

COMMUNITY MEETING REPORT
PETITIONER:
REZONING PETITION NO.: 2017-186

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 January 19, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on February 1, 2017 at 6:00 pm. at the Wilmore Community Center, 501 West Blvd., Charlotte NC 28203.

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 Bobby Drakeford, Russell Fergusson, and Nick Bushon.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself, Bobby Drakeford, and Nick Bushon. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.87 acres site (the "Site") located at 224, 228, 232, and 236 W. Kingston from the R-22 MF zoning district to UR-2 (CD) (original rezoning petition called for Transit Supportive Overlay, but is no longer applicable) zoning district.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. The meeting was very well attended.

Mr. Fergusson, Bobby Drakeford and Nick Bushon presented the site plan and explained the basic elements of the proposed development, including the efforts to move forward with plans that will meet HDC requirements for the area. Petitioner explained the basic and the standards and limits being incorporated into the revised Site Plan. The presentation referenced the adjacent commercial use and the vibrant and growing commercial uses on South Tryon and the need for "missing middle" options for the residential market in the area. Petitioner explained some of the thoughts that led to the proposed plan and the effort to avoid undue interference with the existing adjacent residential structures. Discussion of the existing buildings on the subject parcel included a discussion of the problems and associated blight with past uses and vacancy. Petitioner also explained the fact that these parcels abut a commercial use, and the proximity to S. Tryon, as reasons why the proposed density is appropriate. Discussion was had regarding the value created by the additional units which may serve to protect the single-family residential neighborhood from further encroachment and the impacts of the intensifying commercial uses by preventing a large parcel from being combined at the corner of W. Kingston And S. Tryon.

The presentation quickly morphed into a question and answer session. Matters regarding the general understanding of the area plan were discussed. The attendees discussed the general purpose of the rezoning, the architectural concepts at this time and the requirements of the Historic District. Petitioner answered community questions regarding the setbacks, the heights of the building, the location of garages, the retention of the large planting area and sidewalk to match existing and neighboring properties, the parking plans, the proposed density, incorporation of community design and whether or not the current city sewer plans could delay the project. Petitioner explained the answers to all of the factual questions and the community members engaged in discussion including suggesting the possibility of addressing the alleyway. The general consensus towards the proposal was positive and that this would be a significant improvement over the existing status of the property.

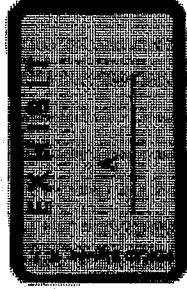
Petitioner explained its understanding that the HDC process would be a separate process and that confirmation of final design details would be determined in the HDC process.

Included in attendance were approximately twenty area residents including several people that live on the same block as the rezoning.

