

Rezoning Petition 2017-159 - Wesley Height Community Meeting Notes

Meeting Date: November 30th, 2017 - 6:00pm

Location: Wallace Pruitt Recreation Center – 440 Wesley Heights Way

- 1.) How will the building in front be restored?
 - Petitioner explained that the existing buildings would be retained and possibly renovated. Plans have not been fully developed. However, full or partial second floors are being considered, subject to Historic District Commissions approval.
- 2.) When will subdivision of the lot (land) occur?
 - Petitioner does not have a specific answer. However, all entitlements must be obtained prior to subdivision.
- 3.) How far from the property line will the structures be?
 - The handout distributed provided the following setback information:
 - (i) existing building – current conditions retained for side yards and front
 - (ii) new building – 5 ft. side yard, 10 ft. rear property line
- 4.) Why are you changing the rezoning from MUDD to UR-2?
 - Per discussion with planning and their recommendation that UR -2 is a better fit for this project, subject to design considerations.
- 5.) What is the process of rezoning? What are the steps? (including the historical commission approval)
 - "Petitioner's agent explained the rezoning process and the anticipated public hearing and decision dates." Petitioner also explained that the City Council considers feedback from the planning staff, community members and the zoning committee of the planning commission.
- 6.) Who recommended (and why) that the rezoning be done prior to seeking approval from the Historic District Commission?
 - Petitioner's team explained that the rezoning to allow for the multifamily use needed to be done first in order that the level of precise detail required for HDC could be conducted.
- 7.) Why this location... instead of a vacant lot?

- These lots abut commercial uses and are appropriate for a more higher housing density to promote walkability and buffer the neighborhood from the intensity of the parking lot and commercial uses. Attached housing situated between commercial and single-family uses is a common land use pattern. In fact, this is present throughout Wesley Heights.

8.) Will the rezoning allow for lighter (or different than the standard residential) historical requirements? The current residential houses have strict guidelines that they must adhere to for upgrades to their residences that will apply after the rezoning.

9.) Does the PED overly apply to this area? What areas are covered by the PED?

- At the meeting it was discussed that the PED overlay was applicable to the parking lot area beside the subject parcel and the belief that it would also apply to the vacant residential lot.

10.) How will parking be addressed for the units in the back?

- Individual garages will be provided in the ground floor of each unit. It is possible that two parking spaces could be included. Three will be two or three surface parking spaces for the rear building as well. This will create at least a 1.5 space per unit parking ratio. The front structures that will retain their existing parking spaces, which is two per building.

11.) What's stopping other properties from doing the same thing (rezoning)

- The petitioner explained that this rezoning does not affect other properties. Therefore, petition cannot address this issue with certainty. However, petitioner repeated its experience that attached housing is considered an appropriate transition between commercial use and single family residential. This would make properties that are not adjacent to commercial uses less likely to be acceptable to planning staff for attached housing.

12.) Can the next property tear down the units and rezone for a higher density?

- In theory they could try, but they would not be adjacent to a commercial use and this is the basis for why Petitioner believes this is a good location.

13.) The design doesn't look appropriate for the neighborhood. Can we change the design; will it pass the HDC requirements? (specify the roof style)

- Petitioner expressed a willingness to revisit the roof design to address concerns that it was too modern.

14.) Closure – Discussing the next steps in the process.

COMMUNITY MEETING REPORT PETITIONER:
THE DRAKEFORD COMPANY
REZONING PETITION NO.: 2017-159

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 November 16, 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 November 30, 2017 at 6:00 pm. at the Wallace Pruitt Recreation Center in the nearby Seversville Community.

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 Attorney Russell Fergusson, Garrett Buell of Neighboring Concepts Architecture, Nick Bushon of Design Resource Group, and Colette Forrest of A People's Voice.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself, Bobby Drakeford, and the rest of the design and engineering team Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate .648 acres site (the "Site") located at the 817/19 and 821 Walnut Ave. in the Wesley Heights Community from the R-5, R-8 and R-8 PED-O zoning districts to the MUDD(CD) and B-1 w/ the O zoning districts. This, and other information was provided in Exhibit D that was distributed to the first 25 attendees. 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. The meeting was very well attended.

Bobby Drakeford and Nick Bushon reviewed the site plan and explained the basic elements of the proposed development, including the efforts to save and retain the existing duplex and single-family home located on the subject parcels. Petitioner explained the basic and the standards and

limits being incorporated into the revised Site Plan. The presentation explained the adjacent vibrant and growing commercial uses on West Morehead (including a new brewery directly behind the subject parcels) and the need for “missing middle” options for the residential market in the area. Petitioner explained some of the thought that led to the proposed plan and the effort to preserve the existing residential structures as the reason why the new units would be behind existing homes. Petitioner also explained the fact that these parcels abutting commercial uses was the reason why denser residential uses was appropriate. The presentation quickly morphed into a question and answer session. Matters regarding the general understanding of the area plan were discussed.

