

A number of questions about parking and the mix of residential units were asked. The parking structure will include over 610 spaces. Approximately 520 of the parking spaces will be exclusively for residential use, which is more than is required, and a number of spaces JDA is confident would be sufficient to serve the residents of the community, based on its experience with residential and mixed use communities such as this. It was also explained that just under 100 spaces on the first floor of the parking structure would be available for customers of the retail tenants. It was also explained that less than 5% of the proposed units would be three bedroom units the remainder would be one and two bedroom units.

One attendee wanted to know if Pfeiffer University was going to have space in the new building. The University is not anticipated to be a tenant in the new building. One person wanted to know if the proposed units would be sold as condominiums. The units are proposed to be apartments with average monthly rents of about \$ 1,700. The apartments would have a number of amenities including a fitness facilities, and a pool just to name a few. Some of the residents of the apartments would be residents that are looking to downsize. The units located at ground level along Mockingbird Lane will likely have direct access to the street and will have an appearance of a "townhome unit."

A few questions about the time frame for the development of the Site and about construction traffic were asked. It is anticipated that construction would start in January of 2017 and last about 14 months. Construction traffic would be instructed to not use Hedgemore Drive to access the Site.

One attendee wanted to know if more retail space could be added to the development proposal. It was explained that more retail space could not be added but if there was a specific void in the retail market that the residents wanted filled that the residents should let JDA know so that they could help fill that void in the retail space that was being provided.

The attendees were thanked for their time and interest; the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner agreed to increase the size of the street trees planted along Mockingbird Lane and Park Road as was requested during the community meeting. No other changes to the proposed site plan were requested or made.

Johnson Development Associates, Inc.

