

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-116

Spectrum Properties Residential, Inc.

Petitioner: Spectrum Properties Residential, Inc.

Rezoning

Petition No.: 2014-116

Property: 9.07 acres located on the north and south side of Abbey Place just west of Park Road

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 13, 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 October 31, 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 13, 2014 at 7:00 PM, at Park Road Baptist Church, 3900 Park Road, 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 Steve McClure, Jason Fish and Ian Wagoner with Spectrum Properties Residential. Also in attendance representing the Petitioner were Roger Manley and Brian Bunce with BB&M Architecture; Nate Doolittle and Allison Merriman with LandDesign and Keith MacVean with Moore & Van Allen. District 6 City Councilmember Kenny Smith also attended the meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction.

Steve McClure of Spectrum Properties opened the meeting by introducing the development team. He also introduced City Council member Kenny Smith to the attendees. He provided an overview of the history of Spectrum Properties and discussed several developments Spectrum has recently completed in the Charlotte Area. Spectrum Properties is headquarter in Charlotte for more than 32 years, Spectrum Properties is one the leading full-service real estate firm in the Southeast and has been active developer in the Charlotte market since its inception.

Keith MacVean then described the conditional rezoning process and identified the upcoming dates for the public hearing before the City Council as well as the date of the Zoning Committee meeting and the date the City Council would make a decision on the Rezoning Petition. Mr. McClure also indicated that he had been to several of the Madison Park HOA meetings to discuss and respond to questions about the Petition.

Overview of Development Plan.

Mr. McClure provided the attendees and overview of the existing development on the Site. The nine acres that make up the Site are currently developed with 128 dwelling units, in 22 two and three story buildings; that were constructed in 1966. The majority of the existing units are two and three bedroom units. The Site is currently zoned R-17MF. Some of the existing buildings are as close as 24 feet from the exterior property line.

Mr. McClure then described the proposed plans for the Site. The rezoning petition is requesting that the Site be rezoned to the UR-2(CD) zoning district to allow the Site to be redeveloped with up to 265 residential dwellings units. No non-residential uses are planned for the Site. The new units will be located in three new four story buildings, pulled toward the middle of the Site creating a substantially larger buffer to the surrounding property owners as well as increased green space. Existing Abbey Place will be improved with parallel on-street parking with new six foot sidewalks and eight foot planting strips. The buffer at the perimeter of the Site abutting the existing single-family homes will be supplemented with a solid six foot decorative fence. The location of the proposed compactor for the Site was identified.

The proposed development will create a transition from the commercial uses located along Park Road to the single-family neighborhood.

An image of the proposed building architecture was shared with the participants. The proposed architecture is a transitional look – not overly modern or traditional - to blend with the fabric of the existing neighborhood. The materials that will be used on the buildings will be a combination of fiber cement siding and masonry veneer.

Steve McClure also mentioned that the Petitioner would be working to extend a sidewalk along Abbey Place to connect to Park Road. The Petitioner will also be working with the City to see if cross-walks and possibly a speed table could be constructed along Abbey Place to facilitate the crossing of Abbey Place by the residents of the community.

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 residential units and the proposed site plan. The proposed complex would be managed by a professional management company like Greystar. The mix of units would consist of one and two bedroom units. The average size of the units is expected to be around 865 square feet, with one-bed room units having about 750 square feet and two bedroom units having about 1,100 to 1,200 square feet. Units are expected to rent between \$1,100 and \$1,300 a month. One of the attendees wanted to know if the height of the fence located along the perimeter of the Site could be increased to eight feet. Another attendee wanted to know if the existing Duke Energy power lines located along the perimeter of the Site could be buried. It was explained that if the power lines were buried, the existing homes connected to the power lines would have to relocate their meters and add new wiring. A question about the timing of the development was asked. If the rezoning petition is approved it is anticipated that ground breaking would occur in July of next year, with the completion of the first units occurring the following summer. Construction traffic from the Site would be directed to not use neighborhood streets to access the Site.

