

COMMUNITY MEETING REPORT
Petitioner: Mary Ann and Charles Mauldwin
Rezoning Petition No. 2018-159

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:

David W. Murray, 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 January 16, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, February 5, 2019, at 6:00 p.m. at the Robinson House, 2411 Derita Avenue, Charlotte, NC 28269, which is the property subject to rezoning.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those two (2) individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioners were represented at the Community Meeting by David W. Murray (agent and attorney for Petitioners) and Mary Ann Mauldwin (owner).

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Murray and Ms. Mauldwin (“Petitioners”) were present in order to meet the attendees and to answer any questions they may have. Ultimately, two (2) people attended the community meeting.

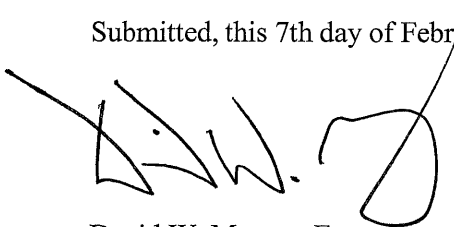
The Petitioners met with the attendees from 6:00 p.m. until approximately 6:45 p.m. to discuss the proposed rezoning and show the attendees the rezoning plan for use of the existing house on the property. The Petitioners indicated that they proposed to rezone an approximately 1.85 acre site (the “Site”) from R-3 to INST(CD). The Petitioners 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. The Petitioners informed the attendees that the site probably would not change visually much at all, except that there will be new screening and buffering plantings at the site to comply with the zoning requirements for INST zoning. The Petitioners showed the attendees the submitted site plan and provided comment sheets to the attendees, although none of the attendees filled out the comment sheets. Ms. Mauldwin pointed out that she grew up in the neighborhood and bought the property in order to update and preserve the existing house on the property and that she thought the proposed conference center/wedding/reception type uses would be ideal for the site. The attendees agreed that they preferred to have the continued use of the house on the property.

The Petitioners asked if any of the attendees had any comments about the proposed plan and Theresa McDonald advised Petitioners that she was present on behalf of the Derita Statesville Road Community Organization and that the organization had voted at their last meeting to support the rezoning petition

because they liked the proposed reuse of the existing property with the existing house remaining. Ms. McDonald stated that she would like to see as many of the established trees preserved as possible. Thereafter, the Petitioners gave Ms. McDonald a tour of the house so she could see how it had been restored.

The Petitioners gave the attendees the City's rezoning website address and the rezoning case number so that they could know when to attend the public hearings or review the comments from staff online.

Submitted, this 7th day of February, 2019.

A handwritten signature in black ink, appearing to read 'D. W. Murray', with a large, stylized flourish extending from the end of the signature.

