

COMMUNITY MEETING FORM
PETITION NUMBER 2018-111
David Weekley Homes- Villa Heights

Date of original contact: October 24, 2018

Persons and Organizations contacted with date and explanation of how contacted:

City supplied list was used to contact interested parties via first class US mail. Each name on the City provided lists was sent a letter with approximately 159 letters mailed. Both the mailing list and invitation letters are attached.

November 5, 2018

6:00 p.m.

Date, time and location of meetings Saint Paul Baptist Church
: Charlotte, North Carolina

Persons in attendance at meetings: Attendance was taken with approximately 16 persons attending the meeting (Sign-in Sheets attached).

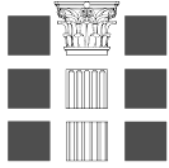
Shannon Boling, Matt Langston and Walter Fields attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting:

Mr. Fields opened the presentation with a description of the site and the proposed development as well as an overview of the rezoning process. Mr. Boling introduced David Weekley Homes and describes how this site would be developed. It was explained that the density of the proposed development is consistent with plans for the community. In fact then proposed density is less that what might otherwise allowed bt the existing multifamily zoning category.

There were numerous questions about the site plan, building location and orientation, area-wide traffic, storm water and the project edges, especially when adjacent to existing single-family homes. Residents of the adjoining single family community asked questions about how the new homes would relate to their homes. A specific concern was expressed about signing as it might relate to the Villa Heights community. A provision relating to that question has been added to the site plan.

A number of site plan modifications have been made to the site plan as a result of review comments from staff agencies and from the community meeting.



THE WALTER FIELDS GROUP, INC.
Consultants for Planning, Zoning & Land Development

October 24, 2018

Dear Neighbors:

We invite you to attend a neighborhood meeting to receive a presentation on a rezoning petition for an approximately 5.8 acres located on the north side of The Plaza at Drummond Avenue and Catawba Avenue.. The purpose of the rezoning request is to change the current multifamily, office and residential classification to an urban residential classification. The reason that this proposal has come forward is to allow for the redevelopment of the property to a community of single family detached and single family attached homes. For more information on this petition, please go to the link below:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-111.aspx>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Monday November 5th from 6:00 to 7:00 pm at the St. Paul Baptist Church in Classroom 102. The Church is located at 1401 Allan Street. The entrance to the meeting room is located on the 17th Street side of the Church and signs will be posted.

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

2018-111
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MRS H F BY ENT
2701 DUNCAN AVE
CHARLOTTE, NC 28205

2018-111
PETER M DEROSE
1039 DRUMMOND AVE
CHARLOTTE, NC 28205

2018-111
JOSEPH HUANG
LIN ZHU
1113 DRUMMOND AVE
CHARLOTTE, NC 28205

2018-111
NIMA N MAHER
TERRY N J WOOD
2615 DUNCAN AVE
CHARLOTTE, NC 28205-1923

2018-111
CHAD GRUBBS
1038 LUNSFORD PL
CHARLOTTE, NC 28202

2018-111
CARA ANNE BURGESS
1020 LUNSFORD PL
CHARLOTTE, NC 28205

2018-111
BRIAN D HOLDEN
LAURA B HOLDEN
1109 DRUMMOND AVE
CHARLOTTE, NC 28205

2018-111
BRETT THOMAS CALAMARI
2634 DUNCAN AVE
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2018-111
BIG 8 LLC
PO BOX 32866
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2018-111
BIG 8 LLC
PO BOX 32866
CHARLOTTE, NC 28232

2018-111
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518 CLARICE AVE UNIT 203
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2018-111
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SHEENA PATEL
PO BOX 791031
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SUSAN BARCELO
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CHRISTOPHER C HARRIS SR
1032 LUNSFORD PL
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SHEENA PATEL
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MICHAEL E WALLACE
HILDA M WALLACE
2708 DUNCAN AVE
CHARLOTTE, NC 28205

2018-111
CHRISTOPHER NEILS SCHAU
VALERIE ANN CIZL
1804 LELA AVE
CHARLOTTE, NC 28208

2018-111
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PO BOX 32866
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2018-111
BIG 8 LLC
PO BOX 32866
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2018-111
JIMMY FLOWE
FRANCES W FLOWE
1033 DRUMMOND AVE
CHARLOTTE, NC 28205

2018-111
MICHAEL KORUDA
GOLDYN A BESAS
1101 DRUMMOND AVE
CHARLOTTE, NC 28205

2018-111
KENNETH RAYFORD
VERONICA RAYFORD
2609 DUNCAN AVE
CHARLOTTE, NC 28205

2018-111
KARA E RINGO
BETH RINGO
1044 LUNSFORD PL
CHARLOTTE, NC 28205

2018-111
EVERLEAN W EVERETT
1026 LUNSFORD PL
CHARLOTTE, NC 28205

2018-111
MICHAEL SATO WONG
JULIA F WONG
1105 DRUMMOND AVE
CHARLOTTE, NC 28205

2018-111
SEAN M BRICKNER
AMANDA H BRICKNER
2700 DUNCAN AVE
CHARLOTTE, NC 28205

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5022 PENN RD
IRON STATION, NC 28080

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PO BOX 32866
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2018-111
BIG 8 LLC
PO BOX 32866
CHARLOTTE, NC 28232

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BIG 8 LLC
PO BOX 32866
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2018-111
SAM'S MART LLC
7935 COUNCIL PL SUITE 200
MATTHEWS, NC 28105

