

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Doug Dunaway
Rezoning Petition No. 2018-156

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 January 23, 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 Monday, February 4th at 6:00 p.m. at the Westminster Presbyterian Church, 101 Colville Road, Charlotte, NC 28207.

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 in attendance and also represented by Petitioner's agents Yates Dunaway, and Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown explained that this petition involves approximately 0.66 acres of land located on the south side of the intersection of Randolph Road, South Dotger Avenue and Montrose Court. Mr. Brown explained the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, policy considerations, environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City Staff and City Council priorities, and market realities.

Mr. Brown then gave a brief overview of the rezoning process, generally. The property is currently zoned R-3, which can accommodate single family and duplex developments with typically up to three dwelling units per acre. The site is currently home to a duplex with access points at both South Dotger Avenue and Montrose Court.

Mr. Brown explained that the Petitioner is seeking the UR-2(CD) zoning district to accommodate the development of one duplex and one single family home. The UR-2 district allows for some setback flexibility on the Randolph Road frontage compared to the existing zoning district. The Petitioner is not

requesting to construct the homes any closer to Dotger Road or Montrose Court than the current duplex's location. The Petitioner is also committing to architectural standards in the rezoning development notes that ensure a quality product.

Mr. Dunaway displayed a preliminary draft sketch of the proposed development which at this time includes a duplex and single family home with the only vehicular access point proposed off Montrose Court. Additionally, the initial sketch only displays two stories in height. When asked about the expected exterior building materials, Mr. Dunaway responded that he plans for a majority of both buildings to be brick with some accent siding and asphalt shingles. None of the attached garages in the current preliminary sketch face S. Dotger Road or Montrose Court.

Mr. Brown stated that the earliest possible public hearing could occur on March 18th, with a final City Council decision as early as April 15th.

In response to an attendee's inquiry regarding deed restrictions, Mr. Dunaway stated that the Petitioner's team has reviewed the deed restrictions on the property and there are setback requirements (which are being complied with) but no height restrictions in the deed.

Several attendees expressed the desire for an elevator in the homes. The Petitioner's team said they were open to the idea.

One attendee requested that the Petitioner try to notify the City of the need for repaving Montrose Court. According to the attendee, the city dug up some utilities on the road and patched it up but did not properly fix it. The Petitioner's team stated that they would notify the City of this concern.

The formal meeting concluded at approximately 6:45 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:00 p.m.

Respectfully submitted, this 11th day of February, 2019.

