COMMUNITY MEETING REPORT
Petitioner: Robert Drakeford
Rezoning Petition No. 2015-026

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:

On May 18th 2015, letters were mailed to provide notice for a Community Rezoning Meeting for Petition No. 2015-026. The meeting was held at 6:00 – 7:00 pm, June 2nd at the Plaza/Midwood Library. (SEE EXHIBIT A). An additional letter was sent to regarding a supplemental meeting on June 4th. This notice stated that modifications made as a result of the June 2nd meeting would also be addressed. (EXHIBIT B) Both notices were sent to the required addresses that were provided by the City of Charlotte.

DATE, TIME AND LOCATION OF MEETING:

The Community meeting was held June 2nd at 6:00pm at the Plaza Midwood Library, 1623 Central Ave. Charlotte, NC 28205. A follow up meeting was held June 4th at 6:00 pm at 2121 Commonwealth Ave., Suite 210, Charlotte, NC 28205.

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

The June 2nd meeting was facilitated by:

Robert Drakeford – The Drakeford Company (Petitioner)

Nick Bushon – Design Resource Group (Land Planner/Civil Engineer)

The list of meeting attendees is attached (SEE EXHIBIT C)

The meeting agenda is attached (SEE EXHIBIT D)

SUMMARY OF PRESENTATION/DISCUSSION:

Petitioner reviewed the rezoning revisions such as changing from MUDD to UR-2 (CD), single family homes from townhomes, the current site plan, etc. The following is a summary of the topics discussed, and questions and concerns raised at the meeting:

Residents want to make sure the proposed site fits with the overall feel of the Commonwealth Morningside Community. This includes visual curb appeal and architectural appeal.

- The residents were generally accepting to the new single family use for this site as opposed to previous town home plans.

- One resident expressed concern of the impending high density apartment (for rent) developments occurring in Plaza/Midwood. He informed everyone that this is rare occasion and great opportunity to include future single family homes (by owner) to the neighborhood. This opportunity may never present itself again so he encouraged everyone to be open and to work together on this.

- Conceptual architectural elevations and building materials were a major topic of discussion for this site. Residents want to make sure the proposed materials for the future homes fit with the neighborhood and will be aesthetically pleasing. The Petitioner committed to specify the type of building materials.

- The architecture of the homes and garages facing St. Julien (including front of homes and sides) was discussed. Residents want ensure these facades are visually appealing to the adjacent neighbors, i.e., no blank walls. The possibility for an L shaped / wrap around porch the homes at the intersection was encourage by residents and acknowledged as desirable by Petitioner, who agreed to add windows and other design enhancements. Residents also sought details on porches and foundations. Petitioner shall provide this information prior to the public hearing.

- Residents were inquisitive about the proposed 20' setback from the back of curb along McClintock Road. Petition stated that a variety of alternatives have been considered and that further evaluation will occur.

- Residents expressed reservations about the 16' setback from the back of curb for the homes at the St. Julien and McClintock intersection. Suggestions included shifting all homes facing McClintock to the west (towards Harris Teeter) to increase the setback. Residents suggested the elimination of the separate driveway off of McClintock for lot number 1. Petition stated that eliminating the driveway was under consideration. However, Petition expressed reservations about moving the house number 1 too far west, as the driveway provides a much needed buffer between the adjacent commercial use. Petition is modifying site plan to address this concern.

- Discussions included possibly setback for lot number 7 (north side of McClintock facing St. Julien) back to align with the adjacent home on St. Julien St. Petition is modifying site plan to address this concern.

- Discussions regarding 2 versus 3 stories house produced a variety of comments. Resident and Petitioner agreed that homes facing St. Julien should be 2 stories. The possibility of 3 story homes to the west of McClintock (closer to existing businesses) was discussed as being more palatable. Petitioner shall identify which are suggested as optional 3 story homes.

- Proposed garage heights were discussed, including the questions for the need / intended use of a 2 story garage. 1.5 story garages were suggested to allow increased storage space for future residents without imposing on the privacy of the adjacent homes. Residents were informed that the majority of the garages would be limited to 1 or 1.5 stories and the option for a 2 story garages would be offered closer to the commercial zoned property. Petitioner shall identify which are suggested as 2 story optional.

