

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-078

Park Selwyn, LLC

Petitioner: Park Selwyn, LLC

Rezoning

Petition No.: 2014-078

Property: 1.21 acres located on the north side of E. Woodlawn Road between Brandywine Road and Selwyn Avenue

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on November 24, 2014; 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** by depositing the Community Meeting Notice in the U.S. mail on November 12, 2014. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on November 24, 2014 at 6:30 PM, at Mouzon Methodist Church, 3100 Selwyn Avenue, Charlotte, North Carolina 28209.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were John Maxwell and Marcelo Halpren with Park Selwyn. Also in attendance representing the Petitioner was Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction.

John Maxwell opened the meeting and introduced Marcelo Halpren the co-owner of the Site and Keith MacVean with Moore & Van Allen to the attendees. John explained that he and Marcelo are the co-owners and managers of the Site subject to the rezoning request.

He also explained that he and Marcelo were the original Petitioner's and developers of the Site in 1999 when the Site was originally rezoned to allow the Site to be developed with the existing 16 units. The site plan associated with the new rezoning request proposes to add one additional building to the Site with eight (8) units.

Overview of Development Plan.

John Maxwell described for the attendees the proposed plans for the Site. He indicated where on the Site the new building would be constructed. The new building is proposed to be located to the left of the existing driveway and where the top soil from the first phase of the development is currently stored. The location of the new building has been identified on the Site with a series of

survey stakes and flags. He explained that the new building would contain about 5,900 square feet and would be designed and constructed to look and match the other buildings constructed on the Site. The new building would contain eight (8) one bedroom units. The existing brick wall and landscape screening located behind the existing buildings and along the rear property line will be extended behind the new building.

He also explained that he was currently working the County Parks and Recreation Department, and the County Attorney to dedicate the area located to the west of the new building to the County for use as part of the Little Sugar Creek Greenway.

Keith MacVean then provided an overview of the conditional rezoning process and the dates of the upcoming Public Hearing, Zoning Committee meeting and the date of when the City Council is scheduled to make a decision on the Petition.

II. Summary of Questions and Responses

The meeting was then opened up to questions and answers and comments from those individuals in attendance at the meeting. These items are summarized generally as follows:

— A number of questions were asked about the proposed new building. One attendee wanted to know how the new building compared in size to the three existing buildings. The new building will be about the same size as the two smaller buildings located on the Site and will also be of a similar height. The design of the new building places units in attic space, which helps maintain the height of the proposed building. The maximum allowed height of the new building per the Ordinance is estimated to be around 44 feet, which similar to the height allowed in the adjoining R-5 zoning district. It is anticipated that the new building will contain only one-bedroom units which is seen as a way of rebalancing the unit mix on the Site. The residents of the Site are typically younger professionals, bankers and attorneys who like the location and are looking for a smaller and quieter setting. The units typically rent for about \$1,050 a month. One person wanted to know if the existing dumpster would have to be relocated. The dumpster will stay in the current location and will only have to reorient to accommodate the new building.

A question about why the public hearing on the Petition has been delayed was asked. The public hearing had been delay to allow the Petitioner time to work with County Parks and Recreation on the Greenway dedication. It is anticipated that the greenway dedication process will be completed prior to the Dec. 15th Public Hearing on the Petition. The area to be dedicated to County Parks and Recreation was identified on the site plan. The delay in the greenway dedication occurred because when the initial three buildings were completed no remainders or holds were placed on the project to remind the owners to dedicate the greenway area.

— One of the attendees that had participated in the rezoning process for the property in 1999 indicated that when discussion about the development were ongoing, in 1999, the neighborhood felt that no additional development would occur on the Site, beyond what was approved then. The Petitioner responded that he had researched all his records of the negotiations that had transpired with the neighborhood representatives, and there was not mention that additional development could not occur. John Maxwell indicated that in 1999 infill development was fairly new occurrence and in 1999 developing more 16 units was as much an undertaking as they wanted to handle. It was acknowledge that once the existing buildings had been constructed the noise from the traffic on Woodlawn Road had been greatly reduced in the rear yards of the homes on Hassell Place that backed up to the buildings.

John also explained that there are many locations in Myers Park where multi-family uses abut single-family homes with no apparent negative impacts to the value of the homes. He explained that the value of the homes in the neighborhood had increased over the years. Since the apartments were approved the value of the homes on Hassell Place have increased over 45% more than the average homes in Charlotte over the same time period.

A question about could an additional building with more units be constructed on the Site was asked. The Petitioner indicated that there was some additional room further west on the Site for an additional building, however, that area of the Site was being dedicated to County Parks and Recreation for use as a Greenway.

