

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-015

Petitioner: MANNA CAPITAL, LLC
Rezoning Petition No.: 2017-015
Property: ± .833 acres located along Rexford Road, Charlotte, NC 28211 (the "Site").

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 Wednesday, December 14th, 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 November 29, 2016. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on December 14th, 2016 at 6:30 PM, at Charlotte Marriott SouthPark, Colony Room, 2200 Rexford Road, Charlotte, NC 28211.

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 Bob Branan and Lanie Hudson; Keith MacVean and Ron Melamed with Moore & Van Allen, PLLC; and Brad Norvell with McMillan Pazdan Smith Architecture.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting by welcoming the attendees to the Community Meeting on Rezoning Petition No. 2017-015. In turn, the other Petitioner's representatives introduced themselves.

Mr. MacVean referenced the site location aerial photograph on display when describing the history of the Site. The existing zoning [O-15 (CD)] was established in 1972 as part of the zoning of the area known as "The Park." A maximum amount of square feet of commercial space was set for The Park at that time. This maximum square footage was met some years ago. Any changes to the total square footage within The Park requires the submission of a rezoning application.

The building currently located on the Site has been vacant for a couple of years. Its previous use was a branch bank. The total square footage of the existing structure is approximately 3,150. The building proposed to be built on the site is expected to be approximately 7,200 square feet.

The rezoning petition was submitted on October 24, 2016. The rezoning is needed for two reasons: (1) the required number of parking spaces under the existing zoning for a building the size as the one planned is 21 spaces. The size and configuration of the site makes this a challenge. Additionally, the use contemplated for the building doesn't support a need to have that many spaces. The site plan depicts 12 spaces including one handicapped space. 12 parking spaces meets the required parking under MUDD (CD) zoning; (2) generally, the areas around SouthPark are being rezoned to MUDD (CD). Therefore, the change to the Petitioner's site is consistent with this trend.

The petitioner expects the public hearing and presentation to the City Council Zoning Committee to occur in January 2017 followed by a vote on the rezoning by the full City Council on February 20, 2017.

Mr. Norvell then led the discussion about the design of the building and landscaping. He described the design as Williamsburg revival with Georgian features. The building is one story with dormers as an architectural feature. There is also a basement area of approximately 1,400 square feet.

The primary exterior material used on the building is brick. The roof will be covered with architectural shingles or some other permanent roofing material.

There are two tree save areas shown on the site plan. These areas will be cleared of undergrowth, but otherwise generally remain wooded.

Some utilities will require relocation such as a transformer box near Rexford Road. The transformer lies within the area affected by required widening the sidewalk.

Mr. Branan spoke about the sponsorship of the project. He stated the owner is a private individual who wants a private office in which to conduct his family's financial affairs. The building design follows the family's traditional nature. As such, the building will have a residential feel. It could be viewed as a home.

II. Summary of Questions/Comments and Responses:

Question: A question was asked about the apparent loss of street trees.

Response: Mr. MacVean responded that due to the relocation of the driveway, one tree would be removed, but another tree would be added in the landscape buffer in the approximate location of the existing driveway.

A general discussion followed in regard to the driveway located on the adjacent parcel to the west of the Site. The Petitioner hopes to maintain the use of this driveway via an existing curb cut in the rear parking area.

Question: Will the new zoning allow for any use of the property in the future if permitted under MUDD zoning?

Response: Mr. MacVean responded that since the zoning being sought is conditional any change in use would require the property to be rezoned through the same process as that currently taking place.

Question: What is the timing of the construction?

Response: The Petitioner hopes to close on the purchase of the Site by mid-March. Demolition followed by construction will commence shortly thereafter. Construction is expected to take approximately twelve months.

Question: What is the height difference between the current building and this new project?

Response: Mr. Norvell responded that the peak of the roof is 35 feet which is roughly 10 feet taller than the current building. The cupola is approximately 10 to 15 feet above the roof line.

Question: How many entrances are there to the building?

Response: There are two entrances into the office building; steps up to the front main entry for occasional guests. The back entrance will be predominantly used by the family on a daily basis.

Question: How far back will this new building sit?