- Residents inquired about the proposed price points. Petitioner responded that that the projected homes prices will be $450,000 - $500,000.

- Residents inquired about the orientation of the houses and inquired about all homes facing McClintock Rd. Petitioner and Land Planner explained that several iterations have been explored, including that recommendation. Petitioner will continue to explore this alternative.

- Residents advocated for the utilization of the alleyway between Commonwealth Ave. and McClintock Rd. Petitioner committed to explore. Petitioner believes that there are utility easement in the alleyways that will present title issues for homebuyers if alleyway is utilized for access.

- Residents requested more details on the architecture that will be incorporated than the rendering presented. Petitioner shall provide more detailed prior to the public hearing.

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

The June 4th meeting was facilitated by:

Robert Drakeford – The Drakeford Company (Petitioner)

SUMMARY OF PRESENTATION/DISCUSSION:

Notice was posted directing attendees to suite 210 was posted at the building front door, stairwell and upstairs hallway (EXHITBIT E). Handouts from the June 2nd meeting were available. (EXHIBIT D)

Scott Thomas of 1313 Morningside Dr. was the sole "attendee" (SEE EXHIBIT F). The low turnout was attributed to: (1) a concurrent meeting that addressed broader East Charlotte concerns (2) high attendance and comprehensive discussion at the Tuesday meeting (3) notice that the meeting would cover information addressed Tuesday (4) Petitioner pledged at Tuesday meeting to disseminate information next week, and this may warrant another meeting.

Attendee arrived at 6:25 pm. Attendee and Petitioner discussed a wide range of project topics until 7:00 pm that are summarized below. Attendee pledged to share the discussion with the neighbors:

- Petitioner was asked what the conclusions of the Tuesday meeting were. The chief outcomes are the limitation of most homes to two stories and garages to one story, and to move the homes further away from St. Julien St.

- Petitioner was asked to better explain the concepts / goals that are influencing the land plan. Petitioner acknowledged that the project goals need to expand in order to produce a palatable solution. Petitioner stated the belief that hosting a design charrette would enhance the prospect of achieving that goal. Petitioner is exploring this alternative.

- Petitioner was asked to outline the probable next steps, which follow: (1) June 5th – submit community meeting report to Planning Commission (2) June 9th forward summary of June 2nd and 4th meeting outcomes to Commonwealth Morningside Neighborhood Association (CMNA) (3) June 10th – Staff analysis of current plan posted online (4) June 15th – public hearing (5) June 24th – Zoning Committee (6) June 25th or 27th – design charrette (7) July 20th – City Council decision.

- Petitioner and Attendee reviewed the site plan.

- Petitioner and Attendee discussed the importance of architectural elements.

- Petitioner and Attendee discussed the volume of development activity in the Central Ave. corridor.

- Petitioner asserted the desire to make the development a signature project.

Respectfully submitted the 5th day of June, 2015

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

EXHIBIT A

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject:	Community Meeting -- Rezoning Petition 2015-026 filed by The Drakeford Company, to rezone approximately +/- 1.0 acres located at 2145, 2146, 2150, and 2151 McClintock Rd. 28205 to allow the development of single family dwellings.
Date and Time of Meeting:	Tuesday, June 2nd, 2015 at 6:00pm
Place of Meeting:	Plaza Midwood Public Library 1623 Central Ave. 28205
Petitioner:	The Drakeford Company, LLC
Petition No.:	2015-026

The Drakeford Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission is seeking to rezone an approximately +/- 1.0 acre site (the "Site") located at 2145, 2146, 2150, and 2151 McClintock Rd from the R-5 zoning district to UR-2 zoning district. The purpose of the rezoning is to permit the development of Single Family Dwellings.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 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, we give you notice that The Drakeford Company will hold a Community Meeting regarding this Rezoning Petition on Tuesday June 2nd 1015 at 6:00pm. This meeting is being held at the Plaza Midwood Public Library branch at 1623 Central Ave. 28205. The Petitioner and 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 contact Bobby Drakeford at 704-344-0332 or bobby@tdcrealestate.com.

cc: Council Member Patsy Kinsey

Date Mailed: May 13th, 2015

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING **(Revised)**

Subject: Community Meeting -- Rezoning Petition 2015-026 filed by The Drakeford Company seeking to rezone approximately 1.14 acres at 2145, 2151, 2155, 2146 and 2148 / 2150 McClintock Rd. to allow for the development of a single family home subdivision.