— A question about the timing of the development was asked. If the Petition is approved construction is expected to start in August of next year and would last about six months. In response to the question about the construction activity on the Site the Petitioner indicated he would be willing to add conditions: not allowing construction on Sundays; agreeing to build the brick along the rear property line before vertical construction had begun; and building the wall to a sufficient height that headlights from the vehicles parking on the Site would not shine over the wall into the neighbors yards.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made to the rezoning plan as a result of the input received at the meeting, but overall awareness of desires and input were well-received. Since the community meeting the Petitioner has met with several of the adjoining property owners, located directly behind the new building, to discuss the proposal and to address any concerns they may have.

PARK SELWYN

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
John Maxwell, Park Selwyn, LLC
Marcelo Halpern, Park Selwyn, LLC
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet No.	Pref/Name	First/Name	Last/Name	Org/Label	Mail/Address	Mail/City	Mail/Zip	Print/Email
2014-078	Ms	Carla	Weyrick	Ashbrook NA	3315 Holmes Drive	Charlotte	NC 28209	carla.weyrick@allentata.com
2014-078	Ms	Jo Ellen	Bray	Brier Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209	
2014-078	Mr	Bobby	Curtis	Kinderes Apartments	1300 Neese Road, Unit 316	Charlotte	NC 28209	
2014-078	Ms	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209	
2014-078	Mr	David	Burn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209	davidburn@bellsouth.net
2014-078	Mr	Jim	Foster	Selwyn Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC 28209	james.bostian@gmail.com
2014-078	Mr	Irvin	Bostian	Myers Park Manor	532 Waterfield Drive, Unit B	Charlotte	NC 28209	bwallace@aveya.com
2014-078	Mr	Bred	Wallace	Barday Downs HOA	215 Tranquil Avenue	Charlotte	NC 28209	president@bardaydownshoa.org
2014-078	Mr	Derek	Ditcher	Hope Creek NA	3831 Barday Downs Drive	Charlotte	NC 28209	patricsschober@yahoo.com
2014-078	Mr	Schuber	Schuber	Freedom Park NA	4244 Castlewood Road	Charlotte	NC 28209	woodmice6@cs.com
2014-078	Mr	Bob	Binner	Ashbrook NA	1323 Townes Road	Charlotte	NC 28209	mikerains@bellsouth.net
2014-078	Mr	Mike	Rains	Falcon Ridge HOA	1312 Bywood Lane	Charlotte	NC 28209	smeza@wmdouglas.com
2014-078	Ms	Wendy	Parks	Huntington Forest HOA	Post Office Box 11906	Charlotte	NC 28237	POWHA@gmail.com
2014-078	Ms	Shelly	Jackson	Pinet of Woodlawn HOA	4523 Park Road	Charlotte	NC 28209	jdmsonht@gmail.com
2014-078	Ms	Pamela	Hayes	Ashbrook NA	1201 Sallee/park Road	Charlotte	NC 28209	
2014-078	Ms	Judy	Smith	Maldison Park HOA	1300 Drexel Place	Charlotte	NC 28209	sbrown@collett.biz
2014-078	Mr	Spencer	Brown		4454 Halshead Drive	Charlotte	NC 28209	



