

COMMUNITY MEETING REPORT
PETITIONER: JKS MANAGEMENT 1600
MONTFORD, LLC
REZONING PETITION NO.: 2017-116

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 August 22, 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 Tuesday, September 5, 2017 at 6:00 pm. at 1600 Montford Dr., the site of the rezoning.

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 Russell Fergusson and Andy Henson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself and Andy Henson, representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.82 acres site (the "Site") located at 1600 Montford Dr. from the B-1 zoning district to MUDD-O zoning district. The agent 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.

Mr. Fergusson presented the site plan and compared it to Petitioner's revised site plan including revisions to reflect planning staff comments and pointed out various commitments made by the Petitioner. Petitioner's agent explained the minor changes in the revised plans. The attendees discussed the lack of illustrative architectural images at this time. Petitioner explained the design and architectural standards of MUDD and the standards and limits being incorporated into the revised Site Plan. The presentation also explained the efforts that Petitioner and planning staff have exerted to coordinate the Rezoning Plan's streetscape plans with the pending changes to the area plan and to accommodate parking requirements. The presentation quickly morphed into a question and answer session. Matters regarding the general understanding of the area plan and the Unnamed Street were discussed. All in attendance were supportive of the plan. Discussion amongst attendees and petitioner indicated satisfaction with the streetscape and the intended uses for the new building. Many positive comments included happiness that the plans do not include apartments. Positive discussion was also had regarding the appropriateness of the plans for the "area vibe" and a need for additional commercial and retail uses to keep up with area growth. Attendees expressed agreement that

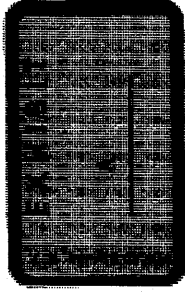
the size and scope of this project was appropriate.

Included in attendance were two residents (including the area neighborhood association president) and three area commercial property owners. Several in attendance mentioned positive conversations with other area residents that did not attend the meeting.

Respectfully submitted, this 7th day of September, 2017

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

**List of Property Owners
Provided by the Charlotte-
Mecklenburg Planning
Department and Based
on Current Tax Records**



Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM
2017-116	Ashbrook Neighborhood Association	Maury	Finger	316 fieldbrook place	
2017-116	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr	
2017-116	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place	
2017-116	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place	
2017-116	Back Creek I Homeowners Association	Mike	Rains	1312 Bywood Ln	
2017-116	Barclay Downs Homeowners Association	Ronald	Bourgeois	4530 Park Rd	
2017-116	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.	
2017-116	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.	
2017-116	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr	
2017-116	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr	
2017-116	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd	
2017-116	Club Colony	David	Terrell	2601 Roswell Ave.	
2017-116	Freedom Park Neighborhood Association	Bob	Binner	1323 Townes Rd	
2017-116	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd	
2017-116	Hillside West Condo Owners Association	Dorian H.	Gunter	859 Park Slope Dr	
2017-116	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd	
2017-116	Huntington Forest Homeowners Association	Shelly	Jackson	4523 Park Rd	
2017-116	Lake Norman	Jessie	Crosswhite	1300 Reece Rd	Unit 316
2017-116	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl	
2017-116	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd	
2017-116	Madison Park Homeowner's Association	Douglas	Welton	4532 Wentworth Place	
2017-116	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place	
2017-116	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd	
2017-116	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place	
2017-116	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr	
2017-116	Mouzon United Methodist Church	Charles	Dirico	3100 Selwyn Avenue	
2017-116	Myers Park Manor	Brad	Wallace	215 Tranquil Av	
2017-116	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln	
2017-116	Park Plaza I	Cassandra	Lowery	4523 Park Road	
2017-116	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd	
2017-116	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316	
2017-116	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr	
2017-116	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive	

2017-116 Selwyn Village Homeowners Association
2017-116 Setter Trace Lane

Irwin
Joe

Bostian
McElhaney
532 Wakefield Dr
2801 Selwyn Av

Unit B

[illegible]

Charlotte	NC	28209
Charlotte	NC	28209

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast
2017-116	17514102	KENTUCKY AVENUE LLC			C/O COLLETT & ASSOCIATES
2017-116	17514103	KOUTSOUPIAS	BILL A	JOANNA B	KOUTSOUPIAS
2017-116	17514104	KOTROTSIOS	DIMITRIOS S		
2017-116	17514105	ANAGNOSTOPOULOS	GEORGE A	STAVROULA G	ANAGNOSTOPOULOS
2017-116	17514106	BORRELLI	JOSEPH A SR	KATHY R	BORRELLI
2017-116	17514107	BURNETTE	THOMAS E	ADRIAN E	BURNETTE
2017-116	17514108	MONTFORD DRIVE PROPERTIES LLC			
2017-116	17514109	MONTFORD DRIVE PROPERTIES LLC			
2017-116	17514113	JOHNSTON			
2017-116	17514114	PENNSYLVANIA AVENUE LLC	EMERY PETER		C/O COLLETT & ASSOCIATES
2017-116	17514115	CHARTER VENTURE LLC			
2017-116	17514501	MARSH MORTGAGE CO			
2017-116	17514503	JKS MANAGEMENT 1600 MONTFORD LLC			
2017-116	17514504	KOTROTSIOS			
2017-116	17514505	WACHOVIA BANK & TRUST CO	SOULA A		C/O CORP TAX DEPT 3RD FL
2017-116	17514508	HOMEWOOD STANCHION PARK ROAD LLC			
2017-116	17514508B	HOMEWOOD STANCHION PARK ROAD LLC			
2017-116	17514509	4523 PARK ROAD LLC			
2017-116	17514510	4523 PARK ROAD LLC			
2017-116	17514511	METROPOLITAN INSURANCE LLC			
2017-116	17514512	4523 PARK ROAD LLC			
2017-116	17514513	4523 PARK ROAD LLC			
2017-116	17514514	MEETING STREET MANAGEMENT LLC			
2017-116	17514515	METROPOLITAN INSURANCE LLC			
2017-116	17514516	4523 PARK ROAD LLC			
2017-116	17514517	4523 PARK ROAD LLC			
2017-116	17514518	GROS	FRANCOIS	JULIE	GROS
2017-116	17514519	PARK ROAD DENTAL ASSOC			
2017-116	17514520	GROS	FRANCOIS	JULIE	GROS
2017-116	17514521	SUGG	GARY R		
2017-116	17514522	PARK ROAD DENTAL ASSOC			
2017-116	17514523	SWEENEY	ROBERT J JR		
2017-116	17514524	DENNIS D LOWERY LLC			