Response: The current project will be sit approximately the same distance from the road as the building next to it. The set-back conforms to the MUDD (CD) requirements.

Question: Would the Petitioner consider contributing monetarily to the maintenance of the center median along Rexford Road? It was noted that the developer of the new hotel on the other side of Rexford Road had agreed to contribute \$25,000 for this purpose.

Response: Given the relative size of the Petitioner's project as compared with the new hotel, it would be difficult to make a significant contribution towards the maintenance of the median. With that said, the Petitioner does wish to be a good neighbor and would certainly entertain the discussion.

Question: Will there be construction rules of engagement? The concern is about late work hours such as pouring concrete at 2:00 AM.

Response: While the desire is to complete the building as quickly as possible, the Petitioner does not anticipate that the construction activity will extend into late hours. This is something the Petitioner is certainly willing to discuss further with those impacted. Mr. VacVean added that an arrangement about the work hours cannot be included in the notes to the rezoning application since the city has a difficult time enforcing such things.

Question: What is the status of the wall along the eastern property line adjacent to the Trianon condominium complex?

Response: A wall will be maintained along the property line and the buffer plantings may be enhanced. It was also noted the existing wall is within the Site boundaries.

One of the Trianon residents explained the origin of the wall. He stated that when the original bank branch was constructed, a wall was not built. After negotiations with the Trianon residents an agreement was reached whereby the bank built the wall.

Question: What is the name of the client and when would that information be made public.

Response: Mr. Branan responded that the owner is a private family and wishes to avoid being contacted by various vendors who wish to work on the project such as contractors, signage companies, etc. The owner's identity will likely be made public at the time of the public hearing or the Zoning Committee meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition as a result of the community meeting were made.

Respectfully submitted this 19th day of December, 2016.

cc: Mayor and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Department
Bob Branan, Manna Capital, LLC
Ron Melamed, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Brad Norvell, McMillan, Pazdan and Smith Architecture