— A number of the residents wanted to know how the redevelopment of the Site might impact the traffic on the existing neighborhood streets. A number of the streets in the adjoining Madison Park neighborhood experience higher traffic volumes due to the nature of the street pattern. It is expected that most of the residents of the Site will use Park Road to come and go from the complex; as the intersection of Abbey Place and Park Road is a signalized intersection. In addition it is expected that most of the residents of the complex will be working uptown or in southpark and would use Abbey Place to access Park Road to travel to these destinations. The Petitioner did agree to meet with CDOT and study the existing traffic calming measures that have been implemented throughout the neighborhood, to see if opportunities exist to enhance or improve what has already been done.

— A number of the attendees at the meeting were residents of the existing apartment complex. They expressed a number of concerns with the proposed redevelopment plans for the Site. Questions about why the existing units could not be renovated, as well as why was the Site being redeveloped, and why the new building would not have three bedroom units were asked. The existing buildings are old and in need of updating, the cost of updating or renovating the buildings is not financially feasible. The market study of the area revealed that a majority of the target demographic of possible residents are looking for one and two bedroom units.

A number of the existing residents of the complex wanted to know about the timing of the redevelopment of the Site and how much time would they be given to relocate. They also indicated that many of the existing residents had not heard about the Community Meeting and that many of the existing residents did not read or speak English well. The Petitioner is working with the current owner of the property to develop a transition plan for the current residents of the apartments, the transition plan would be provided in Spanish as well as English. The transition plan would spell out for the current residents of the apartments the proposed schedule for the redevelopment of the Site. The aim of the transition plan is to give the existing residents clear and accurate information on what will happen and what the Petitioner and the existing property owner are willing to do to make their move to a new home as easy as possible. It is the Petitioner's expectation to deliver to the residents of the existing apartments copies of the transition plan prior to the Public Hearing on the Petition.

The existing residents also asked that the Petitioner and the current property owner do a better job of communicating with them about the plans for the Site. The Petitioner committed to work with current property owner to improve the communications with the current residents.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

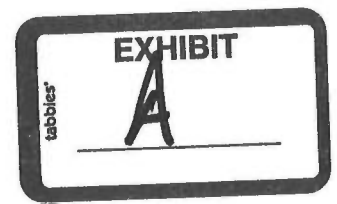
The Petitioner increased the height of the proposed decorative fence located within the buffers from six (6) feet to eight (8) feet. No other specific changes were made to the rezoning plan as a result of the input received at the meeting, but overall awareness of desires and input were well-received.

SPECTRUM PROPERTIES RESIDENTIAL

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
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Stephen McClure, Spectrum Properties Residential
Jason Fish, Spectrum Properties Residential

Nate Doolittle, LandDesign, Inc.
Roger Manley, BB & M Architecture
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Case No.	First Name	Last Name	Org Label	Mail Address	Mail City	Mail Zip
2014-116	Bobby	Curtis	Kimberlee Apartments	1300 Reece Road, Unit 316	Charlotte	NC 28209
2014-116	Brad	Wallace	Myers Park Manor	215 Tranquil Avenue	Charlotte	NC 28209
2014-116	Carla	Weyrick	Ashbrook NA	1315 Holmes Drive	Charlotte	NC 28209
2014-116	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209
2014-116	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28209
2014-116	Irwin	Bostian	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC 28209
2014-116	Jim	Foster	Selwyn/Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC 28209
2014-116	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2014-116	Judy	Smith	Ashbrook NA	1300 Drexel Place	Charlotte	NC 28209
2014-116	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209
2014-116	Martin	Doss	Madison Park HOA	5223 Londonderry Road	Charlotte	NC 28209
2014-116	Mike	Rains	Ashbrook NA	1312 Bywood Lane	Charlotte	NC 28209
2014-116	Pamela	Hayes	Pines of Woodlawn HOA	1201 Scaleybark Road	Charlotte	NC 28210
2014-116	Patrick	Schaber	Hope Creek NA	4244 Castlewood Road	Charlotte	NC 28209
2014-116	Shelly	Jackson	Huntington Forest HOA	4523 Park Road	Charlotte	NC 28209
2014-116	Spencer	Brown	Madison Park HOA	4454 Halstead Drive	Charlotte	NC 28237
2014-116	Wendy	Parfs	Falcon Ridge HOA	Post Office Box 11906	Charlotte	NC 28209