Garrett Buell of Neighboring Concepts discuss the elevations and design concepts.

Both the site plan and elevations were presented on 2 x 3 boards.

The attendees discussed the general purpose of the rezoning, the architectural design images at this time and the requirements of the Historic District.

The presenters explained that this type of development, attached housing behind small structures along the street, has occurred in a several times within the Wesley Heights community. Some neighbors stated that they did not believe that the rezoning plan was identical to the other are developments, and mentioned distinguishing factors such as the vacancy of the other lots before development. Some expressed concerns that this project would have a domino effect. Petitioner tried to better explain its position on the existing projects and that there would be no removal of existing buildings on this project either. Several attendees expressed that they did not like this type of development wherein the back of the lot could be used for additional residential units. It was noted by many that they preferred a carriage house or in-law unit, but that they objected to the proposal. Not-in-my-backyard was a sentiment expressed by many attendees. Other objections were in relation to the height of the building, the architectural design and whether the project would be approved by the Historic District Commission. Petitioner’s team explained that the rezoning process was the first step and any building would be subject to the applicable requirements for the district. This concern over the HDC process was a sizable portion of the meeting. Petitioner explained that at this point the details of the architectural elements were not final and that the Petitioner could not highly specific answers as to the historic requirements until that time. Petitioner explained its understanding that the HDC process would be a separate process and that confirmation of this would be provided to residents later with a higher degree of certainty.

The petition closed the meeting with a commitment to host another meeting prior to the public hearing. Notice of this meeting will be circulated electronically.

Respectfully submitted, this 8th day of December 2017

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

EXHIBIT A

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST
2017-159	07102165	DEMETER	AARON
2017-159	07102354	JONES	ADAM PAUL
2017-159	07102355	KATES	AKIVA D
2017-159	07102232	ALLEN	ANDREW A JR
2017-159	07102228	NORVELL	BRADLEY T
2017-159	07102131	GAY	BRIAN F
2017-159	07102220	SHROPSHIRE	BRICE JR
2017-159	07102346	COMER	CAROLINE
2017-159	07102344	REYES	CHARLES Z JR
2017-159	07102132	CARBUTO	CHRISTOPHER
2017-159	07102129	ARNWINE	CORY A
2017-159	07102164	MUMIN	DORIS M
2017-159	07102162	CRAWFORD	ELLEN M
2017-159	07102349	CHAVIS	EMILY
2017-159	07102223	HORNE	ERNEST DAVID
2017-159	07102222	HORNE	ERNEST DAVID
2017-159	07102218	EAVES	FOREST M
2017-159	07102231	HOWEY	HENRIETTA DONALDSON
2017-159	07102124	COOPER	HERMAN
2017-159	06701204	FOURTEEN	HUNDRED ONE MOREHEAD
2017-159	07102171	BELLSOUTH TELECOMMUNICATIONS	INC
2017-159	07102123	BUTLER	JAMES B
2017-159	07102166	COTTON	JAMES D
2017-159	07102161	TRAVIS	JAMES MICHAEL
2017-159	07102353	TURNQUEST	JENNIFER J
2017-159	07102348	ADKINS	JERROD WILCOX
2017-159	07102350	PLAZZA	JESSICA LYNN
2017-159	07102169	BOLES	JOHN C
2017-159	07102352	CAPOBIANCO	JOSEPH
2017-159	07102221	CHAMPAGNE	JUDITH K
2017-159	07102347	EIBELER	KAITLIN KAROL
2017-159	07102356	SNOW	KENNETH D
2017-159	07102227	JONES	KEVIN C
2017-159	07102219	JOHNSON	LAURENCE O
2017-159	07102216	DONEY	MICHAEL J
2017-159	07102160	MARVELLI	MORGAN
2017-159	07102343	CORCORAN	PATRICK M
2017-159	07102351	DOLLIVER	PETER
2017-159	07102128	MALPHURS	RALPH VICTOR
2017-159	07102168	NEPAL	REENA
2017-159	07102130	BOGART	RICHARD
2017-159	07102163	BELLAMY	ROBERT B
2017-159	07102122	LOWERY	ROBERT JEFFERSON JR
2017-159	07102217	UHER	SCOTT
2017-159	07102170	REZNIK	SHANNON
2017-159	07102230	HUGHES	SHANNON H