cc: Solomon Fortune, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-156	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-156	12711305	RANDOLPH ROAD CHARLOTTE APARTMENTS LLC				6101 CARNEGIE BLVD STE 180		CHARLOTTE	NC	28209
2018-156	12711402	KUMLE	HARRY C			2627 VAIL AVE		CHARLOTTE	NC	28207
2018-156	12711403	CRANBROOK LANE CHARLOTTE LLC				176 MINE LAKE CT STE 100		RALEIGH	NC	27615
2018-156	12711404	GERRARD	BRYAN	JAMIE	GERRARD	3117 WILLOW OAK RD		CHARLOTTE	NC	28209
2018-156	12711405	OKEY	JUDY A			2515 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12711406	JACKSON	JEFFREY NEALE	MARISA BELL	JACKSON	2519 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12711407	MOSELEY	GRADY B	KIM L	MOSELEY	423 CLARICE AVE		CHARLOTTE	NC	28204
2018-156	12712202	ROBINSON	AGEAN EDMIN			2500 1 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712203	BICKELL	ESTHER LOUISE			2500 CRANBROOK LN APT 2		CHARLOTTE	NC	28207
2018-156	12712204	PATTON	CAITLIN R			2500 CRANBROOK LN UNIT 3		CHARLOTTE	NC	28207
2018-156	12712205	FRETWELL	JAMES L			PO BOX 31581		CHARLOTTE	NC	28231
2018-156	12712206	HUBER	LAUREN			2500 CRANBROOK LN UNIT 5		CHARLOTTE	NC	28205
2018-156	12712207	HAIRE	JENNIFER L			2500 CRANBROOK LN UNIT 6		CHARLOTTE	NC	28207
2018-156	12712208	CORBIN	STEPHEN TRENT			2500-07 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712209	MCGUIRE	KAMI JEAN	JOSEPH MICHAEL	MCGUIRE	2205 CRESSENT AV		CHARLOTTE	NC	28205
2018-156	12712210	DERMATAS	NICK S			2500 CRANBROOK LN UNIT 09		CHARLOTTE	NC	28207
2018-156	12712211	ABAINBRIDGE	JODIE			2500-10 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712212	PENNELL	MEAGAN	ALLISON MOORE	CHAMBERS	312 EASTOVER WOODS CR		CHARLOTTE	NC	28207
2018-156	12712213	SETHI	AMIT			2500 CRANBROOK LN #12		CHARLOTTE	NC	28207
2018-156	12712214	SILVOY	STEPHEN J			2500 FALCON CT		GASTONIA	NC	28054
2018-156	12712215	DENNARD	THOMAS E	MARY JO	DENNARD	1611 BIBURY LN		CHARLOTTE	NC	28211
2018-156	12712216	SCHENK	KARI LYNN			2502 CRANBROOK LN UNIT 3		CHARLOTTE	NC	28207
2018-156	12712217	CARDINAL	MATTHEW JOHN			2502 CRANBROOK LN UNIT 4		CHARLOTTE	NC	28207
2018-156	12712218	CHANDLER	ELIZABETH			1107 LINDA LN		CHARLOTTE	NC	28211
2018-156	12712219	RAPE	JONATHON	MARTHA	RAPE	2502 CRANBROOK LN UNIT 6		CHARLOTTE	NC	28207
2018-156	12712220	STEPHENS	LESLIE J			2502 CRANBROOK LN #7		CHARLOTTE	NC	28207
2018-156	12712221	WLDAWSKA	LUIZA			2502 CRANBROOK LN UNIT 8		CHARLOTTE	NC	28207
2018-156	12712222	TANENBAUM	LINDA M	JASON	TANENBAUM	2506 CRANBROOK LN UNIT 1		CHARLOTTE	NC	28207
2018-156	12712223	WOOTON	MARCUS	CATHERINE	WOOTON	2506 CRANBROOK LN UNIT 2		CHARLOTTE	NC	28207
2018-156	12712224	ROMANZO	BRIAN A	MELISSA A	ROMANZO	2728 FLINTGROVE RD		CHARLOTTE	NC	28226
2018-156	12712225	HACKNEY	JOHN T			2506 CRANBROOK LN UNIT 4		CHARLOTTE	NC	28207
2018-156	12712226	LEWISON	THOMAS	ANITA H	LEWISON	14633 RUDOLPH DABEY DR		CHARLOTTE	NC	28277
2018-156	12712227	COOPER	ANNE			2506 CRANBROOK LN UNIT 6		CHARLOTTE	NC	28207
2018-156	12712228	CIBIK	LANCE			304 MAGNOLIA AVE		CHARLOTTE	NC	28203
2018-156	12712229	PETRELLA	ANTHONY P			2506 CRANBROOK LN UNIT 8		CHARLOTTE	NC	28207
2018-156	12712230	KARDANI	CHAITLEE VITHAL			2506 CRANBROOK LN UNIT 9		CHARLOTTE	NC	28207
2018-156	12712231	GILSON	ERIN ELIZABETH			2606 CRANBROOK LN APT 10		CHARLOTTE	NC	28207
2018-156	12712232	MAJITHIA	SHRUTI H			2506 CRANBROOK LN # 11		CHARLOTTE	NC	28207-2000
2018-156	12712233	VINCENT B PARTNERS INC				PO BOX 12051		CHARLOTTE	NC	28220
2018-156	12712234	NIX	JERRY D	GWEN	NIX	8622 BRIAR OAK CT		CHARLOTTE	NC	28226
2018-156	12712235	CARRILLO	WHITNEY A	BRIAN	CARRILLO	2508 CRANBROOK LN UNIT 2		CHARLOTTE	NC	28207
2018-156	12712236	MIDDLETON	BRIAN N			2508 CRANBROOK LN UNIT 3		CHARLOTTE	NC	28207
2018-156	12712237	OUZTS	CORTLAND CUNNINGHAM			2508 CRANBROOK LN UNIT 4		CHARLOTTE	NC	28207
2018-156	12712238	SCHWIPPERT	KELLY A			2508 CRANBROOK LN UNIT 5		CHARLOTTE	NC	28211
2018-156	12712239	BERDON FAMILY VENTURES LLLP				5029 LADY FERN CIRCLE		CHARLOTTE	NC	28211
2018-156	12712240	SUTKOWSKI	OWEN			2508-7 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712241	BURNETT	HEATHER LEA	GAIL MEANS	BEISIEGEL	2508 CRANBROOK LN, UNIT 8		CHARLOTTE	NC	28207
2018-156	12712242	NGE ENTERPRISES LLC				2508 CRANBROOK LN UNIT 9		CHARLOTTE	NC	28207
2018-156	12712243	SMITH	KATHRYN E			2508 CRANBROOK LN, UNIT 10		CHARLOTTE	NC	28207
2018-156	12712244	HILL	JESSICA			2508 CRANBROOK LN UNIT 11		CHARLOTTE	NC	28207
2018-156	12712245	GOOLA	ERIN H			2508 CRANBROOK LANE UNIT 12		CHARLOTTE	NC	28207