PET_NO	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-015	17708215	2101 REXFORD ROAD LLC			C/O LRC PROPERTIES LLC	5 INTERNATIONAL PARK DR	SUITE 125	RYE BROOK	NY	10573
2017-015	17708136	3528 - B COLONY ROAD LLC				3528-B COLONY RD LLC		CHARLOTTE	NC	28211
2017-015	17708137	ABDELMALIK		SHERINE	MIKHAIL	3528 COLONY ROAD UNIT C		CHARLOTTE	NC	28211
2017-015	17708224	ALLEN				3504 COLONY RD APT G		CHARLOTTE	NC	28211
2017-015	17708220	AMIGO				126 SONNYS WY		FT MILL	SC	29708
2017-015	17709101	ASSOCIATED APARTMENT	INVESTORS-COLONY			1515 MOCKINGBIRD LN,STE 550		CHARLOTTE	NC	28209
2017-015	17708142	BAILEY	CINDY DAVIS			3524-B COLONY RD		CHARLOTTE	NC	28211
2017-015	17708245	BANK OF NORTH CAROLINA			ATTN: ACCOUNTING DEPARTMENT	3980 PREMIER DR SUITE 210		HIGH POINT	NC	27265
2017-015	17708186	BARBEE	ROBERT PAUL			908 ARDSLEY RD		CHARLOTTE	NC	28207
2017-015	17708107	BARE	SHERYL ROSS			595 KENWAY LOOP		MOORESVILLE	NC	28117
2017-015	17708132	BLACKWELDER	TRACY	ALICE	BLACKWELDER	3532 COLONY RD APT A		CHARLOTTE	NC	28211
2017-015	17708228	BOOTH	PARIS EDWARD		JUNE LASHMIT	3504 COLONY RD APT K		CHARLOTTE	NC	28211
2017-015	17708105	BRIGMAN	MARSHA J			2235 REXFORD RD APT E		CHARLOTTE	NC	28211
2017-015	17708163	BROWN	CATHY K			3500 COLONY RD APT C		CHARLOTTE	NC	28211
2017-015	17708131	BROWN	JAN ELLEN			3532 COLONY RD APT C		CHARLOTTE	NC	28211
2017-015	17708114	BURLEY	ELEANOR L			1708 ROXBOROUGH RD #B		CHARLOTTE	NC	28211
2017-015	17708195	BU TZ	SARAH E			2233-A REXFORD RD		CHARLOTTE	NC	28211
2017-015	17708138	CALLAWAY	MATTHEW			3528 COLONY RD APT D		CHARLOTTE	NC	28211
2017-015	17708144	CARRAWAY	JOHN W II			3520 COLONY RD APT C		CHARLOTTE	NC	28211
2017-015	17708152	CERNYAK-SPATZ	SUSAN			3516 COLONY RD APT A		CHARLOTTE	NC	28211
2017-015	17708234	CLINTON	CAROLYN S			PO BOX 24224		JACKSONVILLE	FL	32241
2017-015	17708177	COBB	HAILEY A			2225 REXFORD RD #B		CHARLOTTE	NC	28211
2017-015	17708222	COLEMAN	JACOB C			3504 COLONY RD UNIT E		CHARLOTTE	NC	28211
2017-015	17708140	COLEY	MARY ELIZABETH			3524-C COLONY RD		CHARLOTTE	NC	28211
2017-015	17708171	COLLINS	CHRISTOPHER D			3508 COLONY RD UNIT F		CHARLOTTE	NC	28211
2017-015	17708196	CORRIGAN	JOAN M		CAROLE A COULTER	2233 REXFORD RD UNIT C		CHARLOTTE	NC	28211
2017-015	17708164	COULTER	WILLA W			3500 COLONY RD APT B		CHARLOTTE	NC	28211
2017-015	17708124	COULTHURST	ELDA-ROSA			1704 ROXBOROUGH RD		CHARLOTTE	NC	28211
2017-015	17708153	CRANFORD	MALCOLM H	CLEO P	CRANFORD	3516 COLONY RD APT B		CHARLOTTE	NC	28211
2017-015	17708179	CROWE	FLORENCE P			2227 REXFORD RD APT A		CHARLOTTE	NC	28211
2017-015	17708198	CULPEPPER	KARA E			2233 REXFORD RD #B		CHARLOTTE	NC	28211
2017-015	17708127	DAY	ALISON K			1700 ROXBOROUGH RD #D		CHARLOTTE	NC	28211
2017-015	17708148	DAY	EDITH B			644 ARRUDA TERRACE		THE VILLAGES	FL	32162
2017-015	17708145	DD FREEDOM LLC				2820 SELWYN AVE		CHARLOTTE	NC	28209
2017-015	17708150	DD FREEDOM LLC				2820 SELWYN AVE		CHARLOTTE	NC	28209
2017-015	17708167	DICKERSON	CHRISTIE D			3508-B COLONY RD		CHARLOTTE	NC	28211
2017-015	17708181	DRAYTON	SHAWN TERRELL SR			2227 REXFORD RD APT C		CHARLOTTE	NC	28211
2017-015	17708151	EBAUGH	ALYSON M	MICHAEL N	EBAUGH	3520 COLONY RD UNIT I		CHARLOTTE	NC	28211
2017-015	17708108	ELLIS	HENDRICK H	DIANE M	ELLIS	1712 ROXBOROUGH RD #C		CHARLOTTE	NC	28211
2017-015	17708110	EUSTIS	JOHN BRITTIN	JAMES CARLOS III	SMITH	1712 ROXBOROUGH RD #E		CHARLOTTE	NC	28211
2017-015	17708225	EVANS	MARCINE S			3504 COLONY RD APT H		CHARLOTTE	NC	28211
2017-015	17708230	EXUM	FRANCES B			3504 COLONY RD APT M		CHARLOTTE	NC	28211
2017-015	17708232	EXUM	FRANCES B			3504 COLONY RD APT M		CHARLOTTE	NC	28211
2017-015	17708219	FARAH I	FARAMARZ	NEKOO	DAHI	1721 STERLING RD		CHARLOTTE	NC	28209
2017-015	17708190	GANTT	J SAMUEL			2229 REXFORD RD APT F		CHARLOTTE	NC	28211
2017-015	17708217	GARLAND	KAREY LEIGH			113 MANNING DR		CHARLOTTE	NC	28209
2017-015	17708104	GENISOL	BABUR			2235 REXFORD RD APT D		CHARLOTTE	NC	28211
2017-015	17708193	GEORGIOUS JR	JOHN R			417 EAST BLVD STE 102		CHARLOTTE	NC	28203
2017-015	17708201	GILBERT	PALLIE W	MARINA	GREGORY	3424 COLONY RD		CHARLOTTE	NC	28211
2017-015	17708233	GREGORY	DEREK W	ELAINE	GRIFFIN	3504 COLONY RD		CHARLOTTE	NC	28211
2017-015	17708156	GRIFFIN	WILLIAM L			618 COLVILLE RD		CHARLOTTE	NC	28207
2017-015	17708170	HEDLEY	MARCIA J	HELEN E	IVEY	3508 COLONY RD APT E		CHARLOTTE	NC	28211
2017-015	17708103	HELEN ELIZABETH IVEY REVOCABL	HUST			2235 REXFORD RD APT C		CHARLOTTE	NC	28211
2017-015	17708197	HELLAMS	KATHRYN E			3619 MORELAND FARMS RD		CHARLOTTE	NC	28226
2017-015	17708188	HILL	GALE B			2229 REXFORD RD APT D		CHARLOTTE	NC	28211
2017-015	17708165	HONAKER	STEPHEN N	CYNTHIA N	HONAKER	3500 COLONY RD APT A		CHARLOTTE	NC	28211

