

COMMUNITY MEETING REPORT
Petitioner: Ardent Acquisitions LLC
Rezoning Petition No. 2019-005

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-1 attached hereto by depositing such notice in the U.S. mail on February 22, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, March 7, 2019 at 6:30 PM in the Fellowship Hall at Pritchard Memorial Baptist Church (a/k/a Pritchard at South End) located at 1117 South Boulevard in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Tyson Reilly of the Petitioner, David Booth of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Only one person attended the Community Meeting, and he is a representative of the owner of the adjacent parcel of land located to the east of the site. This attendee was aware of the Petitioner's site plan and he was not interested in a presentation regarding the rezoning request. The attendee had four matters that he wanted to discuss with the Petitioner.

First, he asked how the re-working of the culvert on the adjacent parcel would be handled. David Booth stated that the culvert would be re-worked through the rezoning site and that it has not been determined if any work needs to occur on the adjacent parcel of land. John Carmichael stated that the Petitioner's representatives would follow up with the attendee and Frank Horne about this matter.

Second, he asked if the Petitioner would agree to install enhanced sound mitigation on the eastern exterior wall of Building 12, Building 13 and Building 14. Tyson Reilly stated that the Petitioner would agree to do so.

Third, he asked if trees and shrubs would be installed in the 10 foot wide landscape area located along the eastern boundary line of the site, and David Booth confirmed that trees and shrubs would be installed in this landscape area.

Fourth, he asked if the fence to be installed along the eastern boundary line of the site could be 8 feet in height rather than 6 feet in height. Tyson Reilly stated that the Petitioner would agree to install an 8 foot tall fence if allowed under the Zoning Ordinance. If an 8 foot tall fence is not

allowed, then the Petitioner would install a 6 foot tall fence. John Carmichael stated that the pretty side of the fence would face the adjacent parcel of land.

John Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

The following changes were made to the Rezoning Plan as a result of the Community Meeting:

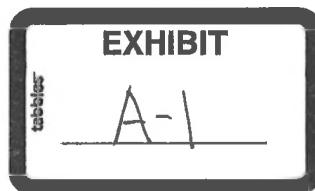
1. Petitioner committed to install enhanced sound mitigation on the eastern exterior wall of Building 12, Building 13 and Building 14.
2. Petitioner committed to install an 8 foot tall fence along the eastern boundary line of the site if allowed under the Zoning Ordinance. If not allowed under the Zoning Ordinance, the Petitioner will install a 6 foot tall fence. The finished side of the fence will face the adjoining parcel of land located to the east of the site.

Respectfully submitted, this 11th day of March, 2019.