Case No	PID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2014-116	17108118	ABBEY APARTMENTS LLC THE	JULIA G			4517 RANDOLPH RD		CHARLOTTE	NC	28211
2014-116	17108238	ABBEY APARTMENTS LLC THE	JANET HALL			4517 RANDOLPH RD		CHARLOTTE	NC	28211
2014-116	17108223	ALLEN	W MARSHALL			1201 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108114	ANDREWS	RODGER O			1310 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108241	BAIN	BIGYAN			4617 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108244	BAKKEN	JOAN WILSON			4633 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108116	BASNET	ANDREW			4515 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108117	BAUER	GILLIAN	KATHRYN	HOGAN	4523 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17104306	BENDER	JOHN PHILLIP	MICHELLE C		1327 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108250	BOATRIGT	JOHN MICHAEL		BOWEN	4600 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17104307	BOWEN	A BREECE	JOYCE	BRENDA JEAN C BRELAND	1333 MONTFORD DR 8323 OLDE TROON DR		CHARLOTTE	NC	28209
2014-116	17108236	BRAWLEY	ARTHUR BREECE		JOYCE COLEMAN	1443 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17104314	BRELAND	DELORES J			1437 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17104313	BRELAND	DANIEL M	AMBER M F	CASSAR	1401 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17104308	BRICKEY	CAMILLA R			1309 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108230	CASSAR	CHRISTINE M	BRANDON		134 SHEFFIELD RD		GREENWOOD	SC	29646
2014-116	17104303	CATHCART	SHANNON E		CHRISTENBURY	1234 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108201	CHRIST	LISA BETH			1426 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108112	CHURCHILL	BRAD WILLIAM	HEATHER MICHELLE	DUNCAN	1322 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17109152	CRYSLER	MOHAMED R	RAFAT R	DEMNEH	1300 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17109146	DARAFESH	LISA M	THOMAS A E JR	DAVIS	6601 LANCER DR		CHARLOTTE	NC	28226
2014-116	17108227	DAVIS	NUNTIA			1233 MOCKINGBIRD LN		CHARLOTTE	NC	28210
2014-116	17109147	DAVIS	MICHAEL		NEWTON	10726 OLD BRIDGE LN		CHARLOTTE	NC	28269
2014-116	17108246	DRENNEN	WILLIAM EDWARD			4626 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108108	DURHAM	MICHAEL B			1408 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17104305	FLEMING	FRANK S	LILLIE R		1321 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108232	GUZEK	CHRISTIN			1321 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108248	HALSTEAD HAUS LLC	ZACHARY			4614 HALSTEAD DR		CHARLOTTE	NC	28210
2014-116	17109153	HAMBACHER	JORDAN MCDONALD			1238 MOCKINGBIRD LN		CHARLOTTE	NC	28210
2014-116	17108229	HARRILL	ROBERT WILLIAM			1301 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108106	HARRIS	JOHN THOMAS			1420 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108231	HOLMES	JOSEPH G	MARY C	KATZEL	1315 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108233	HOPKINS	KEVIN	SARAH	LANGAN	1329 MOCKINGBIRD LN		CHARLOTTE	NC	28270
2014-116	17108111	KATZEL	KEVIN	STIRLING	MCDONALD	1000 LANSOWNE RD		CHARLOTTE	NC	28209
2014-116	17109148	LANGAN	CLEMENT CHANDLER			1326 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108110	MCDONALD	T MICHAEL			1334 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17109157	MCLEOD	JOSEPH E	AILEEN F	MILLER	1214 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108113	MILLER	JACOBUS JOHN	JOHANNA L	MOLENAAR	1316 MONTFORD DR		CHARLOTTE	NC	28209-3031
2014-116	17108240	MOLENAAR	TOWNLEY S			4611 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17104312	MOON	CHRISTOPHER A	BETH M		1431 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108103	MOTTRAM	DEWEY L		MURPHY	1438 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108251	MURPHY	ROSE MOORE			4528 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108243	MURPHY	THAN VAN		SANG THI	4629 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108239	NGUYEN	ATTN: LAT PURSER III			4601 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108119	PARKWOOD ASSOCIATES LLC	ANNA C			4530 PARK RD STE 300		CHARLOTTE	NC	28209-3716
2014-116	17108225	POMEROY	PATRICIA H	GREGORY A	HOPKINS	1221 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17104304	RICHARDSON	KIMBERLY ANN	ROBYN M	AHLGRIM	1315 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17109155	ROSSER	STUART D	ERIN R	SANTOS	1226 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2014-116	17108102	RUDOLPH INVESTMENTS LLC	ROBERT W JR		REGINA R BURKE(T/C)	PO BOX 30456		CHARLOTTE	NC	28230
2014-116	17108115	SANTOS	KRISTINE A			1300 MONTFORD DR		CHARLOTTE	NC	28209
2014-116	17108247	SCHADE	SCHMIDT			4620 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108249	SHERRY PHILLIPS LLC				4608 HALSTEAD DR		CHARLOTTE	NC	28209
2014-116	17108224	SHERRY PHILLIPS LLC				PO BOX 2473		MATTHEWS	NC	28106
2014-116	17108254	SHERRY PHILLIPS LLC				PO BOX 2473		MATTHEWS	NC	28106