2017-015	17708133	HOUGHTON	JOHN E	EUGENE ALLEN	STEELE	3532 COLONY RD UNIT B	CHARLOTTE	NC	28211
2017-015	17708174	HUMPHRIES	SCOTT	ROBYN	STACY-HUMPHRIES	5215 SUNNINGDALE DR	CHARLOTTE	NC	28277
2017-015	17708118	IHRIG	JEAN LOUISE			1708 ROXBOROUGH RD UNIT G	CHARLOTTE	NC	28211
2017-015	17708130	JENKINS	ALICE J			1700 ROXBOROUGH RD APT E	CHARLOTTE	NC	28211
2017-015	17708143	JONES	CAMERON DOW			3520A COLONY RD APT A	CHARLOTTE	NC	28211
2017-015	17708119	JONES	JUSTIN			1708 ROXBOROUGH RD UNIT H	CHARLOTTE	NC	28211
2017-015	17708169	JUDD	BRUCE M			3508 COLONY RD UNIT D	CHARLOTTE	NC	28211
2017-015	17708147	JUSTICE	SANDRA ROBINSON		(BY MARRIAGE)	2404 QUAIL LAKE DR	CHARLOTTE	NC	28210
2017-015	17708113	KELLAM	W J JR	LYNN B	KELLAM	3419 KINGSMEADE CT	CHARLOTTE	NC	28226
2017-015	17708180	KELLAM	W J JR	LYNN B	KELLAM	3419 KINGSMEADE CT	CHARLOTTE	NC	28226
2017-015	17708154	KELLMANN	BARBARA		(TST U/W OF EDNA KELLMANN)	616 SUNFISH LN	TEGA CAY	SC	29708
2017-015	17708221	KING	ANDREW S			3504 COLONY RD UNIT D	CHARLOTTE	NC	28211
2017-015	17708218	KING	KELLY S			3504-A COLONY RD	CHARLOTTE	NC	28211
2017-015	17708206	LANGFORD	JOHN L	MARY FUNDERBU	LANGFORD	2839 WICKERSHAM RD	CHARLOTTE	NC	28211
2017-015	17708223	LEE	LYNN D			3504 F COLONY RD	CHARLOTTE	NC	28211
2017-015	17708192	LINDER	DOROTHY F		(BY MARRIAGE)	6700 HAWKS NEST LN	STANLEY	NC	28164
2017-015	17708176	LOPETT	JULIE J			2225 REXFORD RD UNIT C	CHARLOTTE	NC	28211
2017-015	17708101	LUBEJO	NICOLE M			2235 REXFORD RD APT A	CHARLOTTE	NC	28211
2017-015	17708134	LUONG	TRAM			9502 RIDGEFOREST DR	CHARLOTTE	NC	28277
2017-015	17708106	LUTTRELL	LE III			1712 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2017-015	17708184	LYNN	MARY DEBORAH			840 WILDWOOD WY	WOODLAND	CA	95695
2017-015	17708128	MAHONE	MARY HOOD			1700 ROXBOROUGH RD APT B	CHARLOTTE	NC	28211
2017-015	17708158	MAHONE	ROBIN ROBERTA ANN			3500 COLONY RD,UNIT H	CHARLOTTE	NC	28211
2017-015	17708173	MAXWELL	BERTHA L			3508 COLONY RD APT H	CHARLOTTE	NC	28211
2017-015	17708126	MAZHARI	MICHAEL A	BROOKE C	JETER	1700 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2017-015	17708205	MCCARTHUR	ALEXANDER IV	TIFFANY C	MCCARTHUR	2831 WICKERSHAM RD	CHARLOTTE	NC	28211
2017-015	17708123	MCCORKLE	JAMES T	SAIDA M	MCCORKLE	1704 ROXBOROUGH RD APT C	CHARLOTTE	NC	28211
2017-015	17708187	MCCUTCHEON	BEVERLY C.			2229 REXFORD RD APT C	CHARLOTTE	NC	28211
2017-015	17708121	MCKAIG	KAREN M			1708 ROXBOROUGH RD APT I	CHARLOTTE	NC	28211