2018-156	12712246	REA	RYAN L			3358 WILLOW OAK RD		CHARLOTTE	NC	28209
2018-156	12712247	BAUER	KRISTINA L			2510 CRANBROOK LN UNIT 2		CHARLOTTE	NC	28207
2018-156	12712248	SUNAR	RAMESH K			2518-04 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712249	HILL	MICHAEL J	MAEBETH G	HILL	2226 GREENWAY AVE		CHARLOTTE	NC	28204
2018-156	12712250	BCCR PROPERTIES LLC				2210 ROSWELL AVE APT 203		CHARLOTTE	NC	28207
2018-156	12712251	BARGER	STACY N			2510-6 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712252	ROMAHN	GLENN CHARLES	MICHELLE ELDER	ROMAHN	2510 CRANBROOK LN,UNIT 7		CHARLOTTE	NC	28207
2018-156	12712253	CATES	SHAUN B			5601 SHARON RD		CHARLOTTE	NC	28210
2018-156	12712254	MORGAN	MARK L			2510-9 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712255	KRONENBERG	JOEL			2510 CRANBROOK LN UNIT 10		CHARLOTTE	NC	28207
2018-156	12712256	STELTER	LINDSAY ALEXANDER			2510 CRANBROOK LN	UNIT 11	CHARLOTTE	NC	28207
2018-156	12712257	MAGUIRE	EMILY M			3509 MANOR HOUSE DR		CHARLOTTE	NC	28270
2018-156	12712258	WHELAN	TIMOTHY C	MEEGAN BARRY	WHELAN	2510 CRANBROOK LN, UNIT 13		CHARLOTTE	NC	28207
2018-156	12712259	CASCINI	CHAD			2510 CRANBROOK LN UNIT 14		CHARLOTTE	NC	28207
2018-156	12712260	VELSOR	MEREDITH J VAN	LYDIA B	PETREA	2510 CRANBROOK LN UNIT 15		CHARLOTTE	NC	28207
2018-156	12712261	BCCR PROPERTIES LLC				210 ROSWELL AVE APT 203		CHARLOTTE	NC	28207
2018-156	12712262	REED	TABITHA F			2510 CRANBROOK LN UNIT 17		CHARLOTTE	NC	28207
2018-156	12712263	ZITO	BRIAN M			2510 CRANBROOK LN UNIT 18		CHARLOTTE	NC	28207
2018-156	12712264	MLV FUTURES LLC				PO BOX 12051		CHARLOTTE	NC	28220
2018-156	12712265	BLUE HERON WAY INC				PO BOX 12051		CHARLOTTE	NC	28220
2018-156	12712266	CLINE	CANDACE A			2510 CRANBROOK LN UNIT 21		CHARLOTTE	NC	28207
2018-156	12712267	CRISPIN	SARAH MOREHEAD			2510 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712268	MANN	AMBER			2510 CRANBROOK LN #23		CHARLOTTE	NC	28207
2018-156	12712269	BROOKMON	MICHAEL FRANCIS	LINDSAY N	MORROW	2510 CRANBROOK LN APT 24		CHARLOTTE	NC	28207
2018-156	12712270	MALONEY	CHRISTINA E			2512 CRANBROOK LN UNIT 1		CHARLOTTE	NC	28207
2018-156	12712271	WISE	AUSTIN BRUCKER			2512 CRANBROOK LN UNIT 2		CHARLOTTE	NC	28207
2018-156	12712272	DIMAL	ROSE C			2512 CRANBROOK LN UNIT 3		CHARLOTTE	NC	28207
2018-156	12712273	CHIN	BEVERLY A			4127 CHANDWORTH RD		CHARLOTTE	NC	28210
2018-156	12712274	SANSBURY	GRIFFIN TODD			2512 CRANBROOK LN UNIT 5		CHARLOTTE	NC	28207
2018-156	12712275	MCGILL	MELISSA DIANE			2512 CRANBROOK LN UNIT 6		CHARLOTTE	NC	28207
2018-156	12712276	WILLIAMSON	JACOB			PO BOX 470364		CHARLOTTE	NC	28247
2018-156	12712277	KRAFT	SHANNON			2512-8 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712278	CORBIN	SEAN D			307 CHATTIN CIRCLE		BENTONVILLE	AR	72712
2018-156	12712279	THEISEN	MAGGIE			2512 CRANBROOK LN APT 10		CHARLOTTE	NC	28207
2018-156	12712280	HARRISON	WILLIAM W			2512 CRANBROOK LN,UNIT 11		CHARLOTTE	NC	28207
2018-156	12712281	MCCOMB	MEREDITH			2512 CRANBROOK LN UNIT 12		CHARLOTTE	NC	28207
2018-156	12712282	BONASERA	ALLISON			9516 DEER SPRING LN		CHARLOTTE	NC	28210
2018-156	12712283	BARRY	THOMAS F	MICHAEL	SINSHEIMER	3911 AMYINGTON DRIVE		CHARLOTTE	NC	28226
2018-156	12712284	EVERHART	MEGAN BROOKE			2514 CRANBROOK LN UNIT 3		CHARLOTTE	NC	28207
2018-156	12712285	BRICE	OWEN F			2514 CRANBROOK LN	UNIT 4	CHARLOTTE	NC	28207
2018-156	12712286	HUBER	ERIN			2514 CRANBROOK LN UNIT 5		CHARLOTTE	NC	28207
2018-156	12712287	HEUAY	JASON			2514-6 CRANBROOK LANE		CHARLOTTE	NC	28207
2018-156	12712288	KERLIN	WILLIAM	MARIAH A	STEDMAN	920 BLACK OAK DR		MATTHEWS	NC	28207
2018-156	12712289	OFFERPAD (SPVBORROWER) LLC				2212 E WILLIAMS FIELD RD STE 215		GILBERT	AZ	85295
2018-156	12712290	LIBERTI	CHRISTOPHER M	EJONA	LIBERTI	2514 CRANBROOK LN UNIT 9		CHARLOTTE	NC	28207
2018-156	12712291	JONES	ANITA D			2514 CRANBROOK LN APT 10		CHARLOTTE	NC	28207
2018-156	12712292	CAMPOBASSO	MICHAEL T			2514 CRANBROOK LN UNIT 11		CHARLOTTE	NC	28207
2018-156	12712293	DUNN	TERESA			2514 CRANBROOK LN UNIT 12		CHARLOTTE	NC	28207
2018-156	12712433	VERLATTI	KELLY	MICHAEL J	VERLATTI	2504-01 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712434	BARNES	BRIAN			2504-02 CRANBROOK LN		CHARLOTTE	NC	28207
2018-156	12712435	ROWLAND	PETER	HANNAH	ROWLAND	4909 NORTH HILLS DR		RALEIGH	NC	27612
2018-156	12712436	MACKIN	STACEY			2504 CRANBROOK LN UNIT 4		CHARLOTTE	NC	28202
2018-156	12712437	DEMPSEY	DANA M			2504 CRANBROOK LN UNIT 5		CHARLOTTE	NC	28207
2018-156	12712438	GLASSER	DANIEL R			2504 CRANBROOK LN UNIT 6		CHARLOTTE	NC	28207
2018-156	12712439	FORTIN	ERIC R	L						