Ardent Acquisitions LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-005	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-005	11905301A	BROOKHILL LAND LLC	ATTN: WM D CORNWELL JR			1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2019-005	11905301B	BROOKHILL VILLAGE TWO LLC				1800 CAMDEN RD	STE107-230	CHARLOTTE	NC	28203
2019-005	11906101	GENE & GREG LLC				511 W TREMONT AV		CHARLOTTE	NC	28203
2019-005	11906102A	BROOKHILL LAND LLC	ATTN: WM D CORNWELL JR			1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2019-005	11906102B	BROOKHILL LAND LLC	ATTN: WM D CORNWELL JR			1800 CAMDEN RD	STE 107-230	CHARLOTTE	NC	28203
2019-005	11906103	IP REAL ESTATE LLC				9535 MONROE RD STE 170		CHARLOTTE	NC	28270
2019-005	11906104	NATIONAL RETAIL PROPERTIES LP				450 SOUTH ORANGE AVENUE SUITE 900		ORLANDO	FL	32801
2019-005	11906105	VISION VENTURES OF CAROLINA LLC				PO BOX 36938		CHARLOTTE	NC	28236
2019-005	11906106	TREMONT ASSOCIATES LLC				PO BOX 36485		CHARLOTTE	NC	28236
2019-005	11906107	VISION VENTURES OF CAROLINA LLC				PO BOX 36938		CHARLOTTE	NC	28236
2019-005	11906420	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2019-005	11906421	TREMONT CAPITAL LLC		JOHN	ADAMS JR	333 W TRADE ST STE 370		CHARLOTTE	NC	28202
2019-005	11906423	CCIP TMH LLC				831 EAST MOREHEAD ST STE 750		CHARLOTTE	NC	28202
2019-005	11906427	SC7 (IDR) LLC				4201 CONGRESS ST STE 174	C/O DMI	CHARLOTTE	NC	28209
2019-005	12103204	DOMA VIDA INVESTMENTS LLC				211 EAST BV		CHARLOTTE	NC	28203
2019-005	12103205	PAPPAS	JAMES G	MARIA H		1317 ASHCRAFT LN		CHARLOTTE	NC	28209
2019-005	12103206	MITCHELL	MARY M REVOCABLE TRST			C/O MARY MARIE MITCHELL TRUST		CHARLOTTE	NC	28226
2019-005	12103207	HENSON	NED MORRIS			1909 CARMEL RIDGE RD		CHARLOTTE	NC	28216
2019-005	12103208	PARK AVENUE PARTNERS LLC				300 N DAKOTA ST		CHARLOTTE	NC	28216
2019-005	12103208	PARK AVENUE PARTNERS LLC				115 EAST PARK AVE STE B		CHARLOTTE	NC	28203



2019-005	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-005	Bethlehem Center's OST	Willie M.	Burton	2704 Baltimore Avenue		Charlotte	NC	28203
2019-005	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2019-005	Brookhill Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2019-005	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2019-005	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2019-005	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2019-005	Dilworth	Christine	Williamson	705 McDonald Ave		Charlotte	NC	28203
2019-005	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2019-005	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2019-005	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2019-005	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2019-005	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2019-005	Revolution Park Neighborhood Association	Brett	Tempest	2728 Beech Nut Road		Charlotte	NC	28208
2019-005	Revolution Park Neighborhood Association	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
2019-005	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2019-005	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2019-005	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2019-005	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2019-005	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2019-005	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2019-005	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2019-005	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2019-005	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2019-005	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2019-005	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2019-005	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-005** filed by Ardent Acquisitions, LLC to request the rezoning of an approximately 5.58 acre site located on the south side of West Tremont Avenue, between South Tryon Street and Village Court

Date and Time of Meeting: Thursday, March 7, 2019 at 6:30 PM

Place of Meeting: Pritchard Memorial Baptist Church (a/k/a Pritchard at South End)
Fellowship Hall
1117 South Boulevard
Charlotte, North Carolina 28203

We are assisting Ardent Acquisitions, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 5.58 acre site located on the south side of West Tremont Avenue, between South Tryon Street and Village Court, from the I-2 (CD) zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain up to 100 single family attached dwelling units.

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 Department'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 Thursday, March 7, 2019 at 6:30 PM in the Fellowship Hall at Pritchard Memorial Baptist Church (a/k/a Pritchard at South End) located at 1117 South Boulevard in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

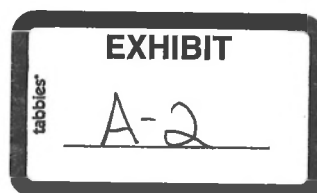
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

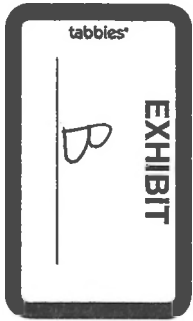
Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 22, 2019

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Community Meeting Sign-in-Sheet

Ardent Acquisitions LLC, Petitioner -- Rezoning Petition No. 2019-005

Pritchard Memorial Baptist Church (a/k/a Pritchard at South End)
Fellowship Hall
1117 South Boulevard, Charlotte, NC 28203

Thursday, March 7, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	BOB GENISOL	421 W. Tremont	704-927-1810	bobgenisol@gasfiredproducts.com
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				