

COMMUNITY MEETING REPORT
Petitioner: The Drakeford Company
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 (May 1st, 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 (May 14, 2018) at (6:00pm) at (Wilmore Community Center, 510 West Blvd).

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.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced the Petitioner's team. Russell Fergusson indicated that the Petitioner proposed to rezone an approximately .90 acre site at 224, 228, 232, 236 W. Kingston Ave (formerly Fairyland Daycare) from the R -22MF to UR -2 (CD). Russell Fergusson 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 Drakeford Company (TDC) provided background information about the Petitioner's experience and the typical development process. He then presented the site plan and pointed out various commitments made by the Petitioner. TDC showed proposed architectural elevations and discussed the design of the proposed buildings. Elevations and pictures of like projects were displayed. The residents responded favorably to several commitments made by the Petitioner. The building orientation and height were well received. Other favorably received modifications were the prospects of the limited guest parking, the courtyard between the buildings. The reorientation away from the W. Park Ave. homes behind the townhomes was also considered a positive. However, concern was expressed about the proximity to the street. This topic was the predominant discussion item. TDC explained that the buildings can be moved further back. However, this will lead to the inclusion of a three-story end unit. TDC is exploring including a two story unit, but this will require a wider footprint which moves the buildings closer to the street. The three story unit also holds the potential to eliminate two guest parking spaces. TDC reminded residents that the buildings on the other side of W. Kingston are closer to the street than the proposed buildings.

Respectfully submitted, this 22nd day of May, 2018.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit

A

2017-186	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCOD
2017-186	1190790 1	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE	NC	28117 E
2017-186	1190790 2	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE	NC	28117
2017-186	1190790 3	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE	NC	28117
2017-186	1190790 4	MAYBECK	DAWN A	NANCY C	NORMAN	1714 S TRYON ST	CHARLOTTE	NC	28203
2017-186	1190790 5	GROENEWOLD	JASON			241 W KINGSTON AVE UNIT A	CHARLOTTE	NC	28203
2017-186	1190790 6	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	1190790 9	FLAUM	MICHAEL D			245 W KINGSTON AVENUE	CHARLOTTE	NC	28203
2017-186	1190791 0	JOHNSON	BRADLEE A	PATRICK D	DEELY	1133 METROPOLITAN AVE UNIT 318	CHARLOTTE	NC	28203
2017-186	1190791 1	WILSON	BRIAN T			251 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	1190791 2	NAVARRO	PETER			301 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	1190791 3	DAVIS	JOHN C JR			305 KINGSTON AV	CHARLOTTE	NC	28203
2017-186	1190793 0	CLAYTON	KENNETH A	PEGGY CLAYTON	GENTLE	2985 KEADY MILL LOOP	KANNAPOLIS	NC	28081
2017-186	1190795 2	MAYBECK	DAWN A	NANCY C	NORMAN	235-237 WEST KINGSTON AV	CHARLOTTE	NC	28203
2017-186	1190795 3	GROENEWOLD	JASON			241 WEST KINGSTON AVE UNIT A	CHARLOTTE	NC	28203
2017-186	1190795 4	KELLY	THOMAS D			241 W KINGSTON AV # B	CHARLOTTE	NC	28203
2017-186	1190795 5	JASON GROENEWOLD TRUST				241 W KINGSTON AVE UNIT A	CHARLOTTE	NC	28203
2017-186	1190795 6	CHAMBERLAIN	KRIELOW	SHAREEN SHELBY	KNAPIK	241 W KINGSTON AV UNIT D	CHARLOTTE	NC	28203
2017-186	1190860 6	LAVOIE	MARK P	SHARAI	LAVOIE	308-310 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	1190860 7	DAVIS	BETTY JEAN			304 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	1190860 8	DOMINOE'S PROPERTIES INC				329 E PARK AVE	CHARLOTTE	NC	28203
2017-186	1190860 9	POST	TRENT	ASHLEY CARMEN	POST	5538 BRICKSTONE DR	CHARLOTTE	NC	28227
2017-186	1190861 1	LONG	SAMUEL A JR	HEATHER E IVEY	LONG	301 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	1190861 2	LARREYNAGA	CARMEN	BRENDA	JARVIS	309 E MOREHEAD ST APT 920	CHARLOTTE	NC	28202
2017-186	1190861 3	LAMPKIN	MARY ANN			309 W PARK AVE	CHARLOTTE	NC	28203

