

COMMUNITY MEETING REPORT
Petitioner: Blue Azalea – Providence LLC
Rezoning Petition No. 2018-127

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on Feb 8th, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Feb 25th, 2019 at 6pm at Dickens Mitchener – 2330 Randolph Rd, Charlotte, NC

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 :

Joe Di Zazzo – petitioner
Winnie Simmons – real estate agent
Craig Isaac – architect
Wes Piatt – Builder
Billy Flippin – Project Manager

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Joe Di Zazzo welcomed the attendees and introduced the Petitioner's team. Joe indicated that the Petitioner proposed to rezone an approximately 1.08 acre site (the "Site") located at 1514 & 1506 Providence Dr and 2042 Vernon Dr from the R3 zoning district to R-8(CD) zoning district. Joe explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Winnie Simmons and Wes Piatt provided background information about the Petitioner's experience and the typical operation of their projects. Joe then presented the current and proposed site plan and pointed out various commitments made by the Petitioner. Joe and Craig Isaac showed proposed architectural elevations and discussed the design of the proposed duplexes and site placement. Proposed front elevations and renderings were used to explain the integration of the design into the neighborhood .

Minutes

Confirmed that the petitioner is seeking to demolish the existing structures and redefine the lots to build three new duplexes with one duplex on each of the three lots for a total of 6 residential units.

Upon review of the site plan, the requests from the attendees included the following :

- Add additional driveway entrance and landscaping into the development from Providence Dr to help with incorporation of site with existing homes / neighborhood
- Remove the brick wall along Providence Dr. and confirm privacy screening/fencing for side and rear yards facing adjacent properties
- Provide side elevations for duplexes facing Providence Dr / Vernon Dr (additional renderings to be prepared)
- Confirm parking locations on private driveway areas within the development and whether additional parking space can be designated for visitors / lawn maintenance vehicles (parking areas to be identified)
- Add dimensions to site plan showing setbacks and distance of duplexes from property lines (renderings to be labelled accordingly)
- Communicate tree retention plan, specifically large oak trees on property (Bartlett Tree Service to be contacted to conduct evaluation of site)

The residents were in agreement with new wall proposed along Vernon Dr (consistent with Chipping Campden) as well as the planting strips / sidewalks to be added along both Providence Dr and Vernon Dr (as shown on site plan). The neighbors did indicate a preference to not have sidewalk extended along Providence, however we pointed out that this was a City request which is typical for rezonings of this nature.

They requested further clarification from City Planning regarding the following questions :

- Can 'No Parking' signs be installed along Vernon Dr ?
- Can 'No Right Turn' signs be installed on Vernon Dr and Providence Dr during certain times of day ?
- Where will Trash Collection Bins be located for the site ?

We agreed that another community meeting will be held to provide feedback on requested changes within next 2-4 weeks. A notification letter will be sent by the Petitioner to all residents confirming March 13th to provide follow-up and feedback.

Respectfully submitted, this 8th day of March, 2019.

cc: Charlotte-Mecklenburg Planning Department

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition 2018-127 filed by Blue Azalea - Providence, LLC to rezone approximately 1.08 acres located at the intersection of Providence Dr and Vernon Dr in Charlotte to allow the development of 6 luxury townhomes

Date and Time of Meeting: Monday, February 25th, 2019 at 6pm

Place of Meeting: Dickens Michener & Associates, 2330 Randolph Rd,

Charlotte NC Petitioner : Blue Azalea - Providence, LLC Petition No.: 2018-127

Dear Sir / Madam

We are assisting Blue Azalea - Providence, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.08 acre site (the "Site") located (at the intersection of Providence Dr and Vernon Dr in Charlotte) from the R3 zoning district to R-8(CD) zoning district. The purpose of the rezoning is to permit the development of 6 luxury townhomes on the property which will replace three homes currently sitting on three lots (at 1514 & 1506 Providence Dr and 2042 Vernon Dr.)

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, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on **Monday Feb 25th, 2019 at 6pm** in the offices of Dickens Michener & Associates located at 2330 Randolph Rd., Charlotte, NC beginning at 6pm.

