

COMMUNITY MEETING REPORT
Petitioner: J.S. & Son's Construction Company, LLC
Rezoning Petition No. 2017-168

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-1 attached hereto by depositing such notice in the U.S. mail on July 2, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, July 12, 2018 at 6:30 PM at the Wilmore Community Center located at 501 West Boulevard in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were James Scruggs of the Petitioner, Charles McClure of McClure Nicholson Montgomery Architects, Shaun Tooley and Jenna Young of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2017-168.

John Carmichael stated that the Petitioner has held two informal neighborhood meetings regarding this rezoning request. The first meeting was on November 21, 2017, and the second meeting was held on May 9, 2018.

John Carmichael then shared the agenda for the Community Meeting.

John Carmichael then shared the current schedule of events relating to this Rezoning Petition. He stated that the Public Hearing is currently scheduled to be held on Monday, September 17, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work Session is scheduled for Tuesday, October 2, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this Rezoning Petition on Monday, October 15, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. John Carmichael stated that the earliest that the Public Hearing could be held is Monday, September 17, 2018. However, it is always possible that the Public Hearing could be deferred.

John Carmichael then shared a map and aerial photographs of the site. John Carmichael stated that the site contains approximately 3.7 acres and is located on the south side of West Boulevard, east of Wilmore Drive. The site is located at the intersection of West Boulevard and West Worthington Avenue. Kingston Apartments is located on the front portion of the site.

John Carmichael shared a zoning map that shows the site and the surrounding parcels of land, and he stated that the site is currently zoned R-22 MF HD and R-5 HD. The "HD" stands for Historic District.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the UR-2 (CD) HD zoning district to accommodate the development of up to 40 townhome units on the site.

John Carmichael stated that the Petitioner's rezoning plan and the elevations of the townhome units have been revised since the prior meetings with area residents.

John Carmichael stated that this proposed development is going through the historic district approval process as well.

Shaun Tooley then addressed the meeting. Shaun Tooley shared the prior version of the rezoning plan, and he shared and discussed the Petitioner's revised rezoning plan.

Shaun Tooley stated that there is more green space between the buildings that would front West Boulevard. Shaun Tooley shared the location of the storm water detention pond. He stated that the garages for the townhome units would be accessed from the rear of the townhome units by way of an alley.

Shaun Tooley stated that the landscape area along the western boundary of the site has been widened. This landscape area is a more appropriate buffer to the adjacent single family homes. A sewer easement will be located within the landscape area, and trees and shrubs would be planted within the easement area. Shaun Tooley stated that the City typically will not allow plantings in the easement area. The landscape area would be 25 feet in width, and the easement area would be approximately 20 feet in width.

Shaun Tooley stated that a 6 foot tall wooden privacy fence would be installed along the perimeter of the site.

Shaun Tooley shared and discussed the Petitioner's landscape plan for the site.

In response to a question, Shaun Tooley stated that the easement is for sewer improvements that would serve the area, not just the site.

An attendee asked what would happen if the City performs work on the sewer line and removes some of the trees in the easement area, would the trees be replaced. Shaun Tooley stated that he thinks the trees could be replaced by the City or possibly by the HOA.

An attendee asked if there are limitations on the types of trees that could be planted in the sewer easement. Shaun Tooley stated that only small maturing trees could be planted. Small maturing trees can reach a height of approximately 25 feet. Shaun Tooley stated that evergreen shrubs could also be planted in the easement area.

An attendee stated that a 6 foot tall wooden fence does not provide much privacy.

Shaun Tooley stated that a townhome unit has been removed on the revised rezoning plan.

Shaun Tooley then shared and discussed site sections that depict the grades of the site in relation to the grades of the adjoining parcels of land and the retaining walls. Shaun Tooley stated that the retaining walls would be tiered and cascading landscaping would be installed on the top of the retaining walls.

Shaun Tooley stated that the 6 foot tall wooden privacy fence would be installed on the tops of the retaining walls.

Shaun Tooley shared pictures that show what a tiered retaining wall with cascading landscaping can look like.

Charles McClure then addressed the meeting and he shared and discussed the revised elevations for the proposed townhome units.

Charles McClure stated that previously, the townhome units were proposed to be three stories with rooftop terraces above the third story. Now, the townhome units would be three stories without rooftop terraces above the third story, and the height of the townhome units has been reduced from 44.5 feet to less than 35 feet. The townhome units would be approximately 33.5 feet in height from grade to the parapet.

Charles McClure stated that the primary exterior building materials for the townhome units would be brick and cast stone. Vinyl would not be permitted as an exterior building material.

Charles McClure stated that the corner townhome units would have a rooftop terrace above the second story to reduce the scale of the building.

Charles McClure discussed in some detail the front, side and rear elevations of the proposed townhome units. Balconies would be located above the garage doors.

There would be a covered front entry into the townhome units with a balcony above the front entry.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Charles McClure stated that the parapet is counted in the height of the townhome units.
- In response to a question, Charles McClure stated that the larger townhome units would range in size from approximately 2,500 square feet to 2,700 square feet. The smaller townhome units would range in size from approximately 1,500 square feet to 1,600 square feet. The larger townhome units would have a width of 22 feet and the smaller townhome units would have a width of 16 feet.
- In response to a question, James Scruggs stated that he does not know at this time what would be the per square foot cost of the townhome units.
- In response to question, Charles McClure stated that this project is scheduled to go back to the Historic District Commission in August.
- In response to question, Charles McClure stated that the HVAC condensing units would be located on the roofs of the townhome units.
- In response to a question, Shaun Tooley stated that the project would meet the fire truck turning radius requirements.

- In response to a question, Charles McClure stated that roll-out containers would be used for trash pick-up. He stated that he is not sure if it would be public or private pick-up.
- An attendee expressed a concern with only one vehicular access point for the site.
- An attendee stated that there is not enough parking for the site. This attendee requested that additional parking spaces be added to the site. Another attendee disagreed with this request.
- An attendee stated that she appreciates the design changes that have been implemented to the plan. This attendee and another attendee stated that they still feel that this project is too dense.
- In response to a question, Shaun Tooley described how storm water run-off would be handled. Infrastructure would be put in place to put the storm water into the detention pond.
- An attendee stated that she is concerned that this project could cause flooding in her yard. Shaun Tooley said that should not be an issue.
- In response to question, Shaun Tooley stated that the detention pond would not be wet all the time. It would be a dry pond.
- In response to a question, John Carmichael stated that improvements to the intersection of West Boulevard and Wilmore Drive are not being requested by CDOT in connection with this project.
- Attendees expressed concerns regarding the safety of the intersection of West Boulevard and Wilmore Drive. These attendees stated that the additional vehicular trips generated by this project would not help that condition.
- John Carmichael stated that the pictures of the retaining walls that were shown were for the purpose of depicting tiered retaining walls with cascading landscaping. The retaining walls on this site would not be stone retaining walls like the retaining walls shown in the pictures.
- An attendee stated that she does not want this area to turn into another SouthEnd.
- An attendee stated that this is one of the few remaining wooded sites in this area, and she hates to see the removal of any trees.
- In response to a question, Shaun Tooley stated that it would take approximately 6 months to obtain permits for this project if the rezoning were approved.
- In response to a question, James Scruggs stated that if this Rezoning Petition is not approved, the front portion of the site would likely contain apartments and the rear portion would likely be developed with single family homes.
- In response to a question regarding whether a fence would be installed around the detention pond, Shaun Tooley stated that there would not be a steep drop into the storm water pond, and it would be a dry pond, meaning water would not always be in the pond.
- In response to a question, the Historic District Commission process for this project was discussed.
- An attendee stated that she would like to see more green space.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13th day of August, 2018.