cc: Mayor and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Brett Basnight, Johnson Development, Inc.
Ben Graves, Johnson Development, Inc.
Brent Stough, Design Resource Group
Randy Goddard, Design Resource Group
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfrirs	ownerlast	mailaddr1	mailaddr2	cty	state	zipcode
2016-030	17514404	1515 MOCKINGBIRD CHARLOTTE OFFICE LLC				4601 PARK RD SUITE 450		CHARLOTTE	NC	28209
2016-030	17514403	4601 PARK RD CHARLOTTE OFFICE LLC				4601 PARK RD SUITE 450		CHARLOTTE	NC	28209
2016-030	17109143	4700 PARK ROAD LLC			C/O WILLIAM W NEAL JR	3000 INGELOW LN		CHARLOTTE	NC	28226
2016-030	17109164	4722 PARK ROAD LLC				1100 IDEAL WAY		CHARLOTTE	NC	28203
2016-030	17109165	4722 PARK ROAD LLC				1100 IDEAL WAY		CHARLOTTE	NC	28203
2016-030	17514604	AIKEN				5501 TOPPING PL		CHARLOTTE	NC	28209
2016-030	17514646	AIKEN			(BY MARRIAGE)	3013 WAGON CT		CHARLOTTE	NC	28209
2016-030	17514679	ALLEN		ANNE M	ALLEN	4747 HEDGEMORE DR UNIT D		CHARLOTTE	NC	28209
2016-030	17514614	ANDERSON				4735 HEDGEMORE DR UNIT C		CHARLOTTE	NC	28209
2016-030	17514669	ANDERSON				PO BOX 543		PENDLETON	SC	29670
2016-030	17514326	ANDREWS		PATRICIA E	ANDREWS	4747 F HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514615	ARMET				4914 SHARONVIEW RD		CHARLOTTE	NC	28226
2016-030	17514262	BAGWELL				4323 APPLGATE RD		CHARLOTTE	NC	28209
2016-030	17514638	BAHERI				4739 HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514652	BANCK				206 SAMUEL GUILFORD CT		CHARLOTTE	NC	28270
2016-030	17514331	BARNES		NATALIE C	BARNES	5630 COLONY RD		CHARLOTTE	NC	28226
2016-030	17514345	BARNES				212 BRANDYWINE RD	UNIT 4P	CHARLOTTE	NC	28209
2016-030	17514259	BECKWITH				4747 HEDGEMORE DR	UNIT R	CHARLOTTE	NC	28209
2016-030	17109177	BENNETT		MARIA D	CURRAN	4736 HEDGEMORE DR #1J		CHARLOTTE	NC	28209
2016-030	17514684	BLACK		JOHN J JR	BERTRAND	4609 G HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514323	BLEVINS				HEDGEMORE		CHARLOTTE	NC	28209
2016-030	17514254	BOLEN				4605 C HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514231	BOUWMAN4605				4620 PARK RD		CHARLOTTE	NC	28209
2016-030	17108236	BRAWLEY				1701 JAMESTON DR		CHARLOTTE	NC	28209
2016-030	17514682	BROADWAY				2924 SUNSET RD	ATTN:WAYNE PAGE	CHARLOTTE	NC	28216
2016-030	17514644	BUBBA PROPERTIES LLC			C/O MARSH LAW FIRM P A	9901 AYLESBURY LN		CHARLOTTE	NC	28227
2016-030	17109175	BUNN		SCOTT MAURICE	HOLBROOK	3118 FAIRFAX DR		CHARLOTTE	NC	28209
2016-030	17514610	BURKE		CHRISTOPHER WARNER	BUNN	5351 MURRAYHILL RD		CHARLOTTE	NC	28210
2016-030	17514636	BURKE				5351 MURRAYHILL RD		CHARLOTTE	NC	28210
2016-030	17514674	BURNETT				2940 7TH STREET DR NE		HICKORY	NC	28601
2016-030	17514340	BURNS				304 MORNING DEW LN		MOUNT HOLLY	NC	28120
2016-030	17514681	BURNSIDE				4741 HEDGEMORE DR #7-O		CHARLOTTE	NC	28209
2016-030	17514217	BUSH		LIA P	BUSH	4601 HEDGEMORE DR #F		CHARLOTTE	NC	28209
2016-030	17514339	CALDWELL				4754 HEDGEMORE DR #F		CHARLOTTE	NC	28209
2016-030	17514628	CAMPBELL			GINGER M CAMPBELL	4747 HEDGEMORE DR	UNIT R	CHARLOTTE	NC	28209
2016-030	17514612	CAMPBELL				4747 B HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514301	CAMPUS AT PEIFFER LLC THE				4701 PARK RD		CHARLOTTE	NC	28209
2016-030	17514223	CANZANO				4603 HEDGEMORE DR APT D		CHARLOTTE	NC	28209
2016-030	17514619	CARDAIS				4747 HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514258	CARPENTER				4611 HEDGEMORE DR APT A		CHARLOTTE	NC	28209
2016-030	17514263	CERNYAK				3516 COLONY RD APT A		CHARLOTTE	NC	28211
2016-030	17109171	CHAVEZ				1452 MEDFORD DR		CHARLOTTE	NC	28205
2016-030	17514659	CHERRY		CHRISTOPHER M	CHERRY	4739 HEDGEMORE DR #M		CHARLOTTE	NC	28209
2016-030	17514321	CLAPP				4736 HEDGEMORE DR UNIT H		CHARLOTTE	NC	28209
2016-030	17514651	COCHRAN				4739 HEDGEMORE DR	UNIT E	CHARLOTTE	NC	28209
2016-030	17514647	COHN				4603 HEDGEMORE DR #F	UNIT A	CHARLOTTE	NC	28209
2016-030	17514225	COLLINS		MARIA		115 MAPLE RIDGE LN		HUNTINGTON	WV	25705
2016-030	17514236	COPLEY				6828 ARONMINK DR	UNIT D	CHARLOTTE	NC	28210
2016-030	17514624	COTTON				4743 HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514634	COX		MARY ELIZABETH	COX	4609 HEDGEMORE DR #D		CHARLOTTE	NC	28209
2016-030	17514631	COX				3555 CHARMING CR		CHARLOTTE	NC	28209
2016-030	17514252	CRITCHER				11131 VALLEY SPRING DR		CHARLOTTE	NC	28277
2016-030	17514251	CRUISE				4605 H HEDGEMORE DR		CHARLOTTE	NC	28209
2016-030	17514332	CUNNINGHAM		VIRGIL M	CUNNINGHAM	4611 HEDGEMORE DR APT K		CHARLOTTE	NC	28209
2016-030	17514686	CZERNYAK		ALESSANDRA	CZERNYAK	4739 HEDGEMORE DR UNIT R		CHARLOTTE	NC	28209
2016-030	17514235	DANIEL		GREGORY L	SMITH			CHARLOTTE	NC	28209
2016-030	17514268	DANIEL						CHARLOTTE	NC	28209
2016-030	17514664	DANIELS						CHARLOTTE	NC	28209

