## COMMUNITY MEETING REPORT PETITIONER: JKS MANAGEMENT 1600 MONTFORD, LLC REZONING PETITION NO.: 2018-118

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 <u>Exhibit A</u> attached hereto by depositing such notice in the U.S. mail on October 26, 2018. A copy of the written notice is attached hereto as <u>Exhibit B</u>

#### DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday November 7 at 6:00 pm. at 1600 Montford Dr., the site of the rezoning.

## 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 and Andy Henson.

### SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself and Andy Henson, representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.82 acres site (the "Site") located at 1600 Montford Dr. from the MUDD-O zoning district to MUDD-O SPA 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.

Mr. Fergusson presented the site plan and compared it to Petitioner's prior site plan specifically explaining the purpose of this rezoning is to meet city requirements to allow the addition of more parking by adding a parking deck in the location where the parking lot was already approved. Petitioner's agent explained the minor changes. The presentation also explained the efforts that Petitioner and planning staff have exerted to coordinate the Rezoning Plan's streetscape plans with the pending changes to the area plan and to accommodate parking requirements. Due to the small attendance the presentation quickly morphed into a productive question and answer session. Matters regarding the general understanding of the area plan and the Unamed Street were discussed. All in attendance were supportive of the plan. Discussion amongst attendees and petitioner indicated satisfaction with the streetscape and the intended uses for the new building.

Included in attendance were two commercial owners from the area (including the area neighborhood association president) and three commercial property owners. Several in attendance mentioned positive conversations with other area residents that did not attend the meeting.

Respectfully submitted, this 9th day of November, 2018

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

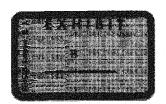
List of Property Owners
Provided by the CharlotteMecklenburg Planning
Department and Based
on Current Tax Records



ORGANIZATI	FIRST NAME	LAST NAME	STREET ADD	UNIT NUM		ZIP
	Maury	Finger	316 fieldbrook place	I	lotte	28209
Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte NC	28209
Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte NC	28209
Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte NC	28209
Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte NC	28209
Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte NC	28209
Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte NC	28211
Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte NC	28211
Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte NC	28209
Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte NC	28209
Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte NC	28209
Club Colony	David	Terrell	2601 Roswell Ave.		Charlotte NC	28209
Freedom Park Neighborhood Association	Bob	Binner	1323 Townes Rd		Charlotte NC	28209
Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte NC	28209
Hillside West Condo Owners Association	Dorian H.	Gunter	859 Park Slope Dr		Charlotte NC	28209
Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte NC	28209
Huntington Forest Homeowners Association	o Shelly	Jackson	4523 Park Rd		Charlotte NC	28237
Lake Norman	Jessie	Crosswhite	1300 Reece Rd	Unit 316	Charlotte NC	28209
Little Hope Creek Neighborhood	Laura	Paynter	4231 Castlewood Road		Charlotte NC	28209-3040
Lower Briar Creek Homeowners Associatio	or Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte NC	28215
Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte NC	28209
Madison Park Homeowner's Association	Douglas	Welton	5601 Murrayhill Road		Charlotte NC	28210
Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte NC	28210
Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte NC	28210
Madison Park Homeowner's Association	Кау	Tawney	4532 Wentworth Place		Charlotte NC	28209
Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte NC	28209
Mouzon United Methodist Church	Charles	DiRico	3100 Selwyn Avenue		Charlotte NC	28209
Myers Park Manor	Brad	Wallace	215 Tranquil Av		Charlotte NC	28209
Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte NC	28209
Park Plaza I	Cassandra	Lowery	4523 Park Road		Charlotte NC	28237
Pines Of Woodlawn Homeowners Associat	ti Pamela	Hayes	1201 Scaleybark Rd		Charlotte NC	28209
Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 3	316	Charlotte NC	28209
Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte NC	28209
Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte NC	28209
Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte NC	28209
Setter Trace Lane	Joe	McElhaney	2801 Selwyn Av		Charlotte NC	28209
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McElhaney	Bostian	Heydorn	Bunn	Chen	Hayes	Lowery	Mullins	Wallace	DiRico	Brown	Tawney	Stenstrom	Bartlett	Welton	Williams	Bray	Paynter	Crosswhite	Jackson	Schaber	Gunter	Mungo	Binner	Terrell	Greene
2801 Selwyn Av	532 Wakefield Dr	4807 Buckingham Drive	3118 Fairfax Dr	1000 E. Woodlawn Apt. 316	1201 Scaleybark Rd	4523 Park Road	5400 Wintercrest Ln	215 Tranquil Av	3100 Selwyn Avenue	4454 Halstead Dr	4532 Wentworth Place	5809 Murrayhill Rd	1121 Seneca Place	5601 Murrayhill Road	1249 East Woodlawn Rd	3118 Michael Baker Pl	4231 Castlewood Road	1300 Reece Rd	4523 Park Rd	4244 Castlewood Rd	859 Park Slope Dr	4530 Park Rd	1323 Townes Rd	2601 Roswell Ave.	4530 Park Rd
	Unit B																	Unit 316							
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#### NOTICE TO INTERESTED PARTIES OF COMMUNITY **MEETING**

Subject:

Community Meeting -- Rezoning Petition filed by JKS Management 1600 Montford, LLC to rezone approximately 0.82 acres located on the south side of Montford

Drive (1600 Montford Dr.), east of Park Road.

Date and Time

of Meeting:

Wednesday, November 7, 2018 at 6:00 pm.

Place of Meeting:

1600 Montford Dr., Charlotte, NC 28205

Petitioner:

JKS Management 1600 Montford, LLC

Petition No.:

2018-118

I am assisting JKS Management 1600 Montford, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.82 acres site (the "Site") located (location) from the MUDD-O zoning district to MUDD-O SPA zoning district. You may recall that this lot was recently rezoned in petition 2017-116. This rezoning is a site plan amendment of that prior rezoning. The purpose of this rezoning is to permit the inclusion of a small parking deck in the same location as the approved parking lot area. The new plan can be accessed on the city planning website:

https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-118.aspx

The prior rezoning petition that is being modified can be reviewed here: http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2017Petitions/Pages/2017-116.aspx

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 Wednesday, November 7 at 6:00 pm. 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 contact Russell Fergusson at (704) 234-7488 or rwf@russellwfergusson.com.

Yours Truly.

Russell W. Fergusson

cc:

Council Member Tariq Bokhari

Date Mailed: October 26, 2018

# COMMUNITY MEETING SIGN-IN SHEET PETITIONER: JKS MANAGEMENT 1600 MONTFORD, LLC

REZONING PETITION NO.: 2018-118 Date: November 7, 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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