2018-156	12712504	KELLER	KYLE P		2516 CRANBROOK LN UNIT 4	CHARLOTTE	NC	28207
2018-156	12712505	SAXENA	ASHA		2255 W MARTIN LUTHER KING BV UNIT 1106	CHARLOTTE	NC	28207
2018-156	12712506	BALLINGER	MARGARET A		2516-6 CRANBROOK LN	CHARLOTTE	NC	28207
2018-156	12712507	DE ARMAS	ALBERTO J		335 DOGGETT ST APT 106	CHARLOTTE	NC	28203
2018-156	12712508	THE BEATRICE C GRAHAM REVOCABLE TRUST		AS SET FORTH REVOCABLE TRUST	266 S CANTERBURY RD	CHARLOTTE	NC	28211
2018-156	12712509	THOMPSON	KATHRYN SLEXANDER		2516 CRANBROOK DR UNIT 9	CHARLOTTE	NC	28207
2018-156	12712510	COOPER	PEGGY		2516 CRANBROOK LN UNIT 10	CHARLOTTE	NC	28207
2018-156	12712511	BAILEY	MARCUS ORLANDO		2516 CRANBROOK LN UNIT 11	CHARLOTTE	NC	28207
2018-156	12712512	SHAREEF	AMIRAH		2516-12 CRANBROOK LN	CHARLOTTE	NC	28210
2018-156	12712513	HERMAN	JESSICA M		2518 CRANBROOK LN UNIT 1	CHARLOTTE	NC	28207
2018-156	12712514	ARAIN	SHAZIA		2518 CRANBROOK LN UNIT 2	CHARLOTTE	NC	28207
2018-156	12712515	COOK	TONIA LYNETTE		2518 CRANBROOK LN UNIT 3	CHARLOTTE	NC	28207
2018-156	12712516	SVNAR	RAMESH K		2518 CRANBROOK LN UNIT 4	CHARLOTTE	NC	28210
2018-156	12712517	LOCKABY	MALONE E		2518 CRANBROOK LN UNIT 5	CHARLOTTE	NC	28207
2018-156	12712518	MCHALE	KATHLEEN		16832 LAVRGATE RD	CHARLOTTE	NC	28078
2018-156	12712519	CIBIK	LANCE L		904 MAGNOLIA AVE	CHARLOTTE	NC	28203
2018-156	12712520	ADCOCK	GARY LYNN		704 E 10TH ST	CHARLOTTE	NC	28202
2018-156	12712521	ROCK	EDWARD JOSEPH	DALIA HERRERO	PO BOX 1866	CLEMSON	SC	29633
2018-156	12712522	JACKSON	MATTHEW R	LAUREN K	2518 CRANBROOK LN UNIT 10	CHARLOTTE	NC	28207
2018-156	12712523	ROBERS	MEGAN E		2518-11 CRANBROOK LN	CHARLOTTE	NC	28207
2018-156	12712524	LITTLE	BLAKE		2518-12 CRANBROOK LN	CHARLOTTE	NC	28207
2018-156	12712525	WALENT	MARY ELLEN		2518-13 CRANBROOK LN	CHARLOTTE	NC	28207
2018-156	12712526	HOFFMANN	STEVEN V		2518 CRANBROOK LN #14	CHARLOTTE	NC	28207
2018-156	12712527	FLECK	JANELLE MARIE		2518 CRANBROOK LN UNIT 15	CHARLOTTE	NC	28207
2018-156	12712528	WALTER CYZNER LIVING TRUST		WALTER	54 PATTON DR	YONKERS	NY	10710
2018-156	12712529	ZAK	DAVID EDWARD		2518 CRANBROOK LANE UNIT 17	CHARLOTTE	NC	28207
2018-156	12712530	CAPECE	ANTHONY	VANESSA	3111 ARBORETUM VIEW	CHARLOTTE	NC	28226
2018-156	12712531	MCNAMARA	BRIEYN D		2518 CRANBROOK LANE	CHARLOTTE	NC	28210
2018-156	12712532	TATMAN	GUNHAN H	ZERRIN	3518 CRANBROOK LN UNIT 20	CHARLOTTE	NC	28207-2038
2018-156	12712533	CYZNER	RONNIE	LISA	2132 TUCKERBUNN DR	CHARLOTTE	NC	28270
2018-156	12712534	BRINSON	AARON T		2518 CRANBROOK LN	CHARLOTTE	NC	28207
2018-156	12712535	JACOBSON	COLBY ANNE		2518 CRANBROOK LN UNIT 23	CHARLOTTE	NC	28207
2018-156	12712536	BURNS	BRENT JON	NILSA	134 MUSSEL LN	MOORESVILLE	NC	28117
2018-156	15503601	WESTMINSTER PRESBYTERIAN	CHURCH		101 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15503602	YOUNG	JOHN A	PEGGY D	227 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15503603	BOLAND	STEVE	KATRICE	237 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15503604	BROADFOOT	ELLIOT C	CAROLINE M	245 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15503605	ALEXANDER	JOHN WILLIAM	JUDITH BROWN	255 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15503607	GREESON	SAMMY	GLENDIA	214 S DOTGER AVE	CHARLOTTE	NC	28207
2018-156	15503608	KILLIAN	RAY ALLEN JR	CLAUDIA	1542 QUEENS RD WEST	CHARLOTTE	NC	28207
2018-156	15503609	SMITH JR	PHILIP CLEARY		204 S DOTGER AVE	CHARLOTTE	NC	28207
2018-156	15503610	KILLIAN	RAY ALLEN JR	MARY CLAUDIA	1542 QUEENS RD WEST	CHARLOTTE	NC	28207
2018-156	15508202	GRIFFITH	MOZELLE DEPASS		2520 MONTROSE CT	CHARLOTTE	NC	28207
2018-156	15508203	TAYLOR	J M BRYAN	CAROLYN C	2510 MONTROSE CT	CHARLOTTE	NC	28207
2018-156	15508204	BIDENCOPE	JENNIFER K		2500 MONTROSE CT	CHARLOTTE	NC	28207
2018-156	15508205	FLACHS	BRUCE A	PATRICIA	301 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15508206	MCCOY	JOHN T	ANNA H	319 COLVILLE RD	CHARLOTTE	NC	28207
2018-156	15508207	CUMMINGS	KAREN L		401 HEMPSTEAD PL	CHARLOTTE	NC	28207
2018-156	15508214	CUMMINGS	STEPHEN E	KAREN L	401 HEMPSTEAD PL	CHARLOTTE	NC	28207
2018-156	15508215	MONTROSE DOGWOOD LLC			319 HEATHWOOD RD	CHARLOTTE	NC	28211
2018-156	15508216	MONTROSE DOGWOOD LLC			319 HEATHWOOD RD	CHARLOTTE	NC	28211