2017-159	07102167	CALAMITA	TERESA A
2017-159	07102125	SMITH	TERRY
2017-159	07102345	SIMONIK	THOMAS J
2017-159	07102127	MASSEY	THOMASINA J
2017-159	07102226	SUMMIT AVENUE GRANDIN LLC	
2017-159	06701302	SUMMIT AVENUE FREEDOM DR LLC	
2017-159	06701303	SUMMIT AVENUE FREEDOM DRIVE LLC	
2017-159	07102224	SUMMIT AVENUE WEST MOREHEAD LLC	
2017-159	07102225	SUMMIT AVENUE WEST MOREHEAD LLC	
2017-159	07102319	GRANDIN ROAD APARTMENTS LLC	
2017-159	06703102	E C GRIFFITH COMPANY	
2017-159	07102321	GO WEST LLC	
2017-159	07102120	CCC ASBURY FLATS LLC	
2017-159	06703101	1600 PINKYS LLC	
2017-159	07102229	GRANDIN ERSK LLC	
2017-159	07102126	MLB INVESTMENT GROUP, LLC	
2017-159	06701201	WACHOVIA BANK & TRUST CO	
2017-159	06701205	1431 MOREHEAD LLC	
2017-159	06701206	1431 MOREHEAD LLC	

COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2
BREE	DABERKO	821 WOODRUFF PL	
		783 GRANDIN RD	
LIORA A	KATES	789 GRANDIN RD, UNIT 13	
WANDA B	ALLEN	708 GRANDIN RD	
WENDY M	NORVELL	724 GRANDIN RD	
		724 WALNUT AVE	
	C/O JANET BLAIR	2236 WEST NORTH AVE	
		743 GRANDIN RD	
		733 GRANDIN RD #2	
JENNIFER L	CARBUTO	720 WALNUT AV	
		804 WALNUT AVE	
		817 WOODRUFF PL	
		809 WOODRUFF PL	
		759 GRANDIN RD	
		821 WALNUT AV	
		821 WALNUT AVE	
HATTIEM	EAVES	801 WALNUT AVE	
	ET AL	712 GRANDIN RD	
BLOSSOM F	COOPER	824 WALNUT AVE	
	C/O EDIFICE INC	PO BOX 36349	
	C/O TAX OFFICE/ROOM 16H02	PO BOX 7207	
LINDSAY E	YOUNG	828 WALNUT AVE	
		825 WOODRUFF PL	
FRANCES	NEAL	805 WOODRUFF PLACE	
		779 GRANDIN RD	
		753 GRANDIN RD - UNIT 6	
		763 GRANDIN RD UNIT 8	
		905 WOODRUFF PL	
		773 GRANDIN RD	
JAMES K	SCHWAB	813 WALNUT AVE	
		749 GRANDIN RD	
		793 GRANDIN RD #14	
JULIE T	JONES	728 GRANDIN RD	
GERALDINE M	JOHNSON	805 WALNUT AVE	
MARTIN JOSEPH	DONEY	PO BOX 668529	
		801 WOODRUFF PL	
		729 GRANDIN RD	
		769 GRANDIN RD	
		721 WRISTON PL	
		712 CLEMENT AVE	
		800 WALNUT AVE	
		813 WOODRUFF PL	
C/O MARK	LOWERY	PO BOX 92	
PAUL	UHER	4935 MONTCLAIR AVE	
		909 WIIDRUFF PLACE	
		716 GRANDIN RD	

TODD D

CALAMITA

829 WOODRUFF PL

820 WALNUT AV

739 GRANDIN RD

2001 OAKLAWN AVE

1440 S TRYON ST

STE 104

1440 SOUTH TRYON ST SUITE 104

ATTN: MATT BROWDER

1440 SOUTH TRYON ST SUITE 104

1440 SOUTH TRYON ST SUITE 104

1440 SOUTH TRYON ST SUITE 104

1914 BRUNSWICK AVE STE 1A

1944 BRUNSWICK AV

% CHRIS WANNAMAKER

333 W 7TH ST

3605 GLENWOOD DR,STE 445

C/O ANDY CAUBLE

704 JACKSON AVE

PO BOX 1002

PO BOX 16157

C/O CORP TAX DEPT 3RD FL

PO BOX 36246

PO BOX 36349

PO BOX 36349

CITY	STATE	ZIPCODE
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
BALTIMORE	MD	21216
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
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CHARLOTTE	NC	28236
BEDMINSTER	NJ	07921
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CHARLOTTE	NC	28208
CHARLOTTE	NC	28209
CHARLOTTE	NC	28204
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
LEWIS CENTER	OH	43035
CHARLOTTE	NC	28211
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208

CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28216
CHARLOTTE	NC	28203
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CHARLOTTE	NC	28203
CHARLOTTE	NC	28203
CHARLOTTE	NC	28203
CHARLOTTE	NC	28207
CHARLOTTE	NC	28207
CHARLOTTE	NC	28202
RALEIGH	NC	27612
CHARLOTTE	NC	28204
MOUNT OLIVE	NC	28365-1002
CHARLOTTE	NC	28297
CHARLOTTE	NC	28236
CHARLOTTE	NC	28236
CHARLOTTE	NC	28236

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME
2017-159	Westerly Hills Neighborhood Association	Alberta D.	Falls
2017-159	Third Ward	Alexandra	Colello
2017-159	Blueberry Lane Homes	Amanda	Raymond
2017-159	Wilmore Neighborhood Association	Angela	Marshall
2017-159	Greater Enderly Park Neighborhood Assoc	Annie	Anderson
2017-159	Westerly Hills Neighborhood Association	Ben	Chambers
2017-159	Third Ward/Seversville Neighborhood Association	Brenda	McMoore
2017-159	Wilmore Neighborhood Association	Brian	Walker
2017-159	Westerly Hills Neighborhood Association	Cherez	McClellan
2017-159	Wilmore Neighborhood Association	Colette	Forrest
2017-159	Camp Green Neighborhood Association	Cynthia	Harrison
2017-159	Wellesford	Darlene	Jones
2017-159	Wesley Heights Community Association	David	Luddy
2017-159	Westerly Hills Neighborhood Association	Doma	Herring
2017-159	Parkview Neighborhood Association	Dorothy	Crowder
2017-159	Westerly Hills Neighborhood Association	Dwight	Campbell
2017-159	Regal Heights Homeowners Association	Eugene & Angela	Perkins
2017-159	Wellington Homeowners Association	Glenn	Gulley
2017-159	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson
2017-159	Parkview Community Foundation, Inc	Gwendolyn	Johnson
2017-159	Westerly Hills Neighborhood Association	Herbert	Bellamy
2017-159	Wessex Square Homeowners Association	Jeff	Horton
2017-159	Code for Charlotte	Jill	Bjers
2017-159	Wilmore Neighborhood Association	John	English
2017-159	Third Ward Neighborhood Association	John	Schwaller
2017-159	Greater West Coalition	J'Tanya	Adams
2017-159	Historic West End Partners	J'Tanya	Adams
2017-159	Seversville Community Organization	J'Tanya	Adams
2017-159	Wilmore Neighborhood Association	Julie	Knutson
2017-159	Wilmore Neighborhood Association	Justin	Lane
2017-159	Charlotte Observer	Karen	Sullivan
2017-159	Wilmore Neighborhood Association	Kathryn	Wilson
2017-159	Wesley Heights Community Association	Kris	Kellogg
2017-159	Wilmore Neighborhood Association	Lashay	McCoy
2017-159	Clarkson Place Town House Association	Laura	McClettie
2017-159	Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts
2017-159	Westerly Hills Neighborhood Association	Linda S.	Collins
2017-159	Wilmore Neighborhood Association	Louise	Shackford
2017-159	Camp Green Neighborhood Association	Marc	Dickman
2017-159	Wilmore Neighborhood Association	Marilyn	Corn
2017-159	Wilmore Neighborhood Association	Martha	Epps
2017-159	Third Ward Neighborhood Association	Mike	Sposato
2017-159	Wilmore Neighborhood Association	Nathan	Gray
2017-159	Wesley Heights Community Association	Nevada	Graham
2017-159	Westerly Hills Neighborhood Association	Robert	Blythe
2017-159	Parkview Neighborhood Association	Sarah	Griffith

2017-159	Wesley Heights	Shannon	Hughes
2017-159	Westover Hills Neighborhood Association	Shannon	McKnight
2017-159	Westerly Hills Neighborhood Association	Stephanie	Edwards
2017-159	Wesley Heights Neighborhood Association	Stephen	Nett
2017-159	Third Ward Residents Neighborhood Association	Thomas	Blue
2017-159	Historic Camp Greene Neighborhood Association	Thomas	Harris
2017-159	Farmington Homeowners Association	Thomas John	Polys
2017-159	Westover Hills Neighborhood Association	Victoria	Watlington
2017-159	Westerly Hills Neighborhood Association	Walter	Johnson
2017-159	Ephesus Church	Wil	Mover
2017-159	Villages Of Leacroft (Fume)	Willie	Jefferson

