



THE WALTER FIELDS GROUP, INC.  
Consultants for Planning, Zoning & Land Development

May 23, 2017

Dear Neighbors:

We invite you to attend a neighborhood meeting to receive a presentation on a rezoning petition for approximately 2 acres located at the corner of Sam Drenan Rd. and Marney Avenue. The applicant for this development is Laurel Street Residential and the purpose of the rezoning request is to change the current single family residential classification to a multi-family classification to allow for the development of a new senior housing project on the site. For more information on this petition, please go to the link below:

<http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2017Petitions/Pages/2017-089.aspx>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

**The meeting will be held on Monday June 5 from 7:00 to 8:00 pm at the Grier Heights Community Center located at 3100 Leroy Street.**

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

**COMMUNITY MEETING FORM  
PETITION NUMBER 2017-089**

Date of original contact: May 23, 2017

Persons and Organizations contacted with date and explanation of how contacted:

City supplied lists were used to contact 29 interested parties via first class US mail. (see attached mailing lists).

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Date, time and location of meeting: June 5, 2017, 7:00 p.m.  
Grier Heights Community Center  
3100 Leroy Street, Charlotte NC

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Invitation letter attached

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Persons in attendance at meeting: 31 persons attended the community meeting.

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Kemena Brooks, Lee Cochran, and Walter Fields, attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting: 31 people attended the community meeting. Lee Cochran introduced the project and the project time table as well as background about the Petitioner, Laurel Street Residential. Kemena Brooks discussed the project and summarized the work that had been going to develop plans for the development of an 80 unit senior housing building. That included prior meetings and discussions with the community leaders. There were a few questions about the site plan, especially as it related to access for emergency vehicles and whether there would be enough parking on the site. A concern was expressed about traffic in the area and from the proposed development. A question was asked about whether the rent included all utilities: water will be included but electric service will be paid by each resident. A question was asked about when residents could start the application process to live here. There were positive comments about the need for senior housing in the community but no significant issues were raised. Many in attendance that expressed an opinion were supportive of the project.

No site plan modifications have been made to the site plan at this time as a direct result of the community meeting.

2017-089  
COACK PROPERTIES INC  
3300 SHOPTON RD  
CHARLOTTE, NC 28217

2017-089  
LAWRENCE CROCKETT  
3008 MARNEY AVE  
CHARLOTTE, NC 28205

2017-089  
GRIER PARK  
% WESTMINSTER CO  
PO BOX 26560  
GREENSBORO, NC 27415

2017-089  
MICHAEL I JAFFA  
DEBRA L ET AL  
PO BOX 31873  
CHARLOTTE, NC 28231

2017-089  
DEBORA W MOORE  
3001 MARNEY AVE  
CHARLOTTE, NC 28205

2017-089  
ONIS W POLK  
LILLIE S POLK  
3009 STANCILL PL  
CHARLOTTE, NC 28205

2017-089  
RON'S GROCERY INC  
11404 SPREADING OAK LN  
CHARLOTTE, NC 28226

2017-089  
WILLIE JR STRADFORD  
EUNICE C STRADFORD  
11203 HOMEPLACE LN  
MINT HILL, NC 28227

2017-089  
HENRY FERMAN & W WALLACE  
JOSEPHINE  
3005 STANCILL PL  
CHARLOTTE, NC 28205

2017-089  
Lori Polite  
Echo Hills Neighborhood Org  
800 Fugate Av  
Charlotte, NC 28205

2017-089  
JAMES H JR COURTNEY  
ELIZABETH F COURTNEY  
1541 WICKERBY CT  
MATTHEWS, NC 28105

2017-089  
ALAN DEGRAFFINRIED  
VANETTA DEGRAFFINRIED  
3014 RODMAN ST  
CHARLOTTE, NC 28205

2017-089  
HOE FAMILY HOLDINGS LLC  
13644 COTESWORTH CT  
HUNTERSVILLE, NC 28078

2017-089  
DOTTIE PAIGE JEWELL  
3016 MARNEY AVE  
CHARLOTTE, NC 28205

2017-089  
J D MOORE  
HATTIE MOORE  
3008 RODMAN ST  
CHARLOTTE, NC 28205

2017-089  
MARVIN E PRICE  
JEANETTE D PRICE  
2330 MILLHOUSE LN  
STALLING, NC 28104

2017-089  
HELEN A SMITH  
C/O WILBUR BELL  
445 SHORELINE DR  
FAYETTEVILLE, NC 28311

2017-089  
THE LEARNING COLLABORATIVE INC  
3045 NORTH DAVIDSON ST  
CHARLOTTE, NC 28205

2017-089  
Walter FIELDS  
1919 SOUTH BLVD., SUITE 101  
CHARLOTTE, NC 28203

2017-089  
William Mileham  
Sedgewood Place HOA  
514 Sedgewood Lake Dr  
Charlotte, NC 28211