2017-015	17708122	MCLENDON	EUGENE B	MARGIE	MCLENDON	1704 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2017-015	17708135	MILLETTE	SAMUEL JR	LYNNE	MILLETTE	102 INDIAN BAYOU DR	DESTIN	FL	32541
2017-015	17708203	MOORE	WILLIAM STACEY III	CAROLYN GEIGER	MOORE	2815 WICKERSHAM RD	CHARLOTTE	NC	28211
2017-015	17708115	NICOLSON	JESSICA	SVEN	MEYDELL	1708 ROXBOROUGH RD, UNIT C	CHARLOTTE	NC	28211
2017-015	17708117	OATMAN	CYNTHIA			211 HODGSON RD	CHARLOTTE	NC	28211
2017-015	17708189	OVERHEU	KRISTIN M			109 HARWICK CT	MOORESVILLE	NC	28117
2017-015	17708183	PARKER	LUAN S			2227 REXFORD RD UNIT E	CHARLOTTE	NC	28211
2017-015	17708168	PLYER	EMILY	ALICE T	POLITES	3508 C COLONY ROAD	CHARLOTTE	NC	28211
2017-015	17708204	POLITES	JOHN A			2823 WICKERSHAM RD	CHARLOTTE	NC	28211
2017-015	17708129	REAVIS	KELLY M			1700 ROXBOROUGH RD UNIT C	CHARLOTTE	NC	28211
2017-015	17708216	REXFORD PARK INVESTORS LLC			C/O TRINITY PARTNERS MGMT	3730 GLEN LAKE DR #110	CHARLOTTE	NC	28208
2017-015	17708303	REXFORD PARK INVESTORS LLC			C/O TRINITY PARTNERS MGMT	3730 GLEN LAKE DR #110	CHARLOTTE	NC	28208
2017-015	17708146	RICHARDS	CHANNING O	SALLYE T	RICHARDS	PO BOX 3110	BALD HEAD ISLAND	NC	28461
2017-015	17708182	ROWE	KELLY ELIZABETH			2227 REXFORD RD APT D	CHARLOTTE	NC	28211
2017-015	17708125	SAUNDERS	KATHERINE WARD		REVOCABLE TRUST	1704 ROXBOROUGH RD APT B	CHARLOTTE	NC	28211
2017-015	17708160	SEEBERG	MARY REGINA			3500-F COLONY RD	CHARLOTTE	NC	28211
2017-015	17708207	SHAW	ALAN PAGE JR	MARY HOWARD	SHAW	2901 WICKERSHAM RD	CHARLOTTE	NC	28211
2017-015	17708194	SHEPPARD	EDWARD TIMOTHY	CARLA H	SHEPPARD	2231 REXFORD RD APT D	CHARLOTTE	NC	28211
2017-015	17708120	SHOCKLEY	WILLADENE BUCHANAN			1708 ROXBOROUGH RD APT F	CHARLOTTE	NC	28211
2017-015	17708172	SHORT	BOBBY LEE	DIANNE E	SHORT	3508 COLONY RD APT G	CHARLOTTE	NC	28211
2017-015	17708102	SHUFORD	LOUISE BATE			2235 REXFORD RD UNIT B	CHARLOTTE	NC	28211
2017-015	17708149	SLOAN	MICHAEL			10168 LAKEVIEW DR	EL PASO	TX	79924
2017-015	17708155	SNIDER	JENNINGS RANDALL			3516 COLONY RD APT D	CHARLOTTE	NC	28211
2017-015	17708302	SOUTH PARK REAL ESTATE LLC		LAROCHELLE	ATTN:JOHN W MARRIOTT III & LEE	9737 WASHINGTONIAN BLVD STE 404	GAITHERSBURG	MD	20878
2017-015	17708141	STEPHENS	LINDA SUE			3524 COLONY RD APT D	CHARLOTTE	NC	28211
2017-015	17708157	STEPHENS	ROY MICHAEL			6400 PARK RD	CHARLOTTE	NC	28210
2017-015	17708229	SUTTON	JAY-MICHAEL B	EMILY	SUTTON	3504 COLONY RD UNIT L	CHARLOTTE	NC	28211
2017-015	17708166	SWAN REALTY CORPORATION			PETITION 2017-015 COMMUNITY MEETING REPORT	PO BOX 11265	CHARLOTTE	NC	28220