J.S. & Son's Construction Company, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-168	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2017-168	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2017-168	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2017-168	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-168	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-168	Historic Camp Greene Neighborhood Association	Thomas	Harris	2216 Monument St		Charlotte	NC	28208
2017-168	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-168	Revolution Park Neighborhood Association	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
2017-168	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2017-168	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-168	South End Neighborhood Association	Krissy	Oechslein	325 E. Park Ave. #4		Charlotte	NC	28203
2017-168	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-168	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-168	Sunset Hills Neighborhood Association	Marcel	Dawson	525 Atherton St		Charlotte	NC	28203
2017-168	Westerly Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St		Charlotte	NC	28208
2017-168	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2017-168	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2017-168	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-168	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2017-168	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203



Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-168	11904101	ALEXANDER	LINDA A			1948 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904102	PEARSON	THEODORE WYLIE	MYRTIS R	PEARSON	1942 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904103	DEVORE	AMY ELIZABETH			1940 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904104	JACKSON	FREEMAN RANDOLPH JR	NATALIE	JACKSON	1936 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904105	FOLEY	JACOB ANDREW			1932 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904106	FAY	JOHN D			1928 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904107	PEARSON	MONIKA R	DEVERA R	PEARSON	1924 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904108	KING	BENNETT W			1920 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904109	VILLAVARAYAN	CHRIS			P O BOX 615		LAKE ORIOR	MI	48361
2017-168	11904110	DUNLAP	QUERY RUSSELL			1912 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904111	GRIER	FRANZELL M		CURTIS LEE BITTLE	1908 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904112	BARTRUFF	JOHN			1904 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11904113	LAMSON	CLIFFORD	DONALD NEAL	LAMSON	1902 WILMORE AVE		CHARLOTTE	NC	28203
2017-168	11904622	BAILEY	MICHAELA A			11738 DAN MAPLES DR		CHARLOTTE	NC	28277
2017-168	11904630	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-168	11907201	FILIPPAZZO	PAOLA			1801 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907202	ROWELL	KATIE M			1809 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907203	MOSER	SHIRLEY LOUISE			1813 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907204	FLOYD	CLATIE BELL			1817 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907205	AMALEAN	SHANIL	PARUL	AMALEAN	1821 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907206	WITTHROW	DAVID E			5121 CHILLMARK RD		CHARLOTTE	NC	28226
2017-168	11907207	KINGSTON APARTMENTS LLC				1800 CAMDEN RD STE 107-34		CHARLOTTE	NC	28203
2017-168	11907208	KINGSTON APARTMENTS LLC				113 KINGSTON AV		CHARLOTTE	NC	28203
2017-168	11907308	CALVARY METHODIST CHURCH				909 HILLSIDE AVE		CHARLOTTE	NC	28209
2017-168	11907309	WILMORE NEIGHBORHOOD	ASSOC INC			PO BOX 33672		CHARLOTTE	NC	28233
2017-168	11907312	COWORKERS INC				5626 COULEE PL		CHARLOTTE	NC	28217
2017-168	11907313	WILMORE NEIGHBORHOOD ASSOC INC				P O BOX 33672		CHARLOTTE	NC	28233
2017-168	11907314	WILMORE NEIGHBOR ASSC				PO BOX 33672		CHARLOTTE	NC	28233
2017-168	11907315	COWORKERS INC				5626 COULEE PL		CHARLOTTE	NC	28217
2017-168	11907316	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-168	11907317	HARTOG	BRIAN J			516 W WORTHINGTON AVE		CHARLOTTE	NC	28203
2017-168	11907318	DIEGEL	MATTHEW			518 W WORTHINGTON AVE		CHARLOTTE	NC	28203
2017-168	11907401	WELCH	JOHN C	BETTY	WELCH	2334 THE PLAZA		CHARLOTTE	NC	28205
2017-168	11907402	CALDWELL	ROBERT	JACKIE	TUBB	1907 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907403	KING	JAMES EARL	MELISSA ANNE	KING	1909 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907404	EGRESTATE LLC				6009 JESTER LN		CHARLOTTE	NC	28211
2017-168	11907405	TELLEZ	ALEX VALLE	BRITTANY M	VALLE	1917 WILMORE DR		Charlotte	NC	28203
2017-168	11907406	NEAL	JAMES CRAIG			1921 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907407	BROCKMEYER	AMBER			1925 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907408	VANCE	JAMES A	PEGGY	VANCE	1931 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907409	SMITH	BETTY			1937 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907410	BROWN	CRAIG THOMAS III			250 NORTH TRADE ST		MATTHEWS	NC	28105
2017-168	11907411	JOHNSON	MARTIN P			1945 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907412	ALEXANDER	RALPH SR			2001 ENGLISH DR		CHARLOTTE	NC	28216
2017-168	11907413	CURETON	DELORES CHERRY	OPHELIA DENISE	GRIER	1953 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11907414	CRIDER	JOHN B R/L/T			206 PARK AVE WEST		CHARLOTTE	NC	28203
2017-168	11907415	DAVIDSON	PERRY ROLAND		MARY HARRIS DAVIDSON (H/W)	2022 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907416	MORRIS	DONNA S			8833 TWISTED PINE DR		CHARLOTTE	NC	28269
2017-168	11907417	GLANDER	JEANENE L			2014 WOOD DALE TR		CHARLOTTE	NC	28203
2017-168	11907418	WILLIS	MARGARET L	BARBARA J	WILLIS	2010 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907419	BALL	STEPHEN J			2000 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2017-168	11907420	FRICK	GREGORY W			1924 WOOD DALE TR		CHARLOTTE	NC	28203
2017-168	11907421	MARTIN	PHILIP LEIGH		SUSAN MARTIN STADE	6080 PISCATAWAY CT		ROCK HILL	SC	29732
2017-168	11907422	GRIER	ERNEST C	HELEN C	GRIER	1916 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907423	TURNER	CLAYTON W			1912 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907424	RUVERNON PROPERTIES LLC				1904 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2017-168	11907425	NC RE INVESTMENT LLC				PO BOX 91398		SAN DIEGO	CA	92169
2017-168	11907426	MULLEN	JAMES STUART	KIMBERLY	MULLEN	1900 WOOD DALE TR		CHARLOTTE	NC	28203
2017-168	11907427	KINGSTON APARTMENTS LLC				113 KINGSTON AV		CHARLOTTE	NC	28203
2017-168	11907428	KINGSTON APARTMENTS LLC				9914 NORTHWOODS FOREST DR		CHARLOTTE	NC	28214
2017-168	11907429	SHACKELFORD	HERBERT R SR	LOUISE F	SHACKELFORD	1908 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907501	REID	JOHNNY CLYDE	SHIRLEY A	REID	1901 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907502	MCKIERNAN	JARED D	LAURA K	PEPPER	1905 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2017-168	11907503	SHUO INVESTMENTS LLC				1909 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2017-168	11907504	GARNETT	TYLER SHERIDAN	ANGELICA ACOSTA	GARNETT	1913 WOODALE TR		CHARLOTTE	NC	28203
2017-168	11907505	EARHART	JAMES E			4906 SARDIS RD # D		CHARLOTTE	NC	28270
2017-168	11907506	NASH	WILLIE JUNIOR	MARY E	NASH	1923 WOOD DALE TER		CHARLOTTE	NC	28203
2017-168	11907507	KEMP	LOUIS WILLIAM II	JOANNE M	KEMP	1929 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2017-168	11907508	LEE	CRYSTAL DAWN			2001 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2017-168	11907509	TAH 2016-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	PO BOX 15087		SANTA ANA	CA	92735
2017-168	11907510	RBP INVESTMENTS LLC				PO BOX 11113		CHARLOTTE	NC	28220
2017-168	11907511	RICH	DAVID S	AUBREY L	RICH	2013 WOODS DALE TR		CHARLOTTE	NC	28203
2017-168	11907512	WALSH	MICHAEL J	MEGHAN C	WALSH	2017 WOOD DALE TL		CHARLOTTE	NC	28203
2017-168	11907513	ROBINSON	MARY G DRAKEFORD			2021 WOODALE TR		CHARLOTTE	NC	28203
2017-168	11907514	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD		MIDLAND	NC	28107
2017-168	11907515	RNR PROPERTIES LLC				2301 CHARLOTTE DR		CHARLOTTE	NC	28203
2017-168	11907516	RNR PROPERTIES LLC				2301 CHARLOTTE DR		CHARLOTTE	NC	28203
2017-168	11909101	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD		MIDLAND	NC	28107
2017-168	11909102	JERMYN	SCOTT			1828 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11909103	MCMILLAN	PATRICIA	GWENDOLYN	DIGGS	1824 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11909104	KING	MILLIE P			1820 WILMORE DR		CHARLOTTE	NC	28203
2017-168	11909105	SIDDIQUI	RAHELA			1816 WILMORE ST		CHARLOTTE	NC	28204

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-168** filed by J.S. & Son's Construction Company, LLC to request the rezoning of an approximately 3.7 acre site located on the south side of West Boulevard at the intersection of West Boulevard and West Worthington Avenue from the R-22 MF and R-5 zoning districts to the UR-2 (CD) zoning district

Date and Time of Meeting: Thursday, July 12, 2018 at 6:30 p.m.

