

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 (August 29, 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 (Sept 6th, 2018) at (6:00pm) at The Drakeford Company, 1914 Brunswick Ave, Suite 1A, Charlotte NC 28207.

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, and Jovonna Mozeak.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner welcomed the attendees and introduced the Petitioner's team. Bobby Drakeford, of The Drakeford Company indicated that the Petitioner proposed to rezone an approximately (acreage) site (.87) at 224, 228, 232, 236 W. Kingston Ave (formerly Fairyland Daycare) from the R -22MF to UR -2 (CD).

Mr. Drakeford provided background information on the rezoning petition and process. He then presented the site plan and identified the requirements of the proposed zoning classification as well as the building requirements for the Historic District Commission (HDC).

Mr. Drakeford provided an update on the effort to gain rezoning and HDC approval. He reviewed two site plans and explained that the original plan that faces Kingston Ave. was better received by the HDC. Therefore, TDC may revert to this plan. A version of this plan was reviewed at the March Public Hearing. It has now been modified to incorporate all directives provided by the HDC. It also incorporates feedback from the community about elements that it considered important that comply with HDC and Zoning requirements. Community members emphasized concerns regarding on-site parking and the benefits of the interim building orientation that is perpendicular to the street. Mr. Drakeford repeated the concerns expressed by the HDC about this orientation. Mr. Drakeford presented preliminary elevations and discussed the design concepts. Residents also voiced their desire for design characteristics that are consistent the architecture of street and the HDC guidelines.

Exhibit A

2017-186	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCOD E
2017-186	11907901	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE E	NC	28117
2017-186	11907902	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE E	NC	28117
2017-186	11907903	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR	MOORESVILLE E	NC	28117
2017-186	11907904	MAYBECK	DAWN A	NANCY C	NORMAN	1714 S TRYON ST	CHARLOTTE	NC	28203
2017-186	11907905	GROENEWOLD	JASON			241 W KINGSTON AVE UNIT A	CHARLOTTE	NC	28203
2017-186	11907906	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	11907909	FLAUM	MICHAEL D			245 W KINGSTON AVENUE	CHARLOTTE	NC	28203
2017-186	11907910	JOHNSON	BRADLEE A	PATRICK D	DEELY	1133 METROPOLITAN AVE UNIT 318	CHARLOTTE	NC	28203
2017-186	11907911	WILSON	BRIAN T			251 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	11907912	NAVARRO	PETER			301 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	11907913	DAVIS	JOHN C JR			305 KINGSTON AV	CHARLOTTE	NC	28203
2017-186	11907930	CLAYTON	KENNETH A	PEGGY CLAYTON	GENTLE	2985 KEADY MILL LOOP	KANNAPOLIS	NC	28081
2017-186	11907952	MAYBECK	DAWN A	NANCY C	NORMAN	235-237 WEST KINGSTON AV	CHARLOTTE	NC	28203
2017-186	11907953	GROENEWOLD	JASON			241 WEST KINGSTON AVE UNIT A	CHARLOTTE	NC	28203
2017-186	11907954	KELLY	THOMAS D			241 W KINGSTON AV # B	CHARLOTTE	NC	28203
2017-186	11907955	JASON GROENEWOLD TRUST				241 W KINGSTON AVE UNIT A	CHARLOTTE	NC	28203
2017-186	11907956	CHAMBERLAIN	KRIELOW	SHAREEN SHELBY	KNAPIK	241 W KINGSTON AV UNIT D	CHARLOTTE	NC	28203
2017-186	11908606	LAVOIE	MARK P	SHARAI	LAVOIE	308-310 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	11908607	DAVIS	BETTY JEAN			304 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	11908608	DOMINOE'S PROPERTIES INC				329 E PARK AVE	CHARLOTTE	NC	28203
2017-186	11908609	POST	TRENT	ASHLEY CARMEN	POST	5538 BRICKSTONE DR	CHARLOTTE	NC	28227
2017-186	11908611	LONG	SAMUEL A JR	HEATHER E IVEY	LONG	301 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	11908612	LARREYNAGA	CARMEN	BRENDA	JARVIS	309 E MOREHEAD ST APT 920	CHARLOTTE	NC	28202
2017-186	11908613	LAMPKIN	MARY ANN			309 W PARK AVE	CHARLOTTE	NC	28203

