

COMMUNITY MEETING REPORT

Petitioner: The Drakeford Company

Rezoning Petition Number: 2017-0712

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.

The Persons and Organizations Contacted with Date and Explanation of How Contacted:

The Representative of the Petitioner mailed written notice of the date, time and location of the City Community Meeting to the individuals and organizations set out in Exhibit A attached hereto by depositing such notice in the U.S. Mail on March 1, 2017. A copy of the written notice is attached hereto as Exhibit B.

Date, Time, and Location of Meeting:

The Community Meeting was held on March 9, 2017, at 6:00 p.m., at 1200 The Plaza, Charlotte, North Carolina 28205.

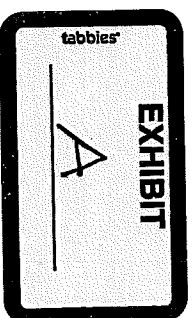
Persons in Attendance at Meeting (See attached copy of sign-up sheet):

No one attended the Community Meeting other than those individuals representing the Petition. The Petitioner was represented at the Community Meeting by Nick Tosco, Parker Poe Adams & Bernstein, LLP – Rezoning Consultant; Robert Drakeford, the Drakeford Company – Developer; and Kevin Pfahl, Pfahl Architecture – Architect.

Summary of Presentation/Discussion (See attached agenda):

The Community Meeting was called to order by Rezoning Consultant, Nick Tosco, on behalf of the Petitioner at approximately 6:15 p.m. The Petitioner waited until 6:30pm for individuals from the community to attend the Community Meeting. Since no one showed up, however, the Community Meeting was ended at 6:35 p.m.

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	Me MailZip
2017-012	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC 28205
2017-012	Cheryl	Miller	Commonwealth-Morningside NA	1318 Saint Julien Street	Charlotte	NC 28205
2017-012	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC 28205
2017-012	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	NC 28299	NC 28299
2017-012	Melanie	Sizemore	Elizabeth CA	2309 Vail Avenue	Charlotte	NC 28207
2017-012	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC 28205
2017-012	Peter	Tart	Elizabeth CA	1517 East 8th Street	Charlotte	NC 28204
2017-012	Annette	Ge	Shadowood Apartments	1719 Eastcrest Drive	Charlotte	NC 28205
2017-012	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2017-012	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2017-012	Shane	Johnson	Commonwealth-Morningside NA	1308 Morningside Drive	Charlotte	NC 28205
2017-012	Les	Kastanas	Plaza Midwood MA	9101 Covey Hollow Drive	Charlotte	NC 28210
2017-012	Monte	Ritchey	Elizabeth CA	525 Clement Avenue	Charlotte	NC 28204
2017-012	Vicki	Jones	Belmont Community Association	1237 Allen Street	Charlotte	NC 28205
2017-012	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC 28205
2017-012	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2017-012	Adam	Richman	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28204
2017-012	Beth	Haerni	Elizabeth CA	2133 Greenway Avenue	Charlotte	NC 28204
2017-012	Eric	Davis	Elizabeth CA	2200 Greenway Avenue	Charlotte	NC 28204
2017-012	Jim	Belvin	Elizabeth CA	624 Lamar Avenue	Charlotte	NC 28204
2017-012	Joseph	Sweeney	Commonwealth Park NA	2416 Commonwealth Avenue	Charlotte	NC 28205
2017-012	Rick	Winkler	Charlity NA	Post Office Box 5293	Charlotte	NC 28299
2017-012	Jenna	Thompson	Plaza Midwood Shows Up	2012 Hamorton Place	Charlotte	NC 28205
2017-012	Tom	Warschauer	Plaza Midwood NA	1530 Ttipah Park Court	Charlotte	NC 28205
2017-012	Jeanne	Fennell	Commonwealth-Morningside NA	1513 Ivey Drive	Charlotte	NC 28205
2017-012	Elizabeth	Maddrey	Elizabeth CA	425 Clement Avenue	Charlotte	NC 28204
2017-012	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Stree, Suite B220	Charlotte	NC 28202
2017-012	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2017-012	Richard	Toenles	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2017-012	Claire	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2017-012	Maxine	Eaves	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2017-012	Phillip	Davis	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2017-012	Dorothy	Coplon	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2017-012	Darrell	Hines	Southwest Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2017-012	Susie	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2017-012	Heather	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2017-012	Vickie	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-012	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-012	Mary	Hopper	Northfnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-012	Al	Winget	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2017-012	Dave	Winget	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
2017-012	Dave	Winget	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2017-012	Dave	Winget	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273