2017-015	17708175	TAYLOR	AMBRIEL Y	ANTHONY G	CHAHINE	2225 REXFORD DR UNIT D	CHARLOTTE	NC	28211
2017-015	17708178	THE BIRDHOUSE I/T	ADAM J	STUART BRENT	WAINSCOTT	2225 REXFORD RD, UNIT A	CHARLOTTE	NC	28211
2017-015	17708159	THOMPSON	RAJIVE			3500 COLONY RD APT G	CHARLOTTE	NC	28211
2017-015	17708111	TIWARI	GEORGE R III			1712 ROXBOROUGH RD APT F	CHARLOTTE	NC	28211
2017-015	17708199	TROTTER				2233 REXFORD RD APT E	CHARLOTTE	NC	28211
2017-015	17708116	TURTLE DREAMS I LLC	BRYANT MICHAEL			6914 SUMMERHILL RIDGE DR	CHARLOTTE	NC	28226
2017-015	17708191	WEISGERBER	SUSAN			2231-A REXFORD RD	CHARLOTTE	NC	28211
2017-015	17708109	WEISSEN	DONALD BARNES		MADGE GARRISON WHITE	1712 ROXBOROUGH RD UNIT D	CHARLOTTE	NC	28209
2017-015	17708161	WHITE	TIFFANY S			3500 COLONY RD APT E	CHARLOTTE	NC	28211
2017-015	17708162	WHITE	BEVERLY			4401 TOWN & COUNTRY DR	CHARLOTTE	NC	28226
2017-015	17708139	WHITLOW	JAMES H	BETTY F	WICKER	3524 COLONY RD APT A	CHARLOTTE	NC	28211
2017-015	17708227	WICKER	PAYTON LOUISE			3504 COLONY RD APT J	CHARLOTTE	NC	28211
2017-015	17708112	WOODARD	SCOTT MCLEOD			1712 ROXBOROUGH RD #G	CHARLOTTE	NC	28211
2017-015	17708235	WRENN	WILLIAM R,		WILLIAM R YARBROUGH, JR TRUST	3504 COLONY RD APT Q	CHARLOTTE	NC	28211
2017-015	17708185	YARBROUGH				2229 REXFORD ROAD # A	CHARLOTTE	NC	28211
2017-015	17708226	YL GLOBAL PROPERTIES LLC	BRIAN JARVIS			720 GOVERNER MORRISON #130	CHARLOTTE	NC	28211
2017-015	17708231	ZAPATA				3504 COLONY RD APT N	SUITE 4700 CHARLOTTE	NC	28202
2017-015		RONALD S. MELAMED			MOORE & VAN ALLEN PLLC	100 N. TRYON ST	SUITE 110 CHARLOTTE	NC	28211
2017-015		MANNA CAPITAL, LLC				421 PENMAN ST	CHARLOTTE	NC	28211

