

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 Exhibit A 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 Exhibit B.

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.

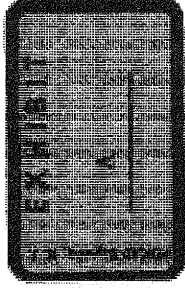
Mr. Fergusson presented the site plan and compared it to Petitioner's prior site plan specifically explaining the purpose of this rezoning is to meet city requirements to allow the addition of more parking by adding a parking deck in the location where the parking lot was already approved. Petitioner's 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 Unnamed 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

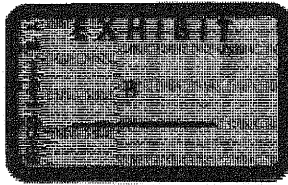
List of Property Owners
Provided by the Charlotte-
Mecklenburg Planning
Department and Based
on Current Tax Records



2018-118	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE ZIP
2018-118		Maury	Finger	316 fieldbrook place		Charlotte NC	28209
2018-118	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte NC	28209
2018-118	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte NC	28209
2018-118	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte NC	28209
2018-118	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte NC	28209
2018-118	Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte NC	28209
2018-118	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte NC	28211
2018-118	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte NC	28211
2018-118	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte NC	28209
2018-118	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte NC	28209
2018-118	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte NC	28209
2018-118	Club Colony	David	Terrell	2601 Roswell Ave.		Charlotte NC	28209
2018-118	Freedom Park Neighborhood Association	Bob	Binner	1323 Townes Rd		Charlotte NC	28209
2018-118	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte NC	28209
2018-118	Hillside West Condo Owners Association	Dorian H.	Gunter	859 Park Slope Dr		Charlotte NC	28209
2018-118	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte NC	28209
2018-118	Huntington Forest Homeowners Associatio	Shelly	Jackson	4523 Park Rd	Unit 316	Charlotte NC	28237
2018-118	Lake Norman	Jessie	Crosswhite	1300 Reece Rd		Charlotte NC	28209
2018-118	Little Hope Creek Neighborhood	Laura	Paynter	4231 Castlewood Road		Charlotte NC	28209-3040
2018-118	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte NC	28215
2018-118	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte NC	28209
2018-118	Madison Park Homeowner's Association	Douglas	Welton	5601 Murrayhill Road		Charlotte NC	28210
2018-118	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte NC	28210
2018-118	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte NC	28210
2018-118	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place		Charlotte NC	28209
2018-118	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte NC	28209
2018-118	Mouzon United Methodist Church	Charles	DiRico	3100 Selwyn Avenue		Charlotte NC	28209
2018-118	Myers Park Manor	Brad	Wallace	215 Tranquil Av		Charlotte NC	28209
2018-118	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte NC	28209
2018-118	Park Plaza I	Cassandra	Lowery	4523 Park Road		Charlotte NC	28237
2018-118	Pines Of Woodlawn Homeowners Associati	Pamela	Hayes	1201 Scaleybark Rd		Charlotte NC	28209
2018-118	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316		Charlotte NC	28209
2018-118	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte NC	28209
2018-118	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte NC	28209
2018-118	Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte NC	28209
2018-118	Setter Trace Lane	Joe	McElhaney	2801 Selwyn Av		Charlotte NC	28209