2017-186	1190881 3	ZIMMERMAN	JAMI M	JOSEPH C	SHANDLEY	258 W PARK AV	CHARLOTTE	NC	28203
2017-186	1190881 4	CAMDEN ALLIANCE LLC				1530 LILAC RD	CHARLOTTE	NC	28209
2017-186	1190881 5	KERLIN	MALCOLM MITCHELL	MARIJA V	KERLIN	250 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	1190881 6	FEEHLEY	MICHAEL J			246 W PARK AVE	CHARLOTTE	NC	28203
2017-186	1190881 7	CRUMP	JOHN MICHAEL			242 W PARK AVE	CHARLOTTE	NC	28203
2017-186	1190881 8	BOYCE	MICHAEL A	KELLY	BOYCE	2320 GREENWAY AVE	CHARLOTTE	NC	28204
2017-186	1190881 9	FOSTER	KENT	KAREN	FOSTER	234 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	1190882 0	WRIGHT	MELISSA CRYMES	DANIEL P	WRIGHT	230 WEST PARK AV	CHARLOTTE	NC	28203
2017-186	1190882 1	BROWN	SANDRA NOWAK			226 WEST PARK AV	CHARLOTTE	NC	28203
2017-186	1190882 2	JOHNSON	MATTHEW E	HOLLY	JOHNSON	222 W PARK AV	CHARLOTTE	NC	28203
2017-186	1190890 1	MANZULLO	JENNIFER	DAVID ARTURO	HIDALGO	1725 17TH ST NW APT 206	WASHINGTON	DC	20009
2017-186	1190890 2	GEBREKRISTOS	LYDIA	HEBTOM	ANDEBRHAN	4045 TEAKWOOD DR	CHARLOTTE	NC	28217
2017-186	1190890 3	WALL	GLORIA JEAN	AQUANETTA	MILLER	240 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	1190890 4	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	1190890 5	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	1190890 6	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	1190890 7	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	1190890 8	SHEFFIELD ENTERPRISE			C/O CALVIN G GREER	108 GASCONY DR	GREENVILLE	SC	29609
2017-186	1190890 9	WRENN	ANDREW W			1630 S TRYON ST	CHARLOTTE	NC	28203
2017-186	1190891 0	GROENEWOLD	JASON			1626 S TRYON ST	CHARLOTTE	NC	28203
2017-186	1190891 1	WU	WENHAO			1100 SOUTH BLVD UNIT 431	CHARLOTTE	NC	28203
2017-186	1190891 2	SENN	VELMA L		MRS W H SR BY ENT	1616 S TRYON ST	CHARLOTTE	NC	28203
2017-186	1190891 3	1612 TRYON LLC				604 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	1190891 4	MEHTA	SHIVANI			201 W PARK AV	CHARLOTTE	NC	28203
2017-186	1190891 5	DUNSON	WILLIAM B III			13 PERRY ST APT B	CHARLESTON	SC	29403
2017-186	1190891 6	IGNASH	BRIAN J	JESSICA P	IGNASH	219 W PARK AVE	CHARLOTTE	NC	28203
2017-186	1190891	ROSS	BRETT THOMAS			721 BARKSDALE CIR	CHARLOTTE	NC	28270

2017-186	7	EVANS	ERMAN J JR	BETTY R	EVANS	P O BOX 2367	CORNELIUS	NC	28031
2017-186	8	JOHNSON	KRISTIN MCLAURIN			231 W PARK AV	CHARLOTTE	NC	28203
2017-186	9	WALSH	COLLIN MICHAEL			235 W PARK AV	CHARLOTTE	NC	28203
2017-186	0	WITHROW	DAVID E	MARILYN W	WITHROW	5121 CHILLMARK RD	CHARLOTTE	NC	28226
2017-186	1	CAVINS	TIMOTHY P	LAUREN L	CAVINS	243 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	2	ALLEN	JOHN LEE		ALMA ARCHIE	247 W PARK AVE	CHARLOTTE	NC	28203
2017-186	3	LAI	ANH MINH DUC			255 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	4	FLICK	DONALD B JR	LINDA M	CLARK-FLICK	3519 CAMPBELL DR	CHARLOTTE	NC	28203
2017-186	5	DELONG	MICHAEL D			1617 SOUTHWOOD AVE	CHARLOTTE	NC	28203
2017-186	6	DIVINE SOUTH END LLC				PO BOX 365	CRAMERTON	NC	28032
2017-186	1	RAPPAPORT PEARSON LLC				224 WEST BLVD	CHARLOTTE	NC	28212
2017-186	2	WILLIAMS	BILLY S	HELEN J	WILLIAMS	1040 RIDDLER OAK LN	CLOVER	SC	29710
2017-186	3	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLOTTE	NC	28201
2017-186	4	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
2017-186	5	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLOTTE	NC	28202
2017-186	6	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLOTTE	NC	28202
2017-186	7	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLOTTE	NC	28202

2017-186	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-186	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2017-186	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2017-186	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2017-186	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-186	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2017-186	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2017-186	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-186	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-186	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		charlotte	NC	28203

2017-186	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-186	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-186	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-186	Sunset Hills Neighborhood Association	Marcel	Dawspn	525 Atherton St		Charlotte	NC	28203
2017-186	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2017-186	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2017-186	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-186	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2017-186	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

Exhibit

B

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 Fairyland Daycare) to allow the development of a townhome community.