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-156	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2018-156	Bruce Irons Camp Fund	Mollie	James	725 Providence Road	212	Charlotte	NC	28207
2018-156	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2018-156	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2018-156	Cherry	Maggi	Bixler	1805 Baxter St		Charlotte	NC	28204
2018-156	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2018-156	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2018-156	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2018-156	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2018-156	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2018-156	Cherry/ Elizabeth	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2018-156	Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2018-156	Edison Street Block Association	Diane	Wingard	816 Hungerford Pl		Charlotte	NC	28207
2018-156	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2018-156	Elizabeth	Stylianios	Alatsis	100 N. Laurel Ave		Charlotte	NC	28207
2018-156	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2018-156	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2018-156	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2018-156	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2018-156	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2018-156	Grier Heights Community Improvement Organization	George A.	Wallace	3100 Leroy St		Charlotte	NC	28205
2018-156	Grier Heights Community Improvement Organization	Gloria	Green	3400 Burkland Dr		Charlotte	NC	28205
2018-156	Grier Heights Community Improvement Organization	Judith	Wilson Burkes	3115 Grierton Court	# 8	Charlotte	NC	28205
2018-156	Grier Heights Community Improvement Organization	Levon	Edwards	241 Heflin St		Charlotte	NC	28205
2018-156	Grier Heights Community Improvement Organization	Stacey	Brown	220 Fannie Circle		Charlotte	NC	28205
2018-156	Grierton Heights	Sherilee	Goins	316 Skyland Avenue		Charlotte	NC	28205
2018-156	Myers Park Homeowners Association	Pamela	May	2547 Portland Ave		Charlotte	NC	28207
2018-156	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207

