

COMMUNITY MEETING REPORT

Petitioner: US Development Inc.

Rezoning Petition No. 2018-093

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 15, 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 Monday, August 27th at 6:00 p.m. at the WINGATE by Windham Hotel at 6050 Tyvola Glen Circle Charlotte, NC 28217.

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 Sonny Tran of Tran Law Firm, PLLC, Matt Ragona and Matt Gallo of Ragona Architecture and Design. Also in attendance were Thomas Tohn of US Development, Inc. and Victor Alex Guzman of Alex's Tree Service.

SUMMARY OF PRESENTATION/DISCUSSION:

Sonny Tran opened the meeting, welcomed, and thanked everyone for their attendance. Mr. Tran introduced himself and his role in the rezoning process; he then introduced the design team from Ragona Architecture and Design and briefly discussed the design's team experience as designers.

Mr. Tran then mentioned that the purpose of this community meeting is to discuss the Petitioner's rezoning request, review the site plan, and to respond to any questions or concerns from the attendees and nearby residents. A brief overview of the rezoning process was also discussed and it was noted that the process could take approximately 5 months for a decision to be made on the rezoning request. It was noted that a Public Hearing on this request would be held in the near future at the Government Center and provides the Petitioner and nearby residents an opportunity to speak in support of, or in opposition to, the Rezoning Petition.

Mr. Tran stated that the Petitioner seeks to rezone the current R-4 zone to an R-17 zone, which would allow for the development of approximately 21-23 townhouse units. It was announced that these units would likely be for sale and that there would be a 10 to 15% chance that proposed units would be rental units. The total site area is about 1.43 acres.

For the next segment, the attendees asked questions to the Petitioner's representative. A question was raised about the number of parking spaces and how the overflow parking would be handle. It was explained that each of the units would include a 2-car garage, with 2 additional parking spaces immediately in front of the garage area. The overflow issue could be addressed by the homeowner's association, however, with 4 total parking spaces for each unit, the concern of overflow parking might

not be an issue for the community or adjacent communities. It was further clarified that there is one point of access from Nations Ford Road and there is no other access from adjacent residential communities.

An attendee asked where the building developer was from and Mr. Tran responded that the developer was from Mooresville, North Carolina and is therefore familiar with the City and the area to be rezoned.

An attendee asked how high the building will be and Mr. Tran responded that the buildings would be 3-stories high. It was further clarified that the units would likely be attached townhomes that are 3 levels rather than single-level condominiums that are stacked.

Several attendees asked exactly where the rezoning site was located and representatives from the Ragona Architecture describe the location with respect of the meeting location and how the site currently has a boarded-up home.

Since some of the responses to the attendees' questions could be better explained with a clear view of the site plan or survey, Mr. Tran invited all attendees to come towards the front of the meeting room to get a clearer view of the site plan, site survey, and images of similar residential buildings, which were mostly shared with the Planning Department.

During this time, attendees asked the design team several questions about the site plan and site survey. An attendee asked about the details of the landscaping and it was explained that the landscaping would meet the buffer and screening requirements this is established by Charlotte-Mecklenburg standards.

Another attendee asked if their property, which is zoned R-17, meant that she could not build single-family homes any longer. Mr. Ragona clarified that she could still build single-family homes on her property.

Several attendees asked what the aesthetics of the building will be and the design team stated that it is still to be determined, but would likely include a combination of brick, stucco, and cement board.

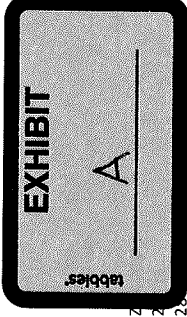
An attendee asked if there were similar projects, in density and aesthetics, in the area and the design team mentioned that this project would be similar to the townhome projects currently under constructions near the intersection of Park Road and Woodlawn Road and also at Clanton Road and South Blvd.