STREET_ADD	CITY	STATE	ZIP
2546 Marlowe Av	Charlotte	NC	28208
316 S. Clarkson St	Charlotte	NC	28202
2300 Rozzelles Ferry Rd	Charlotte	NC	28216
1630 S Mint St	Charlotte	NC	28203
1305 Camp Greene Street	Charlotte	NC	28208
2720 Columbus Cr	Charlotte	NC	28208
1001-4 Greenleaf Av	Charlotte	NC	28202
501 West Bv	Charlotte	NC	28202
2627 Columbus Cr	Charlotte	NC	28208
209 S Summit Ave	Charlotte	NC	28208
1933 Camp Greene Street	Charlotte	NC	28208
2415 Columbus Cr	Charlotte	NC	28208
1524 Duckworth Ave	Charlotte	NC	28208
2610 Columbus Cr	Charlotte	NC	28208
2931 Morson St	Charlotte	NC	28208
3141 Columbus Cr	Charlotte	NC	28208
3129 Columbus Cr	Charlotte	NC	28208
2700 Columbus Cr	Charlotte	NC	28208
1100 Pryor St	Charlotte	NC	28208
1105 Pryor St	Charlotte	NC	28208
2446 Columbus Cr	Charlotte	NC	28208
2415 Columbus Cr	Charlotte	NC	28208
322 Katonah Ave	Charlotte	NC	28208
1630 S Mint St	Charlotte	NC	28203
245 Victoria Ave	Charlotte	NC	28202
309 Lima Av	Charlotte	NC	28208
309 Lima Av	Charlotte	NC	28208
309 Lima Av	Charlotte	NC	28208
1604 Merriman Ave	Charlotte	NC	28203
1550 Wilmore Dr	Charlotte	NC	28203
600 S Tryon St	Charlotte	NC	28202
1907 Wilmore Drive	Charlotte	NC	28203
2813 Columbus Cr	Charlotte	NC	28208
815 W Kingston Ave	Charlotte	NC	28203
303 S. Clarkson St	Charlotte	NC	28202
1001 W 1st St	Charlotte	NC	28202
3021 Columbus Cr	Charlotte	NC	28208
1908 Wood Dale Tr	Charlotte	NC	28203
2307 Wilkinson Blvd	Charlotte	NC	28208
218 W Park Ave	Charlotte	NC	28203
501 West Bv	Charlotte	NC	28203
807 Clarkson Mill Ct.	Charlotte	NC	28202
1557 Wilmore Dr	Charlotte	NC	28203
2727 Columbus Cr	Charlotte	NC	28208
2318 Marlowe Av	Charlotte	NC	28208
1000 Vanizir St	Charlotte	NC	28208

716 Grandin Road	Charlotte	NC	28208
1208 Fordham Rd.	Charlotte	NC	28208
2354 Morton St	Charlotte	NC	28208
133 S Summit Ave	Charlotte	NC	28208
214 N Irwin St	Charlotte	NC	28202
2216 Monument St	Charlotte	NC	28208
1511 Effingham Rd	Charlotte	NC	28208
1324 Bethel Rd	Charlotte	NC	28208
2438 Marlowe Av	Charlotte	NC	28208
1510 S Mint St	Charlotte	NC	28203
417 Grandin Rd	Charlotte	NC	28208

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition # 2017-159 filed by The Drakeford Company to rezone approximately 0.68 acres located at 817, 819 and 821 Walnut Ave. to allow the development of a condominium community.

Date and Time
of Meeting: Thursday November 30th, at 6:00PM - 7:00PM

Place of Meeting: Wallace Pruitt Recreation Center, 440 Wesley Heights Way, Charlotte, NC 28208

Petitioner: The Drakeford Company

Petition No.: 2017-159

We are assisting The Drakeford Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .68 acre site (the "Site") located at 817, 819 and 821 Walnut Ave. from the R-5 and R-8 zoning districts to the MUDD (CD) & B-1 (PED Overlay) zoning district. The purpose of the rezoning is to permit the development of a 4 - 6 unit attached housing building that will be located behind the current structures.

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 The Drakeford Company will hold a Community Meeting regarding this Rezoning Petition on **Thursday November 30th, at 6:00PM - 7:00PM, Wallace Pruitt Recreation Center, 440 Wesley Heights Way, Charlotte, NC 28208**

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 Russell Fergusson, russell.fergusson@russellwfergusson.com, 704-234-7488.