2016-030	17109146	DARAFESH	MOHAMED R	RAFAT R	DEMNEH	6601 LANCER DR	CHARLOTTE	NC	28226
2016-030	17514680	DEHOFF	PHILIP W	HELENYA D	DEHOFF	116 ANWRITA CT	CHARLOTTE	NC	28211
2016-030	17514338	DERR	CATHERINE WINGATE			4741 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17109182	DEVANEY	JEANINE C			7606 SIMS RD	WAXHAW	NC	28173
2016-030	17514623	DYER	DEBORAH A			4747 HEDGEMORE DR #M	CHARLOTTE	NC	28209
2016-030	17514260	ECKARD	LAURA HOLMES			4611 HEDGEMORE DR #C	CHARLOTTE	NC	28209
2016-030	17514639	EDWARDS-BELCH PROPERTIES LLC	PERRY d	MARGARET J	EFIRD	21307 NORMAN SHORES DR	CORNELIUS	NC	28031
2016-030	17514672	EFIRD	FBO LEANG K EAP IRA		EQUITY TRUST COMPANY CUSTIDIAN	4735 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17109167	EQUITY TRUST COMPANY CUSTIDIAN				4724 PARK RD UNIT B	CHARLOTTE	NC	28209
2016-030	17109140	ESTATES AT CHARLOTTE 1 LLC				PO BOX 11739	COLUMBIA	SC	29211
2016-030	17109181	FEB PROPERTIES LLC				4730 PARK RD UNIT C	CHARLOTTE	NC	28209
2016-030	17514232	FERGUSON	MICHELLE M			4605 HEDGEMORE DR APT E	CHARLOTTE	NC	28209
2016-030	17514335	FINK	RYAN J			4754 HEDGEMORE DR UNIT B	CHARLOTTE	NC	28209
2016-030	17514656	FISHER	THOMAS EDWARD			5924 DOWNFIELD DR	CHARLOTTE	NC	28269
2016-030	17109139	FRANCHISE DEVELOPMENT SERVICES	INC			5809 PRESTON LN	CHARLOTTE	NC	28270
2016-030	17514320	FULENWIJDER	JON O			4736 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514670	GARNER	ERIC M			4735 HEDGEMORE DR UNIT 7D	CHARLOTTE	NC	28209
2016-030	17514253	GATES	BRENT P			4609 HEDGEMORE DR #F	CHARLOTTE	NC	28209
2016-030	17514645	GETZ	CASEY EDWARD			159 QUEENS ST	CHARLESTON	SC	29401
2016-030	17514688	GOLDEN TRIANGLE #9-HEDGEMORE LLC				8514 MCALPINE PARK DR SUITE 190	CHARLOTTE	NC	28211
2016-030	17514307	GOLDEN TRIANGLE #9-HEDGEMORE LLC				8514 MCALPINE PARK DR SUITE 190	CHARLOTTE	NC	28211
2016-030	17514637	GORAYA	MANMOHAN SINGH			4743 HEDGEMORE DR #5-G	CHARLOTTE	NC	28209
2016-030	17514687	GREEN BROWN HOLDINGS LLC				4731 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514361	GREENAPPLE INVESTMENTS LLC				4805 PARK RD STE 225	CHARLOTTE	NC	28209
2016-030	17514653	GRIFFIN	THOMAS G	SHERRY R	GRIFFIN	4739 HEDGEMORE DR UNIT G	CHARLOTTE	NC	28209
2016-030	17514344	GROSS	FRANCOIS	JULIE	GROS	63 MACON AVE	CHARLOTTE	NC	28801
2016-030	17514648	GROVES	LINDSEY E			4739-B HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514318	GU	WEIJIANG	JIMII	XIAS	4736 HEDGEMORE DR #E	CHARLOTTE	NC	28209
2016-030	17514611	HADRIAN WAY LLC				2611 RICHARDSON DR	CHARLOTTE	NC	28211
2016-030	17514330	HAYES	NICHOLS COOK			4736 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514347	HERNDON	PATRICIA G			4754 HEDGEMORE DR #2-N	CHARLOTTE	NC	28209