Exhibit B

January 23, 2019

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Monday, February 4th at 6:00 p.m.

Location: Westminster Presbyterian Church

101 Colville Road
Charlotte, NC 28207

Petitioner: Doug Dunaway

Petition No.: 2018-156

Dear Charlotte Resident,

We represent Doug Dunaway (the "Petitioner") in his request to rezone an approximately 0.66-acre property located on the south side of the intersection of Randolph Road, South Dotger Avenue, and Montrose Court (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district to the UR-2(CD) zoning district in order to accommodate the development of one single-family and one duplex residence.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Monday, February 4th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,


Collin W. Brown

cc: Larken Egleston, Charlotte City Council District 1

Exhibit C

Official Community Meeting
Petitioner: Doug Dunaway
Petition No. 2018-156
 Westminster Presbyterian Church
 101 Colville Rd. Charlotte, NC 28207
February 4, 2019
6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

Exhibit D

The top of the slide features a white square in the upper left corner containing the text 'K&L GATES' in white, sans-serif, all-caps font. The rest of the top half of the slide is a blue background with a bokeh effect of out-of-focus light spots.

K&L GATES

Official Community Meeting

Doug Dunaway / Dotger Road
Rezoning
Petition No. 2018-156

February 4, 2019

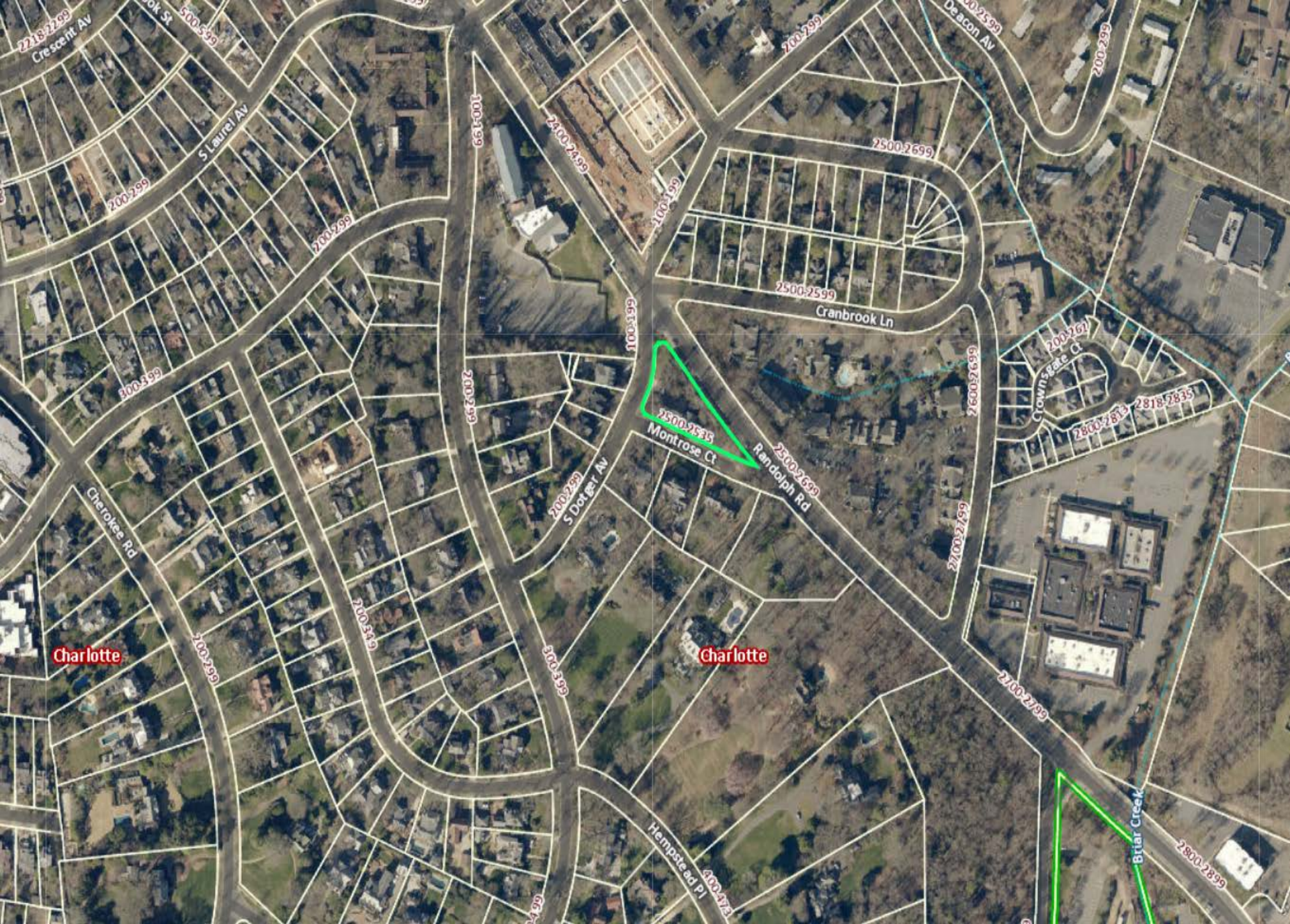
AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Proposed Development
- Potential Timeline
- Discussion

The top half of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

Property Location

The bottom half of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.





Google

klgates.com



Google



Google



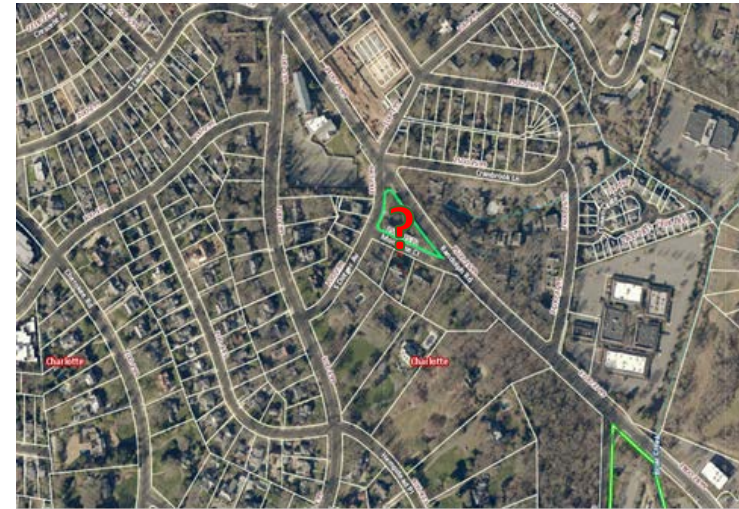
Google

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

Development Considerations

DEVELOPMENT CONSIDERATIONS

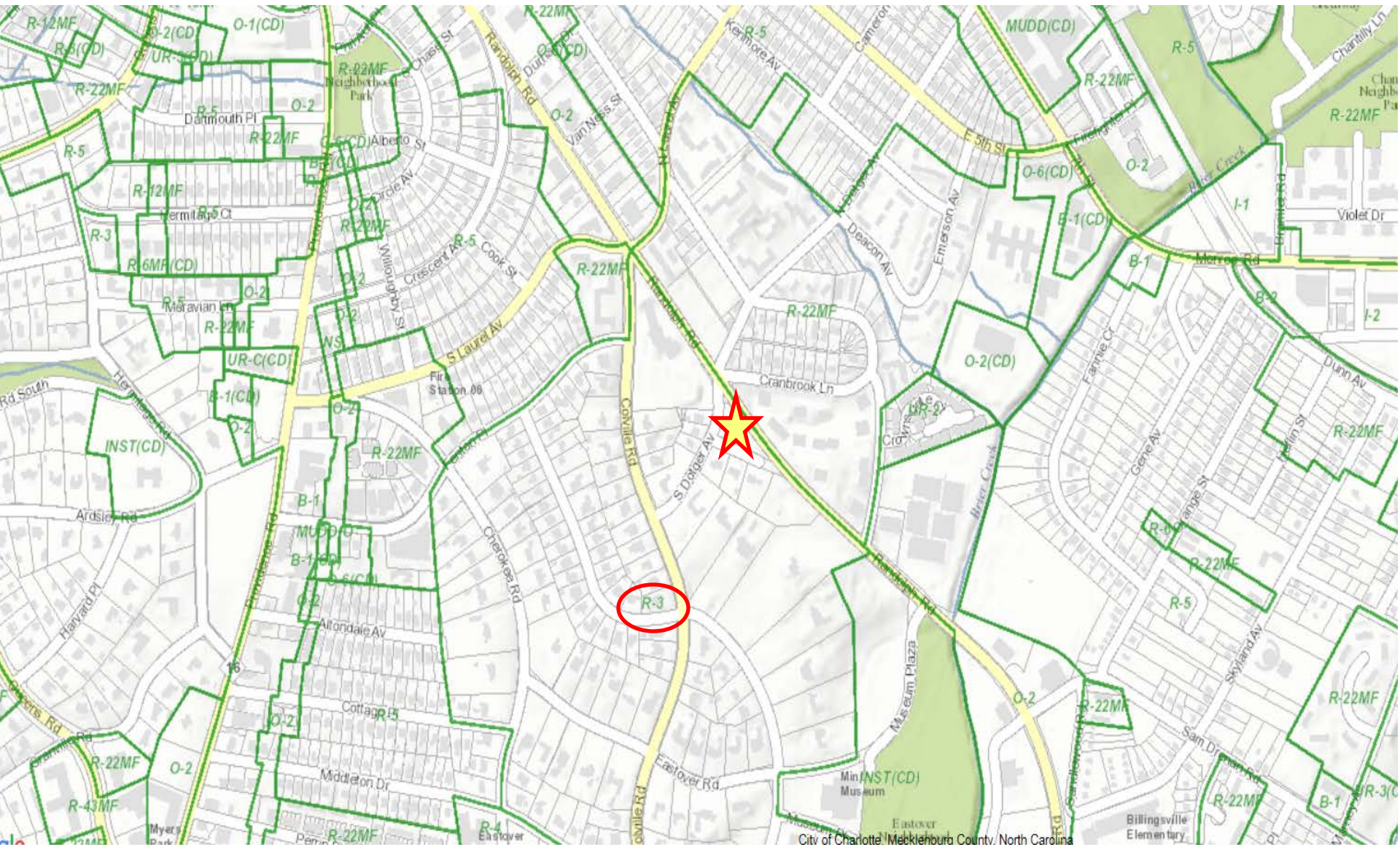
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- Community Concerns
- Market Realities