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2017-015	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2017-015	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209
2017-015	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC 28086
2017-015	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209
2017-015	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC 28209
2017-015	Beth	Carpenter	Deering Oaks NA	2400 Richardson Drive	Charlotte	NC 28211
2017-015	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC 28209
2017-015	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC 28211
2017-015	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28209
2017-015	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC 28210
2017-015	Rachel	Gold	Ballantyne Residential Property Owners Association	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2017-015	Tom	Golen	Piedmont Row HOA	4625 Piedmont Row Drive, #511E	Charlotte	NC 28210
2017-015	Maddy	Baer	Wrencrest HOA	5617 Fairview Rd #7	Charlotte	NC 28209
2017-015	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC 28210
2017-015	John	McCann	Piedmont Row HOA	4620 Piedmont Row Drive	Charlotte	NC 28210
2017-015	Rachel	Gold	Firstserve Residential, Inc.	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2017-015	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC 28211
2017-015	Tammi	Gilbert	Southpark Neighborhood Organization	5731 Closeburn Road	Charlotte	NC 28210
2017-015	Anne	Greak	Ballantyne Residential Property Owners Association	5970 Fairview Road, Ste 710	Charlotte	NC 28210
2017-015	David	Herran	Fairmeadows Neighborhood Association	2918 Eastburn Road	Charlotte	NC 28210
2017-015	Robert	Aulebach	Royal Crest Homeowners Association	6000 South Regal Lane	Charlotte	NC 28210
2017-015	Rachel	Gold	Highgrove Homeowners Association	5970 Fairview Road, Ste 710	Charlotte	NC 28210
2017-015	Brian	Gesing	Barclay Downs HOA	3301 Ferncliff Road	Charlotte	NC 28211