2016-030	17514226	HODGE	CECIL R		HODGE	4603 HEDGEMORE DR APT G	CHARLOTTE	NC	28209
2016-030	17514650	HOFFMAN	RENEE			4739 HEDGEMORE DR, D	CHARLOTTE	NC	28209
2016-030	17514249	HOLDER	PRESTON NELSON II			4609 HEDGEMORE DR APT B	CHARLOTTE	NC	28209
2016-030	17514627	HONDROS	ELIAS			4747 HEDGEMORE DR,UNIT Q	CHARLOTTE	NC	28209
2016-030	17512101	HORIZON DEVELOPMENT PROPERTIES	INC			PO BOX 36795	CHARLOTTE	NC	28236
2016-030	17514261	HORNBSY	ANN KIME R/T/U/A			4611 HEDGEMORE DR #D	CHARLOTTE	NC	28209
2016-030	17514267	HUDSON	ADGLON W			4611 HEDGEMORE DR UNIT J	CHARLOTTE	NC	28209
2016-030	17514665	HUGHES	KATHERINE JANE			4739 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514247	HUNNICUTT	BILL B	JOAN H	HUNNICUTT	4607-J HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17109172	HUNT	JAMES	EDITH	LANGLEY	5745 EAGLE LAKE DR	CHARLOTTE	NC	28217
2016-030	17514322	HUNTER	DEBORAH A			4736 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514677	HUNTLEY	DAWN			HEDGEMORE	CHARLOTTE	NC	28209
2016-030	17514642	HURST	MARLENE PAVNE			4743 HEDGEMORE DR UNIT L	CHARLOTTE	NC	28209
2016-030	17514678	JEANETTE S TURNER IRREVOCABLE TRUST	GRADY		CRYSTAL DAWN PETTIT	4735 HEDGEMORE DR #7-L	CHARLOTTE	NC	28209
2016-030	17514685	JESSUP	DOUGLAS ORVAL			4735 HEDGEMORE DR #5	CHARLOTTE	NC	28209
2016-030	17514264	JOHNSON	LINDA WARWICK			4023 HALEYON LN	MONROE	NC	28112
2016-030	17514244	JOLLY	JOHN			4607 HEDGEMORE DR APT G	CHARLOTTE	NC	28209
2016-030	17514608	JORDAN	LINDA E			4755 HEDGEMORE DR #H	CHARLOTTE	NC	28209
2016-030	17514257	KERLEY	LYNNE C.			4609 HEDGEMORE DR APT J	CHARLOTTE	NC	28209
2016-030	17109170	LA TIERRA LIMITED	DEANNA M		% THOMAS EVANS ASSOCIATES	4724 PARK RD STE D	CHARLOTTE	NC	28209
2016-030	17514327	LAUGHLIN	LLC			4736 HEDGEMORE DR Unit N	CHARLOTTE	NC	28209
2016-030	17514621	LECARPENTIER	ZABRINA S			4747-K HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514635	LIANG	JEFFREY R			4724 PARK RD #B	CHARLOTTE	NC	28209
2016-030	17514266	LINDBERG	WOODROW W JR	PATSY D	LINKER	4743 HEDGEMORE DR UNIT E	CHARLOTTE	NC	28209
2016-030	17514334	LINKER	H GENE	PATRICIA M	LITTLEFIELD	HEDGEMORE	CHARLOTTE	NC	28207
2016-030	17109180	LITTLEFIELD	DARRYLD	SIDNEY R	LOCKABY	1449 QUEENS RD WEST	CHARLOTTE	NC	28209
2016-030	17514239	LOGSDON	GERARD G			4730 PARK RD STE B	CHARLOTTE	NC	28209
2016-030	17514633	LOISEAU	R DANIEL		JENNIFER O LOISEAU	4726 PARK RD STE D	CHARLOTTE	NC	28209
2016-030	17514663	LUCEY	ALICE			4607 HEDGEMORE DR APT B	CHARLOTTE	NC	28209
2016-030	17514238	MACKAY	ROBERT E			6400 SHARON HILLS RD	CHARLOTTE	NC	28210
2016-030	17514641	MANGUM				4739 HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514641	MANGUM				4607 -A HEDGEMORE DR	CHARLOTTE	NC	28209
2016-030	17514641	MANGUM				4743 HEDGEMORE DR K	CHARLOTTE	NC	28209