Time/Date # 1: 6:00 – 7:00 p.m., Tuesday, June 2nd.

Time/Date # 2: 6:00 – 7:00 p.m., Thursday, June 4th

Meeting # 1 Location: Plaza/Midwood Public Library @ 1623 Central Ave.

Meeting # 2 Location: 2121 Commonwealth Ave. (suite # TBD)

Petitioner: Robert T. Drakeford d/b/a The Drakeford Company, LLC

Petition No.: 2015-026

The Drakeford Company, LLC has filed a petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an 1.14+/- acre site (the "Site") located at 2145, 2151, 2155, 2146 and 2148/2150. McClintock Rd from the R-5 zoning district to the UR-2 zoning district. The purpose of the revised rezoning is to permit the development of a single family home subdivision. The enclosed rendering is illustrative of the architectural style that is envisioned.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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. Because the proposed use has been changed from townhomes to single family, a follow up meeting is required. 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, we give you notice that The Drakeford Company will hold a Community Meeting regarding this Rezoning Petition on Tuesday June 2nd 2015 at 6:00 p.m. This meeting is being held at the Plaza/Midwood Public Library branch at 1623 Central Ave. The Petitioner and its representatives look forward to sharing details of this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

As a precaution, The Drakeford Company has scheduled a follow-up to the June 2nd meeting for June 4th at 6:00 p.m. at 2121 Commonwealth Ave. All information covered on June 2nd will be reviewed in addition to modifications made as a result of that meeting. This meeting shall be held on the second floor. A notice will be posted on the office building door identifying the particular suite number.

In the meantime, should you have any questions or comments about this matter, please contact Bobby Drakeford at 704-344-0332 x-302 or bobby@tdcrealestate.com.

cc: Council Member Patsy Kinsey

Initial Notice: May 18, 2015
Second (updated) Notice: May 25, 2015

EXHIBIT C

Name	Address	Email/ [illegible]
Mike Parker	1318 Saint Julien St	mparker.nc@gmail.com
Jessica Brinkmann	1509 Morningside Dr	jessicakillorain@hotmail.com
Tracy Gregg	2624 Commonwealth	TracyG@TracyGregg.com
Allen Nelson	1509 Ivey Dr.	allen.r.nelson@gmail.com
Elizabeth Freed	1313 Westover	[illegible] dgfreed@gmail.com

EXHIBIT C

TRAVIS PEHLE	2113 COMMONWEALTH AVE 28205	TRAVIS@TWOARCHITECTS.COM
JASON WINSLOW	2225 Commonwealth Ave 28205	bsquirts@yahoo.com
MANSOUR GDN	2225 MCCOMMONC	NEDLANS83@Adv Co
Scott Thomas	1313 Morningside Dr	scott.smith@gmail
LANA LAWS	1319 Lyon Ct.	LANALAWSREALTOR@gMail.com
Brad Parsons	1314 St Julian St.	PARSANDOB@GMAIL
Jessica Lockwood	1317 St Julian St	lockwood.jessica@hotmail

EXHIBIT D

TDC
THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Single Family Community – 2100th Block McClintock Rd.

Required RezoningMeeting

2121 Commonwealth Ave.

6:00 – 7:00 p.m. June 4, 2015

Agenda

I. Introduction / Sign-In
II. Rezoning Process / Timeline
III. Site / Elevations Plans
IV. Discussion / Next Steps

1914 Brunswick Ave., Charlotte, NC 28207
P 704/344-0332 F 704/344-9992 www.tdcrealestate.com

EXHIBIT D

TDC
THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Single Family Community – 2100th Block McClintock Rd.