PEI_NO.	TAXPID	OWNERLASTN	OWNERFIRST	COMWNERS	COMWNERLAST	MALADDR1	MALADDR2	CITY	STATE	ZIPCODE
2017-012	12901604	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901713	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901715	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901714	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901233	ADEN	JEFFRY S			405 SOUTH IRVING BLVD		LOS ANGELES	CA	90020
2017-012	12901235	AGALAMIAN	JACOB			2116 MCCLINTOCK RD #123		CHARLOTTE	NC	28205
2017-012	12901225	AYCOCK	BENJAMIN TAYLOR	MEREDITH A	AYCOCK	2116 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901223	BAEZ	ALEXANDRIA E			2200 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901501	BAKER	CRYSTAL POPE			951 SAINT JOHN CHURCH RD		CONCORD	NC	28025
2017-012	12901203	BEIK RENTALS LLC	STEVEN CURRIE	PEGGY LYNN	GULEDGE	PO BOX 578		CHARLOTTE	NC	28205
2017-012	12901606	BENNETT	TRACY L			2116 MCCLINTOCK RD #214		CHARLOTTE	NC	28205
2017-012	12901234	BISHA	JEFFREY D	JESSICA D	BISHOP	2221 MCCLINTOCK RD		CHARLOTTE	NC	27405
2017-012	12901613	BISHOP	WENDI L			711 5TH AVE		CHARLOTTE	NC	28205
2017-012	12901226	CARABALLO	COLIN G			2116 MCCLINTOCK RD #231		CHARLOTTE	NC	28205
2017-012	12901236	CLARK	R BRENT III	BRIANNA	BENNETT	1321 ST JULIAN ST		CHARLOTTE	NC	28203
2017-012	12901239	CLEVENGER	JEFFREY			PO BOX 5510		CHARLOTTE	NC	28209
2017-012	12901711	COLAVECCHIA	MATTHEW T	LYNN M	CORBIN	2116 MCCLINTOCK RD #232		CHARLOTTE	NC	28205
2017-012	12901205	COMMONWEALTH AVENUE LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901240	CORBINI				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901705	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901707	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901708	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2017-012	12901231	DEVENNEY	CHARLES FRANCIS III			2116 MCCLINTOCK RD UNIT 211		CHARLOTTE	NC	28205
2017-012	12901232	DREYER	JULIANNE J			5005 PINCREEK PL		COCONUT CREEK	FL	33073
2017-012	12901702	FLOYD	CARL FREDERICK	JESSICA JANE	LOCKWOOD	1320 NANDINA ST		CHARLOTTE	NC	28205
2017-012	12901710	FORD	PATRICK RYAN			1317 ST JULIEN ST		CHARLOTTE	NC	28205
2017-012	12901220	FOSTER	LEROY L			9715 SUNSET GROVE DR		HUNTERSVILLE	NC	28078
2017-012	12901617	FRERE	ELIZABETH G			2116 MCCLINTOCK RD #132		CHARLOTTE	NC	28205
2017-012	12901228	GANT	TYLER J			1316 NANDINA ST		CHARLOTTE	NC	28205
2017-012	12901703	GARAGE DOOR DOCTOR LLC	EDWARD S			2116 MCCLINTOCK RD UNIT 122		CHARLOTTE	NC	28205
2017-012	12901224	GARRETT				PO BOX 2439	PO BOX 2438	MATTHEWS	NC	28106