After all attendees had a chance to get a close-up view of the site plan, site survey, and images of similar residential buildings and had their questions answered, Mr. Tran asked the attendees to take their seats. It was reiterated this project will likely increase the overall quality of the area since a boarded-up home will be replaced with new development and therefore is expected to increase nearby property values. Mr. Tran then summarized what was discussed, how the project would be a net positive benefit for the community, and if there were any further questions.

There were no discussions of any proposed changes to the petition based on the community's feedback. The meeting concluded at approximately 7:10 p.m.

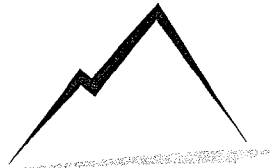
Respectfully submitted, this 5th day of September, 2018.

cc: Council Member LaWana Mayfield, Charlotte City Council District 3 (via email)
Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Office of the City Clerk

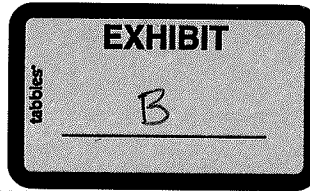


2018-093	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE
2018-093	16703401	US DEVELOPMENT INC	GEORGIAJ	WILLIAM ROGER	CRAIG	136 MIDDLE GROVE DR		MOORESVILLE	NC
2018-093	16703402	WALDROP HILL	CATERINEC			6725 HAWKS NEST LN		STANLEY	NC
2018-093	16703404	HILL				5938 NATIONS FORD RD		CHARLOTTE	NC
2018-093	16703415	HALL	MICHELELYNN	JESSE RYAN	HALL-MACKORELL	5901 NATIONS FORD RD		CHARLOTTE	NC
2018-093	16703416	HILL	CATHERINEC	NORMAN H	HILL	5922 NATIONS FORD RD		CHARLOTTE	NC
2018-093	16703437	DIAMOND OAK DEVELOPMENT INC				5938 NATIONS FORD RD		CHARLOTTE	NC
2018-093	16703440	GRIMES	SHERON V			10612-D PROVIDENCE RD PMB #500		CHARLOTTE	NC
2018-093	16703441	ULRICH	GEOFFREY L	ANSLEY K	ULRICH	5919 PISGAH WY		CHARLOTTE	NC
2018-093	16703442	WADIE	FRANKLIN J			5923 PESGAH WAY		CHARLOTTE	NC
2018-093	16703443	WATSON	BRITTANY NICHOLE			5927 PISGAH WY		CHARLOTTE	NC
2018-093	16703444	CHAN	SUK CHAI			5935 PISGAH WAY		CHARLOTTE	NC
2018-093	16703445	SHORT	ANTHONY	KIRSTEN	SHORT	781 JONES BRANCH RD		CHARLOTTE	NC
2018-093	16703446	HOOVER	KATHERINE			8910 STEELCHASE DR		CHARLOTTE	NC
2018-093	16703447	GROOVER	ANDREA D			5947 PISGAH WY		CHARLOTTE	NC
2018-093	16703448	STOLLERY	JONATHAN J	ALEXANDRA	FOLEY	5951 PISGAH WY		CHARLOTTE	NC
2018-093	16703449	TROMBURG	LIUBOV			5955 PISGAH WAY		CHARLOTTE	NC
2018-093	16703450	DUNHAM	CRYSTAL R			3028 CROSSWIND DR		INDIAN ISLAND	SC
2018-093	16703451	LEWIS	LORIN			5967 PISGAH WY		CHARLOTTE	NC
2018-093	16703452	ROSENDO	ANGEL			1022 S BARRANDS LN		CHARLOTTE	NC
2018-093	16703453	MANBECK	RYAN			5975 PISGAH WY		CHARLOTTE	NC