Respectfully submitted, this 8th day of February, 2018

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

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



TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	N CITY	STATIZIPCODE
11907901	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE NC	28117
11907902	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE NC	28117
11907903	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE NC	28117
11907904	MAYBECK	DAWN A	NANCY C	NORMAN	1714 S TRYON ST	CHARLOTTE NC	28203
11907905	GROENEWOLD	JASON			241 W KINGSTON AVE UNIT A	CHARLOTTE NC	28203
11907906	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLI NC	28120
11907909	FLAUM	MICHAEL D			245 W KINGSTON AVENUE	CHARLOTTE NC	28203
11907910	JOHNSON	BRADLEE A	PATRICK D	DEELY	1133 METROPOLITAN AVE UNIT 318	CHARLOTTE NC	28203
11907911	WILSON	BRIAN T			251 W KINGSTON AVE	CHARLOTTE NC	28203
11907912	NAVARRO	PETER			301 W KINGSTON AVE	CHARLOTTE NC	28203
11907913	DAVIS	JOHN C JR			305 KINGSTON AV	CHARLOTTE NC	28203
11907930	CLAYTON	KENNETH A	PEGGY CLAYTON GENTLE		2985 KEADY MILL LOOP	KANNAPOLIS NC	28081
11907952	MAYBECK	DAWN A	NANCY C	NORMAN	235-237 WEST KINGSTON AV	CHARLOTTE NC	28203
11907953	GROENEWOLD	JASON			241 WEST KINGSTON AVE UNIT A	CHARLOTTE NC	28203
11907954	KELLY	THOMAS D			241 W KINGSTON AV # B	CHARLOTTE NC	28203
11907955	JASON GROENEWOLD TRUST				241 W KINGSTON AVE UNIT A	CHARLOTTE NC	28203
11907956	CHAMBERLAIN	KRIELOW	SHAREEN SHELE KNAPIK		241 W KINGSTON AV UNIT D	CHARLOTTE NC	28203
11908606	LAVOIE	MARK P	SHARAI	LAVOIE	308-310 W KINGSTON AVE	CHARLOTTE NC	28203
11908607	DAVIS	BETTY JEAN			304 W KINGSTON AVE	CHARLOTTE NC	28203
11908608	DOMINOE'S PROPERTIES INC				329 E PARK AVE	CHARLOTTE NC	28203
11908609	POST	TRENT	ASHLEY CARMEI POST		5538 BRICKSTONE DR	CHARLOTTE NC	28227
11908611	LONG	SAMUEL A JR	HEATHER E IVEY LONG		301 WEST PARK AVE	CHARLOTTE NC	28203
11908612	LARREYNAGA	CARMEN	BRENDA	JARVIS	309 E MOREHEAD ST APT 920	CHARLOTTE NC	28202
11908613	LAMPKIN	MARY ANN			309 W PARK AVE	CHARLOTTE NC	28203
11908813	ZIMMERMAN	JAMI M	JOSEPH C	SHANDLEY	258 W PARK AV	CHARLOTTE NC	28203
11908814	CAMDEN ALLIANCE LLC				1530 LILAC RD	CHARLOTTE NC	28209
11908815	KERLIN	MALCOLM M MARIJA V		KERLIN	250 WEST PARK AVE	CHARLOTTE NC	28203
11908816	FEEHLEY	MICHAEL J			246 W PARK AVE	CHARLOTTE NC	28203
11908817	CRUMP	JOHN MICHAEL			242 W PARK AVE	CHARLOTTE NC	28203
11908818	BOYCE	MICHAEL A	KELLY	BOYCE	2320 GREENWAY AVE	CHARLOTTE NC	28204
11908819	FOSTER	KENT	KAREN	FOSTER	234 WEST PARK AVE	CHARLOTTE NC	28203
11908820	WRIGHT	MELISSA CRYI DANIEL P		WRIGHT	230 WEST PARK AV	CHARLOTTE NC	28203
11908821	BROWN	SANDRA NOWAK			226 WEST PARK AV	CHARLOTTE NC	28203

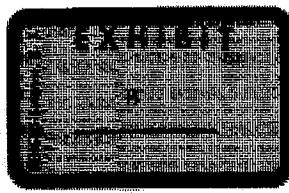
11908822	JOHNSON	MATTHEW E HOLLY	JOHNSON	222 W PARK AV	CHARLOTTE NC	28203
11908901	MANZULLO	JENNIFER	DAVID ARTURO HIDALGO	1725 17TH ST NW APT 206	WASHINGTON DC	20009
11908902	GEBREKRISTOS	LYDIA	HEBTOM	4045 TEAKWOOD DR	CHARLOTTE NC	28217
11908903	WALL	GLORIA JEAN AQUANETTA	MILLER	240 W KINGSTON AVE	CHARLOTTE NC	28203
11908904	BRNELL HOLDINGS LLC			205 SILVERCLIFF DR	MOUNT HOLI NC	28120
11908905	BRNELL HOLDINGS LLC			205 SILVERCLIFF DR	MOUNT HOLI NC	28120
11908906	BRNELL HOLDINGS LLC			205 SILVERCLIFF DR	MOUNT HOLI NC	28120
11908907	BRNELL HOLDINGS LLC			205 SILVERCLIFF DR	MOUNT HOLI NC	28120
11908908	SHEFFIELD ENTERPRISE		C/O CALVIN G	108 GASCONY DR	GREENVILLE SC	29609
11908909	WRENN	ANDREW W		1630 S TRYON ST	CHARLOTTE NC	28203
11908910	GROENEWOLD	JASON		1626 S TRYON ST	CHARLOTTE NC	28203
11908911	WU	WENHAO		1100 SOUTH BLVD UNIT 431	CHARLOTTE NC	28203
11908912	SENN	VELMA L		MRS W H SR B' 1616 S TRYON ST	CHARLOTTE NC	28203
11908913	1612 TRYON LLC			604 W KINGSTON AVE	CHARLOTTE NC	28203
11908914	MEHTA	SHIVANI		201 W PARK AV	CHARLOTTE NC	28203
11908915	DUNSON	WILLIAM B III		13 PERRY ST APT B	CHARLESTON NC	29403
11908916	IGNASH	BRIAN J	JESSICA P	219 W PARK AVE	CHARLOTTE NC	28203
11908917	ROSS	BRETT THOMAS		721 BARKSDALE CIR	CHARLOTTE NC	28270
11908918	EVANS	ERMAN J JR	BETTY R	P O BOX 2367	CORNELIUS NC	28031
11908919	JOHNSON	KRISTIN MCLAURIN		231 W PARK AV	CHARLOTTE NC	28203
11908920	WALSH	COLLIN MICHAEL		235 W PARK AV	CHARLOTTE NC	28203
11908921	WITHROW	DAVID E	MARILYN W	5121 CHILLMARK RD	CHARLOTTE NC	28226
11908922	CAVINS	TIMOTHY P	LAUREN L	243 WEST PARK AVE	CHARLOTTE NC	28203
11908923	ALLEN	JOHN LEE		247 W PARK AVE	CHARLOTTE NC	28203
11908924	LAI	ANH MINH DUC		255 WEST PARK AVE	CHARLOTTE NC	28203
11908925	FLICK	DONALD B JR	LINDA M	3519 CAMPBELL DR	CHARLOTTE NC	28203
11908926	DELONG	MICHAEL D		1617 SOUTHWOOD AVE	CHARLOTTE NC	28203
12306101	DIVINE SOUTH END LLC			PO BOX 365	CHARLESTON NC	28032
12306201	RAPPAPORT PEARSON LLC			224 WEST BLVD	CHARLOTTE NC	28212
12306204	WILLIAMS	BILLY S	HELEN J	1040 RIDDLE OAK LN	CLOVER SC	29710
12306210	MECKLENBURG COUNTY			600 EAST FOURTH ST	CHARLOTTE NC	28201
12306211	MECKLENBURG COUNTY			600 E 4TH ST 11TH FLOOR	CHARLOTTE NC	28202
12306212	MECKLENBURG COUNTY			600 EAST FOURTH ST	CHARLOTTE NC	28202
12306216	MECKLENBURG COUNTY			600 EAST FOURTH ST	CHARLOTTE NC	28202