2017-012	12901209	GOLDEN TRIANGLE #1 OUTPARCELS LLC				C/O LEVINE PROPERTIES INC	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2017-012	12901213	GOLDEN TRIANGLE #1 OUTPARCELS LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901206	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				8514 MCALPINE PARK DR STE 190		CHARLOTTE	NC	28211
2017-012	12901207	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2017-012	12901208	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				C/O LEVINE PROPERTIES INC	PO BOX 2439	MATTHEWS	NC	28106
2017-012	12901214	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901709	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901211	GOLDEN TRIANGLE 1 OUTPARCELS LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901212	GOLDEN TRIANGLE 1 OUTPARCELS LLC				PO BOX 2439		MATTHEWS	NC	28106
2017-012	12901503	HACKNEY	JOSHUA W			2205 COMMONWEALTH AVENUE		CHARLOTTE	NC	28205
2017-012	12901210	HENDERSON RTS LLC				PO BOX 2439		CHARLOTTE	NC	28205
2017-012	12901610	HENOY	CHRISTOPHER			2201 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901620	HOLLO	MEAGAN			1329 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901102	HTP PLAZA LLC				701 CRESTDALE RD		CHARLOTTE	NC	28205
2017-012	12901221	JDAR LP	HEATHER N			119 STONHERDGE RD		HOLIDAYSBURG	PA	16648
2017-012	12901605	JOHNSON	KENNETH P			1332 ST JULIEN ST		CHARLOTTE	NC	28205
2017-012	12901504	LACASSE	HAK JAE			2211 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901215	LEE	GREGG M			944 EVAN LN		MATTHEWS	NC	28105
2017-012	12901611	LOCKHART	KATHERINE POWERS	KAREN A	LOCKHART	2229 KENMORE AVE		CHARLOTTE	NC	28204
2017-012	12901517	MAGNELL	THERESA M			5100 SHARN TOWERS #504E		CHARLOTTE	NC	28210
2017-012	12901222	MADONIA	FRANCIS			2116 MCCLINTOCK RD #114		CHARLOTTE	NC	28205
2017-012	12901230	MCKEIVER	MARY M TRUSTEE			2116 MCCLINTOCK RD #134		CHARLOTTE	NC	28205
2017-012	12901219	MCLAUGHLIN				2116 MCCLINTOCK RD #111		CHARLOTTE	NC	28205
2017-012	12901716	OBMORGAN PROPERTIES LP	JAMES			4124 TAPPERTY CR		CHARLOTTE	NC	28226
2017-012	12901712	OGRODNICK				1327 SAINT JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901202	ONE THOUSAND TWO HUNDRED & EIGHT THE PLAZA LLC	JOEL			PO BOX 9086		CHARLOTTE	NC	28299
2017-012	12901201	OSTROW	EMMA M			1212 THE PLAZA		CHARLOTTE	NC	28205
2017-012	12901238	PARK	MICHAEL D	EMILY L	PARKER	2116 MCCLINTOCK RD UNIT 224		CHARLOTTE	NC	28205
2017-012	12901608	PARKER	BRADLEY A			1318 SAINT JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901609	PARSANIO	ZACHARY P	MALLORY B	PITTMAN	1314 ST JULIAN ST		CHARLOTTE	NC	28205
2017-012	12901229	PITTMAN	VICTORIA M			2116 MCCLINTOCK RD #133		CHARLOTTE	NC	28205
2017-012	12901621	REDDY				1393 WESTOVER ST		CHARLOTTE	NC	28205