Sincerely,

Russell Fergusson
The Law Office of Russell Fergusson

cc: Carlenia Ivory, City Council District Two Representative

Date Mailed: 11/16/2017

EXHIBIT C



Meeting Title
Date
Sign-In Sheet

Name	Address	City, State, Zip	Email Address	Would you like to receive project updates? (Email address required)	How did you hear about tonight's meeting? (Email, postcard, social media, etc.)
A. Beckett	615 Wendenburg	28208			
Colette Forrest	209 S. Summit Avenue	Chil, NC 28208	Coletteforrest@hotmail.com	yes	notice from neighborhood
Mike Sullivan	705 Walnut Ave	Charlotte NC	michael.sullivan@gmail.com	yes	Nextdoor
Elizabeth Sweet	711 Walnut Ave	Chil 28208	Huesweeks@cardinalinc.com	yes	Everyone!!
Stephen Sullivan	800 Woodruff Rd	28208	stfrappaction@yahoo.com	yes	Nextdoor/Facebook
Shirley Goldstein	424 S. Summit	28208	shirleygoldstein@gmail.com	yes	Everyone
Bill Fode	704 Woodruff Rd	28208	billfode@bellsouth.net	yes	news letter
Launie Ruello	405 Hurstonville	28208	launieruello@gmail.com	yes	Facebook
Andrew DiFilippantonio	424 Walnut Ave	28208	adifilipp@gmail.com		nextdoor
Lavan DiFilippantonio	424 Walnut Ave	28208			"
BRAD NORVELL	724 CRANFORD RD	28208	bradnorvell@gmail.com		
A. Jondars	1414 Quisita	28214	ajondars55@yahoo.com		

The media may request copies of sign-in sheets under the Freedom of Information Act.
Photographs taken at City/County meetings may be used in project documentation and to publicize future meetings.



COMMUNITY INVESTMENT PLAN

Meeting Title
Date
Sign-In Sheet

Name	Address	City, State, Zip	Email Address	Would you like to receive project updates? (Email address required)	How did you hear about tonight's meeting? (Email, postcard, social media, etc.)
Blanca Remm	Charlotte NC	Charlotte NC	blanche.hopern@gmail.com		
Wendy Norvell	724 Grandin Rd	Charlotte NC 28208	wen1778@comcast.net	✓	Resident
Kelly Hommes	704 Grandin Rd	Charlotte NC 28208	kellyhommes@rediffmail.com	✓	Resident
Shirley Gantrell	612 Walnut Ave	Charlotte, N			Resident
Andrew Abaji	412 Heathcliff St	Charlotte NC 28208			Resident
Jacob Brumaw	315 Grandin Rd	Charlotte NC 28208	bachm@comcast.net	✓	Resident
Brantley Kendall	525 Grandin Rd	NC	brantley.kendall@gmail.com	✓	Resident
John McKeever	800 Charlotteville	Charlotte, NC 28208	john.mckeever@gmail.com		
Sam Phillip	617 Summit Ave	CLT			Resident
Johnson Bannerman	407 Heathcliff	CLT	johnsonbannerman@gmail.com		
CHAD & ASHLEY ZIMMERMAN	404 Heathcliff	CLT	chad240@comcast.net		Resident
CALE HEMESLEY	704 Grandin Rd.	CLT	cale.hemesley@yahoo.com		

The media may request copies of sign-in sheets under the Freedom of Information Act. Photographs taken at City/County meetings may be used in project documentation and to publicize future meetings.



Meeting Title
Date
Sign-In Sheet

Name	Address	City, State, Zip	Email Address	Would you like to receive project updates? (Email address required)	How did you hear about tonight's meeting? (Email, postcard, social media, etc.)
ANN WALLACE	713 Walnut Ave	Chkt 28208	Gig Mue44@aol.com	yes	Flyer
David E. Jones	728 Grandin Rd	CH 28208	daidejones@gmail.com	yes	social
Julie Jones	728 Grandin Rd	CH 28208	juliejones11@gmail.com	yes	social
Bolyn McClary	—	—	—	—	—
Gregory L. Hodge	416 S. Summit Ave	ALT 28208	lhodge@rescentcommunities.com	yes	social media
Jason Clark	604 S. Summit Ave	28208	jasonpbarb@gmail.com	yes	"
Emily Clark	"	"	emilyswan@gmail.com	yes	"
Thomasa Foster	812 Walnut Ave	28208	fosterthomas@gmail.com	yes	Flying
Henrietta Walker	712 Grandin Rd	28208	—	yes	Flying
Linwood Foster	416 Walnut Ave	28208	LFoster@gmail.com	yes	Flyer
Tipe Parady	612 Grandin Rd	28208	tipemparady@gmail.com	✓	flyer
Sharon Gasparini	2215 Summit Ave	28208	sharon@smait.com	yes	community