Pet. No.	TopID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	City	State	ZipCode
2014-078	17513477	ADCOX	JOHN BRANDON			515-C WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513203	ANDERS	ROBERT R JR			1200 SCOTLAND AV	CHARLOTTE	NC	28207
2014-078	17513469	ARMES	LAWSON W			529 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3113
2014-078	17513262	AUSTIN	MEREDITH P			548 WAKEFIELD DR #A	CHARLOTTE	NC	28209
2014-078	17513252	BAGWELL	JOSEPH P			4914 SHARON VIEW RD	CHARLOTTE	NC	28226
2014-078	17513238	BAGWELL	RYAN			412 WAKEFIELD DR Unit B	CHARLOTTE	NC	28209
2014-078	17513207	BARNETT	TOM B III			412 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3110
2014-078	17513446	BAUCOM	RYAN			308 WAKEFIELD DR #A	CHARLOTTE	NC	28209
2014-078	17513233	BELK	JAMES H			557 WAKEFIELD DR #A	LEXINGTON	NC	27295
2014-078	17515113	BELL	RANDALL MCSWAIN			103 WARRIOR WY	CHARLOTTE	NC	28209
2014-078	17515133	BELLSOUTH TELECOMMUNICATION	INC			2128 HASSELL PL	BEDMINSTER	NJ	07921
2014-078	17513305	BENTLEY	DANIEL			419 WAKEFIELD DR APT D	CHARLOTTE	NC	28209-3150
2014-078	17513370	BENTLEY	SUSAN K			215 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3107
2014-078	17513215	BENTLEY	SUSAN KELLY		BENTLEY	5215 WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513215	BENTON	JEFFREY M			524-B WAKEFIELD DR	CHARLOTTE	NC	28209-3114
2014-078	17513301	BIVENS	ASHLEY NEAL			421 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3111
2014-078	17513462	BLACK	MARK E		BLACK	535 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3113
2014-078	17513429	BLACK THALER AZ LLC				561 WAKEFIELD DR #A	CHARLOTTE	NC	28209
2014-078	17513442	BLACK THALER AZ LLC				PO BOX 32	LATTIMORE	NC	28209
2014-078	17513253	BLANTON	ROBERT E			1223 PROVIDENCE RD	CHARLOTTE	NC	28207
2014-078	17513450	BLC PROPERTIES , LLC				2238 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515122	BOENISCH	MICHAEL J		BOENISCH	2234 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515121	BOENISCH	MICHAEL JR		BOOTH	3827 ABINGDON RD	CHARLOTTE	NC	28211-3748
2014-078	17513475	BOOTH	RICHARD B			400 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3112
2014-078	17513220	BOWMAN	COURTNEY R			563 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3113
2014-078	17513438	BOYCE	BARBARA NICOLE			2220 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515118	BOYD	ELAINE TURNER			1920 CLEVELAND AVE	CHARLOTTE	NC	28203
2014-078	17513350	BPA RESIDENTIAL LLC				1920 CLEVELAND AVE	CHARLOTTE	NC	28203
2014-078	17513316	BRACEY	MARY CLARE SUGG			3240 PINEHURST PL #B	CHARLOTTE	NC	28209
2014-078	17515115	BRANSON	JOHN D		BRANSON	2200 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17513380	BRICK	KEVIN		EDWARDS	5207 TAMERON PL	CHARLOTTE	NC	28226
2014-078	17513468	BROADWAY	CLAIRE B			529-B WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513414	BROCCOLI	FEDERICO			231 QUEEN RD #231	CHARLOTTE	NC	28204
2014-078	17513269	BROWN	SONYA J			406 WILLOW ST	CHARLOTTE	NC	27511
2014-078	17513432	BUENING	JUDITH EMKEN		BUENING	3051 WAMATH DR	CHARLOTTE	NC	28210
2014-078	17513221	BUENING	ROBERT G		EMKEN	2200 DILWORTH RD WEST	CHARLOTTE	NC	28203
2014-078	17513453	BURKE	CHRISTOPHER A			2200 DILWORTH RD WEST	CHARLOTTE	NC	28203
2014-078	17513458	BURKE	CHRISTOPHER A			2200 DILWORTH RD WEST	CHARLOTTE	NC	28203
2014-078	17513206	BURKE	CHRISTOPHER ANDREW			2200 DILWORTH RD WEST	CHARLOTTE	NC	28203
2014-078	17513459	BURKE	CHRISTOPHER ANDREW			2200 DILWORTH RD WEST	CHARLOTTE	NC	28203
2014-078	17513460	BURKE	CHRISTOPHER ANDREW			9219 EARDIS FOREST DR	CHARLOTTE	NC	28270
2014-078	17513487	CAHILL	ROBERT			4134 W MELROSE	CHICAGO	IL	60641
2014-078	17513344	CARNEY	KELLY A			511 EBB PLACE	CHARLOTTE	NC	28210
2014-078	17513482	CHANDLER	CHRISTOPHER A		CHANDLER	2310 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515125	CHESTER	THOMAS E		CHESTER	1123 GUILFORD RD	CHARLOTTE	NC	28209
2014-078	17513268	CLEGG	SUSAN G			431-B WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513490	CLEVELAND	RHETT			1305 LAKE COLONY DR	MARIETTA	GA	30068
2014-078	17513249	COCHRAN	BELINDA H		PATRICIA S CRUMP	431 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3111
2014-078	17513491	COLLINS	MICHAEL D JR			2000 FROMBY CT	CHARLOTTE	NC	28211
2014-078	17513308	COUNCIL	MARYI			552-A WAKEFIELD DR	CHARLOTTE	NC	28209-3104
2014-078	17513764	COVINGTON	CYNTHIA JANE			3240 PINEHURST PL # A	CHARLOTTE	NC	28207
2014-078	17513417	CRABTREE	ANNE C			1515 SCOTLAND AV	CHARLOTTE	NC	28209
2014-078	17513303	CRUTCHER	BRYAN P		CRUTCHER	1515 SCOTLAND AVE	CHARLOTTE	NC	28207
2014-078	17513450	CRUTCHER	BRYAN P JR		CRUTCHER	507-B WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513478	DAVENPORT	PAIGE M			2023 E WOODLAWN RD	CHARLOTTE	NC	28209
2014-078	17515134	DAVIS	DAVID R			304-B WAKEFIELD DR # B	CHARLOTTE	NC	28209
2014-078	17513204	DAVIS	NANCY P		DAVIS	349 WAKEFIELD DR #B	CHARLOTTE	NC	28209
2014-078	17513321	DAVIS	NANCY P			2221 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17513317	DECKER	JUDY DEANNE			512 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3114
2014-078	17515210	DENMARK	JO J			2112 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17513243	DERMITT	BRET M		DEUTSCH	325 WAKEFIELD DR #D	CHARLOTTE	NC	28217
2014-078	17515110	DEUTSCH	STEPHEN			415 MINNET LN #F	CHARLOTTE	NC	28220
2014-078	17513335	DICKERSON	G PHILLIPS			PO BOX 12551	CHARLOTTE	NC	28209
2014-078	17514202	DIXON REAL PROPERTIES LP				200-A WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513220	DIXE PROPERTIES LLC				2227 HASSELL PL	CHARLOTTE	NC	28012
2014-078	17513421	DUKE	DONNA M		DUNN	941 EDERMONT AVE	CHARLOTTE	NC	28207-3228
2014-078	17515211	DUNN	THOMAS W			650 LLEWELLYN PL	CHARLOTTE	NC	28207-3228
2014-078	17513436	DWELLE	JACQUELYN			339 EAST 58TH ST UNIT 6G	NEW YORK	NY	10022-2268
2014-078	17513349	EDWARDS	JOHN M SR			21307 NORMAN SHORES DR	CORNELIUS	NC	28631
2014-078	17513234	EDWARDS	CHRISTOPHER S			508-A WAKEFIELD DR	CHARLOTTE	NC	28209-3109
2014-078	17513358	EDWARDS-BELCH PROPERTIES LLC				311 WAKEFIELD DR # B	CHARLOTTE	NC	28209
2014-078	17513324	ENGLISH	BRIAN GREGORY			536 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3142
2014-078	17513343	ENGLISH	JUNE OWEN						
2014-078	17513255	FARRELL	RICHARD ANDREW						
2014-078	17513256	FLOCKTON	GEORGE W						