12306217 MECKLENBURG COUNTY

600 EAST FOURTH ST

CHARLOTTE NC 28202

ORGANIZATION	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
Candlewood Homeowners Association	Jim & Donna	Lorezen	2516 S Tryon St		Charlotte	NC	28203
Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
Sunset Hills Neighborhood Association	Marcel	Dawspn	525 Atherton St		Charlotte	NC	28203
Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting-- Rezoning Petition #2017-186 filed by The Drakeford Company, LLC to rezone approximately .90 acres located at 224, 228, 232, 236 W. Kingston Ave (formerly Fairland Daycare) to allow the development of a townhome community.

Date and Time of Meeting: Thursday, February 1st, 2018 at 6:00pm – 7:00pm.

Place of Meeting: Wilmore Community Center, 510 West Blvd.

Petitioner: The Drakeford Company

Petition No.: 2017-186

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 .90 acre site (the "Site") located at 224, 228, 232, 236 W. Kingston Ave (formerly Fairland Daycare) The purpose of the rezoning is to permit the development of For sale, 18-20 Unit Townhome Community.

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 Thursday, February 1st, 2018 at 6:00pm – 7:00pm. Wilmore Community Center, 510 West Blvd. Charlotte, NC.

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.

cc: LaWana Mayfield, City Council Member District Three Representatives

Date Mailed: 1/19/18



WILMORE

Meeting Title
Date
Sign-In Sheet

EXHIBIT

C

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.)
MARILYN CORN	214 W PARK AVE		marilyn.corn@gmail.com	yes	email & letter
Michael & Nash Corn	242 W Park Ave		nash.e.barn@gmail.com	yes	Facebook w/lnmorse
DAWN MAYBECK	235 W Kingston Ave		dmaybeck@gmail.com	yes	Flyer
JASON GREENWOLD	1636 S. Tryon	CLT, NC	jason.greenwold@gmail.com	yes	flyer
Krielmaud Robinson	241 W				
Sharon Knapp	Kingston Ave		SSKCLTNC@gmail.com	✓	Mail
Greg Chamberlain	Unit D		Greg@clt.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.

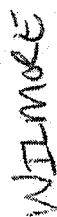


WILMIRE

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.)
Tim Carvins	243 W. Park Ave.	Charlotte, NC 28203	tcovins3@gmail.com	yes	mail
Linda Clark-Flick	1615 Southwood	CLT 28203		yes	Mail/Email
David & Jenny Hidalgo	2418 W Kingston Ave	Charlotte, NC 28208	david.g.hidalgo@gmail.com jennifermantzullo@gmail.com	yes	mail
Don Flick	1615 Southwood Ave	Charlotte	dflick@bsbdesign.com	yes	mail

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 _____

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.