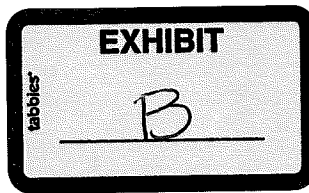
2017-012	12901242	ROBARCHER	PEGGY B		2116 MCCLINTOCK RD #234		CHARLOTTE	NC	28205
2017-012	12901518	ROBINSON	CARL DILLON		2206 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901701	ROLLINS	JOHNNY L	JOHNNY L	6740 PLEASANT OAKS CR		CHARLOTTE	NC	28216
2017-012	12901502	SCHUYLER	BENJAMIN	KENDALL F	2201 COMMONWEALTH AV		CHARLOTTE	NC	28205
2017-012	12901612	SCOBIE	JENNIFER	SCOTT	2215 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901704	SILVER MIDWOOD LLC			1805 SARDIS RD N,STE 120		CHARLOTTE	NC	28270
2017-012	12901706	SILVER MIDWOOD LLC			1805 SARDIS RD N,STE 120		CHARLOTTE	NC	28270
2017-012	12901277	STICCA	JOSEPH		2116 MCCLINTOCK RD UNIT 131		CHARLOTTE	NC	28205
2017-012	12901241	STRISING	JASON MCRAE		3229 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901237	WALLACE HOLDINGS LLC			1509 MARYLAND AVE		CHARLOTTE	NC	28209
2017-012	12901505	WARD	ROBERT FRANKLIN	BETTY	2213 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901607	WORTHINGTON	SCOTT T	ELIZABETH A	1322 SAINT JULIAN ST		CHARLOTTE	NC	28213
2017-012	12901516	WRIGHT	RICHARD A	ELIZABETH A	2220 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901618	YOUNG	LAMANDA		1321 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901619	YOUNG	PHILIP D	VERNELLE LAFRAGE	1327 WESTOVER ST		CHARLOTTE	NC	28205
2017-012		ANTHONY FOX AND MAC MCCARLEY PARKER, POE, ADAMS AND BERNSTEIN			401 S. TRYON ST	SUITE 3000	CHARLOTTE	NC	28201
2017-012		THE DRAKEFORD COMPANY			1914 BRUNSWICK AVE	1A	CHARLOTTE	NC	28201