Place of Meeting: Wilmore Community Center
501 West Boulevard
Charlotte, NC 28203

We are assisting J.S. & Son's Construction Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 3.7 acre site located on the south side of West Boulevard at the intersection of West Boulevard and West Worthington Avenue from the R-22 MF and R-5 zoning districts to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 40 for sale single family attached (townhome) dwelling units.

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 Department'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.

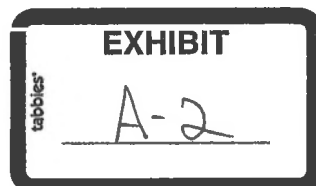
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, July 12, 2018 at 6:30 p.m. at the Wilmore Community Center located at 501 West Boulevard in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 2, 2018



J.S. & Son's Construction Company, LLC
Rezoning Petition No. 2017-168

Community Meeting Sign-in Sheet

Wilmore Community Center
501 West Boulevard
Charlotte, NC 28203

Thursday, July 12, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	DEUNIS MAYS	316 W. KENSTON AVE	919-931-9850	DEUNIS.C.MAYS@GMAIL.COM
2.	Amber Brockmeyer	1925 Wilmore Dr	770-900-0720	a-brockmeyer@yahoo.com
3.	ALEX VALLE	1917 WILMORE DR.	803-230-9157	AVALLET@GMAIL.COM
4.	Brittany Valle	1917 Wilmore DR.	803-230-9013	brihbrihbs@gmail.com
5.	John Jewell	218 W Park Ave	404.431.8847	johnny.jewell@gmail.com
6.	Stephanie Cote	1925 Wilmore Ave	201-520-8578	scote345@gmail.com
7.				
8.				
9.				
10.				
11.				
12.				
13.				

J.S. & Son's Construction Company, LLC

Rezoning Petition No. 2017-168

Community Meeting

July 12, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review the Site Plan and Landscape Plan
- V. Review Sections
- VI. Review the Townhome Elevations
- VII. Question, Answer and Comment Session

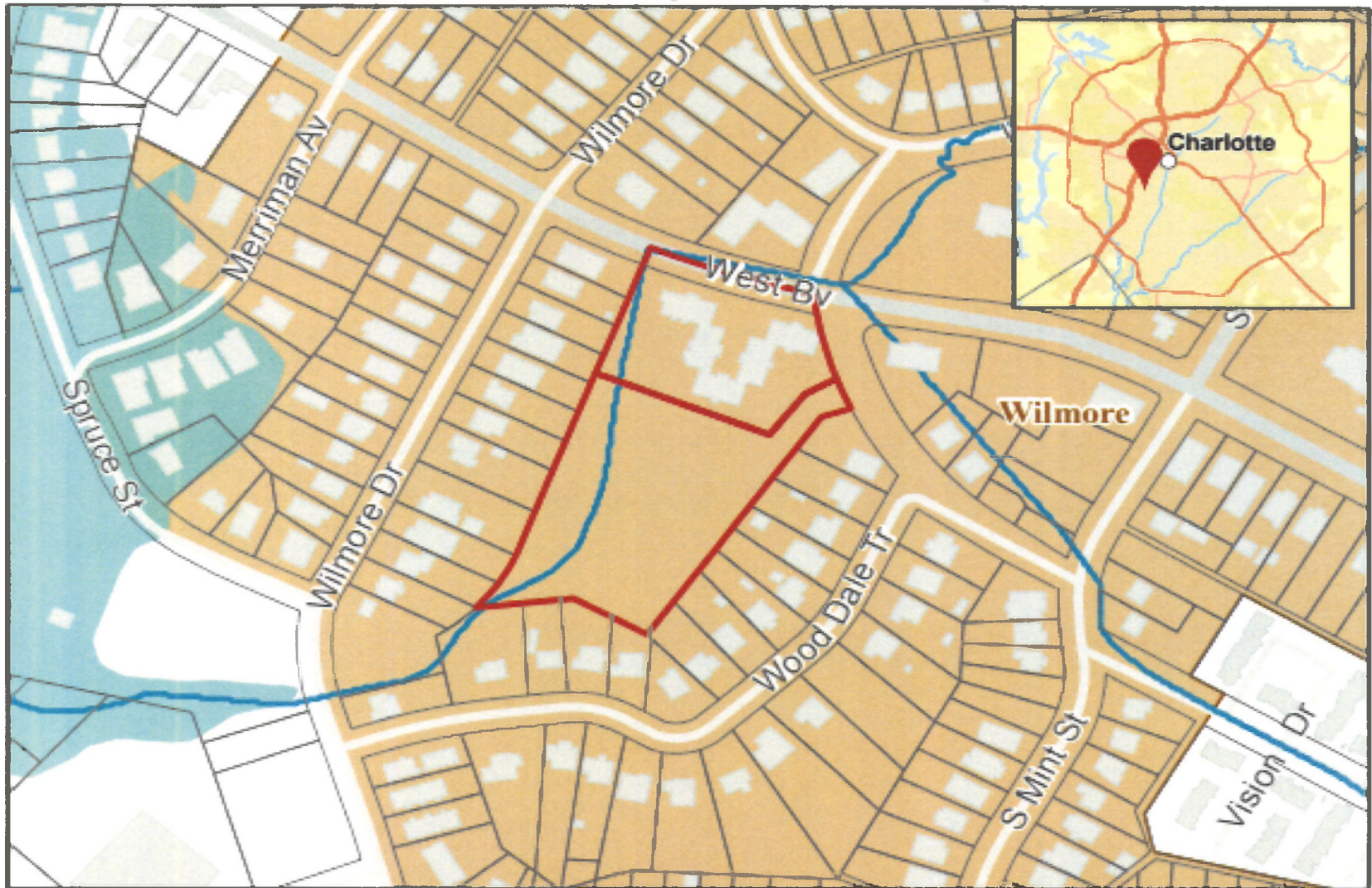
Rezoning Team

- James Scruggs, J.S. & Son's Construction Company, LLC
- Charles McClure, McClure Nicholson Montgomery Architects
- Jenna Young, LandDesign
- Shaun Tooley, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