2016-030	17514606	MARTIN	ELAINE G	MARTHA ALSPALGH MARVIN (H/W)	4755 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514657	MARVIN	RICHARD FREDERICK		310 WINGRAVE DR	CHARLOTTE NC 28270
2016-030	17514333	MCCANN	WILLIAM B		4736 HEDGEWORE DR UNIT T	CHARLOTTE NC 28209
2016-030	17514353	MCCOY	MELISSA L		4754 HEDGEWORE DR UNIT T	CHARLOTTE NC 28209
2016-030	17514605	MELTON	KATHRYN R		HEDGEWORE	CHARLOTTE NC 28209
2016-030	17514314	MELVIN	MATT		4736 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514622	MIKAMI	KEN		4747 HEDGEWORE DR UNIT L	CHARLOTTE NC 28209
2016-030	17514227	MILLER	NICK J	LEE	4603 HEDGEWORE DR UNIT H	CHARLOTTE NC 28209
2016-030	17514216	MILLER	NICK J	BEVERLY M	4601 HEDGEWORE DR UNIT C	CHARLOTTE NC 28209
2016-030	17514255	MILLER	SARAH CANNON		4609-H HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514346	MILLS	ELENA	MILLS	4754 HEDGEWORE DR #2M	CHARLOTTE NC 28209
2016-030	17514315	MOLINA	MAGDALENE		4736 HEDGEWORE DR UNIT B	CHARLOTTE NC 28209
2016-030	17514243	MORRIS	AMY C	LORD	4607 HEDGEWORE DR APT F	CHARLOTTE NC 28209
2016-030	17514215	MUELLER	FRANCIS ALOYS		4601 HEDGEWORE DR APT B	CHARLOTTE NC 28209
2016-030	17514348	MULLINS	LINDA A		4754 HEDGEWORE DR #O	CHARLOTTE NC 28209
2016-030	17514248	MUSE	ELIZABETH P		4609 HEDGEWORE DR #A	CHARLOTTE NC 28209
2016-030	17514214	MYERS	HARRISON LEE		4601 HEDGEWORE DR APT A	CHARLOTTE NC 28209
2016-030	17514666	MYERS	LINDA SUE		4739 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514683	NADERI	BABAK	NADERI	4735 HEDGEWORE DR Unit Q	CHARLOTTE NC 28209
2016-030	17514625	NASH	RANDOLPH M	NASH	15500 SHOPTON RD W	CHARLOTTE NC 28278
2016-030	17514643	O'REGAN	PATRICIA	O'REGAN	4743 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514228	OLSON	AMY E		4605 HEDGEWORE DR APT A	CHARLOTTE NC 28209
2016-030	17109176	ORCLE LAW FIRM PLLC (THE)	RONALD	CHOU	3607 MOORELAND FARMS RD	CHARLOTTE NC 28226
2016-030	17514337	PANG	LLC		4805 PARK RD, SUITE 223	CHARLOTTE NC 28209
2016-030	17514362	PARK ROAD DENTAL PROPERTIES	CHARLOTTE D GIBSON		2146 SHARON LN	CHARLOTTE NC 28211
2016-030	17514601	PAYNE	SONIA E		4739 HEDGEWORE DR UNIT 1	CHARLOTTE NC 28209
2016-030	17514655	PEREZ	CHRISTINA E		4736 HEDGEWORE DR #D	CHARLOTTE NC 28209
2016-030	17514317	PERKINS	MARA E		4605 HEDGEWORE DR APT B	CHARLOTTE NC 28209
2016-030	17514228	PERSC	NANCIE ELLEN		4615 HEDGEWORE DR APT A	CHARLOTTE NC 28209
2016-030	17514270	PHILLIPS	ANGELA		E HEDGEWORE	CHARLOTTE NC 28209
2016-030	17514271	PLOGG	MARY ANN		28 WHITFIELD LN	CORAM NY 11727
2016-030	17514671	PIKE	ANN C		4754 HEDGEWORE DR UNIT C	CHARLOTTE NC 28220
2016-030	17514345	POLLINA	CANDICE		PO BOX 11006	CHARLOTTE NC 28226
2016-030	17514336	POWELL			2601 VALENCIA TERRACE	CHARLOTTE NC 28226
2016-030	1709273	PREMIER WATER REAL ESTATE INVESTMENTS LLC	STEEL & MARTIN LLC	% HAMILTON MOON STEPHENS	2601 VALENCIA TR	CHARLOTTE NC 28226
2016-030	17514358	PUL-MILLER LLC	DAVID A		4754 HEDGEWORE DR #H	CHARLOTTE NC 28209
2016-030	17514342	RADOFF	ABBAS	RIAZATI	PO BOX 71672	MARIETTA GA 30007
2016-030	17514234	RIAZATI	MARY GAIL		4747 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514616	RIEDER	RICHARD E	RIGHI	4755 HEDGEWORE DR #G	CHARLOTTE NC 28209
2016-030	17514607	RIGHI	MARGARET ANNE		4603 HEDGEWORE DR APT A	CHARLOTTE NC 28209
2016-030	17514221	ROBERTSON	WILLIAM C	ROBERTSON	4230 CASTLEWOOD RD	CHARLOTTE NC 28203
2016-030	17514628	ROBERTSON	WILLIAM C	ROBINSON	800 EAST BLVD	CHARLOTTE NC 28209
2016-030	17514662	ROBINSON	ELIZABETH A		PO BOX 471823	CHARLOTTE NC 28247
2016-030	17514351	SABO	JOSEPH L		4755 HEDGEWORE DR UNIT C	CHARLOTTE NC 28209
2016-030	17514603	SCHINDEL	SUSAN	C/O G&G	4607 HEDGEWORE DR UNIT D	CHARLOTTE NC 28204
2016-030	17514241	SELBY	JANE F	C/O G&G	1108 E MOREHEAD ST	CHARLOTTE NC 28204
2016-030	17514355	SENECA COMMONS LLC	JAMES M		1108 E MOREHEAD ST	CHARLOTTE NC 28204
2016-030	17514353	SENECA COMMONS LLC	JAMES M		4754 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514343	SHAFFER	HERBERT E JR	SHOFYAKER	4754 HEDGEWORE DR UNIT Q	CHARLOTTE NC 28209
2016-030	17514350	SHOEMAKER	JAMES F	DEPT-PT-NC 08669	P O BOX 25025	GLENDAL CA 91261
2016-030	17514303	SHURGARD-MORNINGSTAR SELF	STORAGE DEV II LLC	SISKRON	4747 G HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514613	SISKRON	KATHLEEN CONWAY		4739 HEDGEWORE DR #N	CHARLOTTE NC 28209
2016-030	17514617	SISKRON	WALTER R		4739-6 HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514660	SVALLEY	GABRIEL L		840 CANOPY WOOD LANE	TAYLORSVILLE NC 28081
2016-030	17514662	SMITH	BRENDA TWEED		807 MILL RUN DR	CHARLOTTE NC 28209
2016-030	17514357	SORKIN	LLC		5221 CHINLEY CT	CHARLOTTE NC 28226
2016-030	17514360	SOUTHERN PARK MUSIC SCHOOL	ARLENE BURINSKI	ARLENE BURINSKI SPEARMAN TRUST	4617 ARBORLOFT CT	CHARLOTTE NC 28270
2016-030	17109163	SPEARMAN	DONNA J	WILLIAM D STEWART		CHARLOTTE NC 28209
2016-030	17109179	SPEIGHT	NATHANIEL GIBSON JR	PATRICIA LEWIS	4615 HEDGEWORE DR APT D	CHARLOTTE NC 28209
2016-030	17514273	SPEIR	JESSICA		4735-G HEDGEWORE DR	CHARLOTTE NC 28209
2016-030	17514673	SQUIRES	DAVID W		208 MANNING DR	CHARLOTTE NC 28209
2016-030	17514219	STANLEY	CODY		4735 HEDGEWORE DR UNIT A BUILDING 7	CHARLOTTE NC 28209
2016-030	17514667	STARNE				