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-118	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE ZIPCODE
2018-118	17514102	KENTUCKY AVENUE LLC	BILL A	JOANNA B	C/O COLLETT & ASSOCIATES PO BOX 36799		CHARLOTTE	NC	28236
2018-118	17514103	KOUTSOUPIAS	DIMITRIOS S	KOUTSOUPIAS	6706 SUNVIEW DR		CHARLOTTE	NC	28210
2018-118	17514104	KOTROSTIOS	GEORGE A	STAVROULA G ANAGNOSTOPOULOS	2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2018-118	17514105	ANAGNOSTOPOULOS	JOSEPH A SR	KATHY R	5517 WEDGEWOOD DR		CHARLOTTE	NC	28210
2018-118	17514106	BORRELLI	THOMAS E	ADRIAN E	2251 SELWYN AVE,UNIT 102		CHARLOTTE	NC	28207
2018-118	17514107	BURNETTE	EMERY PETER	BURNETTE	142 BALMORAL DR		MOORESVILLE	NC	28117
2018-118	17514108	MONTFORD DRIVE PROPERTIES LLC			2131 AVRILEY TOWN BLVD	SUITE 300	CHARLOTTE	NC	28273
2018-118	17514109	MONTFORD DRIVE PROPERTIES LLC			2131 AVRILEY TOWN BLVD	SUITE 300	CHARLOTTE	NC	28273
2018-118	17514113	JOHNSTON			1613 MONTFORD DR		CHARLOTTE	NC	28209
2018-118	17514114	PENNSYLVANIA AVENUE LLC			C/O COLLETT & ASSOCIATES PO BOX 36799		CHARLOTTE	NC	28209
2018-118	17514115	CHARTER VENTURE LLC			5200 BUFINGTON RD		CHARLOTTE	NC	28236
2018-118	17514501	MARSH MORTGAGE CO			PO BOX 35329		ATLANTA	GA	30349
2018-118	17514501	JKS MANAGEMENT 1600 MONTFORD LLC			2131 AVRILEY TOWN BLVD STE 300		CHARLOTTE	NC	28273
2018-118	17514503	KOTROSTIOS	SOUULA A		2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2018-118	17514504	WACHOVIA BANK & TRUST CO			C/O CORP TAX DEPT 3RD FL PO BOX 2609		CARLSBAD	CA	92018
2018-118	17514508	HOMWOOD STANCHION PARK ROAD LLC			2820 SELWYN AVE SUITE 500		CHARLOTTE	NC	28209
2018-118	17514509	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514510	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514511	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514512	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514513	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514514	MEETING STREET MANAGEMENT LLC			7260 MEETING ST		CHARLOTTE	NC	28210
2018-118	17514515	METROPOLITAN INSURANCE LLC			820 TVOLA RD STE 200		CHARLOTTE	NC	28217
2018-118	17514516	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514517	4523 PARK ROAD LLC			PO BOX 37109		CHARLOTTE	NC	28237
2018-118	17514518	GROS	FRANCOIS	JULIE	63 MACON AVE		ASHVILLE	NC	28801
2018-118	17514519	PARK ROAD DENTAL ASSOC			4525 PARK RD # B102		CHARLOTTE	NC	28209
2018-118	17514520	GROS	FRANCOIS	JULIE	63 MACON AVE		CHARLOTTE	NC	28209
2018-118	17514521	SUGG	GARY R		4525 PARK RD # B104		CHARLOTTE	NC	28209
2018-118	17514522	PARK ROAD DENTAL ASSOC			4525 PARK RD # B102		CHARLOTTE	NC	28209
2018-118	17514523	AUGUSTINE LLC			4525 PARK RD STE B 201		CHARLOTTE	NC	28209
2018-118	17514524	DENNIS D LOWERY LLC			4525 PARK RD #B-202		CHARLOTTE	NC	28209
2018-118	17514525	HALL JOHNSTON HEIRS LLC			1065 E MOREHEAD ST		CHARLOTTE	NC	28204
2018-118	17514526	LOCI LLC			4525 PARK RD STE B101		CHARLOTTE	NC	28209
2018-118	17514527	FAEC HOLDINGS(ABBREV) LLC			1920 MAIN ST STE 1200		CHARLOTTE	NC	28209
2018-118	17514528	FAEC HOLDINGS(ABBREV) LLC			1920 MAIN ST STE 1200		IRVINE	CA	92614
			Mauzy	Finger	316 fieldbrook place		Charlotte	NC	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
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Little Hope Creek Neighborhood	Laura	Paynter	4231 Castlewood Road	Charlotte	NC	28209-30
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Madison Park Homeowner's Association	Douglas	Welton	5601 Murrayhill Road	Charlotte	NC	28210
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Setter Trace Lane	Joe	McElhaney	2801 Selwyn Av	Charlotte	NC	28209



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