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Sign-In Sheet

[illegible]

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Meeting Title
Date
Sign-In Sheet

Name	Address	City, State, Zip	Email Address	Would you like to receive project updates? (Email address required)	How did you hear about tonight's meeting? (Email, postcard, social media, etc.)
Helen B. Kind	217 Walnut Ave	Char, NC 28208			
Shirley L. Fulton	400 S Summit Ave	Charlotte NC 28208	Spulton52@aol.com		
Virginia S. Wholard	215 S. Irwin St.	Charlotte NC 28202			
Rinde Patton	320 S. Summit Ave	CH, NC, 28208	Rattonken@Hidh.com	yes	Postcard
Howard Sweet	711 Walnut Ave	CH 28208	thesweetse@carolina.rr.com	yes	
Kelly Parks	524 Grandin	CH, NC 28208	1kellyparks@gmail.com	YES	online
Vernon Phillips	400 Grandin		vinackey@carolina.rr.com	yes	Spouse
William Hughes	1513 Russell Ave	Charlotte NC 28210	william.h.hughes@gmail.com	✓	
			schressvcs@gmail.com		
			faulk.e.eric@gmail.com	Yes	
Kathleen Creed	401 Grandin Rd	Charlotte, NC	KathleenCreed@gmail.com		
Peggy Hovey	604 Grandin Rd	Charlotte, NC	jpcruiser45@aol.com	YES	net door

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Meeting Title
Date
Sign-In Sheet

Name	Address	City, State, Zip	Email Address	Would you like to receive project updates? (Email address required)	How did you hear about tonight's meeting? (Email, postcard, social media, etc.)
Michael Massette	424 Grandin Rd.	CLT 28208	midlandmassette@yahoo.com	yes.	resident
CASEY + KOLLEEN ORGANEK	617 GRANDIN RD.	CLT 28208	CASEY.ORGANEK@GMAIL.COM	YES	RESIDENT
Kevin & Julie Jones	728 Grandin Rd	CLT 28208	KJONES702@gmail.com juliejonesinc@gmail.com	yes	Resident
David E Jones	728 Grandin	28208			Resident
Mike Sullivan	3114 June Dr	28205	msullivan@the-nichols-center.org	yes	City Email (Planning)
Stacy Peters	304 S Summit	28208	stacy.peters52@gmail.com	yes	Flyer
Thomas Schep	505 S Summit	28208		yes	
Jenny Schep	" "	28208		yes	
Johnathon Saurman	165 Horton Cir	28208		NO	Facebook
Herman A	824 Walnut Ave	28208			
Mossom Cooper					
Eric Faulk	428 Walnut Ave	28208		No	Flyer

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Date
Sign-In Sheet

Name	Address	City, State, Zip	Email Address	Would you like to receive project updates? (Email address required)	How did you hear about tonight's meeting? (Email, postcard, social media, etc.)
David Greer	614 Walnut Ave	Chen, NC 28208	dstone@carolina.rr.com	clgreer@carolina.rr.com	Pericent
Rebecca Shivers	312 Grandch Rd	" "	dudley1717@yahoo.com	Yes	"
J.P. Shivers	312 Grandch Rd.	" "	"	"	"
Shawn McMillan	608 Walnut Ave	11 / 1 / 11	Shawn@mcmillanpllc.com	Yes	"
William Briggs	617 Woodcroft Place	CLT, NC 28208	william_briggs@gmail.com	yes	"
Mike McErdy	413 Grandch Rd	CLT NC 28208	mccarty4@yahoo	yes	Facebook
C Derreberry	404 Walnut Ave	CLT NC 28208	cderreberry@gmail	yes	"
R. Shipp	309 S Summit Ave	CLT NC 28208	newgardner@yahoo	yes	"

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Wesley Heights - Historic Preservation & New Construction Project

Rezoning Petition 2017-159 Community Meeting

6:00 – 7:15 pm, 11/30/17 @ Wallace Pruitt Recreation Center

Meeting Agenda

- I. Introductions (Russell Fergusson)
- II. Rezoning Process / Timeline (Russell Fergusson)
- III. Project Description / Context (Bobby Drakeford)
- IV. Design Concepts
 - (a) Site Plan Review (Nick Bushon)
 - (b) Planning Staff Site Plan Comments Review (Nick Bushon)
 - (c) Elevations Review (Garrett Buell / Daniel McNamee)
 - (d) Historic District Architectural Standards (Garrett Buell / Daniel McNamee)
- V. Project Schedule (Bobby Drakeford)
- VI. Future Meetings / Community Relations (Colette Forrest)
- VII. Discussion / Next Steps (All)