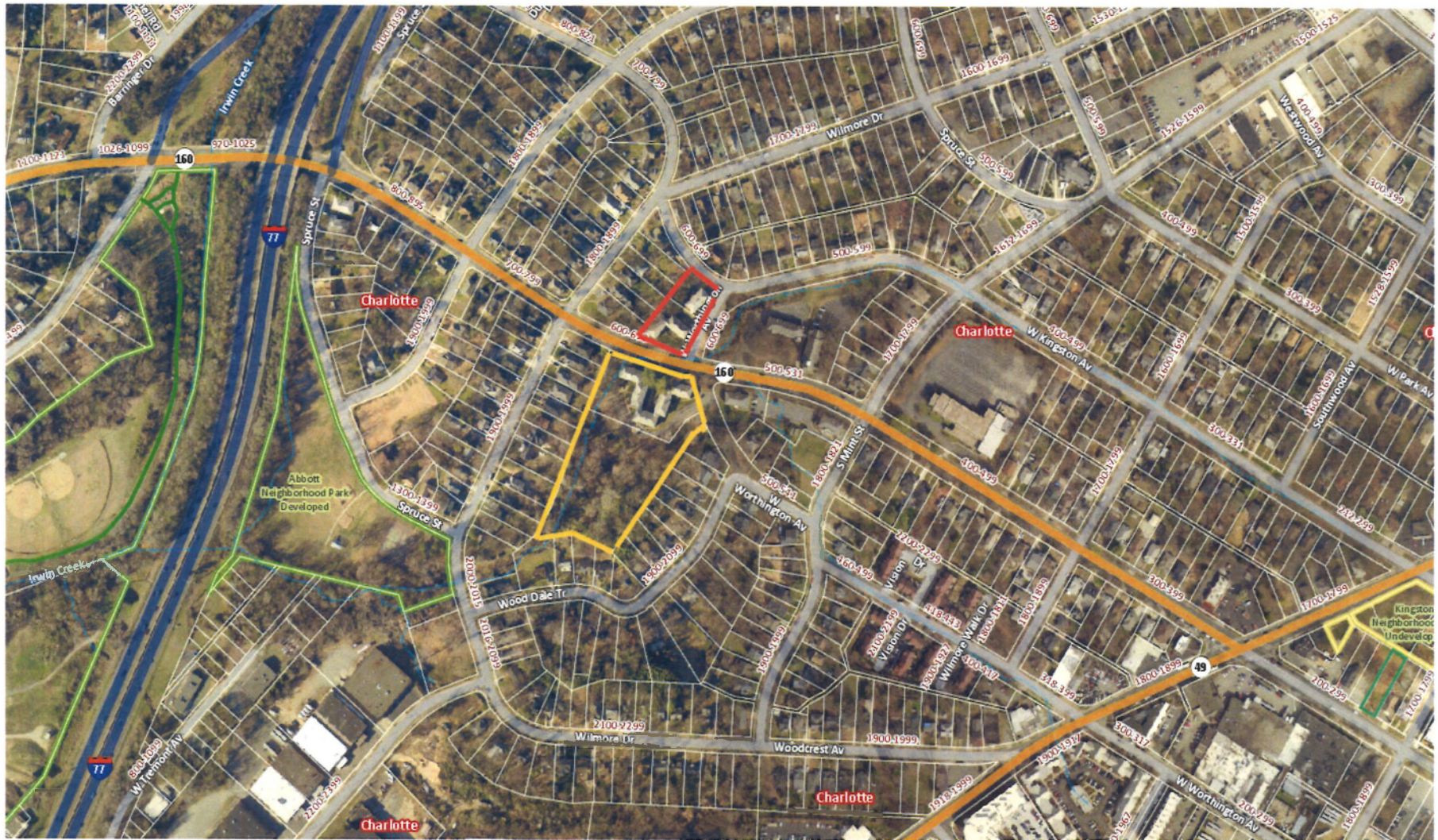
Current Rezoning Schedule

- Public Hearing: Monday, September 17, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 2, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 15, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 3.7 Acres



Site – 3.7 Acres



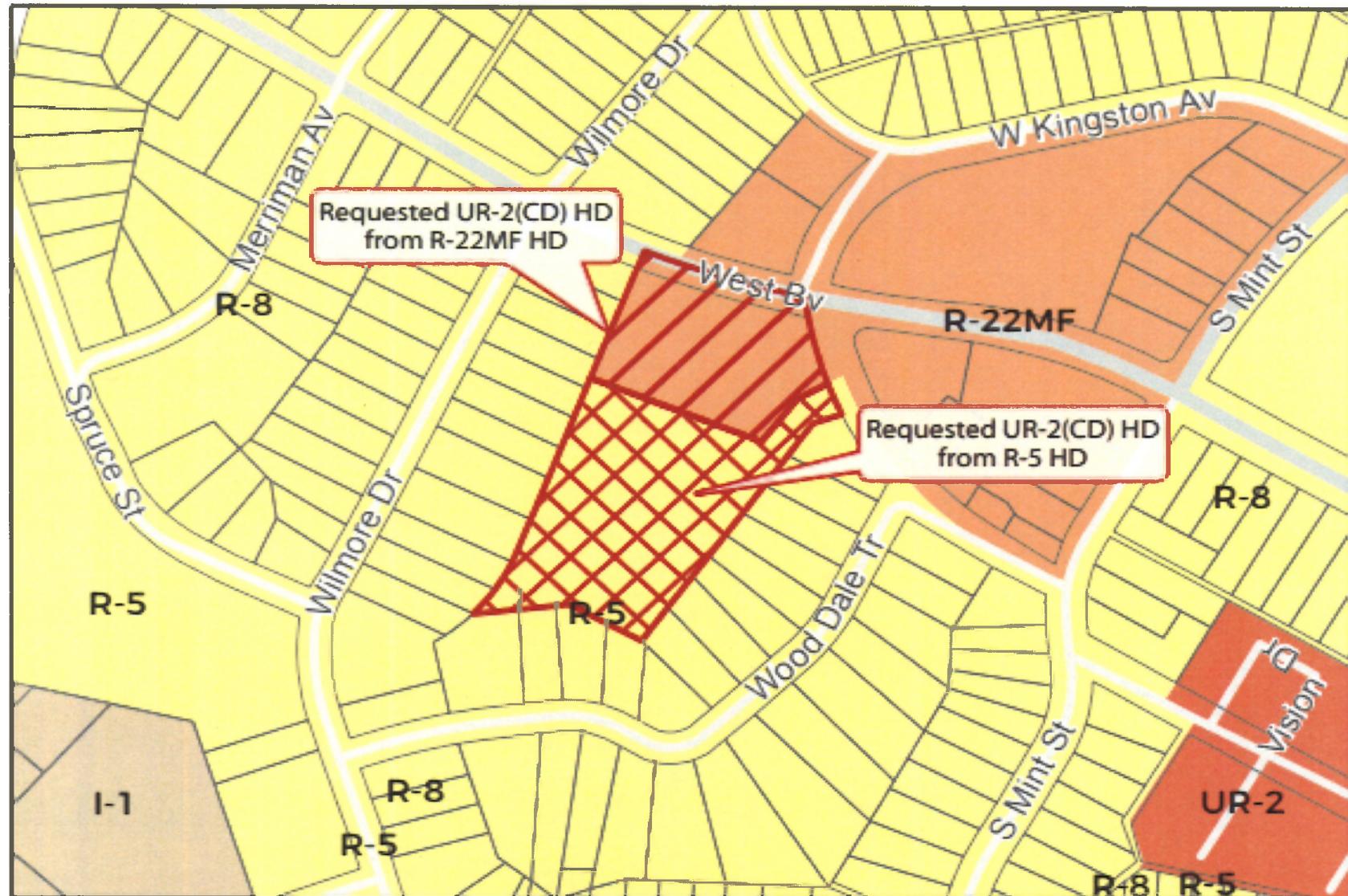
Site – 3.7 Acres



Existing Structures on the Site Along West Boulevard



Site – Existing Zoning



Rezoning Request

- Requesting that the site be rezoned from the R-5 HD and R-22 MF HD zoning districts to the UR-2 (CD) HD zoning district to accommodate the development of up to 40 townhomes on the site

Previous Site Plan



Revisions to the Site Plan

Revisions to the Site Plan

- Reduced building height from 44.5 feet to less than 35 feet
- 6 foot wooden privacy fence around site perimeter
- Enhanced landscaping/landscaped area
- 87 trees removed, but 88 trees to be planted
- Architectural revisions to change scale
- Step back and landscape retaining wall
- Pedestrian improvements on adjacent street, not street construction

Revised Site Plan



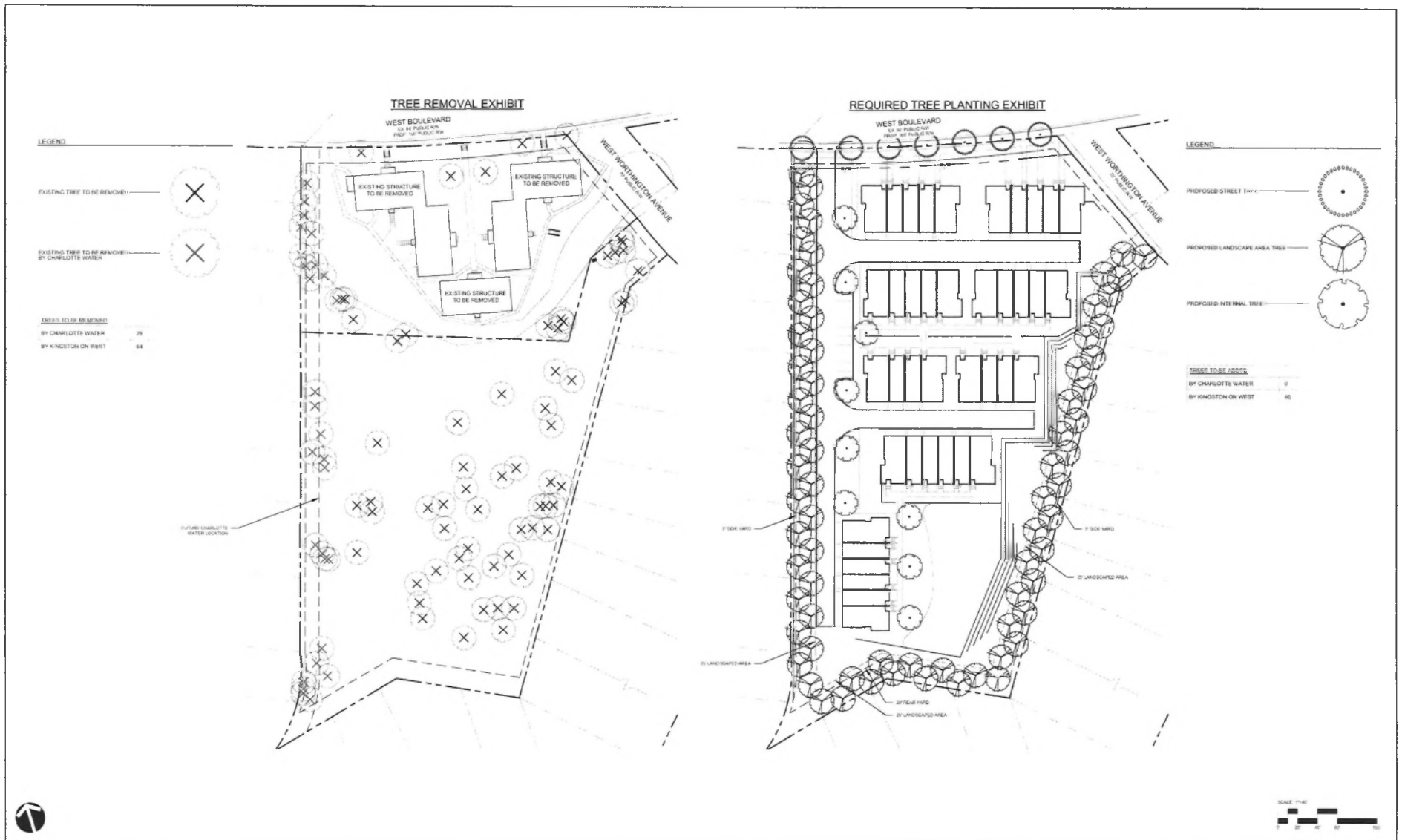
KINGSTON ON WEST CHARLOTTE, NC • SITE PLAN

