

CMNA mts 2-28-18

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COMMUNITY MEETING REPORT  
**Petitioner: Evolution Investment Group, LLC**  
Rezoning Petition No. 2018-145

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 February 13<sup>th</sup> for our meeting. A copy of the written notice is attached hereto as Exhibit B. The meeting was held in conjunction with an already scheduled community meeting for Common Wealth led by Allen Nelson.

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

The Community Meeting was held on Thursday February 28th at 6:00pm at Commonwealth United Methodist Church, 2434 Commonwealth Ave, Charlotte, NC 28205

**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 Troy Knight, Local Knowledge Investments Inc.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Troy Knight, welcomed the attendees and introduced the Petitioner's team. Troy indicated that the Petitioner proposed to rezone an approximately 1.25 acre site (the "Site") located at 1521 St George St, Charlotte, NC from the R-4 zoning district to R-8 zoning district. Troy 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.

Troy provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Troy showed proposed architectural elevations and discussed the design of the proposed facility. Troy used the elevations and renderings to explain the facility's design concepts, and operations.

A PDF version of the presentation powerpoint is attached as Exhibit E

Summary of questions:

Questions and concerns about the current floodplain and how we were planning to protect our homes from flooding were addressed. We informed the attendees that we planned to raise the elevation of the site to above the floodplain and that the houses would then be above that elevation by another 8 inches.

A resident not within the 300' buffer asked what would prevent future homeowners from building swimming pools. Troy informed the resident that to the best of his knowledge, under the current and proposed zoning a pool would be allowed.

A resident not within the 300' buffer asked that since we cut down trees, will the water fill the creek faster. Troy tried to explain to her that the lack of trees wouldn't increase the water flow to a rate that could be measured. Troy also explained that after the new homes are built and the swales and grading are in place it will help slow the water runoff to protect the proposed structures.

Troy explained to all attendees the distances from the rear of the proposed homes to the existing homes. The average is 211’

Respectfully submitted, this 11<sup>th</sup> day of March, 2019 .

EXHIBIT A

	OWNERLASTN	OWNERFIRST	Address	Apartment
1	OLIVER	JASON	1314 IVEY DR	
2	REED	CHRISTOPHER A	1320 IVEY DR	
3	FITZGERALD	JOHN	18714 RIVER CROSSING BV	
4	BLACKBURN	BARRETT	1332 IVEY DR	
5	EDWARDS	MICHAEL GLENN	1400 IVEY DR	
6	MATTHEWS	DAVID A	1404 IVEY DR	
7	WELCH	JAMES RONALD	7427 MATTHEWS MINT HILL RD STE 105	PMB 258
8	KLUTTZ	CAROLYN MARIE	816 E WORTHINGTON AVE	
9	WOODRUFF V	WILLIAM W	3212 NANCY CREEK DR	
10	EVANS	SHARON	1420 IVEY DR	
11	NAPIER	ELAINE	1424 IVEY DR	
12	JONES	ADAM L	1428 IVEY DR	
13	CAUDLE	CAROLA A	1432 IVEY DR	
14	PHILLIPS	MARGARET STUART	1500 IVEY DR	
15	SMITH	EDGAR JR	1504 IVEY DR	
16	LARAWAY	PATRICK	1508 IVEY DR	
17	TURNER	MARTHA FLORENCE	1512 IVEY DR	
18	AUTOZONE INC		PO BOX 2198	
19	AUTOZONE INC		PO BOX 2198	
20	1541 ST GEORGE STREET LLC		1541 ST GEORGE ST	
21	MECKLENBURG COUNTY		600 E 4TH ST	
22	PURSER	H DEVON	10417 BLAIR RD	
23	PURSER	HENRY DEVON	10417 BLAIR RD	
24	PURSER	HENRY DEVON	10417 BLAIR RD	
25	EVOLUTION INVESTMENT GROUP INC		13012 SYCAMORE CT	
26	MECKLENBURG COUNTY		600 EAST FOURTH ST	
27	BUNTE	BYRON RALPH	1324 IVEY DR	
28	VAIL	SUSAN M	1405 IVEY DR	
29	NELSON	ANNIE ELIZABETH	1411 IVEY DR	
30	CARMAN	BRIAN	1417 IVEY DR	
31	ATHANAS	VICTOR	1421 IVEY DR	
32	JOHNSON	JOHN F	6325 COUNTY DONEGAL CT	
33	JOHNSON	ALEC WILLIAM	1429 IVEY DR	
34	MURDOCK	DAVID KEITH	1433 IVEY DR	
35	SIEGEL	JOHN H	1437 IVEY DR	
36	KIDD	GEORGE B	1501 IVEY DR	
37	GLINES	JOYCE P	1333 IVEY DR	
38	HORIZON DEVELOPMENT PROPERTIES	INC	PO BOX 36795	

39	PFALZGRAF COMMUNITIES 7 LLC		5417 ALBEMARLE RD	
40	THEVAOS FAMILY PROPERTIES LLC		9211 STONEHENGE CT	
41	PFALZGRAF COMMUNITIES 6 LLC		5417 ALBEMARLE RD	
42	Advent Coworking		1925 Chatham Ave.	
43	Belmont		3505 Central Ave	
44	Briar Creek-Commonwealth		3625 Commonwealth Av	
45	Chantilly Neighborhood Association		2414 Bay St.	
46	Chantilly Neighborhood Association		2101 Shenandoah Ave	
47	Chantilly Neighborhood Association		2121 Chesterfield Av	
48	Commonwealth-Morningside Neighborhood Association		1509 Ivey Dr	
49	Commonwealth-Morningside Neighborhood Association		1513 Ivey Dr	
50	Commonwealth-Morningside Neighborhood Association		2416 Commonwealth Ave	
51	Commonwealth-Morningside Neighborhood Association		1308 Morningside Dr	
52	Commonwealth Park		1308 Rollins Avenue	
53	Commonwealth Park Neighborhood Association		3136 COMMONWEALTH AVE	
54	Commonwealth Park Neighborhood Association		3112 Commonwealth Av	
55	Commonwealth Park Neighborhood Association		3616 Commonwealth Ave	
56	Commonwealth Park Neighborhood Association		1360 Carolyn Dr	
57	Commonwealth Park Neighborhood Association		3127 Barnhill Dr	
58	Country Walk Homeowners Association		1240 Woodland Dr	
59	Crestdale Community Organization		1318 Saint Julien St	
60	International House		1817 Central Avenue	#215
61	Merry Oaks		1637 Flynnwood Dr	
62	Merry Oaks		2221 Arnold Drive	
63	Midwood Central POA		1530 Tippah Park Court	
64	MONA		3230 Draper Ave	
65	Picardy Homeowners Association		1717 Kensington Dr	
66	Plaza Midwood		1713 Truman Road	
67	Plaza Midwood		1403 Eastcrest Drive	T2
68	Plaza Midwood Merchants Association		2630 Country Club Ln	
69	Plaza Midwood Merchants Association		1512 Central Ave	Unit A
70	Plaza Midwood Neighborhood Association		1926 Truman Road	

71	Plaza Midwood Neighborhood Association		1914 Dunhill Dr	
72	Plaza Midwood Neighborhood Association		1817 Hamorton Place	
73	Plaza Midwood Neighborhood Association		1914 Dunhill Dr	
74	Plaza Midwood Neighborhood Association		1724 The Plaza	
75	Plaza Midwood Shows Up		2012 Hamorton Pl	