2014-116	17108252	SHINN	NANCY C	ANDREA JEAN	SMITH	4522 HALSTEAD DR	CHARLOTTE	NC	28209
2014-116	17104311	SMITH	DANIEL TYLER	KYLE	DIPRETORO	1425 MONTFORD DR	CHARLOTTE	NC	28209
2014-116	17109150	SMITH	LESLEY BLAIRE			1314 MOCKINBIRD LN	CHARLOTTE	NC	28209
2014-116	17108253	SPROUSE	ERIC M			300 E TREMONT AV	CHARLOTTE	NC	28203
2014-116	17109154	SPROUSE	ERIC M			300 E TREMONT AV	CHARLOTTE	NC	28203
2014-116	17108245	STACK	CHARLES THOMAS			8029 WINDJAMMER DR	TEGA CAY	SC	29708
2014-116	17109158	TARLETON	JON R	KRISTIN D	DODD-TARLETON	1200 MOCKINGBIRD LN	CHARLOTTE	NC	28209
2014-116	17104309	TAYLOR	DONALD W			1409 MONTFORD DR	CHARLOTTE	NC	28209
2014-116	17108235	TDC PARK ABBEY LLC			ATTN: ZACH ASHTON	5310 SOUTH ALSTON AVE	DURHAM	NC	27713
2014-116	17108237	TDC PARK ABBEY LLC			ATTN: ZACH ASHTON	5310 SOUTH ALSTON AVE	DURHAM	NC	27713
2014-116	17109144	TDC PARK ABBEY LLC			ATTN: ZACH ASHTON	5310 SOUTH ALSTON AVE	DURHAM	NC	27713
2014-116	17108226	TREADAWAY	CHARLES R	KATHRYN C	TREADAWAY	1227 MOCKINGBIRD LN	CHARLOTTE	NC	28209
2014-116	17108109	TURNER	MACK A	JOSEPHINE C	TURNER	115 GATES DR	HENDERSONVILLE	TN	37075
2014-116	17104310	TURNER	S NANCY			1417 MONFORD DR	CHARLOTTE	NC	28209
2014-116	17109149	VAN	DYKE MARGARET			1320 MOCKINGBIRD LN	CHARLOTTE	NC	28209
2014-116	17108242	WEBB	WILLIAM L JR	MARTHA K	WEBB	4623 HALSTEAD DR	CHARLOTTE	NC	28209
2014-116	17109151	WHITE	JAMES II			3917 AYRSHIRE PLACE	CHARLOTTE	NC	28210
2014-116	17108228	WILLIAMS	ADAM C			1239 MOCKINGBIRD LN	CHARLOTTE	NC	28209
2014-116	17109156	WILSON	MACK M	EVELYN P	WILSON	218 ELYSIAN DR	MOORESVILLE	NC	28117
2014-116	17108107	WIMBERLY	LLOYD JR	KATHRYN R	DOWD	2230 SAGAMORE RD	CHARLOTTE	NC	28209
2014-116	17108234	ZALINOV	TATYANA			512 CHADMORE S DR	CHARLOTTE	NC	28270
2014-116	17108104	ZISSEL	GEORGETTE			1432 MONTFORD DR	CHARLOTTE	NC	28209

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2014-116 – Spectrum Properties Residential, Inc.

Subject: Rezoning Petition No. 2014-116

Petitioner/Developer: Spectrum Properties Residential, Inc.

Property: 9.065 acres located on the north and south side of Abbey Place just west of Park Road.