2018-093	16703454	CARTER	GLORIA A			5979 PISGAH WAY		CHARLOTTE	NC
2018-093	16703455	FALTER	MICHAEL J			6700 S SOUTH SHORE DR #17G		CHICAGO	IL
2018-093	16703456	SLAGLE	BRENT			211 DOUGHTON LN		CHARLOTTE	NC
2018-093	16703457	ROSS	DEBRA A			215 DOUGHTON LN		CHARLOTTE	NC
2018-093	16703458	PARKER	KIMBERLY A			219 DOUGHTON LN		CHARLOTTE	NC
2018-093	16703459	SILL	SAVANNAH ANNE			225 DOUGHTON LN		CHARLOTTE	NC
2018-093	16703601	MITCHELL	RICKY			229 DOUGHTON LN		CHARLOTTE	NC
2018-093	16703602	CATHERINE PATRICIA ENTERPRISE LLC				5960 PISGAH WY		CHARLOTTE	NC
2018-093	16703603	HICKS-TALTON	BENITA			10131 ANNIE OAKLEY TRAIL		CHARLOTTE	NC
2018-093	16703604	ZELARS	MATTHEW			5952 PISGAH WY		CHARLOTTE	NC
2018-093	16703605	ACKER	ROBERT R			5948 PISGAH WY		CHARLOTTE	NC
2018-093	16703606	IVEY	PERRY			5940 PISGAH WY		CHARLOTTE	NC
2018-093	16703607	HARSH INVESTORS LLC				5936 PISGAH WY		CHARLOTTE	NC
2018-093	16703608	BOYCE	SHAKITTA			8703 KENTUCKY DERBY DR		WAXHAW	NC
2018-093	16703609	THORTON	KEITH			5928 PISGAH WAY		CHARLOTTE	NC
2018-093	16703622	HOLBERT	MOLLY A			5924 PISGAH WY		CHARLOTTE	NC
2018-093	16703623	QUEPPE	MARK CHRISTOPHER	HOLLY	QUEPPE	5426 FRANKLIN SPRINGS CT		CHARLOTTE	NC
2018-093	16703624	BENSON	JAMES V			5418 FRANKLIN SPRINGS CIR		CHARLOTTE	NC
2018-093	16703625	BROOKES	KIM Z			5414 FRANKLIN SPRING CT		CHARLOTTE	NC
2018-093	16703626	GOODWIN	WILLIAM			5410 FRANKLIN SPRINGS CT		CHARLOTTE	NC
2018-093	16705438	ALLEN	SHIRLEY L			5406 FRANKLIN SPRINGS CR		CHARLOTTE	NC
2018-093	16705439	CHAVEZ	MAURA ELGUERA	AMANDO	CHAVEZ	524 WILBROWN CIR		CHARLOTTE	NC
2018-093	16705440	BARCENAS	OSCAR	MARITZA	BARCENAS	520 WILBROWN CR		CHARLOTTE	NC
2018-093	16705441	JORDAN	PEGGY C			516 WILBROWN CIR		CHARLOTTE	NC
2018-093	16705442	PRICE	ROBERT LEE JR			510 WILBROWN CIR		CHARLOTTE	NC
2018-093	16705443	ERICES	DELEIN D			500 WILBROWN CIR		CHARLOTTE	NC
2018-093	16705444	MUNOZO	JOSE	LUZ	MUNOZ	428 WILBROWN CIR		CHARLOTTE	NC
2018-093	16705445	CAMACHO	JULIO CESAR	ARMINDA	CAMACHO	421 WILBROWN CIR		CHARLOTTE	NC
2018-093	16705446	OSBURN	CHARLES E			412 WILBROWN CR		CHARLOTTE	NC
2018-093	16705447	BLANKENSHIP INVESTMENTS LLC				400 WILBROWN CIR		CHARLOTTE	NC
2018-093	16912101	NATIONS FORD BAPTIST CHURCH	INC			4944 CURRITUCK DR		CHARLOTTE	NC
2018-093	16912102	BAKER	BUNYON W JR	LOIS L	BAKER	5901 NATIONS FORD RD		CHARLOTTE	NC
2018-093	16912105	ENCLAVE REAL ESTATE HOLDINGS LLC				PO BOX 77285		CHARLOTTE	NC
2018-093	16912106	ENCLAVE REAL ESTATE HOLDINGS LLC				PO BOX 77285		CHARLOTTE	NC
2018-093	16912107	AGS HOSPITALITY LLC				7205 VILLAGE CLUB DR		WAKE FOREST	NC
2018-093	16912108	TYVOLA INN LLC				PO BOX 855		SANTEE	SC