Date and Time of Meeting: Monday, May 14th, 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 Fairyland Daycare) The purpose of the rezoning is to permit the development of a for sale, 18-20 unit townhome community. We are having a second community meeting in order to present and answer any questions you might have regarding the revised site plans for this project.

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 Monday May 14th, 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: 5/1/18

Exhibit

C

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: THE DRSKEFORD COMPANY
 REZONING PETITION NO.: 2017-186
 MONDAY, MAY 14TH, 2018

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Louise Shackelford	1908 Wood Dale Ter., Charlotte NC 28203	-----	Shackelford1908@hotmail.com
David Hidalgo	248 W. Kingston Ave, Charlotte NC 28203	-----	david.a.hidalgo@gmail.com
Dennis Mayo	316 W. Kingston Ave., Charlotte NC 28203	-----	dennis.c.mayo@gmail.com
Angelo Grier	2423 Eastway Drive, Charlotte NC 28205	-----	probiano@yahoo.com
James Grier	2423 Eastway Drive, Charlotte NC 28205	-----	jamesgrier53@yahoo

WILMORE COMMUNITY TOWNHOME PROJECT
REZONING PETITION 2017-186

MEETING - WILMORE CENTER - MAY 14, 2018

1. Louise Shackelford / ^{E-mail} Shackelford1908@hotmail.com
2. David Hilkey 248 W Kingston Ave david.hilkey@gmail.com
Charlotte NC 28203
3. DENNIS MAYS 316 W KINGSTON AVE DENNIS C. MAYS@CAROL.COM
CHARLOTTE NC 28203
4. Angela Givira 2423 Eastway Dr probiano@yahoo.com
Charlotte N.C. 28205
5. James Givira 2423 Eastway Dr JAMESGIVIRAS3@yahoo.com
Charlotte N.C. 28205



Wilmore Community Townhome Project

Rezoning Petition 2017-186

Development Team

- Russell Fergusson — Law Office of Russell Fergusson (Rezoning Consultant)
- Bobby Drakeford — The Drakeford Company (Development)
- Jovonna Mozeak – The Drakeford Company (Development)
- Brett Seward — Design Resource Group (Land Planner / Civil Engineer)

Rezoning Timeline

- 10/27/2017 — Informed Neighborhood Leadership of Proposed Project
- 11/27/2017 — Rezoning Application Filed (Petition Number 2017-186)
- 11/30/2017— Introductory Letter Circulated to Adjacent Letters
- 02/01/2018 — Community Meeting # 1 (Wilmore Community Center)
- 03/05/2018 — Wilmore Neighborhood Association Meeting
- 03/19/2018 — City Council Public Hearing
- 05/14/2018 — Community Meeting # 2 (Wilmore Community Center)
- 06/13/2018 — Historic Districts Commission Meeting
- 06/18/2018 — City Council Public Hearing # 2
- 07/16/2018 — City Council Decision



Wilmore Community Townhome Project

Zoning Overview

- Current Zoning: R -22MF (HD Overlay - Wilmore)
- Proposed Zoning: UR -2 (CD) & HD Overlay – Wilmore
- Bldgs Address: 224/228/232/236 W Kingston Ave.
- Proposed Use: Residential

New Building Description

- Number of Units: 16
- Units / Bldgs: 8 Units / 2 Bldgs.
- # Stories/Height: 3 / 38 - 40 ft.
- Type: Townhomes (For Sale)
- Ext. Features: Front Porches, Enclosed Yards, Shingles, Brick, Hardi-Plank & Panel

Existing Buildings Description

- Number of Bldgs: 4 (2- Building Attached)
- # Stories: 1
- Type: Connected Single Family Structure
- Uses: Daycare Center, Boarding Houses



THE DRAKEFORD COMPANY

Wilmore Community Townhome Project

Site Description

- Acreage: 0.87
- Density: +/- 18 Units Per Acre
- Parking: 2 Spaces Per Unit (Garage / Parking Pad), Possible Guest Spaces
- Setbacks: Current conditions retained for side yards and front
- Side Yard: 10 feet
- Rear Yard: Increased 10 feet (excludes 10 ft. Alley)

Project Schedule

- 1st Qtr. 2018 – Community / Rezoning Meetings
- 3rd Qtr. 2018 – Rezoning Approval / Design
- 3rd Qtr. 2018 – Historic District Commissions Application / Approval
- 1st Qtr. 2019 – Design / Building Permits / Construction Begins
- 1st Qtr. 2020 – Construction Completed / New Neighbors