2014-078	17515117	FOOSE	RANSOME S	LOGAN CHALK	FOOSE	2214 HASSELL PL	CHARLOTTE	28209
2014-078	17515117	FOOSE	RANSOME S	LOGAN CHALK	FOOSE	2214 HASSELL PL	CHARLOTTE	28209
2014-078	17513336	FORBES	ELAINA			325 WAKEFIELD DR #C	CHARLOTTE	28209
2014-078	17513437	FORD	MARGARET R			5235 SUNBURY LN	CHARLOTTE	28211
2014-078	17513473	FOREMAN	MATTHEW A			521 WAKEFIELD DR # A	CHARLOTTE	28209-3113
2014-078	17513210	FOSTER	JAMES W JR			5236 S PARVIEW DR	CHARLOTTE	28226-5420
2014-078	17513306	FOSTER	RICHARD E	JANET M	FOSTER	200 LESLIE DRIVE APT #604	HALLANDALE	33009
2014-078	17513443	FRANCS	MARK ANTHONY			1539 TAMWORTH DR	CHARLOTTE	28210
2014-078	17513358	FRANCS DAVID I FAMILY LIMITED	PARTNERSHIP THE			7916 GRAY BYRUM RD	WAXHAW	28173
2014-078	17513340	FRANCS DAVID I FAMILY LIMITED	PARTNERSHIP THE			7916 GRAY BYRUM RD	WAXHAW	28173
2014-078	17513217	GARRISON	JUSTIN			324 WAKEFIELD DR UNIT C	CHARLOTTE	28209
2014-078	17513418	GARRISON	MARY LAIRD MANGUM			3244 PINEHURST PL # B	CHARLOTTE	28209-3104
2014-078	17513231	GILBERT	MICHAEL SCOTT			412 WAKEFIELD DR # C	CHARLOTTE	28211
2014-078	17513239	GILBERT	LAURA			146 PLACID PL	CHARLOTTE	28209
2014-078	17515129	GILES	RANDALL M			3004 SELWYN AV	CHARLOTTE	28226
2014-078	17513327	GILLIGAN PROPERTIES LLC			MARSHALL GILCHRIST (H/W)	3624 SWEETGRASS LN	CHARLOTTE	28226
2014-078	17513332	GOFF	LANCE G	QUINN N	GOFF	4633 CARMEL RD	CHARLOTTE	28226
2014-078	17513339	GOFF	ABUDUN	QUINN N	GOFF	2307 HASSELL PL	CHARLOTTE	28209
2014-078	17515216	GONE-PAROLA	KELLY A	JENNIE M	SMITH-PAROLA	569 WAKEFIELD DR #B	CHARLOTTE	28209-3100
2014-078	17513434	GORDON	DEANNA FENEE			521 WAKEFIELD DR # B	CHARLOTTE	28209-3113
2014-078	17513472	GOSS	MICHAEL DOUGLAS			555 WAKEFIELD DR	CHARLOTTE	28209
2014-078	17513463	GRENE			% COLLETT & ASSOCIATES INC	1944 BRUNSWICK AVE	CHARLOTTE	28207
2014-078	17514211	GRIFFITH E C COMPANY	JAMES DOUGLAS			231 WAKEFIELD DR # A	CHARLOTTE	28209
2014-078	17513362	GRIMES	MARK S			1526 THE PLAZA	CHARLOTTE	28205
2014-078	17513214	GULLEDGE	PEGGY S			2742 PICARDY PL	MATTHEWS	28105
2014-078	17513315	GULLEDGE	MARCELO A			219 WAKEFIELD DR Unit A	CHARLOTTE	28209
2014-078	17515124	HALPERN	MARCELO A			3119 BROOKMONT PL	CHARLOTTE	28209
2014-078	17515124	HALPERN	MARCELO A			549 WAKEFIELD DR # B	CHARLOTTE	28210
2014-078	17513368	HARMON	AMANDA T.	GEORGE P.	HARMON	4200 CAMERON OAKS DR	CHARLOTTE	28211
2014-078	17513209	HARMON	DAN CLARK	GEORGE P. II	HARMON	3112 PINEHURST PL	CHARLOTTE	28209
2014-078	17513452	HARRIS	HARRIET M	PETER T	HARRIS	2241 HASSELL PL	CHARLOTTE	28209
2014-078	17513454	HAUCH	THOMAS W	SARAH C	COLES	315 WAKEFIELD DR # A	CHARLOTTE	28209-3109
2014-078	17513403	HAYERLAND	WILLIAM III			2315 HASSELL PL	CHARLOTTE	28209
2014-078	17513243	HEATH	F EARLE JR			11317 ROLLING HOUSE RD	ROCKVILLE	20852
2014-078	17513342	HEFERN	KIMBERLY	CORAL R	HELMAS	540 C WAKEFIELD DR	CHARLOTTE	28210
2014-078	17513342	HELMAS	LOUIS OLIVER	ELAINE W	HENDERSON	507 WAKEFIELD DR #B	CHARLOTTE	28208-3134