Wesley Heights - Historic Preservation & New Construction Project

Development Team

Russell Fergusson —	Law Office of Russell Fergusson (Rezoning Consultant)
Colette Forrest —	A People's Voice Management Group, Inc. (Community Organizer)
Bobby Drakeford —	The Drakeford Company (Developer)
Jovanna Mozeak —	The Drakeford Company (Marketing)
Nick Bushon —	Design Resource Group (Land Planner / Civil Engineer)
Daniel McNamee —	Neighboring Concepts (Architect)
Garrett Buell —	Neighboring Concepts (Architect)
General Contractor —	TBD

Rezoning Timeline

●	11/20/2017 —	Rezoning Application Filed (Petition Number 2017-159)
●	11/30/2017 —	Community Meeting # 1 (Pruitt Recreation Center)
●	12/14/2017 —	Follow Up Meeting (if needed – Pruitt Recreation Center)
●	01/16/2018 —	6:00 p.m. - City Council Public Hearing*
●	02/19/2018 —	6:00 p.m. - City Council Decision*



Wesley Heights - Historic Preservation & New Construction Project

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

1914 Brunswick Ave., Charlotte, NC 28207
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Wesley Heights - Historic Preservation & New Construction Project

Zoning Overview

- Current Zoning: R-5 & R-8
- Proposed Zoning: MUDD-CD & B-1 (PED Overlay)
- Recommended Zoning: UR-2 (CD) & B-1 (PED Overlay)
- Proposed Uses: Residential – 817 / 819 Walnut, New Building
Live-Work - 821 Walnut Ave.

Live-Work Unit Conditions

- Operating hours: 8:00 a.m. – 6:00 p.m., weekdays; 8:00 a.m. – 5:00 p.m., Saturday.
- Number of Employees: 2 (excluding the resident(s))
- Signage: non-illuminating, less than 18' x 24', attached to building
- Office Sq. Ft.: less than 700 (living area estimated sq. ft.)
- Retail Sales: limited to books, tapes or media associated with professional service
- Allowed Services: legal, counseling, architecture, other professions, TDB

New Building Description

- Number of Units: 4
- # Units / # Bldgs: 1 / 4
- # Stories/Height: 4.0 / 45 +/- ft.

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THE DRAKEFORD COMPANY

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- BR/BA/Sq. Ft: 2 or 3BR / 2BA / 1,400+/- or 1,600+/- sq. ft.
- Type: Townhomes
- Price Range: TBD
- Ext. Features: Shingles, Brick, Hardi-Plank & Panel, Decks

Existing Buildings Description

- Number of Units: 3 (817 / 819 – duplex, 821 – single family residence)
- # Stories: 1.5 (intended expansion to create full second floors)
- BR/BA: 2BR / 1BA (817 / 819) 3BR / 2BA (821)
- Type: Duplex / Single Family (current and proposed / renovated)
- Price Range: TBD (exploring work-force housing affordability component)
- Ext. Features: Shingles, Brick, Hardi-Plank & Panel, Porches

Site Description

- Acreage: 0.50 – area developed / .648 area rezoned
- Density: 14.0 units per acre – area developed / 10.0 units per acre – area rezoned
- Parking: existing for retained structures, 1.5 spaces / unit for new building (6)
- Setbacks: existing building – current retained for side yards and front

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new building – 5 ft. side yards, 10 ft. rear property line

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Wesley Heights - Historic Preservation & New Construction Project

Project Schedule

- 4th Qtr. 2017 – Community / Rezoning Meetings
- 1st Qtr. 2018 – Rezoning Approval / Design
- 1st Qtr. 2018 – Historic District Commissions Application / Approval
- 2nd Qtr. 2018 – Design / Building Permits / Construction Begins
- 4th Qtr. 2018 – Construction Completed / New Neighbors

Contact Information

Russell Fergusson	(704) 906-1128, russell.fergusson@russellwfergusson.com
Colette Forest	(704) 502-2857, cforrest6@gmail.com
Bobby Drakeford	(704) 344-0332, bobby@tdcrealestate.com
Jovanna Mozeak	(704) 344-0332, jovanna@tdcrealestate.com
Nick Bushon	(704) 343-0608, nick@drgrp.com
Nicholas Kalescky	(704) 343-0608, nicholas@drgrp.com
Garrett Buell	(704) 374-0916, gbuell@neighboringconcepts.com
Daniel McNamee	(704) 374-0916, dmcnamee@neighboringconcepts.com

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Wesley Heights - Historic Preservation & New Construction Project

General Contractor TBD

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