PRJ 1017051 / 07.09.2018

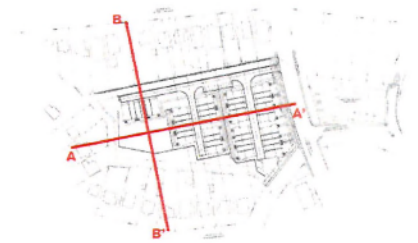
LandDesign.



Revised Landscape Plan



Sections



SECTION A-A'



SECTION B-B'

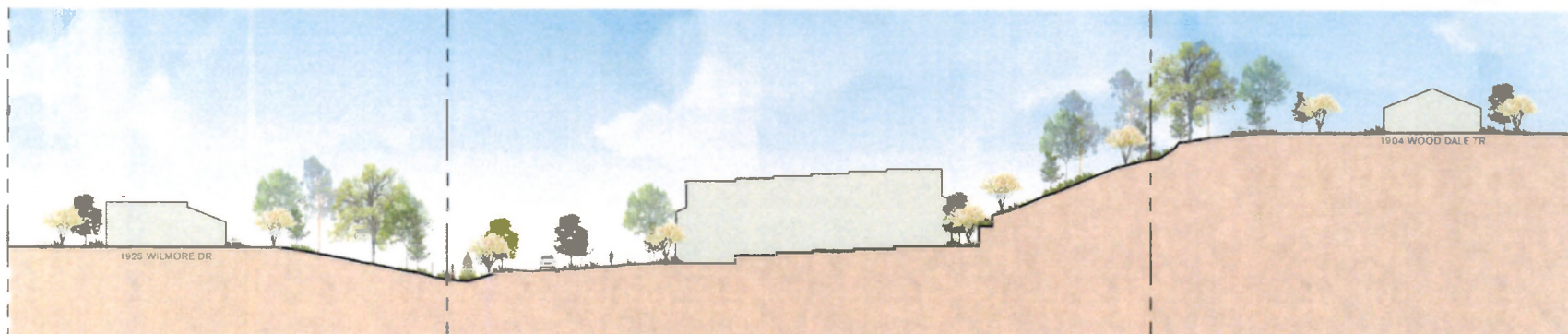
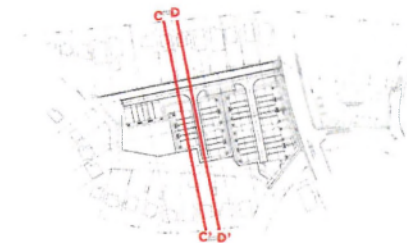


KINGSTON ON WEST (SOUTH) CHARLOTTE, NC • CROSS SECTIONS

#N 101705 1 07 12 20 15



LandDesign.

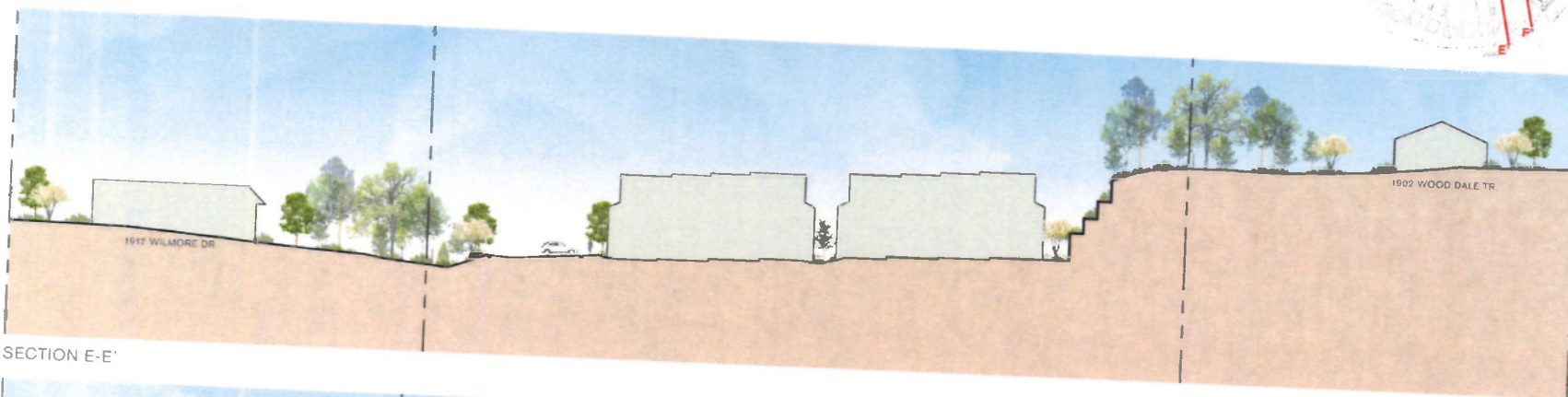


SECTION C-C'

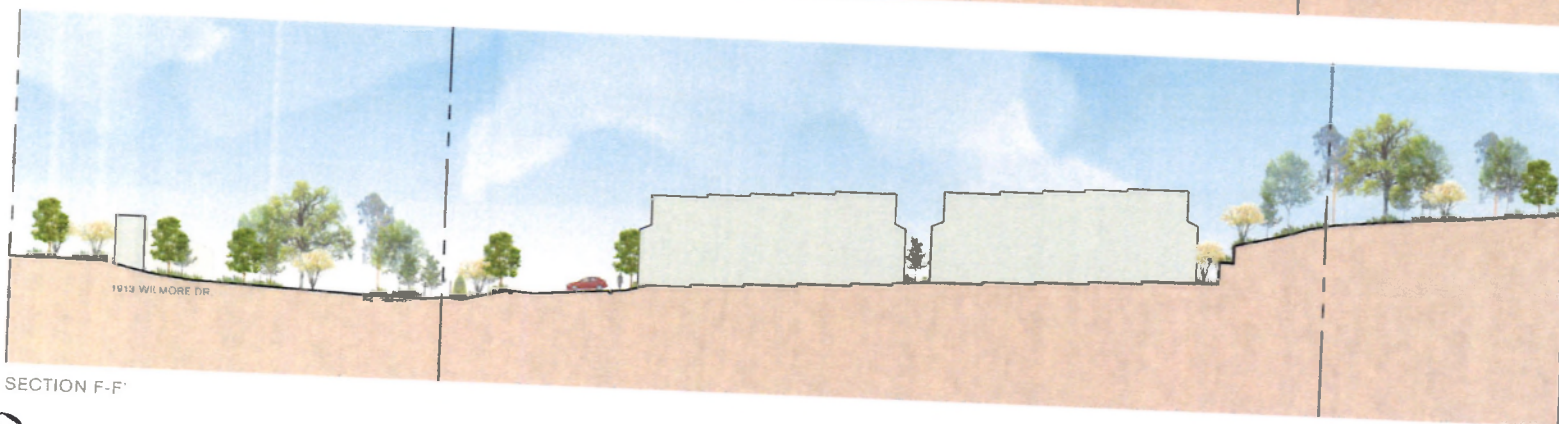


SECTION D-D'