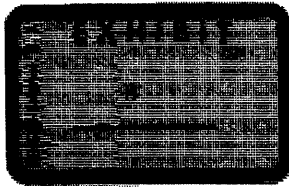
2017-116	17514525	HALL JOHNSTON HEIRS LLC
2017-116	17514526	LOCI LLC
2017-116	17514527	MMAC HT I ABBEY LLC
2017-116	17514528	MMAC HT I ABBEY LLC

mailaddr1	mailaddr2	city	state	zipcode
PO BOX 36799		CHARLOTTE	NC	28236
6706 SUNVIEW DR		CHARLOTTE	NC	28210
2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
5517 WEDGEWOOD DR		CHARLOTTE	NC	28210
2251 SELWYN AVE,UNIT 102		CHARLOTTE	NC	28207
142 BALMORAL DR		MOORESVILLE	NC	28117
2131 AYRSLEY TOWN BLVD	SUITE 300	CHARLOTTE	NC	28273
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1613 MONTFORD DR		CHARLOTTE	NC	28209
PO BOX 36799		CHARLOTTE	NC	28236
5200 BUFFINGTON RD		ATLANTA	GA	30349
PO BOX 35329		CHARLOTTE	NC	28235
2131 AYRSLEY TOWN BLVD STE 300		CHARLOTTE	NC	28273
2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
PO BOX 2609		CARLSBAD	CA	92018
2820 SELWYN AVE SUITE 500		CHARLOTTE	NC	28209
2820 SELWYN AVE SUITE 500		CHARLOTTE	NC	28209
PO BOX 37109		CHARLOTTE	NC	28237
PO BOX 37109		CHARLOTTE	NC	28237
820 TVVOLA RD STE 200		CHARLOTTE	NC	28217
PO BOX 37109		CHARLOTTE	NC	28237
PO BOX 37109		CHARLOTTE	NC	28237
7260 MEETING ST		CHARLOTTE	NC	28210
820 TVVOLA RD STE 200		CHARLOTTE	NC	28217
PO BOX 37109		CHARLOTTE	NC	28237
PO BOX 37109		CHARLOTTE	NC	28237
63 MACON AVE		ASHEVILLE	NC	28801
4525 PARK RD # B102		CHARLOTTE	NC	28209
63 MACON AVE		ASHEVILLE	NC	28801
4525 PARK RD # B104		CHARLOTTE	NC	28209
4525 PARK RD # B102		CHARLOTTE	NC	28209
2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
4525 PARK RD #B-202		CHARLOTTE	NC	28209

1065 E MOREHEAD ST
4525 PARK RD STE B101
HARPETH ON THE GREEN II
HARPETH ON THE GREEN II

109 WESTPARK DR STE 260
109 WESTPARK DR STE 260

CHARLOTTE	NC	28204
CHARLOTTE	NC	28209
BRENTWOOD	TN	37027
BRENTWOOD	TN	37027



**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by JKS Management 1600 Montford, LLC to rezone approximately 0.82 acres located on the south side of Montford Drive (1600 Montford Dr.), east of Park Road.

**Date and Time
of Meeting:** Tuesday, September 5, 2017 at 6:00 pm.

Place of Meeting: 1600 Montford Dr., Charlotte, NC 28205

Petitioner: JKS Management 1600 Montford, LLC

Petition No.: 2017-116

I am assisting JKS Management 1600 Montford, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.82 acres site (the "Site") located (location) from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit a new building to be built in accordance with city design standards for a mixed use development district with the addition of outdoor spaces. The new building, as shown on the submitted site plan (see here: <http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2017Petitions/Pages/2017-116.aspx>), will provide retail, restaurant and store frontage options along an improved sidewalk with reduced curb cuts and parallel parking.

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 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 Community Meeting regarding this Rezoning Petition on Tuesday, September 5 at 6:00 pm. 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.

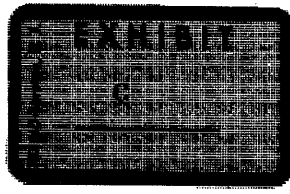
In the meantime, should you have any questions or comments about this matter, please contact Russell Fergusson at (704) 234-7488 or rwf@russellwfergusson.com.

Yours Truly,

Russell W. Fergusson

cc: Kenny Smith

Date Mailed: August 22, 2017



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: JKS MANAGEMENT 1600
MONTFORD, LLC
REZONING PETITION NO.: 2017-116
Date: September 5, 2017

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

Please **PRINT CLEARLY.**

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