2016-030	17512138	STATE EMPLOYEES CREDIT UNION	CHARLES J	3101 WAKE FOREST RD	RALEIGH	NC	27609
2016-030	17514609	STUART	LLC A NORTH CAROLINA	4755-I HEDGEWORE DR	CHARLOTTE	NC	28209
2016-030	17109178	SUSAN COX MEDIATION SERV	JENNIFER SUZANNE	6821 DUNBARTON DR	CHARLOTTE	NC	28210
2016-030	17514222	SYDORICK	BETTY S	4753 HEDGEWORE DR	CHARLOTTE	NC	28209
2016-030	17514602	SYKES	GREGORY K	4615 HEDGEWORE DR APT C	CHARLOTTE	NC	28209
2016-030	17514272	SYKES	JONATHAN A	5310 SOUTH ALSTON AVE	DURHAM	NC	27713
2016-030	17108235	TDC PARK ABBEY LLC	JEFFREY TODD	5310 SOUTH ALSTON AVE	DURHAM	NC	27713
2016-030	17108237	TDC PARK ABBEY LLC	NANCY S	5310 SOUTH ALSTON AVE	DURHAM	NC	27713
2016-030	17514218	TEE	HOLLY A	4601 HEDGEWORE DR APT E	CHARLOTTE	NC	28209
2016-030	17514319	TERRY	CRISTA C	120 DARVEL CT	CHARLOTTE	NC	28209
2016-030	17514250	THAMES	WILLIAM R JR	4739 HEDGEWORE DR #C	CHARLOTTE	NC	28209
2016-030	17514618	THOMAS	CAROL J	1722 CHESTNUT AVE	CHARLOTTE	NC	28209
2016-030	17514265	THREE TWELVE CLEMATIS CORP	JONATHAN	4743 HEADMORE DR	CHARLOTTE	NC	28209
2016-030	17514649	TOLER	LEO FRANCIS	4609 HEDGEWORE DR #I	CHARLOTTE	NC	28209
2016-030	17514316	TOP OF THE HILL PROPERTIES LLC	MARSHALL J	4754 HEDGEWORE DR UNIT 2H	CHARLOTTE	NC	28209
2016-030	17514640	TRIPLETT	SHANNON	4611 HEDGEWORE DR APT L	CHARLOTTE	NC	28209
2016-030	17514341	TWIST	MARK J	4747 HEDGEWORE DR T	CHARLOTTE	NC	28209
2016-030	17514269	WASSER	SARAH H	4607 E HEDGEWORE DRIVE	CHARLOTTE	NC	28209
2016-030	17514680	WATTS	DENISE	4607 HEDGEWORE DR #C	CHARLOTTE	NC	28209
2016-030	1754242	WEATHERS	SYDNEY SHELDON	1112 COURT DR	CHARLOTTE	NC	28211
2016-030	1754240	WELLING	CURTIS E	4605 HEDGEWORE DR APT J	CHARLOTTE	NC	28209
2016-030	1754324	WELLS	JANET M	4735 HEDGEWORE DR	CHARLOTTE	NC	28209
2016-030	17514237	WELTON	ROBERT LOUIS JR	7607 WHISTLESTOP RD	CHARLOTTE	NC	28205
2016-030	17514675	WHITE	AMELIA	2020 MANDARIN BLVD	CHARLOTTE	NC	28209
2016-030	17514676	WHITFIELD	BELINDA MARIE	4736 HEDGEWORE DR #L	CHARLOTTE	NC	28209
2016-030	17514352	WHITMAN	MARGARET S	4605 HEDGEWORE DR APT F	CHARLOTTE	NC	28209
2016-030	17514325	WHITTED	RUSSELL L	4724 PARK RD #C	CHARLOTTE	NC	28209
2016-030	17514233	WILBOURN	JODI	4739 HEDGEWORE DR UNIT H	CHARLOTTE	NC	28209
2016-030	17109169	WINGATE	LESA M	4739 HEDGEWORE DR	CHARLOTTE	NC	28207
2016-030	17514654	WINGET	KATHRYN PAIGE	4607 HEDGEWORE DR #H	CHARLOTTE	NC	28209
2016-030	17514658	WITTER	LINDSEY	4739 HEDGEWORE DR #O	CHARLOTTE	NC	28209
2016-030	17514245	WOODARD	NATALIE C	4735 HEDGEWORE DR	CHARLOTTE	NC	28211
2016-030	17514661	WRIGHT	WEIHONG	2438 OVERHILL RD	CHARLOTTE	NC	28211
2016-030	17514668	WRIGHT	DIMITAR V	1124 TANNER CROSSING LN	INDIAN LAND	SC	29707
2016-030	17514246	WTI INVESTMENT LLC		4736 HEDGEWORE DR UNIT O	CHARLOTTE	NC	28209
2016-030	17514329	YAN					
2016-030	17514328	YORDANOV					