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-012	12901504	LACASSE	KENNETH P			2211 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901505	WARD	ROBERT FRANKLIN	BETTY	WARD	2213 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2017-012	12901516	WRIGHT	RICHARD A	ELIZABETH A	STEINFELS	2220 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901613	BISHOP	JEFFREY D	JESSICA D	BISHOP	2221 MCCLINTOCK RD		CHARLOTTE	NC	28205
2017-012	12901617	FRERE	ELIZABETH G			1313 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901618	YOUNG	L AMANDA			1321 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901619	YOUNG	PHILIP D	VERNELLE LAFRAGE	YOUNG	1327 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901620	HOLLO	MEAGAN			1329 WESTOVER ST		CHARLOTTE	NC	28205
2017-012	12901621	REDDY	VICTORIA M			1333 WESTOVER ST		CHARLOTTE	NC	28205

taxpid	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr-1
09110315	3410 NODA LLC				3440 N DAVIDSON ST
09110105	AUSTIN	WADE HAMPTON	RACHEL GERALDINE	AUSTIN	12354 HENNIGAN PLACE LN
09110674	BAGNULO	RYAN A			4304 CLARNO DR
09110121	BARRINEAU	CURTIS R			3442 CHAGALL CT
09110119	BENTON	ROBERT LEE JR			3450 CHAGALL CT
09110129	BISSIERE-GROTE	CARIN			620 PATTERSON ST
09110126	BLAKESLEY	SHELLY A			3422 CHAGALL CT
09110112	BONACQUISTO	DONATO			514 PATTERSON ST
09110117	BROCK	CALVIN V IV			3702 ASHFORD LEIGH CT
09110141	BRODSKY	KEITH R			3012 SPRINGS FARM LN
09110652	BRODY	JONATHAN M			517 E 37TH ST
09110134	BROWN	CHRISTINE M			600 PATTERSON ST
09110124	CARPENTER	KYLE		THIBERT	3430 CHAGALL CT
09110302	CASSIDY	DANIEL			507 MERCURY ST
09110120	CAVANNA	ALAN A			3446 CHAGALL CT
09110140	CHAPMAN	JAY		CHAPMAN	3460 N DAVIDSON ST
09110137	CLARK	KRISTINA L			435 S TYRON ST UNIT 704
09110116	CLOSE	MELISSA A			526 PATTERSON ST
09110114	CRABTREE	ERICA	SCOTT	CRABTREE	534 PATTERSON ST
09110644	CRUZ	RAUL	MARIBEL	CRUZ	501 PATTERSON ST
09110138	CUSTOM REMODELED HOMES INC				520 E MARTIN LUTHER KING JR BLVD 1103
09110310	EASON	ANISSA NICHOLE			600 EAST 37TH ST
09110130	FINGER	ERIN A	PATRICK J	WADDEN	10 EAGLE RD
09110603	GAMBLE	NORA WHITLEY			511 E 37TH ST
09110135	GATEWAY HOMES IV LLC				1813 SARDIS RD #330
09110199	GATEWAY HOMES IV LLC				1813 SARDIS RD #330
09110132	HARPER	RICKY BRANDON			608 PATTERSON ST
09110698	HEFFERS	STELLA ELIZABETH	LINDA J	HEFFERS	605 PATTERSON ST
09110127	HOGAN	KIRSTEN			3418 CHAGALL CT
09110131	ITO	YUI R			612 PATTERSON ST
09110122	JEW	RICHARD L			3438 CHAGALL CT
09110648	JMPH PROPERTIES LLC				8715 PRESERVE POND RD
09110144	K & M HOLDINGS LLC				4200 REEDS LANDING CIR
09110118	KETCHIE	COURTNEY I			5154 LINCREST PL
09110125	LEON	ADRIANNE			3213 N MCDOWELL ST
09110142	LIVINGSTON	DAVID			3468 N DAVIDSON ST
09110115	LOCKETT	KEVIN D			530 PATTERSON ST
09110133	LOTT	GARY			604 PATTERSON ST
09110139	MAST	STEVEN			1016 SOMERSBY LN
09110148	MAST	STEVEN GLEN			1016 SOMERSBY LN
09110110	MCNEILL	HANNAH			520 PATTERSON ST

091101048	MECKLENBURG MILL LP					95 BERKELEY ST
09110147	MEYER	JOHN				3417 CHAGALL CT
09110311	MULLEN	KATHERINE GRAVES				518 E 37TH ST
09110143	NEELY	MEREDITH	TAMARA	NEELY		3472 N DAVIDSON ST UNIT H
09110314	NODA PHILANTHROPIC LLC					1009 LEIGH AVE
09110601	NODA TERRACE LLC					6000 FAIRVIEW RD STE 110
09110153	PUGH	STEPHANIE L				3497 CHAGALL CT
09110301	QUEEN	LISA R				501 MERCURY STREET
09110149	RAINIS	MAREK H				3321 AIRLIE ST
09110312	RAMSETH	BENJAMIN ALAN	LYNN MICHELLE	MORRISON		512 E 37TH ST
09110151	REARDON	ALEXANDERA				3489 CHAGALL CT
09110152	REILLY	THOMAS M JR				3493 CHAGALL CT
09110113	RENFRO	CAROLINE MARIE				512 PATERSON ST
09110136	RESIDENTIAL STRUCTURES INC					2991 EVERLASTING BRANCH RD
09110123	SCHLOSBERG	SARA R	MICHAEL	GRAFF		3434 CHAGALL CT
09110647	SPAULDING	RYAN J	ASHLEY HIRABAYSHI	SPAULDING		513 PATERSON ST
09110150	STIEFEL	JASON				3485 CHAGALL CT
09110111	STIENER	RICHARD C II				518 PATERSON ST
09110645	STRICKLAND	ALLEN W	LAURA L	STRICKLAND		505 PATERSON ST
09110104	TCB NODA MILLS LLC					1602 L ST NW STE 401
09110109	TCB NODA MILLS LLC					1602 L ST NW STE 401
09110602	VILLMER	MATTHEW MCCURDY	KELLY ANN	FLETT		507 EAST 37TH ST
09110128	WALLER	JOSHUA D	ALISSA N	WALLER		3414 CHAGALL CT
09110666	WARD	MATTHEW BRIAN				3906 TEAKWOOD AVE
09110649	WATSON	MICHAEL R				601 PATERSON ST
09110146	WEIDLER	REBECCA B				3467 CHAGALL CT
09110145	WILLIAMS	NANCIE C	EDWARD J JR	BURNAM		2614 CROYDON RD
	HINES	STANLEY				6000 FAIRVIEW RD