2014-078	17513494	HENDERSON	CHARLES RUSSELL			516 B WAKEFIELD DR	CHARLOTTE	28209
2014-078	17513257	HENDERSON	CHARLES RUSSELL	ELIZABETH T	HENDERSON	507 WAKEFIELD DR APT A	CHARLOTTE	28209-3148
2014-078	17513351	HENDERSON	DRAYTON L			533 WAKEFIELD DR #A	CHARLOTTE	28209
2014-078	17513479	HEFFINGER	LESLIE H			2044 S. WENDOVER RD	CHARLOTTE	28210
2014-078	17513244	HOLIDAY	BRUCE			300 WAKEFIELD DR # B	CHARLOTTE	28209
2014-078	17513466	HOOPER	TODD J	TARA BENTON	HOOPER	5324 FURMAN PL	CHARLOTTE	28209
2014-078	17513745	HORNE	CHARLES EDWARD JR			208 WAKEFIELD DR #A	CHARLOTTE	28209
2014-078	17513702	HOWSON	ELIZABETH W	KATHRYN	HUNT	3012 SELWYN AVE	CHARLOTTE	28209
2014-078	17513318	HUNT	JARRETT K	GEORGINE	JEFFERIES	520 WAKEFIELD DR #B	CHARLOTTE	28209
2014-078	17513425	IRWIN	ELVYN S			2100 SHERWOOD AV	CHARLOTTE	28209
2014-078	17515130	JEFFRIES	HOWARD L			82 MISSION CENO AV	FREMONT	94538
2014-078	17513246	JOHNSON	STEFANIE K			1121 GREENTREE DR	CHARLOTTE	28211
2014-078	17515127	JRT REAL PROPERTY LLC			BONNIE KEATING (H/W)	3245 FAIRFAX DR	CHARLOTTE	28209
2014-078	17513224	JWA PROPERTIES LLC	DAVID H			3026 SELWYN AV	DAVIDSON	28036
2014-078	17513224	JWA PROPERTIES LLC	DAVID H			258 PAT STOUGH LN	CHARLOTTE	28209-3151
2014-078	17513238	KEATING	PAULE	RUSSELL MARTIN	KERR	405 WAKEFIELD DR APT C	CHARLOTTE	28209
2014-078	17515132	KEATING	SALLIE T	ROBERT LYNN	KILBY	2311 HASSELL PL	CHARLOTTE	28210
2014-078	17513488	KERR	NATHANIEL ROBERT			6722 CONSTITUTION LN	CHARLOTTE	28209-3111
2014-078	17513314	KILBY	MARY BETH			401 WAKEFIELD DR # A	CHARLOTTE	28209-3114
2014-078	17515217	KILGUS	DAVID B			568 WAKEFIELD DR # B	CHARLOTTE	28209-1737
2014-078	17513346	KNIGHT	ERIK P			3020 SELWYN AVE	CHARLOTTE	19382
2014-078	17513316	KOISTENEN	ANNA			8025 RISING MEADOW RD	CHARLOTTE	28209-3145
2014-078	17513272	KOONIAN	LEONARD G			553 WAKEFIELD DR #B	CHARLOTTE	28278
2014-078	175151331	KORNBERG	DENNIS JAMES			10240 SAW MILL RD	CHARLOTTE	28209-3108
2014-078	17513461	KOUNTZ	BETH ANNE			212 WAKEFIELD DR # B	CHARLOTTE	28209
2014-078	17513420	KOURY	BOLICK			2116 HASSELL PLACE	CHARLOTTE	28209
2014-078	17513448	KRESTIN	JACLYN PATRICIA			301 W 10TH ST #203	CHARLOTTE	28202
2014-078	17513266	LAIL	JACK W			205-A WAKEFIELD DR.	CHARLOTTE	28209
2014-078	17513426	LEARD	MATTHEW PAUL			205 WAKEFIELD DR Unit B	CHARLOTTE	28209-3107
2014-078	17515111	LEBLANC	JAMES D III	CATHERINE ANN MELLON	LE BLANC	520 WAKEFIELD DR # A	CHARLOTTE	28209-3114
2014-078	17515212	LEITNER	ASHLEY E			3124 PINEHURST PL	CHARLOTTE	28209-3111
2014-078	17513348	LEON	STYAN			427 WAKEFIELD DR # A	CHARLOTTE	28209-3109
2014-078	17513370	LEONARD	STYAN			331 WAKEFIELD DR # B	CHARLOTTE	28209-3108
2014-078	17513273	LUAGCS	CHRISTINE N			1640 STERLING RD	CHARLOTTE	
2014-078	17513373	LUAGCS	CATHY W REVOC DEC TRUST					
2014-078	17513247	LUPPINO	KIMBERLY D					
2014-078	17513405	LUTES	JILLIAN H					
2014-078	17513493	MABE	WENDY					
2014-078	17513331	MABRY						
2014-078	17513424	MACKINNON						

