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SEP 21 2016

COMMUNITY MEETING REPORT

Petitioner: The Villages of Wesley Heights, LLC
Rezoning Petition No. 2016-124

OFFICE OF THE CITY CLERK

This Community Meeting Report is filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission under 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 in Exhibit A attached hereto by depositing such notice in the U.S. mail on August 26, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, September 15, 2016, at 6:00 PM at Wallace Pruitt Recreation Center, 440 Tuckaseegee Road, Charlotte, NC 28208.

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 Chris Ogunrinde of Urban Trends Real Estate Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Chris Ogunrinde, welcomed the attendees and introduced himself. Mr. Ogunrinde indicated that the Petitioner proposed to rezone an approximately 1.5-acre parcel located at the intersection of Thrift Road and Freedom Drive. Mr. Ogunrinde discussed with the attendees that the current zoning for the site is MUDD-O and that the proposed zoning is MUDD-O-SPA. He then explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from adjacent residents and property owners.

Mr. Ogunrinde provided background information about his experience with several projects that he had worked on in the Wesley Heights neighborhood. He then presented the site plan and the intentions to develop a new non-residential building on the vacant lot that would contain 66,000 square feet of office space as well as 10,000 square feet of retail. Mr. Ogunrinde showed the proposed architectural elevations and discussed the design of the proposed facility. There would be retail spaces located on the first level and the rooftop of the seven-story building. The parking for the site would be partly on the surface level as well as the first three levels of the building. The fourth, fifth, and sixth levels of the building would house office spaces. He used the elevations and renderings to explain the facility's design concepts, and operations.

Attendees of the meeting discussed incorporating local artwork with the building as this site is located along one of the major gateways into the City of Charlotte's Center City. Increased traffic issues were brought up as a possible concern. Mr. Ogunrinde stated that CDOT would be part of the review process for this petition and will evaluate future traffic issues.

The residents attending the meeting were excited to see the project, especially that the office and retail component of the petition. They were glad to see that this project was not residential as there has been an influx of residential developments in the area which has created the need for additional retail and restaurant spaces for the area.

Respectfully submitted, this 21st of September, 2016.

cc:

Claire Lyte-Graham, Charlotte-Mecklenburg Planning
Department
LaQuett White, Charlotte-Mecklenburg Planning
Department
Councilwoman Lawana Mayfield

EXHIBIT A

ownerlast	mailaddr1	mailaddr2	city	state	zipcode
VIJAYANAND	925 TUCKASEEGEE RD		CHARLOTTE	NC	28208
	247 HURSTON CR		CHARLOTTE	NC	28208
	335 HURSTON CR		CHARLOTTE	NC	28208
	500 WATER ST UNIT C910		JACKSONVILLE	FL	32202
	339 HURSTON CIRCLE		CHARLOTTE	NC	28208
BEHN	237 HURSTON CR		CHARLOTTE	NC	28208
	277 HURSTON CIRCLE		CHARLOTTE	NC	28208
	353 HURSTON CR		CHARLOTTE	NC	28208
	301 HURSTON CIR UNIT 21		CHARLOTTE	NC	28208
	305 HURSTON CIR		CHARLOTTE	NC	28208
HENSON HOFFMAN	1954 LELA AVE		CHARLOTTE	NC	28208
	447 S SHARON AMITY RD #150		CHARLOTTE	NC	28211
	1934 LELA AVE		CHARLOTTE	NC	28205
	347 HURSTON CIRCLE		CHARLOTTE	NC	28206
	1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
	343 HURSTON CIRCLE		CHARLOTTE	NC	28208
	1953 LELA AVE		CHARLOTTE	NC	28208
	1946 LELA AVE		CHARLOTTE	NC	28208
	700 TUCKASEEGEE RD		CHARLOTTE	NC	28208
	700 TUCKASEEGEE RD		CHARLOTTE	NC	28208
LINNEHAN	435 MINUET LN		CHARLOTTE	NC	28217
	620 NEWPORT CENTER DR #1300		NEWPORT BEACH	CA	92660
	620 NEWPORT CENTER DR #1300		NEWPORT BEACH	CA	92660
	620 NEWPORT CENTER DR #1300		NEWPORT BEACH	CA	92660
	1818 SHOREHAM DR		CHARLOTTE	NC	28211
	922 JEFFERSON DR		CHARLOTTE	NC	28270
	319 HURSTON CIRCLE		CHARLOTTE	NC	28208
	243 HURSTON CR		CHARLOTTE	NC	28208
	365 HURSTON CIR		CHARLOTTE	NC	28208
	PO BOX 11906		CHARLOTTE	NC	28220
LINNEHAN	323 HURSTON CIRCLE		CHARLOTTE	NC	28208
	281 HURSTON CR		CHARLOTTE	NC	28208
	217 HURSTON CR		CHARLOTTE	NC	28208