SECTION E-E'



SECTION F-F'

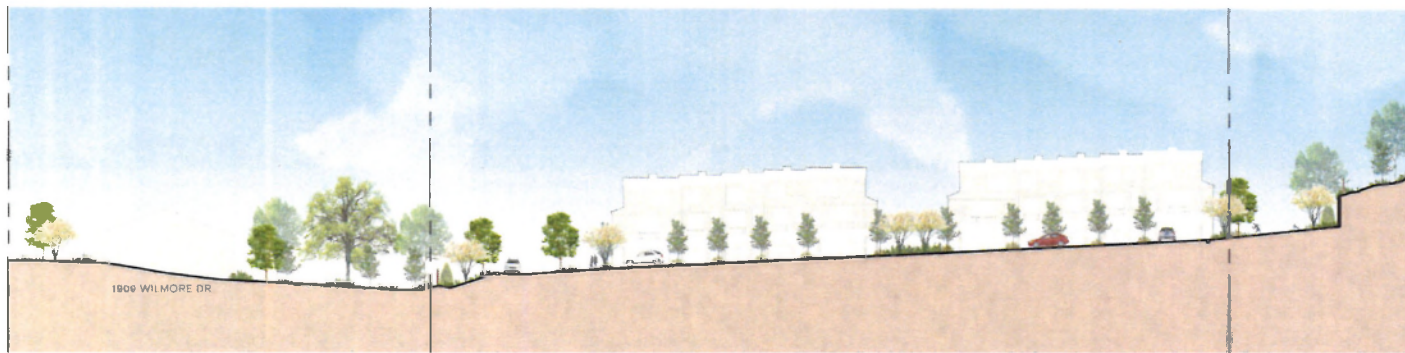
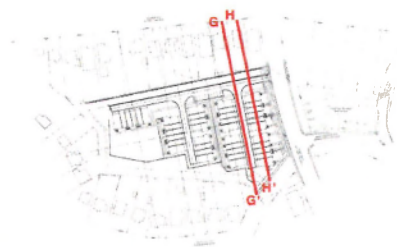


KINGSTON ON WEST (SOUTH) CHARLOTTE, NC • CROSS SECTIONS

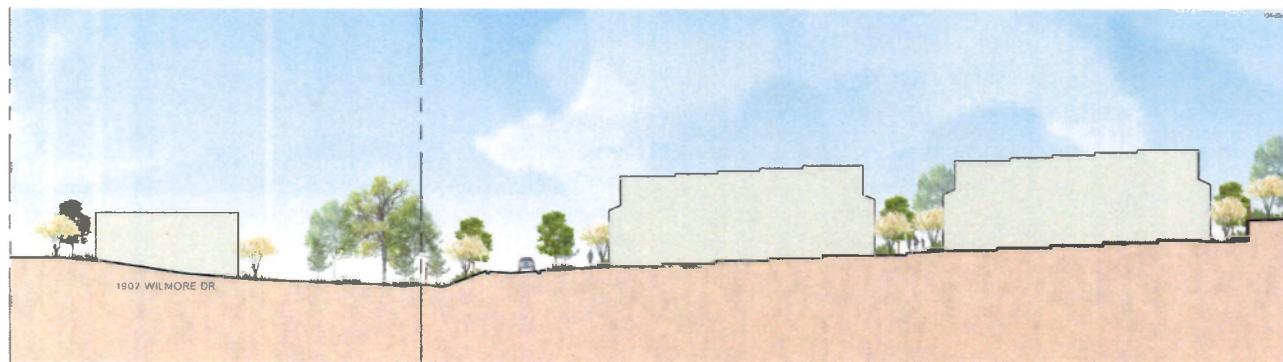
10/13/05 10/12/2018



LandDesign.



SECTION G-G'



SECTION H-H'

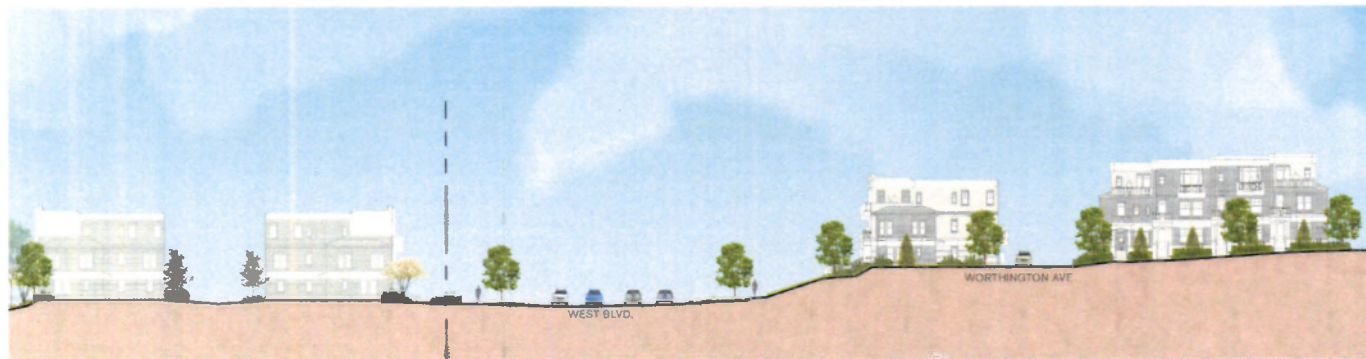


KINGSTON ON WEST (SOUTH) CHARLOTTE, NC • CROSS SECTIONS

PN 101705 | 02.12.2018



LandDesign.



SECTION I-I'



SECTION J-J'



KINGSTON ON WEST (SOUTH) CHARLOTTE, NC • CROSS SECTIONS

PH 101705 07.12.2018



LandDesign.





Building Elevations



WEST BLVD. (BLDGS. 1&2) / SIDE ELEVATIONS / JUNE 2018



WEST BLVD. (BLDGS. 1&2) / REAR ELEVATION / JUNE 2018



WEST BLVD. (BLDGS. 1&2) / FRONT ELEVATION / JUNE 2018



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard, Suite 110
Charlotte, NC 28203
Tel: 704.224.8100
Fax: 704.224.8102
www.mnmarchitects.com