2014-078	17513495	MALLARD	SUZANNE C	STEVEN	MAST	425 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3111
2014-078	17513376	MARTIN	JAMES ANDREW			221 WIEST 11TH ST	CHARLOTTE	NC	28202
2014-078	17513433	MAST	CATHERINE J STARNES			220 WAKEFIELD DR # A	CHARLOTTE	NC	28209
2014-078	17515209	MATAYA	MARC			2215 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515209	MATAYA	MARC			2215 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17513322	MCCOMB	ALISON L			343-A WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513371	MCCULLOUGH	KATHRYN A			209 WAKEFIELD DR Unit B	CHARLOTTE	NC	28209
2014-078	17515215	MCGILLICUDDY	JENNIFER S		HSB JOHN P JR	2301 HASSELL PL	CHARLOTTE	NC	28209-3109
2014-078	17513325	MCINTOSH	JASON			339 WAKEFIELD DR # B	CHARLOTTE	NC	28209
2014-078	17513372	MCNILLAN	GEORGE K			3028 PINHURST WALK CT	CHARLOTTE	NC	28209
2014-078	17513419	MCNAMARA	ERIN			3244 PINEHURST PL # A	CHARLOTTE	NC	28209-3104
2014-078	17513208	MCNAIN	TIMOTHY MORIS		MARY LOUISE	312 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3110
2014-078	17513329	MERCER	ELIZABETH S	JAMES		335 WAKEFIELD DR Unit D	CHARLOTTE	NC	28209
2014-078	17513422	METZE	CATHERINE	CHERYLENE L	METZE	204 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3108
2014-078	17513229	MILLER	DOUGLAS S		MILLER	548 WAKEFIELD DR # B	COLLIERVILLE	TN	38017
2014-078	17513263	MILLER	HANNAH L			23901 UNKNEHOLT DR	CHARLOTTE	NC	28209-3114
2014-078	17513428	MIRCO	JEANA R			216 WAKEFIELD DR # D	CHARLOTTE	NC	28209
2014-078	17513226	MIRCO	AMY M			408 WAKEFIELD DR Unit B	CHARLOTTE	NC	28209
2014-078	17513378	MIRON	C E			3524-A COLONY RD	CHARLOTTE	NC	28211
2014-078	17513353	MIRON	C ELDRIDGE	ELIZABETH	DAVIS	904 HIGHLAND TERRACE	CHARLOTTE	NC	28211
2014-078	17513230	MOIR	MAIRON M	ELIZABETH	DAVIS	3108 WILD LARK CT	CHARLOTTE	WV	25177
2014-078	17513441	MOIR	MARION			500 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3114
2014-078	17513237	MOUNT	ELIZABETH			241-D WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513353	MONTGOMERY	ALEXANDER W			536 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3114
2014-078	17513254	MOORE	MARSHA			525 WAKEFIELD DR # B	CHARLOTTE	NC	28209
2014-078	17513470	MORROW	LORI ANN			204 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3108
2014-078	17513423	MOSLEY	JAMES H III			3100 SELWYN AVE	CHARLOTTE	NC	28209-3145
2014-078	17509615	MOUZON METHODIST CHURCH	CHRISTY			223 WAKEFIELD DR # B	CHARLOTTE	NC	28209
2014-078	17513365	MOWDER	AUDIE D	TERESA F	MURPHY	221 QUIET WATERS RD	CHARLOTTE	NC	28209-3107
2014-078	17513319	MURPHY	JOHN H	JENNIFER S	MYATT	533 WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513467	MYATT	MYERS	ROBIN C	MYERS	245 DOVER DR	CHARLOTTE	NC	28209
2014-078	17513354	MYERS	PEYTON			216 WAKEFIELD FR #A	CHARLOTTE	CA	94588-3321
2014-078	17513481	MYERS	JOHN H			3831 MOORLAND DR	CHARLOTTE	NC	28209
2014-078	17513302	NANCE	JONATHAN	EMILY DYWAN	NEILL	315 WAKEFIELD DR # B	CHARLOTTE	NC	28226
2014-078	17513341	NELL	BRIAN E	EMILY DYWAN	NEILL	2226 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17513427	NICHOLS	CHRISTOPHER J			212 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3108