SHIFTON	1513 RUSSEL AVE	CHARLOTTE	NC	28216
	221 HURSTON CR	CHARLOTTE	NC	28208
	209 HURSTON CIR	CHARLOTTE	NC	28208
	820 WOODRUFF PL	CHARLOTTE	NC	28208
	326 SOUTH SUMMIT AVE	CHARLOTTE	NC	28208
	1950 LELA AV	CHARLOTTE	NC	29208
C/O E C GRIFFITH COMPANY	1944 BRUNSWICK AVE	CHARLOTTE	NC	28207
	413 HURSTON CR	CHARLOTTE	NC	28208
	331 HURSTON CIRCLE	CHARLOTTE	NC	28205
	445 GROVE ST	GLENCOE	IL	60022
	6557 HIDDEN BEACH CIRCLE	ORLANDO	FL	32819
	1900 SADLER DR	SMYRNA	GA	30080
	1508 POOLSIDE LN UNIT 411	CHARLOTTE	NC	28208
	313 HURSTON CIR	CHARLOTTE	NC	28208
	327 HURSTON CIRCLE	CHARLOTTE	NC	28208
ROBERT P ST CLAIR AND JULIE A	229 HURSTON CR	CHARLOTTE	NC	28208
	PO BOX 837	LORTON	VA	22199
	PO BOX 668568	CHARLOTTE	NC	28266
	PO BOX 668568	CHARLOTTE	NC	28266
RYAN	1938 LELA AVENUE	CHARLOTTE	NC	28208
SCHUCH	1942 LELA AVE	CHARLOTTE	NC	28208
	C/O 7 ELEVEN ATTN; REAL ESTATE 1722 ROUTH ST, DALLAS		TX	75210
	405 HURSTON CR	CHARLOTTE	NC	28208
	1921 FREEDOM DR	CHARLOTTE	NC	28208
THEKKEKANDAM	3933 STAFFORD RUN COURT	HIGH POINT	NC	27265
	2025 THRIFT RD	CHARLOTTE	NC	28208
	251 HURSTON CR	CHARLOTTE	NC	28208
	8420 FALLSDALE DR	CHARLOTTE	NC	28214
	409 HURSTON CR	CHARLOTTE	NC	28208
	271 HURSTON CIR	CHARLOTTE	NC	28208
	1230 W MOREHEAD ST SUITE 210	CHARLOTTE	NC	28208
	1230 W MOREHEAD ST SUITE 210	CHARLOTTE	NC	28208
	361 HURSTON CR	CHARLOTTE	NC	28208
	1230 W. MOREHEAD ST., SUITE 212	CHARLOTTE	NC	28208

256 VICTORIA AVE.

CHARLOTTE

NC

28202

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs
2016-124	07108202	925 TUCKASEEGEE ROAD LLC	LEONARDO	
2016-124	07103574	ALVES	JOHN	VIDYA
2016-124	07103593	ANANDKUMAR		
2016-124	06703105	ATLANTIC LAND & IMPROVEMENT CO THE	JONATHAN T	
2016-124	07103594	BARBER	CHRISTOPHER	RACHEL
2016-124	07103572	BEHN	AUSTIN JOHN	
2016-124	07103581	CASKEY	LAUREN MICHELLE	
2016-124	07103680	CULP	SHAAAN RAMESH	
2016-124	07103585	DADLANI	STEVEN A	
2016-124	07103586	DEHLIN	EARL B	
2016-124	07103559	DELK		
2016-124	07104109	DORIS CORP THE	MICHAEL B	
2016-124	07103564	GLINTER	MARJORIE	
2016-124	07103596	GORDON		
2016-124	06703103	GRIFFITH E C CO	STEFANI M	
2016-124	07103595	HASTY	EDWARD C	BROOKE M
2016-124	07103558	HENSON	JOHN	MICHELLE K
2016-124	07103561	HOFFMAN		
2016-124	07104104	HWC LLC		
2016-124	07108208	HWC LLC		
2016-124	07108210	J R COLE PROPERTIES INC		
2016-124	07104110	KBS LEGACY PARTNERS WESLEY LLC		
2016-124	07104114	KBS LEGACY PARTNERS WESLEY LLC		
2016-124	07104116	KBS LEGACY PARTNERS WESLEY LLC		
2016-124	07108201	KINSALE PROPERTIES LLC		
2016-124	07103566	KOWALINSKI	BRYAN	
2016-124	07103589	KRAMER	COLLEEN K	
2016-124	07103573	KRAWCZAK	JENNIFER	
2016-124	07103677	LE	XUAN HANH N	
2016-124	07103690	LELA COURT OWNERS ASSOCIATION	INC	
2016-124	07103590	LINNEHAN	COURTNEY E	LINDA S
2016-124	07103582	LITTLE	KAREN	
2016-124	07103567	LOWE	REBECCA	