The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall texture is grainy and organic, resembling light reflecting off water droplets or particles in a dark space.

Current Zoning

Current Zoning: R-3



The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Proposed Zoning

Proposed Zoning: UR-2(CD)

- (2) Urban Residential-2 district (UR-2): The intent of this district is to promote maximum opportunities for moderate density residential development. This district functions as both a transition between lower and higher density and as the predominant residential district throughout much of the fringe of the uptown area.

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

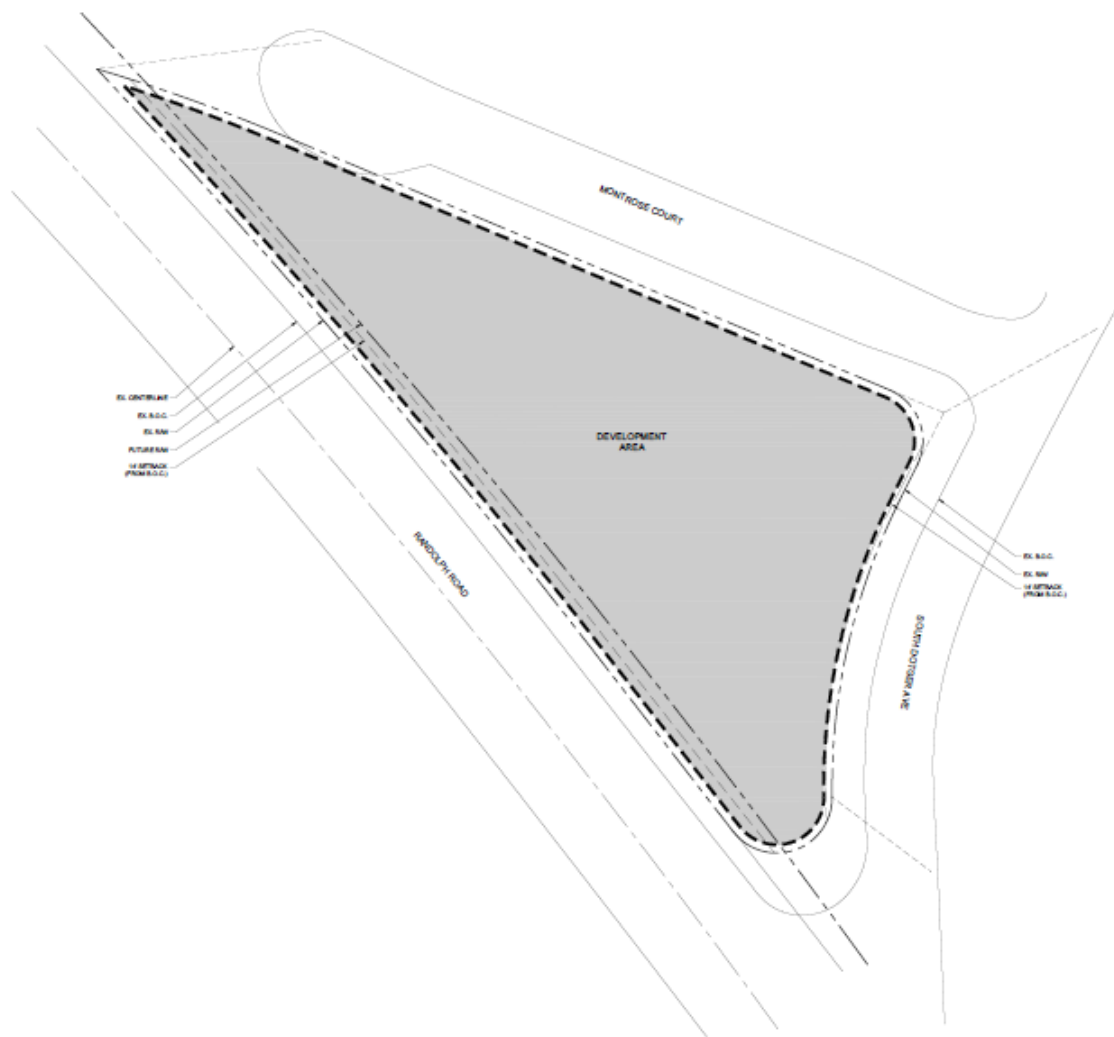
The top portion of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