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-15 – Manna Capital, LLC

Subject: Rezoning Petition No. 2017-15

Petitioner/Developer: Manna Capital, LLC

Current Land Use: Office

Existing Zoning: O-15 (CD)

Rezoning Requested: MUDD (CD)

Date and Time of Meeting: **Wednesday, December 14, 2016 at 6:30 p.m.**

Location of Meeting: Charlotte Marriott SouthPark
Colony Room
2200 Rexford Road
Charlotte, NC 28211

Date of Notice: November 28, 2016

We are assisting Manna Capital, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the Site with a newly constructed office building on a ±.833 acre parcel located at 2245 Rexford Road (the “Site”). 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 the ±.833 acre Site from O-15 (CD) to MUDD (CD). The site plan associated with the Petition proposes to replace the existing building with a newly constructed office building (approximately 7,200 square feet) for the use as a private office.

The proposed office building will be constructed primarily of brick. All screening and landscaping shall conform to the standards under the City of Charlotte Zoning Ordinance. The Petitioner shall make good faith and diligent efforts to preserve existing trees and shrubs within the perimeter of the Site.

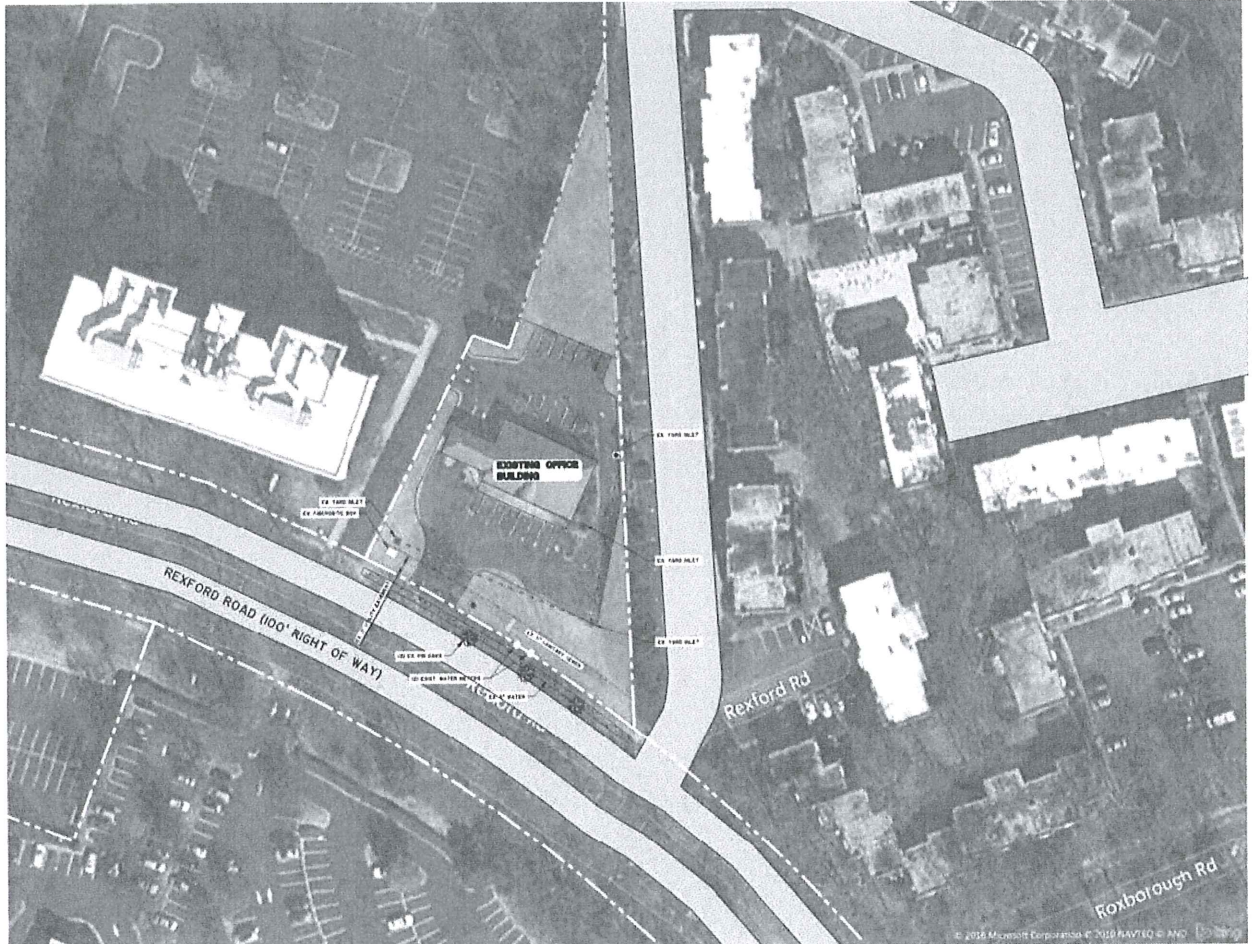
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’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 Wednesday, December 14, at 6:30 p.m. at Charlotte Marriott SouthPark, Colony Room, 2200 Rexford Road, Charlotte, NC 28211.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Ron Melamed (704-331-3605) or Keith MacVean (704-331-3531). Thank you.

cc: Mayor and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Ronald Melamed, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: MANNA CAPITAL, LLC
 REZONING PETITION NUMBER 2017-15
 DECEMBER 14, 2016

Name	Address	Phone	Email
1 NAGY ABDEL MALIK	3528 Colony Rd AC	(718) 564-2360	Malik NAGY, LLC Hotmail
2 Steve Horvath	3500-A Colony Rd		shorvathcardinal@att.net
3 Wilma Eury	3040 E. 6th Ave	704-553-2615	Wilma.Eury@att.net
4 M'Liam Martin	" "	"	MURRAY HEGARDNER@ATT.NET
5 Hilary Larsen	3015 Blarendon Rd		hilarygreenberg@hotmail.com
6 BRUCE JUD	3508 COLONY		
7 James East	3013 Colony	704-620-1889	
8 Cathy Brown	3500-C Colony Rd ²⁸²¹	704-366-3775	ckbrown@att.net
9 Robb Aulebach	3013 Mountainbrook Rd	704-690-2330	rmann@aol.com
10 Robert McCarpe	3122 Mountainbrook ^{Landwood Dr}		president@ndcivic.com