The Petitioner's 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 call Winnie Simmons, Dickens Michener & Associates at 704-576-9225

cc: Tariq Bokhari

Yours truly

Joe Di Zazzo

Blue Azalea - Providence LLC

Date mailed: February 8th, 2019

EXHIBIT C

EXHIBIT C - Inv

Owner Last Name	First Name	Co Owner First Name	Co Owner Last Name	Address	ZIP CODE	SIGNATURE	ATTENDANCE
Abrams	Jan			Catswold Homes Condominiums Homeowners Association, 4509 Woodlark Ln	Charlotte NC 28211		
BERLIN	SANFORD			2010 STONEBRIDGE LN	CHARLOTTE NC 28211		
BHARTI	GAURAV	SARAH M	EDWARDS	2059 VERNON DR	CHARLOTTE NC 28211		
BLESS	RUDOLF A	SUSANNE		1518 PROVIDENCE DR	CHARLOTTE NC 28211	<i>J. Ben [Signature]</i>	
Bokhari	Tariq			600 East Fourth St	Charlotte NC 28202		
BRADY	JON W	JANUARY 5, 2010	JON W.	1511 PROVIDENCE DR	CHARLOTTE NC 28203		
BUSHMAN	JEFF	ALLISON	BUSHMAN	1527 PROVIDENCE DR	CHARLOTTE NC 28211	<i>[Signature]</i>	
CHIPPING CAMPDEN VILLAGE ASSOCIATION INC				PO BOX 26844	CHARLOTTE NC 28221		
CHRISTIANSON	CARL C JR	CECILIA T	CHRISTIANSON	2115 VERNON DR	CHARLOTTE NC 28211		
CONWAY	MARVELLEN KUNIK			1605 BIBURY LN	CHARLOTTE NC 28211		
CORLEY REVOCABLE TRUST	ANNE P	MARY JO	DENNARD	2040 STONEBRIDGE LN	CHARLOTTE NC 28211		
DENNARD	THOMAS			1611 BIBURY LN	CHARLOTTE NC 28211	<i>[Signature]</i>	
DI RUSSO	MASSIMO	CACI THOMPSON	DI RUSSO	2103 VERNON DR	CHARLOTTE NC 28211	<i>[Signature]</i>	
FLOYD	TOM S JR			1524 S WENDOWVER RD	CHARLOTTE NC 28211		
Foster	Jim			1111 Sedgewood Place Ct	Charlotte NC 28211		
GOODING	DANIEL E	KATHERYN K	GOODING	1514 HIGH ST	CHARLOTTE NC 28207		
HARRINGTON	ROBERT E	SHARON C	HARRINGTON	2043 VERNON DR	CHARLOTTE NC 28211	<i>[Signature]</i>	
JACKSON	MARGARET C	DAVID	JACKSON	1510 HIGH ST	CHARLOTTE NC 28211		
JONES	KENT D	JENNIFER G	JONES	1543 PROVIDENCE DR	CHARLOTTE NC 28211		
JONES	TIFFANI M	THADDEUS	JONES	2116 VERNON DR	CHARLOTTE NC 28211		
KOWALEWSKI	CHARLES C	JOANNA L	KOWALEWSKI	1501 PROVIDENCE DR	CHARLOTTE NC 28211		
Lee	Mary Caroline			2627 Danbury St	Charlotte NC 28211		
Lineberger	Kent	Old Foxcroft		1916 Sharon Lane	Charlotte NC 28211	<i>[Signature]</i>	

Friess Rule

Elieer Swift

1609 Providence Dr

[Signature]