Rezoning Timeline

12/19/2014 – Rezoning Application Submitted (Petition Number 2015-026)

06/02/2015 – 6:00 p.m. - Required Rezoning Community Meeting (Plaza/Midwood Library - 1623 Central Ave.)

06/04/2015 – 6:00 p.m. – Follow-up Community Meeting – 2121 Commonwealth Ave (suite # tbd)

06/??/2015 Open for suggestion if additional meeting is needed

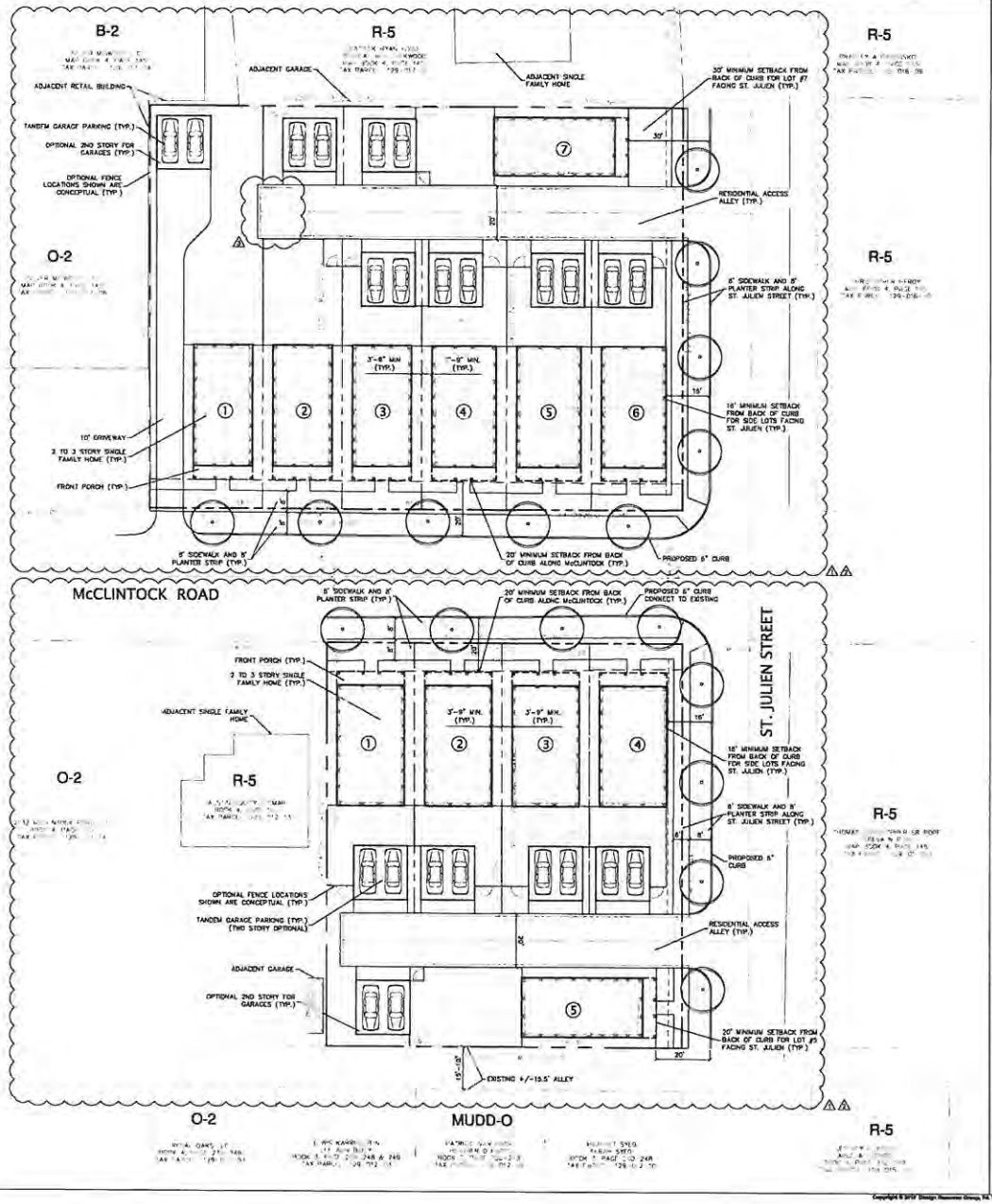
06/15/2015 – 6:00 p.m. - City Council Public Hearing*