LastName	OrgLabel	MailAddress	MailCity	Me MailZip
Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205
Benson	My Choice Planning	1845 Academy Street	Charlotte	NC 28205
Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC 28205
Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC 28205
Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC 28206
Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC 28205
Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC 28206
Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC 28277
Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC 28205
Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC 28206



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: **Third** Community Meeting – Rezoning Petition filed by The Drakeford Company to rezone approximately .48 acres located at 2145 and 2151 McClintock Road to permit the development of a quadraplex on each parcel. These quadraplexes will contain live-work units that can accommodate residential or limited office use.

Date and Time of Meeting: 9 March 2017 at 6:00 p.m.

Place of Meeting: 1200 The Plaza (corner of The Plaza and Commonwealth)
Second Floor
Charlotte, NC 28205

Petitioner: The Drakeford Company

Petition No.: 2017- 012

We are assisting The Drakeford Company (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .48 acre site (the “Site”) located at 2145 and 2151 McClintock Road (the north side of McClintock Road between Nandina Street and St. Julien Street) from the R-5 zoning district to the MUDD-CD zoning district. The purpose of the rezoning is to permit the development to permit the development of a quadraplex that can accommodate residential or limited office use on each parcel.

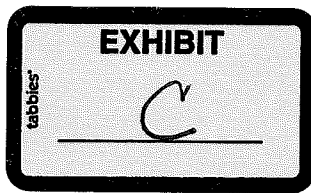
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a third Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg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

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a third Community Meeting regarding Rezoning Petition 2017-012 on 9 March 2017, at 6:00 p.m., at 1200 The Plaza (corner of The Plaza and Commonwealth), Second Floor, Charlotte, NC 28205. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Anthony Fox at (704) 335-9841.

cc: Patsy Kinsey, City Councilmember District 1

Date Mailed: March 1, 2017



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: THE DRAKEFORD COMPANY
REZONING PETITION NO.: 2017-012
March 9, 2017

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Nick Tosco	401 S. Tryon Street, Suite 3000, Charlotte, NC 28202	704.335.6636	
Kevin Pfahl	1200 The Plaza, Charlotte, NC	704.342.1065	
Bobby Drakeford			



Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Rezoning Petition 2017-012 Community Meeting

1200 The Plaza

6:00 p.m. — March 9, 2017

Meeting Agenda

- I. Introductions (Nick Tosco)
- II. Rezoning Timeline (Nick Tosco)
- III. Project Description (Bobby Drakeford)
- IV. Planning Feedback / Concerns (Bobby Drakeford)
- V. Design Concepts (Susan Pfahl / Kevin Pfahl)
- VI. Discussion / Next Steps (All)



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Development Team

- Anthony Fox — Parker Poe Bernstein Attorneys (Rezoning Consultant)
- Nick Tosco — Parker Poe Bernstein Attorneys (Rezoning Consultant)
- Bobby Drakeford — The Drakeford Company (Developer)
- Nick Bushon — Design Resource Group (Land Planner / Civil Engineer)
- Susan Pfahl — Pfahl Architecture (Architect)
- Kevin Pfahl — Pfahl Architecture (Architect)
- General Contractor — Pfahl Builders (Proposed)

Rezoning Timeline

- 10/24/2016 — Rezoning Application Filed (Petition Number 2017-012)
- 01/04/2017 — Community Meeting # 1 (Plaza Midwood Public Library)
- 02/21/2017 — Community Meeting # 2 (Plaza Midwood Public Library)
- 03/09/2017 — Community Meeting # 3 (1200 The Plaza – 2nd Fl.)
- 04/17/2017 — 6:00 p.m. - City Council Public Hearing*
- 05/15/2017 — 6:00 p.m. - City Council Decision*

* Held at City/County Government Center — 600 E. Fourth St.



