

COMMUNITY MEETING REPORT  
**Petitioner: Essex Homes Southeast, Inc.**  
Rezoning Petition No. 2016-043

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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on April 22, 2016. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, May 4<sup>th</sup>, 2016 at 6:00p.m. at the Wilmore Community Center located at 501 West Boulevard, Charlotte, NC 28203.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by: Brian Iagnemma, President of Land, Essex Homes Southeast, Inc., Jeremy Smith, Land Supervisor, Essex Homes Southeast, Inc. and Brian Smith, P.E., Urban Design Partners.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Brian Iagnemma, welcomed the attendees and introduced the Petitioner's team. Brian Iagnemma indicated that the Petitioner proposed to rezone an approximately 0.67 site (the "Site") at 529 W. Summit Avenue, Charlotte, NC 28203 from the I-2 to UR-1. Brian Iagnemma explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Brian Smith then presented the site plan and pointed out various commitments made by the Petitioner. Brian Iagnemma and Jeremy Smith showed proposed architectural elevations and discussed the design of the proposed homes. He used the elevations and renderings to explain the homes' design concepts, and production operations.

[MINUTES TO FOLLOW ON NEXT PAGE]

**DETAILED MINUTES:**

Justin Lane, Wilmore HOA President

- Welcomed Brian Iagnemma, Brian Smith and Jeremy Smith into the Wilmore Community Center. He expressed approval of our rezoning petition and proposed architectural design of the four homes.

Donna Browning, 1546 Wilmore Drive

- Expressed approval and excitement for Essex's plans for the property. She explained the history of the parcel concerning various businesses. As an ex police officer, she is concerned with the safety of the community and believes constructing homes on the parcel will eliminate the possibility of future business and industrial operations on the parcel which could lead to vagrancy. Ms. Browning advised that safety and security of the Essex employees, tools and equipment should be considered during home construction and that an Essex contact number be given to the community police officer.

Darius Johnson, 1536 Merriman Avenue

- Mr. Johnson was in approval of the rezoning to four single family homes and was pleased to know that the property was being rezoned to residential. Mr. Johnson placed emphasis on the architectural elements and expressed his thoughts that the elevations proposed needed to be more "bungalow" style and consistent with the character found within Wilmore. Furthermore, Mr. Johnson inquired about Essex's plans for the vacant land parcel directly across from 529 W. Summit Avenue. It was explained by Brian Iagnemma that Essex does not control the said vacant parcel and could not speak to the outcome of any industrial or business plans for it. Mr. Johnson rebutted that Wilmore residents are in opposition of the proposed "rail yard" and desire for a community park to be built in its stead.

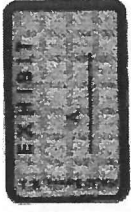
Respectfully submitted, this 17<sup>th</sup> day of May, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

**LIST OF INVITEES**  
**Petition No. 2016-043**

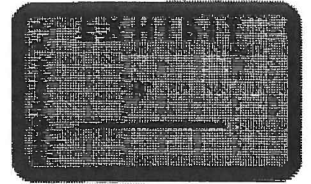
FIRST	LAST	ORG LABEL	MAIL ADDRESS	CITY	ST	ZIP
James Asher	Alston		1540 Merriman Ave.	Charlotte	NC	28203
Edward Earl	Arthur	Amazon Properties, LLC	8918 Alpine Cir.	Charlotte	NC	28270
Bascom V.	Belk Jr.	H&S Roofing Co.	506 W Summit Ave.	Charlotte	NC	28203
Donna M	Browning	BVB Prop.	204-C W. Woodlawn Rd.	Charlotte	NC	28217
Adam & Diana	Burg		1546 Wilmore Dr.	Charlotte	NC	28203
Joel E	Burris		1517 Wilmore Dr.	Charlotte	NC	28203
Jacob & Aurora	Casteen		1539 Merriman Ave.	Charlotte	NC	28203
Robert J	Chapman		1542 Wilmore Dr.	Charlotte	NC	28203
Sam B.	Dillard, Jr.		1529 Wilmore Dr.	Charlotte	NC	28203
Kevin M.	Hofer	Laurie A. Zellmer	500 W. Summit Ave.	Charlotte	NC	28203
Angelo L	Johnson		1523 Merriman Ave.	Charlotte	NC	28203
Darius J	Johnson		1524 Merriman Ave.	Charlotte	NC	28203
John G	LaPointe	LaPointe Family Investments, LLC	1536 Merriman Ave.	Charlotte	NC	28203
		Lazy Daye Investments, LLC	4601 Mariner Ln.	Denver	NC	28037
		Macedonia, LLC	3300 Lazy Branch Rd.	Charlotte	NC	28270
Howard	McIlwaine		P.O. Box 1781	Matthews	NC	28106
Denise	Moseman	Charles T Wichmann	1520 Wilmore Dr.	Charlotte	NC	28203
Jamis	Nagan	Edout Angogol	1533 Wilmore Dr.	Charlotte	NC	28203
		NCDOT	P.O.Box 220287	Charlotte	NC	28222
		Period Design Concepts, LLC	1546 Mail Service Center	Raleigh	NC	27611
		Phylesther, LLC	415 Beatties Ford Rd.	Charlotte	NC	28216
Mary Sue	Porter		125 E 26th St.	New York	NY	10010
Terrence M	Pugh		1515 Wilmore Dr.	Charlotte	NC	28203
Howard & Mary	Sutton	S&S Realty of Charlotte, Inc.	1543 Merriman Ave.	Charlotte	NC	28203
Wajahat & Ferah	Syed		1540 Cliffwood Pl.	Charlotte	NC	28203
		TAH 2015-1 BORROWER, LLC	12109 Castle Ridge Rd.	Raleigh	NC	27614
		White Consolidated Industries, Inc.	1519 Merriman Ave.	Charlotte	NC	28203
David & Marilyn	Withrow		P.O. Box 6660	Folsom	CA	95763
			P.O. Box 35920	Cleveland	OH	44135
			5121 Chillmark Rd.	Charlotte	NC	28226