2014-078	17513451	NELL	ROBYN L			553 WAKEFIELD DR APT C	CHARLOTTE	NC	28209-3145
2014-078	17513484	NORCO LLC	JACOB E			1355 GREENWOOD CLIFF STE 300	CHARLOTTE	NC	28204
2014-078	17513484	NORCO LLC	JASON P			1355 GREENWOOD CLIFF STE 300	CHARLOTTE	NC	28204
2014-078	17513363	NORRIS	JOSHUA			1355 GREENWOOD CLIFF STE 300	CHARLOTTE	NC	28204
2014-078	17513481	NORRIS	ZACHARY W.	STEPHANIE H	NORRIS	233 WAKEFIELD DR # A	CHARLOTTE	NC	28204
2014-078	17513360	NORRIS	FISK			10503 FOX DEN TL	CHARLOTTE	NC	28209-3107
2014-078	17533219	OPENING DOORS PROPERTIES LLC	MARIA ALEXSANDRA		CAROLE LANE	328 WAKEFIELD DR # B	CHARLOTTE	NC	28214
2014-078	17533218	OUTWATER				1316 GREYLYN DR	CHARLOTTE	NC	28209-3110
2014-078	17513369	PAPPAS				215 WAKEFIELD DR # B	CHARLOTTE	NC	28211
2014-078	17513401	PARK SELWYN LLC				PO BOX 6122	CHARLOTTE	NC	28207
2014-078	17513496	PARK SELWYN LLC				PO BOX 6122	CHARLOTTE	NC	28207
2014-078	17515137	PARK SELWYN LLC				PO BOX 6122	CHARLOTTE	NC	28207
2014-078	17515137	PARK SELWYN LLC				PO BOX 6122	CHARLOTTE	NC	28207
2014-078	17515137	PARK SELWYN LLC				PO BOX 6122	CHARLOTTE	NC	28207
2014-078	17514117	PARKCELL LLC				1111 METROPOLITAN AVE STE 700	CHARLOTTE	NC	28204
2014-078	17513309	PARKER	JOHN T	LUAN S	C/O COLLETT & ASSOCIATES PARKER	409 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3111
2014-078	17513455	PAVELECKY	ELIZABETH			547 WAKEFIELD DR Unit A	CHARLOTTE	NC	28209
2014-078	17513213	PEACOCK	JESSICA IVY			320 WAKEFIELD DR # A	CHARLOTTE	NC	28209
2014-078	17532590	PENDER	COURTNEY MYERS			528 WAKEFIELD DR UNIT B	CHARLOTTE	NC	28209
2014-078	17534114	PENNSYLVANIA AVENUE LLC				PO BOX 36799	CHARLOTTE	NC	28236-6799
2014-078	17534111	PEREZ	DONALD D	DIANA	PEREZ	PO BOX 2515	HUNTERSVILLE	NC	28078
2014-078	17514111	PEREZ	HILARY G			233 WAKEFIELD DR	CHARLOTTE	NC	28209
2014-078	17513359	PETTA	LAUREN	JONATHAN C	PEFIER	507 D WAKEFIELD DRIVE	CHARLOTTE	NC	28209
2014-078	17513459	PETTERS	DARE P			541 WAKEFIELD DR # A	CHARLOTTE	NC	28207
2014-078	17513459	PFEIFER				1106 HARDING PL	CHARLOTTE	NC	28204
2014-078	17513242	PINE CREST RESOURCES LLC	AMY A			219 WAKEFIELD DR #B	CHARLOTTE	NC	28209
2014-078	17513367	POE	SARAH			2300 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515123	PORTER	ELIZABETH SILVER		C/O BARNES & PRATT P A	2827 INVERNESS RD	CHARLOTTE	NC	28209
2014-078	17513225	PRATT	ANDREW W			2208 HASSELL PLACE	CHARLOTTE	NC	28209
2014-078	17515116	PRESSLEY	ELIZABETH LEIGH			201 WAKEFIELD DR # B	CHARLOTTE	NC	28209-3107
2014-078	17513375	PRESSLY	DARE A			1338 DREXMORE AVE	CHARLOTTE	NC	28209
2014-078	17513492	PRIDGEN	LAWRENCE D JR			408 WAKEFIELD DR # A	CHARLOTTE	NC	28209-3112
2014-078	17513227	PRITCHETT	MATTHEW G	LAURIE B	SATLER	2122 HASSELL PL	CHARLOTTE	NC	28209
2014-078	17515112	PRUDEN	MATTHEW G	LAURIE B	SATLER	540 WAKEFIELD DR #A	CHARLOTTE	NC	28209-3142
2014-078	17515112	PRUDEN	MATTHEW G			553 WAKEFIELD DR APT D	CHARLOTTE	NC	28209-3145
2014-078	17513259	PUCKETT	MICHAEL D			3300 WINDSOR DR	CHARLOTTE	NC	28209
2014-078	17513449	PURCELL	BRIAN R			4846 LINDSTROM DR	CHARLOTTE	NC	28226
2014-078	17513236	QUINNVEST LLC							
2014-078	17513440	R SQUARED PROPERTIES LLC							