Pet. No.	First Name	Last Name	OrgLabel	MailAddress	MailCity	MailZip
2016-030	Carla	Weyrick	Ashbrook NA	1315 Holmes Drive	Charlotte	NC 28209
2016-030	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2016-030	Bobby	Curtis	Kimberlee Apartments	1300 Reece Road, Unit 316	Charlotte	NC 28209
2016-030	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209
2016-030	Gina	Collins	Picardy HOA	315 Garrison Drive	Kings Mountain	NC 28086
2016-030	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209
2016-030	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC 28209
2016-030	Jim	Foster	Selwyn/Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC 28209
2016-030	Irwin	Bostian	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC 28209
2016-030	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC 28209
2016-030	Brad	Wallace	Myers Park Manor	215 Tranquill Avenue	Charlotte	NC 28209
2016-030	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28209
2016-030	Patrick	Schaber	Hope Creek NA	4244 Castletown Road	Charlotte	NC 28209
2016-030	Mike	Reins	Ashbrook NA	1312 Bywood Lane	Charlotte	NC 28209
2016-030	Wendy	Parks	Falcon Ridge HOA	Post Office Box 11906	Charlotte	NC 28209
2016-030	Shelly	Jackson	Huntington Forest HOA	4523 Park Road	Charlotte	NC 28237
2016-030	Meaddy	Baer	Wrencrest HOA	5617 Fairview Rd #7	Charlotte	NC 28209
2016-030	Pamela	Hayes	Pines of Woodlawn HOA	1201 Scaleybark Road	Charlotte	NC 28209
2016-030	Judy	Smith	Ashbrook NA	1300 Drexel Place	Charlotte	NC 28209
2016-030	Spencer	Brown	Madison Park HOA	4454 Halstead Drive	Charlotte	NC 28209
2016-030	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC 28211
2016-030	Russell	Heydorn	Selwyn Park NA	4807 Buckingham Drive	Charlotte	NC 28209
2016-030	Douglas	Welton	Madison Park Homeowners Association	5601 Murrayhill Road	Charlotte	NC 28210