2018-093	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-093	Montclair South Homeowners Association	Al	Peace	1021 Carysbrook Ln		Charlotte	NC	28217
2018-093	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2018-093	Spring Field Community Association	Lois M.	Nwosu	517 Echodale Dr		Charlotte	NC	28211
2018-093	Spring Park Homeowners Association	Stephen	Decosta	517 Echodale Dr		Charlotte	NC	28217
2018-093	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd		Charlotte	NC	28217
2018-093	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217



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ATTORNEYS AND COUNSELORS AT LAW

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Petition No. 2018-093** filed by US Development Inc. to rezone approximately 1.43 acre site located on 6008 Nations Ford Road, Charlotte, NC 28217 to the R-17 zoning district.

Date and Time of Meeting: Monday, August 27, 2018 at 6:00 p.m.

Place of Meeting: The Wingate by Windham
6050 Tyvola Glen Circle
Charlotte, NC 28217

Dear Mecklenburg County Resident,

We represent US Development, Inc. ("the Petitioner") in its plan to redevelop an approximately 1.43-acre property located at 6008 Nations Ford Road, Charlotte, NC 28217 (the "Property"). The Petitioner request rezoning from the R-4 zoning district in order to accommodate the development of a residential multi-family community.

In accordance with the requirements of the Mecklenburg County 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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Monday, August 27th at 6:00 p.m.** to meet with the Petitioner. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

In the meantime, should you have any questions or comments, please contact me at (980) 201-9151.

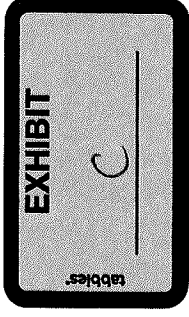
Very truly yours,
TRAN LAW FIRM, PLLC

Sonny T. Tran

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

Date Mailed: August 15, 2018

Community Meeting Sign-In Sheet
Petitioner: US Development Inc.
Petition: 2018-093
 The Wingate by Windham
 6050 Tyvola Glen Circle Charlotte, NC 28217
August 27, 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
Sharon Weigel	5572 Franklin Springs #217	704/231-3259	SW3224@AOL.COM
MATT GALLO	RAGONA ARCHITECTURE AND DESIGN	704-943-9089	MGALLO@RAD-ARCH.COM
MATT RAGONA	RAGONA ARCHITECTURE AND DESIGN	704-943-9091	MRAGONA@RAD-ARCH.COM
Peeggy Green		704-308-5113	
Mike Falter	211 Doughton Lane	704-491-7534	mike.falter2005@yahoo.com
Suk Chan	781 Jones Branch Dr Fort Mill SC 29715	704 308 5113	
Georgia Oxendine	6000 NATIONS FLD Rd	704-488-1038	
Roger Craig	6000 NATIONS FLD	704-393-9009	

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
Kelly Walker	Stonebrook 140 Deep Gap Ct	412-498-6828	Kelly.L.Walker@AH.com
Benita Taiton	5952 Pisgah Way Charlotte 28217	704-502-9041	bjane1186@aol.com
CYNTHIA DAVIS	6008 NATIONS FORD RD.	704-622-8857	cudmrs1@aol.com
Shirley Alier	529 Wilbrowm Cir 28217	704-20-2660	shirleya15@yahoo.com
Belores Janned	636 Wilbrowm Cir 28217	704-564-7356	
Franklin Washie	5927 PISGAH WAY 28217	704-719-3663	wkwaned@aol.com
Crystal Dunham	5961 Pisgah way 28217	704-724-7515	crystal.dunham23@gmail.com