David W. Murray, Esq.
The Odom Firm, PLLC

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Exhibit A

2018-159	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-159	04512501	PAULDING	RONALD	JUNE	PAULDING	11317 FOUNTAIN GROVE DR		CHARLOTTE	NC	28262
2018-159	04512502	BLAND	SHEILA			6008 HEWITT DR		CHARLOTTE	NC	28269
2018-159	04512503	REBOLLAR	DORANEY HERNANDEZ			706 ELGYWOOD LN APT 7		CHARLOTTE	NC	28213
2018-159	04512504	CHUNG	LORNA M			225 PARKSIDE AVE APT 4R		BROOKLY	NY	11226
2018-159	04512505	PREFERRED HOMES OF CHARLOTTE LLC				8501 TOWER POINT DRIVE STE A206		CHARLOTTE	NC	28227
2018-159	04512506	LENDOS HOMES INC				2428 N SHARON AMITY RD UNIT 303		CHARLOTTE	NC	28205
2018-159	04512507	FINLEY	PAMELA M			5916 HEWITT DR		CHARLOTTE	NC	28269
2018-159	04512571	WOOD	MARQUITA			5908 HEWITT DR		CHARLOTTE	NC	28269
2018-159	04512572	VILLATORO	CATALINO			5904 HEWITT DR		CHARLOTTE	NC	28269
2018-159	04512577	FAIRSTONE HOMEOWNERS ASSOC				PO BOX 18712		CHARLOTTE	NC	28218
2018-159	04512578	RODAS	CECILIO R			9038 SILVER COACH LN		CHARLOTTE	NC	28273
2018-159	04513102	EVANS	AMANDA			5936 MAPLE ST		CHARLOTTE	NC	28269
2018-159	04513103	KOHANE	JOSEPH	AMY	SHEVRIN	2204 VAIL AVE		CHARLOTTE	NC	28207
2018-159	04513105	MONFILS	KENNETH L	RUTH M	MONFILS	5917 HEWITT DR		CHARLOTTE	NC	28269
2018-159	04513106	CARRENO	ADAN			3810 DAVIS LN		CHARLOTTE	NC	28269
2018-159	04513107	OLASIMBO	BUKOLA JOSEPHINE	MARY ANN	MAULDWIN	11432 COREOPSIS RD		CHARLOTTE	NC	28208
2018-159	04513108	MAULDWIN	CHARLES MARK			22001 SHEARERS RD		DAVIDSON	NC	28036
2018-159	04513109	LOCKLEAR	KEITH			6000 MAPLE ST		CHARLOTTE	NC	28269
2018-159	04513126	SMITH	CHANDRIS D	BOBBY O	SMITH	5930 MAPLE ST		CHARLOTTE	NC	28269
2018-159	04513204	WELLS FARGO BANK				1 HOME CAMPUS		DES MONIES	IW	50328
2018-159	04513205	EMERSON	HAROLD D	LAVERNE R	EMERSON	5935 MAPLE ST		CHARLOTTE	NC	28269
2018-159	04513206	DESAI	ROHITKUMAR JAYANTILAL	NITA ROHIT	DESAI	6001 MAPLE ST		CHARLOTTE	NC	28269
2018-159	04513210	HUNG	MARK CHI-ON	ANNE RIMIER	HUNG	4608 NEVIN RD		CHARLOTTE	NC	28269
2018-159	04513211	MAULDWIN	MARY ANN	CHARLES MARK	MAULDWIN	22001 SHEARER RD		DAVIDSON	NC	28036
2018-159	04513216	DERITA NC PROPERTIES LLC				1235 EAST COLONIAL DR		SALISBURY	NC	28144
2018-159	04513217	WILSON	TRACY E			2509 DERITA AV		CHARLOTTE	NC	28269
2018-159	04513218	WILSON	TRACY E			2509 DERITA AV		CHARLOTTE	NC	28269
2018-159	04513219	GLINES	BRUCE	ALICE	GLINES	2517 DERITA AVE		CHARLOTTE	NC	28269
2018-159	04704108	BELLSOUTH TELECOMMUNICATIONS	INC			1155 PEACHTREE ST NORTHEAST		ATLANTA	GA	30309
2018-159	04704109	SEEGER	JANE F	BENJAMIN E	FINCHER	605 LONGTON HALL CT		APEX	NC	27502
2018-159	04704113	AMOCO OIL COMPANY				PO BOX 1548		WARRENVILLE	IL	60555
2018-159	04704201	STALLINGS REAL ESTATE HOLDINGS I LLC				12006 EASTFIELD RD		HUNTERSVILLE	NC	28078
2018-159	04704202	STALLINGS REAL ESTATE HOLDINGS II LLC				12006 EASTFIELD RD		HUNTERSVILLE	NC	28078
2018-159	04704213	SUGAR CREEK PROPERTIES LLC				111 VIKING RD		WILLIAMSBURG	VA	23188
2018-159	04704307	PLAYERS SPORTING GOODS INC				5737 N GRAHAM ST		CHARLOTTE	NC	28269
2018-159	04704308	DERITA DRYCLEANER & LAUNDRY LLC				11142 TRADITION VIEW DR		CHARLOTTE	NC	28269
2018-159	04704309	ERWIN	MACK EARL	APRIL D	ERWIN	7311 OLDE SYCAMORE DR		CHARLOTTE	NC	28227
2018-159	04704310	TSILIMOS	SOTIROS			1126 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2018-159	04704323	UPI OF CHARLOTTE LLC				P O BOX 488		MONROE	NC	28111
2018-159	04704399	UPI OF CHARLOTTE LLC				2416 WEST SUGAR CREEK RD		CHARLOTTE	NC	28262

ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-159							
2018-159	Avalon at Mallard Creek HOA	Wright	2850 Avalon Loop Rd		Charlotte	NC	28269
2018-159	Cardinal Glen	Willie & Roslyn	5130 Osage Circle		Charlotte	NC	28269
2018-159	Cardinal Glen Homeowners Association	Xavier	4943 Osage Cr		Charlotte	NC	28269
2018-159	Derita Statesville Road Community Organization	Sylvia	5447 Elizabeth Rd		Charlotte	NC	28269
2018-159	Derita Statesville Road Community Organization	Theresa	3100 Lake Drive		Charlotte	NC	28269
2018-159	Fairstone	Ronald	5736 Fairchase Avenue		Charlotte	NC	28269
2018-159	Forest Pond Homeowners Association	Mehl	6105 Spring Flower Ct		Charlotte	NC	28262
2018-159	Grenelefe Village Homeowners Association	Marvin	2517 Eargle Rd		Charlotte	NC	28269
2018-159	Grenelefe Village Homeowners Association	Reggie	2830 Hosta Dr		Charlotte	NC	28269
2018-159	Hemby Woods Neighborhood Association	Jacqueline A.	6821 Rain Creek Wy		Charlotte	NC	28262
2018-159	Hidden Valley Community Association	Gary	2934 Zion Renaissance Ln		Charlotte	NC	28269
2018-159	Huntersville (North Mecklenburg Cag)	Sarah	5118 Crestland Av		Charlotte	NC	28269
2018-159	Mallard Creek Crossing	Rhonda	6838 Brachnell View Dr		Charlotte	NC	28269
2018-159	Nevin Creek HOA	JoAnn	5619 Seths Drive		Charlotte	NC	28269
2018-159	O.A.S.I.S. Foundation of NC	Christal	2738 Black Walnut Lane		Charlotte	NC	28269
2018-159	Poplar Springs	Rosanne Cureton	5401 Poplar Springs Dr		Charlotte	NC	28269
2018-159	Poplar Springs	Stephanie	5130 Granite Creek Lane		Charlotte	NC	28269
2018-159	Royden Homeowners Association	Ed	6403 Rockwell Bv W		Charlotte	NC	28269
2018-159	Spring Woods Home Owners Association	Jacque	1930 Aberglen Dr		Charlotte	NC	28262

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CITY OF CHARLOTTE

MAYOR AND CITY COUNCIL, 2017-2019

<p>Mayor Vi Alexander Lyles Mayor 600 East 4th Street Charlotte, NC 28202 704-336-2241 mayor@charlottenc.gov</p>	<p>Julie Eiselt Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-4099 julie.eiselt@charlottenc.gov</p>
<p>James Mitchell Jr. Council member at large 600 East 4th Street Charlotte, NC 28202 704-509-6141 james.mitchell@charlottenc.gov</p>	<p>Braxton Winston, III Council member at large 600 East Fourth St Charlotte, NC 28202 Braxton.Winston@charlottenc.gov</p>
<p>Dimple Ajmera Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-2777 dimple.ajmera@charlottenc.gov</p>	<p>Larken Egleston Council member, district 1 600 East Fourth St Charlotte, NC 28202 Larken.Egleston@charlottenc.gov</p>
<p>Justin Harlow Council member, district 2 600 East Fourth St Charlotte, NC 28202 Justin.Harlow@charlottenc.gov</p>	<p>LaWana Mayfield Council member, district 3 600 East 4th Street Charlotte, NC 28202 704-336-3435 (o) or 704-352-7305 (c) lmayfield@charlottenc.gov</p>
<p>Gregory A. Phipps Council member, district 4 600 East 4th Street Charlotte, NC 28202 704-336-3436 (office) gaphipps@charlottenc.gov</p>	<p>Matt Newton Council member, district 5 600 East Fourth St Charlotte, NC 28202 Matt.Newton@charlottenc.gov</p>
<p>Tariq Bokhari Council member, district 6 600 East Fourth St Charlotte, NC 28202 Tariq.Bokhari@charlottenc.gov</p>	<p>Edmund H. Driggs Council member, district 7 600 East 4th Street Charlotte, NC 28202 704-432-7077 edriggs@charlottenc.gov</p>

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2018-159 filed by Mary Ann and Charles Mauldwin to rezone approximately 1.85 acres located on the southwest corner of Derita Avenue and Maple Street, west of W. Sugar Creek Road to INST (CD) to allow for the use of the existing house and buildings for conference, wedding and reception types of uses.

Date and Time
of Meeting: Tuesday, February 5, 2019, at 6:00 p.m.

Place of Meeting: The Robinson House
2411 Derita Avenue
Charlotte, NC 28269

Petitioner: Mary Ann and Charles Mauldwin

Petition No.: 2018-159

We are assisting Mary Ann and Charles Mauldwin (the "Petitioners") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.85 acre site (the "Site") located on the southwest corner of Derita Avenue and Maple Street, west of W. Sugar Creek Road from R-3 zoning district to INST (CD) zoning district. The purpose of this Rezoning application is to allow for the use of the existing house and buildings for conference, wedding and reception type uses. To achieve this purpose, the Petitioner seeks the rezoning of the site to the INST (CD) district utilizing the existing house and structures while keeping the historic nature of the property in-tact.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioners 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 Tuesday, February 5, 2019, at 6:00 p.m. at the house on the Petitioners' property, which is commonly known as the Robinson House, located at 2411 Derita Avenue, Charlotte, NC 28269. The Petitioners' 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 call David W. Murray, attorney at The Odom Firm, PLLC, at 704-377-7333.

Council District: District 4 (Hon. Gregory A. Phipps)

Date Mailed: January 16, 2019