LIST OF INVITEES  
Petition No. 2016-043



FIRST	LAST	ORG LABEL	MAIL ADDRESS	CITY	ST	ZIP
Marc	Dickman	Camp Greene	2307 Wilkinson Blvd.	Charlotte	NC	28208
Karen	Sullivan	Charlotte Observer	600 South Tryon Street	Charlotte	NC	28202
Wil	Mover	EPHESUS CHURCH	PO Box 31395	Charlotte	NC	28231
Tom	Johnson	Quail Hollow Estates IV	527 South Church Street	Charlotte	NC	28202
Jennifer	McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC	28203
Krissy	Oechslin	South End Neighborhood Association	325 E. Park Avenue	Charlotte	NC	28203
Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC	28202
John	Schwaller	Third Ward NA	245 Victoria Avenue	Charlotte	NC	28202
Virginia	Woolard	Third Ward, The Committee to Restore and Preser	1001 West First Street	Charlotte	NC	28202
Brenda	McMoore	Third Ward/Seversville NA	1001-4 Greenleaf Avenue	Charlotte	NC	28202
Shirley	Fulton	Wesley Heights Comm. Assoc.	608 Walnut Avenue	Charlotte	NC	28208
Nevada	Graham	Wesley Heights Comm. Assoc.	304 Grandin Road	Charlotte	NC	28232
Kris	Kellogg	Wesley Heights Comm. Assoc.	417 Grandin Road	Charlotte	NC	28208
Victoria	Watlington	Westover Hills Neighborhood Association	1324 Bethel Road	Charlotte	NC	28208
Colette	Forrest	Wilmore NA	209 South Summit Avenue	Charlotte	NC	28208
John	English	Wilmore NA	1630 S Mint Street	Charlotte	NC	28203
Missy	Eppes	Wilmore NA	1624 Wilmore Drive	Charlotte	NC	28203
Frank	Grier	Wilmore NA	232 W Kingston Avenue	Charlotte	NC	28203
Julie	Knutson	Wilmore NA	1604 Merriman Avenue	Charlotte	NC	28203
Angela	Marshall	Wilmore NA	1630 S Mint Street	Charlotte	NC	28203
Lashay	McCoy	Wilmore NA	815 W Kingston Avenue	Charlotte	NC	28203
Louise	Shackford	Wilmore NA	1908 Wood Dale Terrace	Charlotte	NC	28203
Rob	Sheridan	Wilmore NA	1901 S Mint Street	Charlotte	NC	28203
Brian	Walker	Wilmore NA	Post Office Box 33672	Charlotte	NC	28202
Martha	Epps	Wilmore NA	Post Office Box 33672	Charlotte	NC	28233
Kathryn	Wilson	Wilmore Neighborhood Association	1907 Wilmore Drive	Charlotte	NC	28203
LaQuett	White	City of Charlotte	600 E. 4th Street	Charlotte	NC	28202
Solomon	Fortune	City of Charlotte	600 E. 4th Street	Charlotte	NC	28202
Michael	Sullivan	The Nichols Company	600 Queens Rd.	Charlotte	NC	28207
LaWana	Mayfield	Charlotte City Council Office	600 E. 4th Street	Charlotte	NC	28202

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING



**SUBJECT:** Community Meeting – Rezoning Petition filed by Essex Homes Southeast, Inc. to rezone approximately 0.67 acres located at the corner West Summit Avenue and Merriman Avenue in Charlotte to allow the construction of four single-family detached homes.

Wednesday, May 4<sup>th</sup>, 2016  
6:00 p.m.

Wilmore Community Center  
501 West Blvd.  
Charlotte, NC 28203

**PETITION:** 2016-043

Essex Homes Southeast, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission is seeking to rezone an approximately 0.67 acre site (the “Site”) located at 529 W. Summit Avenue, Charlotte, NC 28203 from the I-2 zoning district to the UR-1 zoning district. The purpose of the rezoning is to permit the construction of four (4) single-family detached homes.

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

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on May 4<sup>th</sup>, 2016 at 6:00pm at the Wilmore Community Center. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

Should you have any questions or comments about this matter, please call Jeremy Smith, Land Supervisor at (704) 423-8988.

**Cc:** LaWana Mayfield, City Council Representative – District 3

**Date Mailed:** April 22, 2016