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-030 – Johnson Development Associates, Inc.

Subject: Rezoning Petition No. 2016-030

Petitioner/Developer: Johnson Development Associates, Inc.

Property: 5.00 acres located on the south side of Mockingbird Lane between Park Road and Hedgemore Drive.

Existing Zoning: MUDD(CD)

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Thursday, February 18th, 2016 at 7:00 p.m.**

Location of Meeting: Pfeiffer University
4701 Park Road
Charlotte, NC 28209

Date of Notice: Mailed on February 8th, 2016

We are assisting Johnson Development Associates, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 5.00 acres (the “Site”) located on the south side of Mockingbird Lane between Park Road and Hedgemore Drive. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a 5.00 acre Site from MUDD(CD) (Mixed Use Development District, Conditional) to MUDD-O (Mixed use Development District, Optional). The site plan associated with this rezoning request proposes to develop the Site with residential mixed-use community containing up to 360 multi-family residential dwelling units and up to 17,000 square feet of non-residential uses (retail, EDEE (restaurants), general and medical office uses, and personal service uses).

The Site was previously rezoned in 2006 to allow the Site to be developed with: (i) a three (3) story 60,000 square foot class room and administrative building for Pfeiffer University; (ii) a three (3) story 60,000 square foot general and medical office building; and (ii) 75 multi-family residential dwelling units.

The site plan associated with this rezoning petition proposes to develop the Site with a residential mixed use community with up to 360 multi-family residential dwelling units and up to 17,000 square feet of non-residential uses. The proposed non-residential uses will be located on the ground floor level of the building facing Park and a portion of Mockingbird Lane. A portion of the proposed residential dwellings units will also front on Park Road and Mockingbird Place, and will be located above the non-residential uses, the remainder of the residential dwellings units will front on Mockingbird Lane and a new private street that will be constructed along the eastern property line.

Parking for the proposed residential dwellings and the proposed non-residential uses will be located in a parking deck located in the middle of the Site which will be accessible from Mockingbird Lane, Park Road and the new private street. The parking deck will be lined with residential units so that it is not visible from Mockingbird Lane.

Access to the Site will be from Mockingbird Lane, and Park Road. On-street parking will also be provided along Mockingbird Lane.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, February 18, at 7:00 p.m. at Pfeiffer University - located at 4701 Park Road, Charlotte, North Carolina 28209.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Brett Basnight, Johnson Development, Inc.
Ben Graves, Johnson Development, Inc.
Brent Stough, Design Resource Group
Randy Goddard, Design Resource Group
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Johnson Development Associates, Inc.
 Community Meeting - Rezoning Petition 2016-030
 February 18, 2016 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Robert J. Anderson	4735-C Hedgemore Dr	704.333.7289	—
2	Margaret E. Ford	4735-E Hedgemore Dr	704.400-0214	
3	Wilma Eury	3040 Eastham Ln	704.553-2615	
4	Miriam Montkin	3040 Eastham Ln	704.553-2615	
5	Brenda Campbell	4747-R Hedgemore Dr	704.451-2686	bcampbel69@yahoo.com
6	Darryl Logsdon	4607-B Hedgemore Dr	704.236.6999	DarrylNCLT@aol.com
7	Mona Dodge	4603-A Hedgemore Dr	" 525-3492	7/11
8	Alice Mackay	4607-A Hedgemore Dr	704.376.8880	apmackay@earthlink.net
9	Ronald A. Welch	5621 Murrayhill Rd	704.522.1884	
10	Carla Jayprick	1315 Holmes Drive	704-564-5585	clweyrick@gmail.com
11	Yanshu Li	4736 Hedgemore Dr. P	704-900-2020	—
12				
13				