2017-186	11908813	ZIMMERMAN	JAMI M	JOSEPH C	SHANDLEY	258 W PARK AV	CHARLOTTE	NC	28203
2017-186	11908814	CAMDEN ALLIANCE LLC				1530 LILAC RD	CHARLOTTE	NC	28209
2017-186	11908815	KERLIN	MALCOLM MITCHELL	MARIJA V	KERLIN	250 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	11908816	FEEHLEY	MICHAEL J			246 W PARK AVE	CHARLOTTE	NC	28203
2017-186	11908817	CRUMP	JOHN MICHAEL			242 W PARK AVE	CHARLOTTE	NC	28203
2017-186	11908818	BOYCE	MICHAEL A	KELLY	BOYCE	2320 GREENWAY AVE	CHARLOTTE	NC	28204
2017-186	11908819	FOSTER	KENT	KAREN	FOSTER	234 WEST PARK AVE	CHARLOTTE	NC	28203
2017-186	11908820	WRIGHT	MELISSA CRYMES	DANIEL P	WRIGHT	230 WEST PARK AV	CHARLOTTE	NC	28203
2017-186	11908821	BROWN	SANDRA NOWAK			226 WEST PARK AV	CHARLOTTE	NC	28203
2017-186	11908822	JOHNSON	MATTHEW E	HOLLY	JOHNSON	222 W PARK AV	CHARLOTTE	NC	28203
2017-186	11908901	MANZULLO	JENNIFER	DAVID ARTURO	HIDALGO	1725 17TH ST NW APT 206	WASHINGTON	DC	20009
2017-186	11908902	GEBREKRISTOS	LYDIA	HEBTOM	ANDEBRHAN	4045 TEAKWOOD DR	CHARLOTTE	NC	28217
2017-186	11908903	WALL	GLORIA JEAN	AQUANETTA	MILLER	240 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	11908904	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	11908905	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	11908906	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	11908907	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR	MOUNT HOLLY	NC	28120
2017-186	11908908	SHEFFIELD ENTERPRISE			C/O CALVIN G GREAR	108 GASCONY DR	GREENVILLE	SC	29609
2017-186	11908909	WRENN	ANDREW W			1630 S TRYON ST	CHARLOTTE	NC	28203
2017-186	11908910	GROENEWOLD	JASON			1626 S TRYON ST	CHARLOTTE	NC	28203
2017-186	11908911	WU	WENHAO			1100 SOUTH BLVD UNIT 431	CHARLOTTE	NC	28203
2017-186	11908912	SENN	VELMA L		MRS W H SR BY ENT	1616 S TRYON ST	CHARLOTTE	NC	28203
2017-186	11908913	1612 TRYON LLC				604 W KINGSTON AVE	CHARLOTTE	NC	28203
2017-186	11908914	MEHTA	SHIVANI			201 W PARK AV	CHARLOTTE	NC	28203
2017-186	11908915	DUNSON	WILLIAM B III			13 PERRY ST APT B	CHARLESTON	SC	29403
2017-186	11908916	IGNASH	BRIAN J	JESSICA P	IGNASH	219 W PARK AVE	CHARLOTTE	NC	28203
2017-186	11908917	ROSS	BRETT THOMAS			721 BARKSDALE CIR	CHARLOTTE	NC	28270

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	Dawson	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

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

Date and Time
of Meeting: Thursday, September 6th, 2018 at 6:00pm – 7:00pm.

Place of Meeting: The Drakeford Company's Office
1914 Brunswick Ave. Suite 1-A, Charlotte NC 28207

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 18-20 Unit Townhome Community.

The Petitioner is holding a community meeting 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, September 6th 2018 at 6:00pm - 7:00pm, The Drakeford Company's office, 1914 Brunswick Ave. Suite 1-A, Charlotte NC 28207.

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: 8/29/18

Exhibit

C

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: THE DRSKEFORD COMPANY
REZONING PETITION NO.: 2017-186
THURSDAY, SEPTEMBER 6TH, 2018

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

Please **PRINT CLEARLY.**

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PETITIONER: THE DRSKEFORD COMPANY
REZONING PETITION NO.: 2017-186
THURSDAY, SEPTEMBER 6TH, 2018

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

Please **PRINT CLEARLY.**

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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)
Garrett Buell —	Neighboring Concepts (Architect)
Allison Menius —	Neighboring Concepts (Architect)

Rezoning Timeline

●	10/27/2017 —	Informed Neighborhood Leadership of Proposed Project
●	11/27/2017 —	Rezoning Application Filed (Petition # 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
●	03/14/2018 —	Historic Districts Commission Meeting # 1 (Case # 2018-0093)
●	03/19/2018 —	City Council Public Hearing # 1
●	05/14/2018 —	Community Meeting # 2 (Wilmore Community Center)

Wilmore Community Townhome Project

- 06/12/2018 — Historic Districts Commission Meeting # 2 (Case # 2018-0093)
- 09/17/2018 — City Council Procedural Discussion
- 10/10/2018 — Historic Districts Commission Meeting # 3 (Case # 2018-0093)
- 10/15/2018 — City Council Decision or Public Hearing # 2
- 11/19/2018 — City Council Decision (If No 10/15 Decision)

Zoning Overview

- Current Zoning: R -22MF (HD Overlay - Wilmore)
- Proposed Zoning: UR2-CD (HD Overlay - Wilmore)
- Addresses: 224/228/232/236 W Kingston Ave.
- Proposed Use: Residential

New Building Description

- Number of Units: 18 - 20
- Units / Bldgs: 4 – 6 Units / Bldgs.
- # Stories/Height: 2 or 3 / 30 - 32 ft.
- Type: Townhomes (For Sale)
- Ext. Features: Porches, Decks / Terraces, Enclosed Yards, Shingles, Brick, Hardi-Plank

Wilmore Community Townhome Project

Existing Buildings Description

●	Number of Bldgs:	4 (2- Building Attached)
●	Type:	Connected, Single Family / Duplex Structures
●	Uses:	Daycare Center, Boarding House
●	Acreage:	0.87
●	Density:	+/- 22 Units Per Acre
●	Parking:	2+ Spaces Per Unit (Garage / Parking Pad), Possible Guest Spaces
●	Setbacks:	Per Historic District Standards
●	Side Yard:	Per Zoning Ordinance
●	Rear Yard:	Per Zoning Ordinance

Site Description

Project Schedule

- 1st Qtr. 2018 – Community / Rezoning Meetings
- 3rd Qtr. 2018 – Rezoning Approval / Design
- 4th Qtr. 2018 – Historic District Commissions Application / Approval
- 2nd Qtr. 2019 – Design / Building Permits / Construction Begins
- 2nd Qtr. 2020 – Construction Completed / New Neighbors