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2014-078 – Park Selwyn, LLC.

Subject: Rezoning Petition No. 2014-078

Petitioner/Developer: Park Selwyn, LLC.

Property: 1.21 acres located on the north side of E. Woodlawn Road
between Brandywine Road and Selwyn Avenue.

Existing Zoning: UR-2(CD)

Rezoning Requested: UR-2(CD) S.P.A.

Date and Time of Meeting: **Monday, November 24, 2014 at 6:30 p.m.**

Location of Meeting: Mouzon Methodist Church
3100 Selwyn Avenue
Charlotte, NC 28209

Date of Notice: Mailed on November 12, 2014

We are assisting Park Selwyn, LLC. (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 1.21 acres (the "Site") located at on the north side of E. Woodlawn Road between Brandywine Road and Selwyn Avenue. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a 1.21 acre Site from UR-2(CD) (Urban Residential Conditional District) to UR-2(CD) SPA (Urban Residential Conditional District Site Plan Amendment) to allow the addition of a new building to the Site with eight (8) dwelling units.

The Site was originally rezoned in 1999 to allow the developed of the Site with 16 residential dwelling units in three buildings. The existing buildings front on Woodlawn Road and each building has a door to Woodlawn Road for pedestrian access. Vehicular access to the buildings is also from Woodlawn Road. Parking for the units is located under and behind the existing buildings. A screen fence with brick piers and evergreen trees is located along the rear property line to provide a screen and buffer from the adjoining single-family homes.

The proposed Site plan associated with this Rezoning Petition proposed to add a new building similar to the existing buildings. This new building will contain eight (8) units. The building will front on Woodlawn Road with a door facing Woodlawn Road. Parking will be access from the existing driveway and will be located underneath and behind the building. The existing fence with brick piers will be extended and new evergreen trees will be planted to screen and buffer the new building from the adjoining single-family homes.

The portion of the Site located to the west of the new building is in the process of being dedicated to County Parks and Recreation for use as an extension of the Sugar Creek Greenway.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, November 24th at 6:30 p.m. at Mouzon Methodist Church at 3100 Selwyn Avenue, Charlotte, North** Representatives of the Petitioner look forward to discussing this exciting rezoning propo
Community Meeting.

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In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
John Maxwell, Park Selwyn, LLC
Marcelo Halpern, Park Selwyn, LLC
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Park Selwyn, LLC

Rezoning Petition 2014-078
Community Meeting @ 6:30 PM
Monday, November 24, 2014

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	JOEVEN BRAY	3118 MICHAEL-BAKER PL.	704-521-8118	
2	John M. Craig	3215 Fairfax Dr. 28209	704-241-3876	johnmcraig44@gmail.com
3	NATH LeBlanc	2116 HUSSELL PI 28205	704-560-4016	mattheblanc26@gmail.com
4	MIKE WILSON	2230 HASSLE PL	334-1326	mwilson554714w.com
5	RANSOME FOOSE	2314 Hamell PL	582-2343	foose@berkeleycap.com
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