SIGNATURE ATTENDANCE

Lucille Mackay
Pruney

Harvey

LOCKETT	F WALKER	SUZANNE CRIST	LOCKETT	1542 HIGH ST	CHARLOTTE NC	28211
MACKAY	JOHN L	LUCILE C	MACKAY	1539 PROVIDENCE DR	CHARLOTTE NC	28211
MAR	RICHARD	NANCY	MAR	2051 VERNON DRIVE	CHARLOTTE NC	28211
Mar	Bernice	Providence Park Neighborhood Association		2903 Clover Road	Charlotte NC	28211
MARSH	CYNTHIA M			1544 PROVIDENCE DR	CHARLOTTE NC	28211
May	Pamela	Myers Park Homeowners Association		2547 Portland Ave	Charlotte NC	28207
MAYER	JASON D	KATHRYN ELISABE	MAYER	1521 PROVIDENCE DR	CHARLOTTE NC	28211
MCGINNIS	L SCOTT III	ROLINE HAMILTON	MCGINNIS	1528 HIGH ST	CHARLOTTE NC	28211
Mileham	William	Sedgewood Place Homeowners Association		514 Sedgewood Lake Dr	Charlotte NC	28211
MILLER	JOHN R	MARGARET M	MILLER	2005 VERNON DR	CHARLOTTE NC	28211
MOORE	HERMAN AUBR ANN S	MOORE		1621 BIBURY LN	CHARLOTTE NC	28211
Morgan	Doug	Mountain Point Neighborhood Association		2237 Malvern Rd	Charlotte NC	28207
MUNCE	JOHN W	WENDY W	MUNCE	1522 HIGH ST	CHARLOTTE NC	28211
MURRY	HAROLD D JR	ANN E	MURRY	1518 HIGH STREET	CHARLOTTE NC	28211
MUSE	JAMES A JR	JAMES A MUSE JR REV TRUST		1536 HIGH ST	CHARLOTTE NC	28211
Nguyen	Michael Long	Vietnamese Association of Charlotte		338 S Sharon Amith Unit 305	Charlotte NC	28211
Owens	Dan	Olde Foxcroft Homeowners Association		2701 Rothwood Dr	Charlotte NC	28211
PATTERSON	ROBERT M	CLARINDA G	PATTERSON	1401 SCOTLAND AVE	CHARLOTTE NC	28207
PEARSON	LORI MATTHEWS			1615 BIBURY LN	CHARLOTTE NC	28211
PURSER	LAT W III	KATHLEEN K	PURSER	1302 CHADSFORD PL	CHARLOTTE NC	28211
RANDLE	JAMES	SHANE	RANDLE	1625 BIBURY LN	CHARLOTTE NC	28211
Renner	Heather	Cotswold/Sheraton Park Neighborhood Organization		2611 Danbury St	Charlotte NC	28211
RITA E VANDIVER REVOCABLE	TRUST	RITA E	VANDIVER	2050 STONEBRIDGE LN	CHARLOTTE NC	28211
ROBICSEK	SUSANNE MARIE			1514 PROVIDENCE DR	CHARLOTTE NC	28211

ROBICSEK	SUSANNE MARIE	1506 PROVIDENCE DR	CHARLOTTE NC 28211
Rook	Sandy Olde Foxcroft Homeowners Association	2727 Rothwood Dr	Charlotte NC 28211
SMITH	SEAN P TONYA G SMITH	1526 PROVIDENCE DR	CHARLOTTE NC 28211
THOMAS	DANIEL JEROMI MARTHA CLARK THOMAS	1538 PROVIDENCE DR	CHARLOTTE NC 28211
TISON	ROMA W	2109 VERNON DR	CHARLOTTE NC 28211
TOMPKINS	LESLIE C	1532 PROVIDENCE DR	CHARLOTTE NC 28211
VANDIVER	RITA E	2050 STONEBRIDGE LN	CHARLOTTE NC 28211
VERNON DRIVE HOMEOWNERS ASSOCIATION INC		1205 E 36TH ST	CHARLOTTE NC 28215
WARREN	CLINTON J	2035 VERNON DR	CHARLOTTE NC 28211
WEIR	JOHN MARK KIMBERLY JORDAN WEIR	1532 HIGH ST	CHARLOTTE NC 28207
Weis	Robert Wendover Hills Neighborhood Organization	124 Meadowbrook Rd	Charlotte NC 28211
WHITE III	JACKSON STUAI ISOBEL JEFFREYS WHITE	1509 PROVIDENCE DR	CHARLOTTE NC 28211
Wingard	Diane Edison Street Block Association	816 Hungerford Pl	Charlotte NC 28207
Trenaglio	Christina	2122 Vernon Dr.	28211 Charlotte
Buttani	PAZAG	2128 VERNON DR.	28211
Suris	OSCAR	1601 Providence Dr.	Charlotte NC 28211
	OSCAR.SURIS@spcgloba.net		