2017-089  
FANNIE J CROCKETT  
3019 MARNEY AVE  
CHARLOTTE, NC 28205

2017-089  
GRIER HEIGHTS ECONOMIC FOUNDATION  
PO BOX 220594  
CHARLOTTE, NC 28222

2017-089  
ZELMA JACKSON  
ARLENE MANCE  
3316 SAM DRENAN RD  
CHARLOTTE, NC 28205

2017-089  
THE KENNINGTON FAMILY LTD FNDTN  
733 PLANTATION ESTATES DR, APT E314  
MATTHEWS, NC 28105

2017-089  
PAUL R PETERSON SR  
DEVONDIA PETERSON  
3009 MARNEY AVE  
CHARLOTTE, NC 28205

2017-089  
POLLY M REESE  
3310 SAM DRENAN RD  
CHARLOTTE, NC 28205

2017-089  
ERNESTINE K STINSON  
3004 MARNEY AVE  
CHARLOTTE, NC 28205

2017-089  
VANTAGE 78 PRESERVATION LP  
C/O RELATED COMPANIES  
60 COLUMBUS CR 19TH FL  
NEW YORK, NY 10023

2017-089  
LAUREL STREET RESIDENTIAL  
511 EAST BLVD.  
CHARLOTTE, NC 28203

GRIER HEIGHTS COMMUNITY IMPROVEMENT ORG.  
MONTHLY COMMUNITY MEETING

PLEASE SIGN IN

BASIC - \$12.00  
BRONZE - \$24.00  
SILVER - \$48.00

GOLD - \$96.00  
PLATINUM - \$100.00 or

NAME	ADDRESS	TELEPHONE	DUES
1. Gwen Fernoy	P.O. Box 4427 Charlotte	704-723-1194	
2. STEFF TRAVIS	824 LINDSBROOK CRT	704-517-8807	
3. Macie Campbell	CMC	704-255-3808	
4. AMIRA ESTMAN	CNY	704-242-1791	
5. BARBARA SIMPSON	331 BENEVALE	704-376-9441	
6. Bobby McQueen	3511 WHEATLEY AVE. #A	704-891-9616	
7. Robert Good	335 Jammie Circle	704-726-1075	
8. Beth Wells	1311 Buvar Creek Rd. 28205	704-334-1012	
9. Shelley Reese	3316 Sandalwood Rd 28205	704-572-8183	
10. Don Gotsky	Swiss Bend	704-496-9182	
11. Markz Pave	3010 Monroe Rd. Charlotte, NC 28205	704-591-4138	
12. Rodney Bell	325 Orange St	980-314-1100	
13. Kevin George	750 Beal St	912-655-8110	
14. Levon Edwards	241 Hefflin St	980-326-6625	
15. Brntia Walker	3511 D.Wheatley Ave	704-373-0471	
16. Pamela B. Price	208 Fannie Ln. 28205		
17. Gloria Green			
18. Vanelle McRaffin	3014 Robinson St 28205	704-281-2570	
19.			
20.			

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GOLD - \$96.00  
PLATINUM - \$100.00 or

	NAME	ADDRESS	TELEPHONE	DUES
1.	D. B. Henderson	426 Gene Ave	377-8831	
2.	Deborah Peterson	3009 Marney Ave	377-5383	
3.	Deborah Moore	3001 Marney Ave		
4.	Shawanda Sencos	3010 Monne Rd	704-351-1247	
5.	Charlotte Hill	2015 Byghend Ave	704-412-4050	
6.	Kemona Banks	511 East Boulevard	704-372-7028	
7.	KIM BARR	20205 City of Charlotte	704-561-5231	
8.			704-336-844	
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GRIER HEIGHTS COMMUNITY IMPROVEMENT ORG.  
MONTHLY COMMUNITY MEETING

June

PLEASE SIGN-IN

BASIC - \$12.00  
BRONZE - \$24.00  
SILVER - \$48.00  
GOLD - \$96.00  
PLATINUM - \$100.00 or

	NAME	ADDRESS	TELEPHONE	DUES
1.	Lee Cochran	511 East Blvd, Charlotte, NC 28203	704-561-5230	
2.	Nemena Brooks	511 East Blvd, Charlotte, NC 28203	704-561-5230	
3.	Dorothy Fundebush	404 Gene Ave 28205	704-605-3427	
4.	Jessie Bellamy	400 Orange St	980-203-7050	
5.	Sabreing Gilliam	201 Styl/A+CL Ave	704 377-4861	
6.	WAYNE JOHNSON	725 Billingsley Rd. CLYME	704-442-5460	
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