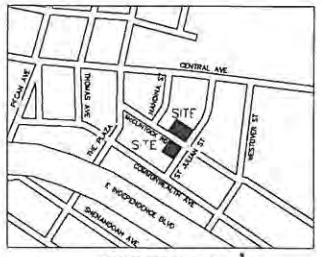
07/20/2015 – 6:00 p.m. - City Council Decision*

* Held at City/County Government Center - 600 E 4th St.

1914 Brunswick Ave., Charlotte, NC 28207
P 704/344-0332 F 704/344-9992 www.tdcrealestate.com

EXHIBIT D





VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA

SITE ACREAGE:	29,744 SQ FT / 0.683 AC (NORTH SIDE OF McCLINTOCK RD) 19,811 SQ FT / 0.455 AC (SOUTH SIDE OF McCLINTOCK RD)
TAX PARCEL #:	12909707, 12909708 AND 12901709 (NORTH SIDE OF McCLINTOCK RD) 12901211 AND 12901212 (SOUTH SIDE OF McCLINTOCK RD)
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL HOMES
NUMBER OF HOMES:	7 HOMES (NORTH OF McCLINTOCK RD) 5 UNITS (SOUTH OF McCLINTOCK RD)
BUILDING HEIGHT:	40' MAXIMUM (3 STORIES)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
MINIMUM LOT AREA:	SHALL MEET ORDINANCE REQUIREMENTS
MINIMUM LOT WIDTH:	SHALL MEET ORDINANCE REQUIREMENTS

1. GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL HOMES WITH REDUCED LOT SIZES AND SETBACKS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-5 TO THE UR-2 (CD) ZONING DISTRICT.

3. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY RESIDENTIAL HOMES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

4. TRANSPORTATION

A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED

B. THE PROPOSED SITE NORTH OF MCCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS DRIVEWAY AND RESIDENTIAL ALLEY SERVING THE SINGLE FAMILY RESIDENTIAL HOMES AS DEPICTED ON THE REZONING PLAN.

C. THE PROPOSED SITE SOUTH OF MCCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS DRIVEWAY AND RESIDENTIAL ALLEY SERVING THE SINGLE FAMILY RESIDENTIAL HOMES AS DEPICTED ON THE REZONING PLAN..

D. PARKING AREAS AND RESIDENTIAL DRIVEWAYS ARE GENERALLY INDICATED ON THE REZONING PLAN FOR THE SITE.

E. 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALKS WILL BE APPLIED TO MCCLINTOCK ROAD AND ST. JULIEN STREET.

F. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

5. ARCHITECTURAL STANDARDS

A. SINGLE FAMILY HOMES CONSTRUCTED ON SITE WILL BE 3 STORY MAXIMUM WITH RAISED FOUNDATIONS. DESIGN WILL RESPECT THAT OF SIMILAR URBAN/INFILL CONTEXT RELATED TO OTHER SINGLE FAMILY AND LIGHT COMMERCIAL WITHIN THE BLOCK. BUILDING MATERIALS USED FOR HOMES WILL CONSIST OF HARDIEPLANK SIDING, WINDOWS, WOOD, MASONRY BASE AND VENEER STOOP ELEMENTS. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES.

B. VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND HANDRAIL/RAILINGS.

C. CORNER LOT HOMES WILL HAVE AT LEAST TWO WINDOWS ON THE GROUND FLOOR, THREE ON THE SECOND FLOOR AND ONE ON THE THIRD FLOOR ON THE SIDE OF THE HOUSE FACING STREET TO AVOID BLANK WALLS.