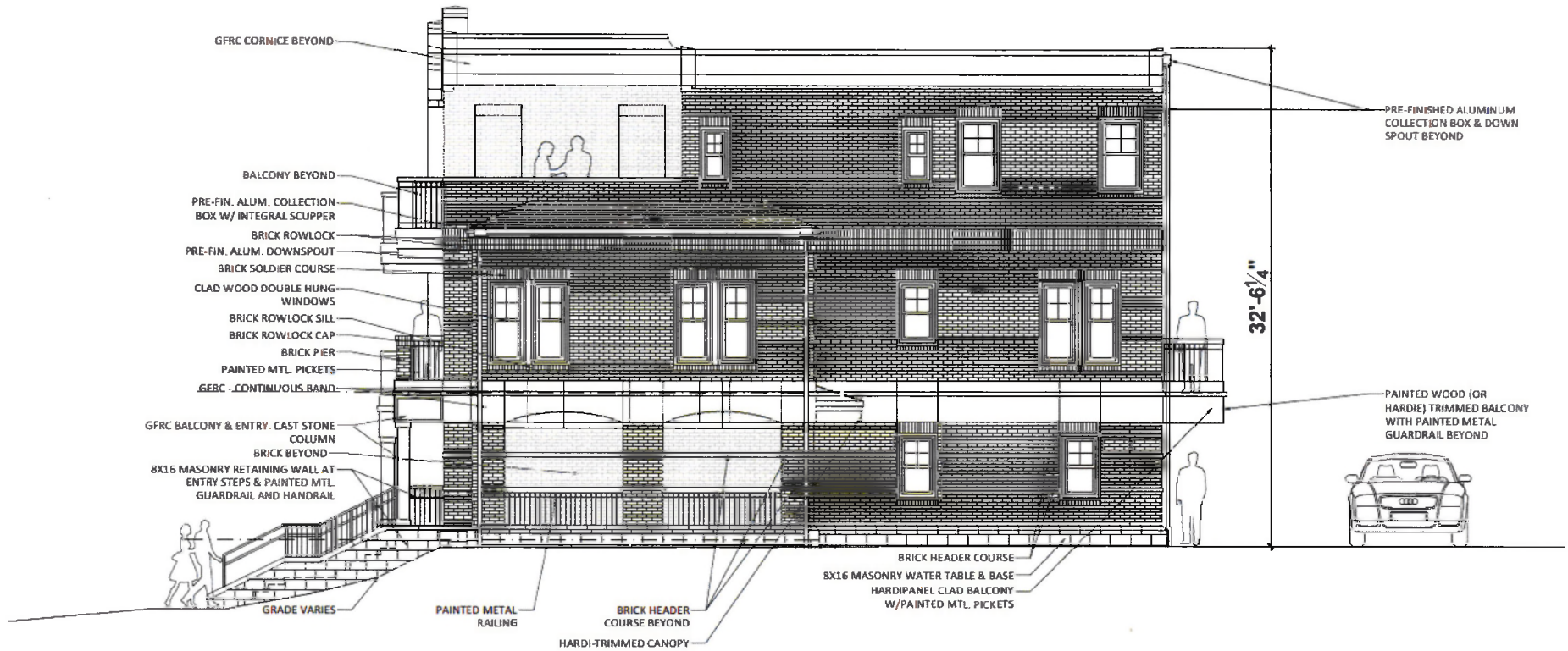
KINGSTON ON WEST - SOUTH SITE
CHARLOTTE, NORTH CAROLINA

SCHEMATICS
SCALE: $\frac{1}{8}" = 1'$

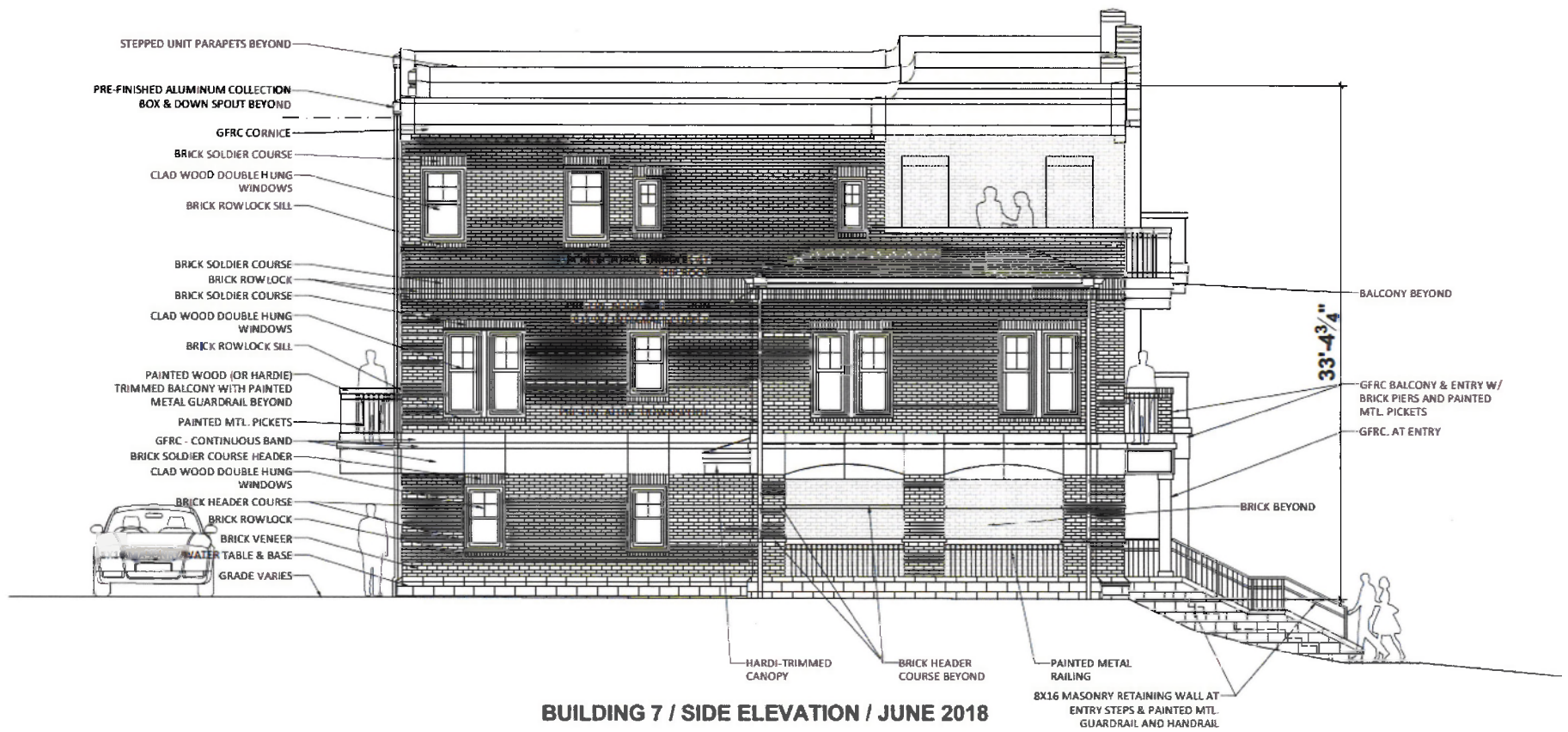




BUILDING 7 / REAR ELEVATION / JUNE 2018



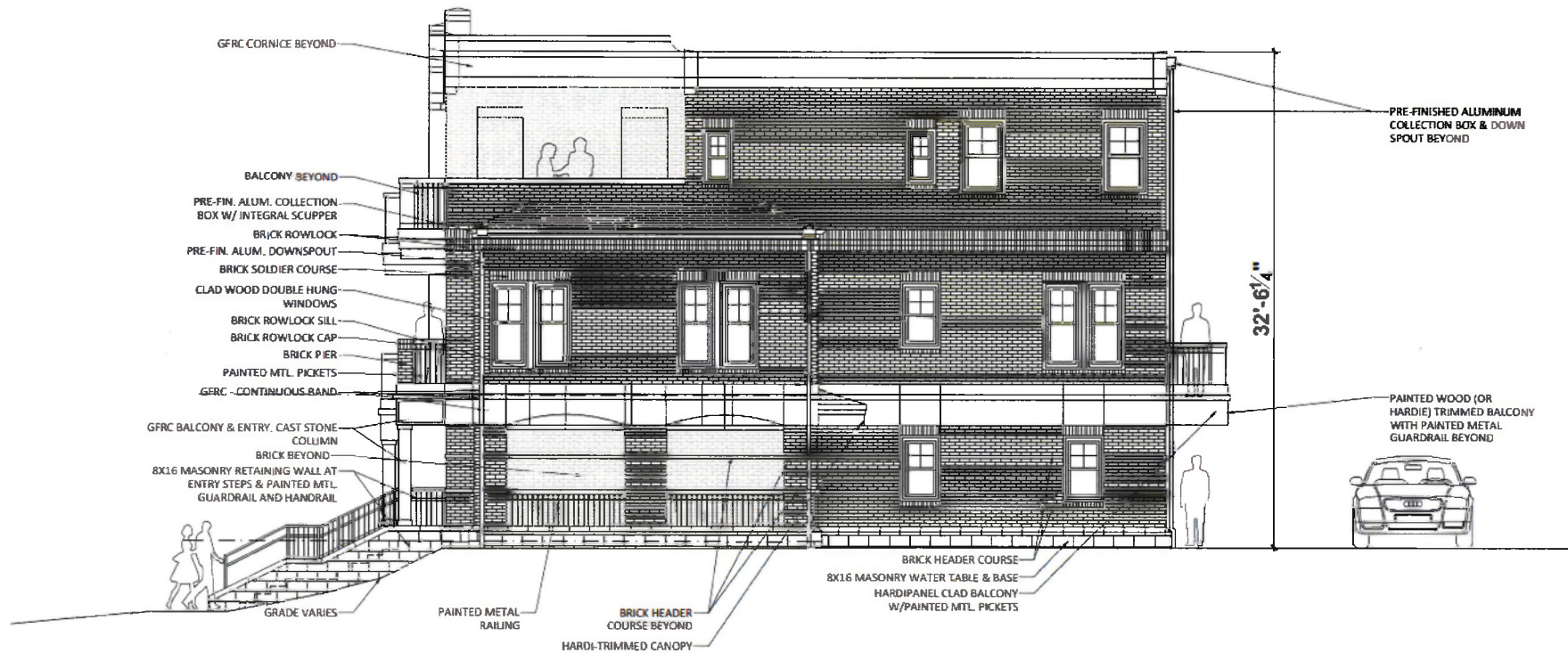