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Zoning Overview

- Current Zoning: R-5 (2145 and 2151) and O-2 (2155 grandfathered)
 - Recommended Zoning: O-2 (office - 2145), R-5 (residential – 2151 and 2155)
 - Proposed Zoning: MUDD-CD (conditional)
 - Proposed Uses: Residential (10 units), Live-Work (2 units, 1 in bldgs A & B)
- Live-Work Unit Conditions
- Operating hours: 7:00 a.m. – 7:00 p.m., weekdays; 10:00 a.m. – 5:00 p.m., Saturday.
 - Number of Employees: 1 (excluding the resident(s))
 - Signage: non-illuminating, less than 18’ x 24’, attached to building less than 500 (living area estimated sq. ft.)
 - Office Sq. Ft.: limited to books, tapes or media associated with professional service
 - Retail Sales: legal, counseling, architecture, other professions, TDB
 - Allowed Services: TDB

Above conditions included in homeowner’s association restrictive covenants

Commercial Uses Prior to Development

- 2145 proposed uses: includes construction trailer or real estate sales center
Operating hours: 7:00 a.m. – 7:00 p.m., weekdays; 10:00 a.m. – 5:00 p.m., Saturdays; 10:00 a.m. – 5:00 p.m., 12:00 p.m. – 5:00 p.m., Sundays (sales center only).
- 2151 proposed uses: none
- 2155 proposed uses: those currently allowed



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Building Description

- Number of Units: 12
- Addresses: 2145, 2151, 2155/57 (duplex)
- # Units / # Bldgs: 12 / 4
- # Stories/Height: Bldg A & B: 2.5 / 36+/- ft.
Bldg C: 2.0 / 34+/- ft.
- BR/BA/Sq. Ft.: 2 or 3BR / 2 or 3BA / 1,200+/- or 1,400+/- Sq. Ft.
- Housing Type: Condominium Flats (quadrplexes)
- Price Range: \$325,000 - \$375,000
- Ext. Features: Shingles, Brick, Hardi-Plank & Panel, Porches
- Int. Features: Hardwoods/Tile, Granite, 9 Ft. Ceilings

Site Description

- Density: 17.6 Units / Acre
- Parking: 1.5+ Spaces / Unit
- Setbacks: McClintock: 15 ft. from property line, 24 ft. from street.
St. Julien: 8 ft. from property line, 17 ft. from street.
- Fencing: Masonry (brick or parched cement)
- Management: Homeowner's Association



THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Condominium Community @ 2145, 2151 & 2155 McClintock Rd.

Project Schedule

- 1st Qtr. 2017 – Community / Rezoning Meetings
- 2nd Qtr. 2017 – Rezoning Approved / Design / Marketing
- 3rd Qtr. 2017 – Design / Sales / Apply for Building Permits
- 4th Qtr. 2017 – Permits Issued / Construction Begins
- 4th Qtr. 2018 – Construction Completed / New Neighbors

Contact Information

Anthony Fox — (704) 372-9000, anthonyfox@parkerpoe.com
Nick Tosco — (704) 372-9000, nicktosco@parkerpoe.com
Bobby Drakeford — (704) 344-0332, bobby@tdcrealestate.com
Nick Bushon — (704) 343-0608, nick@drgrp.com
Susan Pfahl — (704) 342-1065, susan@pfahl.com
Kevin Pfahl — (704) 342-1065, kevin@pfahl.com