2018-111
HELEN B MCKISSICK
1162 WOODSIDE AVE
CHARLOTTE, NC 28205

2018-111
CHARLES EDWARD WOODARD
1154 WOODSIDE AVE
CHARLOTTE, NC 28205

2018-111
JODI M COURAGE
ROSS COURAGE
1150 WOODSIDE AVE
CHARLOTTE, NC 28205

2018-111
74 HOUSING LLC
7029 E WT HARRIS BLVD STE J-143
CHARLOTTE, NC 28227

2018-111
NATHAN GANON
ELLEN WISNER
1142 WOODSIDE AVE
CHARLOTTE, NC 28205

2018-111
DAVID A STOUT
CLYSE P OWENS JR
1138 WOODSIDE AVE
CHARLOTTE, NC 28205

2018-111
SHOSHANA B INVEST GROUP INC
IRENEUSZ KOLEK
4561 LANSTONE CT SW
CONCORD, NC 28027

2018-111
FINE PLAZA LLC
7600 WESTMONT WAY
WAXHAW, NC 28173

2018-111
BIG 8 LLC
PO BOX 32866
CHARLOTTE, NC 28232

2018-111
DAVID L JANIE H BARKER
BARKER & DAVID M BARKER
412 LIVINGSTON DR
CHARLOTTE, NC 28211

2018-111
VILLA HEIGHTS PROPERTIES, LLC
PO BOX 32866
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2018-111
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2018-111
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2501 DUNCAN AV
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P O BOX 32866
CHARLOTTE, NC 28232

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2018-111
NOBEL HOUSE REALTY SOLUTIONS
2395 OLD CEDARWOOD DR
CONCORD, NC 28027

2018-111
NOBEL HOUSE REALTY SOLUTIONS
2395 OLD CEDARWOOD DR
CONCORD, NC 28027

2018-111
VINACO INC
1426 EAST BARDEN RD
CHARLOTTE, NC 28226

2018-111
ALFRED JR MELTON
6500 FARMWAY PL
CHARLOTTE, NC 28215

2018-111
CAROLYN LEAKS
2420 LOLA AVE
CHARLOTTE, NC 28205

2018-111
THOMAS O GILLIARD
REGINALD GILLIARD
2416 LOLA AVE
CHARLOTTE, NC 28205

2018-111
FRANK MCCOREY
MARY MCCOREY
2413 LYDIA AVE
CHARLOTTE, NC 28205

2018-111
ANGELA R LATIMER
2417 LYDIA AVE
CHARLOTTE, NC 28205

2018-111
CUSTOM REMODELED HOMES INC
520 E MARTIN LUTHER KING JR BLVD 1103
CHARLOTTE, NC 28202

2018-111
STEVEN W TRAVELL
7317 COLONY RD
CHARLOTTE, NC 28226

2018-111
WESLEY W II LYON
2428 LYDIA AVE
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ROBERT HIGGINS
2421 THE PLAZA
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2018-111
IH3 PROPERTY NORTH CAROLINA LP
C/O ALTUS GROUP US INC
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2018-111
NEIL FOLKES
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BIG 8 LLC
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2018-111
QUBE 11, LLC
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2018-111
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HARRIS RALSTON
5512 TOPPING PL
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420 SOUTH KEELER
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TU NGUYEN
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LYNDSEY BAGI
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2018-111
CLTCAR LLC
1433 EMERYWOOD DR
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2018-111
SARAH A STRAHAN
2636 MASON CR
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2018-111
SUSAN M BRANCH
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TIMOTHY P WALLACE
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C/O REAL ESTATE DIVISION
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Charlotte, NC 28205

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Belmont Land Use Committee
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Charlotte, NC 28205

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Charlotte, NC 28205

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Kristen Paulet
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Belmont Community Dev Corporation
Carlene Greene
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Belmont Neighborhood Association
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Charlotte, NC 28205

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Belmont Neighborhood Association
Stephen Valder
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2018-111
Berkeley Homeowners Association Inc.
Allan Morgan
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Charlotte, NC 28205

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Berkeley Homeowners Association Inc.
Bob Mohr
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Charlotte, NC 28205

2018-111
Country Club Heights Nborhood Assn
Adam Raskoskie
2200 Shamrock Dr
Charlotte, NC 28205

2018-111
Highland Mill Montessori PTA
Tatjana Eres
3201 Clemson Avenue
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2018-111
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2018-111
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NoDa Neighborhood & Business
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NoDa Neighborhood Association
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NoDa Neighborhood Association
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2018-111
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2018-111
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2018-111
Optimist Park Community
Pauline Simuel
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Charlotte, NC 28206

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Optimist Park Community
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Picardy Homeowners Association
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Charlotte, NC 28205

2018-111
Plaza Central Partners Nbrhood Assn
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2018-111
Plaza Midwood Merchants Assn
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Charlotte, NC 28205

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Villa Heights Land Community Org
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2018-111
Plaza Midwood Neighborhood Assn
Adam Doerr
1926 Truman Road
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2018-111
Plaza Midwood Neighborhood Assn
PMNA
1914 Dunhill Dr
Charlotte, NC 28204

2018-111
Plaza Midwood Shows Up
Jenna Thompson
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Charlotte, NC 28205

2018-111
University Park Improvement Assn
Hattie Watkins
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Villa Heights Community Org
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Plaza Midwood Neighborhood Assn
Susan Walker
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2018-111
Plaza Shamrock Neighborhood Assn
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Villa Heights Community Org
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