BUILDING 7 / SIDE ELEVATION / JUNE 2018



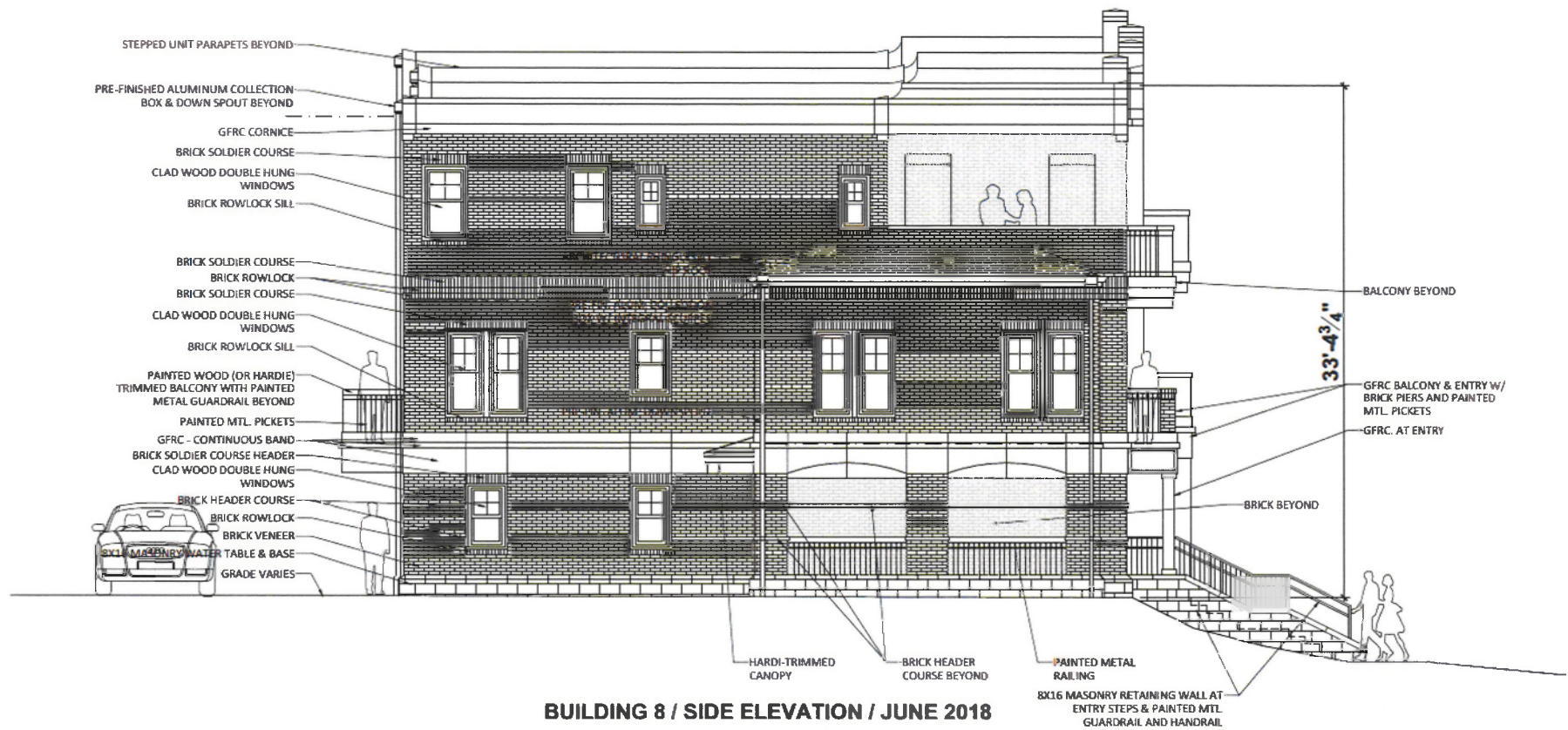


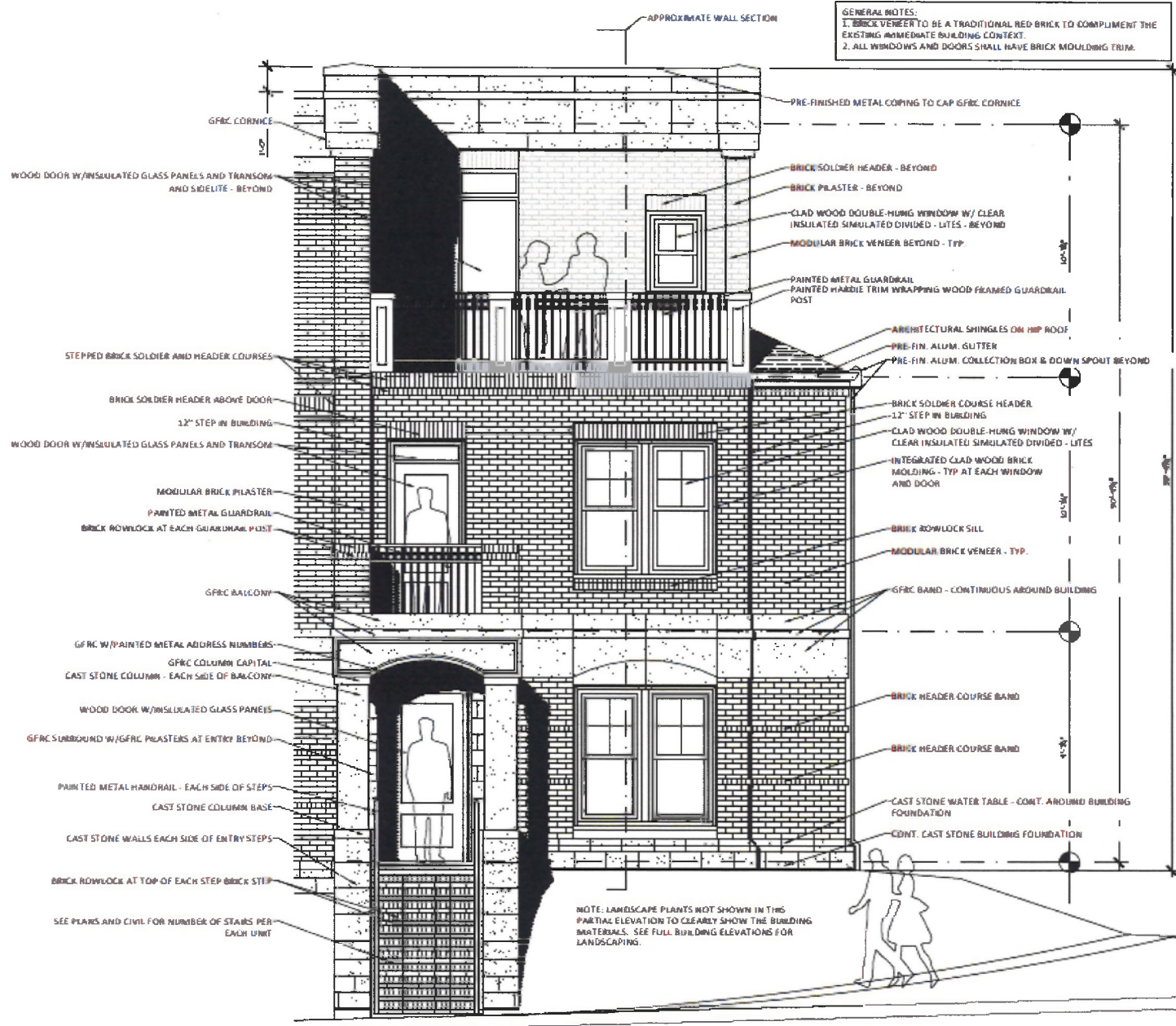


BUILDING 8 / REAR ELEVATION / JUNE 2018



BUILDING 8 / SIDE ELEVATION / JUNE 2018





TYPICAL ENLARGED ELEVATION / JUNE 2018

Questions