Existing Zoning: R-17MF

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Thursday, November 13, 2014 at 7:00 p.m.**

Location of Meeting: Park Road Baptist Church
3900 Park Road
Charlotte, NC 28209

Date of Notice: Mailed on October 31, 2014

We are assisting Spectrum Properties Residential, Inc. (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 9.065 acres (the "Site") located at on the north and south side of Abbey Place just west of Park Road. 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 9.065 acre Site from R-17MF (multi-family, residential) to UR-2(CD) (Urban Residential Conditional District) to allow the Site to be redeveloped with a new high quality residential community.

The site plan that accompanies this conditional rezoning petition proposes to locate the new residential buildings along Abbey Place and away from the adjoining single-family homes on Halstead Drive, Mockingbird Lane and Montford Drive. In addition, a landscaped buffer together with a solid six (6) foot fence is proposed along the perimeter of the Site adjoining the existing single-family homes on Halstead Drive, Mockingbird Lane and Montford Drive.

Both sides of Abbey Place as it passes through the Site will be improved to include parallel on-street parking, a six foot sidewalk and an eight foot planting strip. Access to the Site will be from Abbey Place.

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 Thursday, November 13 at 7:00 p.m. at Park Road Baptist Church at 3900 Park Road, Charlotte, North Carolina 28209.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Jeff Brown (704-331-1144) or 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
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Stephen McClure, Spectrum Properties Residential
Jason Fish, Spectrum Properties Residential
Nate Doolittle, LandDesign, Inc.
Roger Manley, BB & M Architecture
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Spectrum Properties Residential, Inc.

Rezoning Petition 2014-116

Community Meeting @ 7:00 PM

Wednesday, November 13, 2014

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Joyce Molenaar	4611 HALSTEAD	704 523-9439	Bellsouth.net
2	James S. Cooper	1342-2 Abbey Place, Charlotte, NC	704-523-6374	
3	NATE DOOLITTLE	124 McDONALD	704-376-7777	
4	S.M. (MIKE) BRADLEY	8323 OLIVE TROW DR 28277	704 258-6453	
5	Marshall Bain	4617 HALSTEAD	704-222-6488	mbain@me.com
6	CATHY GODFREY	1406-3 ABBEY PL	704 619 3487	CGODFREY@CCLAREWIRE.NET
7	Linda Kuch	1406-3 ABBEY	704 619 3136	LKuch413@clearwire.net
8	Megan & Jeremy Cellamusa	5030 Valley Stream Rd.	336 473 7850	JTCellamusa@gmail.com
9	Aileen & Joe Miller	1316 MONTFORD DR	704-523-2590	AFM656@gmail.com
10	Marysue & Jeff Coyle	2144 Kirkwood	704-452-8798	Marysue22@aol.com
11	WILLIAM L. WEBB, JR.	4623 HALSTEAD DR.	704-458-4672	wlwebb@earthlink.net
12	Jim Wilbanks	1337 Abbey Pl., Apt. 7 Charlotte, NC 28209	704/277-7860	wilbaje@yahoo.com
	Christine Christ	1234 Montford Dr		cmchrist57@yahoo.com



Spectrum Properties Residential, Inc.

Rezoning Petition 2014-116

Community Meeting @ 7:00 PM

Wednesday, November 13, 2014

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Kevin Nunneny	1368 Drexmore Ave	704-756-1477	Knunneny@st-peters.org
15	MIKE FLEMING	1321 Montferri Dr	704-516-0547	MF8@BELLSouth.NET
16	Janet Andrews	1310 Montford	704-523-6233	
17	Douglas A Welton	5601 Nurreghill Rd	704-522-1898	Dwelton@st-peters.org
18	Margaret Sexton	4512 Westworth Pl	704-576-8306	Margaret.b.sexton@all-jays.com
19	Renee Gozner	4501 Longwood Dr.	704-533-0725	larrenGangir@yahoo.com
20	Valerie Delby	500 Sandridge Rd	—	—
21	HEIDI DOPP	1362 Drexmore Ave	704-522-7324	heidid@carolina.rr.com
22	Michael Brawley	4620 Park Rd	704 779 9867	Brawley m @ BellSouth.net
23	Billy & Kris Lomac	1406-1 Abbey Pl	704-525-2183	
24				
25				
26				