6. STREETSCAPE, YARDS AND LANDSCAPING

A. A 20 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF MCCLINTOCK ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A 30 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF ST. JULIEN STREET FOR THE NORTH SIDE OF MCCLINTOCK WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

C. A 20 FOOT MINIMUM FRONT SETBACK AS MEASURED FROM THE BACK OF CURB OF ST. JULIEN STREET FOR THE SOUTH SIDE OF MCCLINTOCK WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

D. A 16 FOOT MINIMUM SETBACK AS MEASURED FROM BACK OF CURB FOR SIDE OF HOMES FACING ST. JULIEN STREET WILL BE PROVIDED AS DEPICTED ON THE REZONING PLAN.

E. SIDE YARD SETBACKS FOR INDIVIDUAL LOTS WILL HAVE A MINIMUM OF 3.75 FEET DEPICTED ON THE REZONING PLAN USING THE 25% REDUCTION AS ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

F. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

G. SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITES FRONTAGES MAY MEANDER TO SAVE EXISTING TREES.

7. ENVIRONMENTAL FEATURES

A. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE WILL BE PER THE POST-CONSTRUCTION STORMWATER ORDINANCE REQUIREMENTS FOR THE CITY OF CHARLOTTE AND APART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

B. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

8. SIGNAGE

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

9. LIGHTING

A. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 15 FEET IN HEIGHT.

B. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

10. OPEN SPACE

A. OPEN SPACE REQUIREMENTS OF THE ORDINANCE WILL BE MET.

11. AMENDMENTS TO THE REZONING PLAN

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

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NORTH CAROLINA CORPORATE SEAL C-1911 C-2103 LANDSCAPE ARCHITECTURE DESIGN RESOURCE GROUP

McCLINTOCK RD SITE

COMMONWEALTH MORNINGSIDE COMMUNITY, CHARLOTTE

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE, SUITE 1A
CHARLOTTE, NORTH CAROLINA 28207

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-026

SCALE: 1" = 20'

PROJECT #: 090-019
DRAWN BY: MR
CHECKED BY: TH

SCHEMATIC SITE PLAN

DECEMBER 19, 2014

REVISIONS:
1. 03/20/15 - PER CMPC COMMENTS
2. 05/13/15 - PER CMPC COMMENTS
3. 05/29/15 - PER SITE UPDATE

RZ 1.0

EXHIBIT D

B-2
SILVER MIDWOOD LLC
MAP BOOK 4, PAGE 145
TAX PARCEL 129-017-04
R-5
PATRICK RYAN FORD
JESSICA JANE LOCKWOOD
MAP BOOK 4, PAGE 145
TAX PARCEL 129-017-10
R-5
BRADLEY A PAPSANKO
MAP BOOK 4, PAGE 145
TAX PARCEL 129-016-09
O-2
SILVER MIDWOOD LLC
MAP BOOK 4, PAGE 145
TAX PARCEL 129-017-06
R-5
CHRISTOPHER HEROY
MAP BOOK 4, PAGE 145
TAX PARCEL 129-016-10
McCLINTOCK ROAD
ST. JULIEN STREET
O-2
2132 MCCLINTOCK ROAD LLC
BOOK 4, PAGE 145
TAX PARCEL 129-012-14
R-5
AUSTIN EQUITY LLCMAP
BOOK 4, PAGE 145
TAX PARCEL 129-012-13
R-5
THOMAS CHRISTOPHER SR POPE
TERESA N POPE
MAP BOOK 4, PAGE 145
TAX PARCEL 129-01-5
O-2
MUDD-O
R-5

EXHIBIT D

EXHIBIT D

EXHIBIT E

TDC
THE DRAKEFORD COMPANY

Commonwealth/Morningside

Proposed Single Family Community – 2100th Block McClintock Rd.

Required RezoningMeeting

2121 Commonwealth Ave. – Suite 210

6:00 – 7:00 p.m. June 4, 2015

Call (704)968-3271

1914 Brunswick Ave., Charlotte, NC 28207
P 704/344-0332 F 704/344-9992 www.tdcrealestate.com

EXHIBIT F

Scott Thomas scott.smt@smail.com 1313 Morningside Dr