2016-124	07103587	LOWERY	TIFFANY D
2016-124	07103568	LUNDY	JEFFREY
2016-124	07103565	MARINI	STEPHEN JAMES
2016-124	07103501	MARTIN	FRED A IV
2016-124	07105107	MEANS	NATHANIEL
2016-124	07103560	MILLER	PRESS W
2016-124	06703104	MOREHEAD RIDGE LLC	
2016-124	07103673	NAYYAR	DEEPTIK
2016-124	07103592	NEALE	MARTHA HUNTER
2016-124	07103584	PARADOX HURSTON LLC	
2016-124	07103571	PATEL	VYOMESH
2016-124	07103569	PATEL	ZEHAL
2016-124	07103679	PETERSON	DEAN
2016-124	07103588	PETTINELLA	PHILIP THOMAS
2016-124	07103591	PHILLIPS	MICHELLE A
2016-124	07103570	ROBERT P ST CLAIR AND JULIE A	ST CLAIR 2000 REVOC TRUST
2016-124	07103676	ROBERTS	SABEANA
2016-124	07104108	RUTHS OF N C INC	
2016-124	07104108	RUTHS OF N C INC	
2016-124	07103563	RYAN	JOSEPH J III
2016-124	07103562	SCHUCH	JEFFREY
2016-124	07105106	SDC IX FREEDOM LLC	AMBER ROSE
2016-124	07103675	SHEALY	BRIDGETTE
2016-124	06703106	STOPHEL COMMERCIAL LLC	
2016-124	07103583	THEKKEKANDAM	
2016-124	07105108	THREE SONS LLC	
2016-124	07103575	TSAI	RHETT C
2016-124	07105105	VECA INVESTMENTS LLC	
2016-124	07103674	VELAZCO	MATTHEW
2016-124	07103580	WARLICK	ANDREWS
2016-124	07104111	WESLEY VILLAGE LLC	
2016-124	07104113	WESLEY VILLAGE LLC	
2016-124	07103678	WOLFE`	
2016-124		WIRTH	SUSAN KATHLEEN
			GARY

2016-124

OGUNRINDE

CHRIS

EXHIBIT 'B'



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by The Villages of Wesley Heights LLC

Date and Time of Meeting: Thursday, September 15, 2016 - 6pm

Place of Meeting: Wallace Pruitt Recreation Center, 440 Tuckaseegee Rd., Charlotte, NC 28208

Petition No.: 2016-124

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2016-124 which was filed with Charlotte-Mecklenburg Planning Commission. The Villages of Wesley Heights LLC (the Petitioner) seeks to rezone an approximately 1.494-acre site (the "Site") located at 2000 Thrift Road from MUDD-O zoning district to MUDD-O-SPA.

By the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting before 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 Thursday, September 15, 2016, at Wallace Pruitt Recreation Center, 440 Tuckaseegee Rd, Charlotte, NC 28208. We look forward to sharing this rezoning proposal with you and to answering any questions you may have.

In the meantime, should you have questions or comments about this matter, please call Chris at 704 488-8902.

cc: Councilwoman Lawana Mayfield

Date Mailed: August 26, 2016

256 Victoria Avenue • City 1480 • NC 28202

Phone: 704.612.0971 • Fax: 800.317.5895 • info@urbantrendsproperties.com

www.UrbanTrendsProperties.com

Date: September 15, 2016
Petition #: 2016-124

Community mtg Sign-in Sheet
Petitioner: The Villages of Wesley Heights
Wallace Pruitt Recreation Center

By signing this form, I hereby release & hold harmless Mecklenburg County, the Mecklenburg County Park and Recreation Department and any and all employees, or agents, to the extent allowed by law. I have informed the Park and Recreation Department Staff of any physical or mental conditions that may hinder my participation in any programs or activities. I understand that exercise is self-guided and I understand the risk associated therewith. I have read and agree to adhere to the rules of this recreation center. Mecklenburg County reserves the right to take necessary disciplinary action, including suspension and total ban from the facility, if these rules are not followed. Unless stated in writing, I give permission to use any photographs or videotapes taken in programs for public relations purposes, understanding all confidential/personal information will be withheld. Mecklenburg County will comply with the Americans with Disabilities Act which prohibits discrimination on the basis of disability. If accommodations are necessary for participation, please notify facility staff in advance.

Name of Program:

PLEASE PRINT - Thank You

Date:

Wesley Heights /
9/16/16

Name	Address
SOZANNE LAMBERT	260 HURSTON CIRCLE
Nes Hyland	515 Walnut Ave.
Shannon Hughes	7116 GRANDIN RD
Charles Gelsan/Ar	1230 W. Morehead St.
STEVE MAYFIELD	7125 ALEXANDER RD

Phone #	Email Address
704-966-3184	sozanne.j.lambert@gmail.com
(704) 458-5104	whyland@humana.com
336-260-2655	ShannonHHughes@gmail.com
704-375-1500	Charlesg@wirthassociates.com
704-733-2600	financialmayday@gmail.com

EXHIBIT 'C'

* Please fill out completely. This information is used by the Planning Department to distribute materials regarding this Petition.