Proposed Development

The bottom portion of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

SITE DEVELOPMENT DATA

SITE AREA: \pm 0.36 ACRES
TAX PARCEL: 05500-18
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2(C)
EXISTING USE: RESIDENTIAL
PROPOSED USES: UP TO ONE (1) SINGLE-FAMILY
DETACHED AND ONE (1) DUPLEX
RESIDENTIAL UNIT (FOR A TOTAL OF
TWO (2) RESIDENTIAL UNITS)
MAXIMUM BUILDING HEIGHT: FORTY EIGHT (48) FEET
PARKING: SHALL SATISFY OR EXCEED ORDINANCE
REQUIREMENTS



NOT FOR
CONSTRUCTION

MONTROSE

RECORDING
#2019-003
CHARLOTTE, NC

10/18/17

REVISION /ISSUANCE

NO.	DESCRIPTION	DATE
1	ISSUANCE	10/18/17

DESIGNED BY: JST

DRAWN BY: JST

CHECKED BY: JST



TECHNICAL DATA

RZ-1

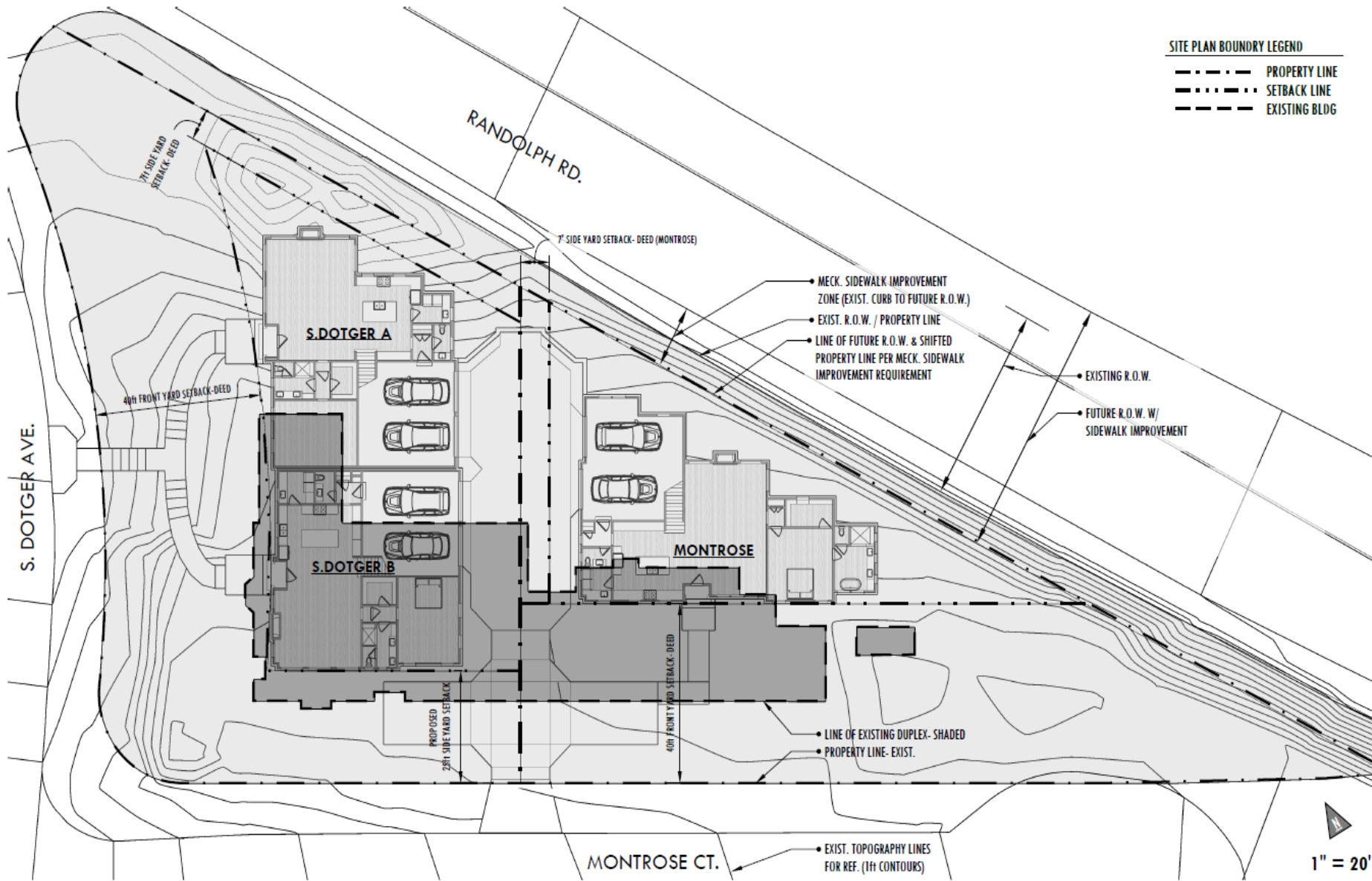
Doug Dunaway, LLC
REZONING PETITION NO. 2018-xxx
DEVELOPMENT STANDARDS
12/14/2018

Development Data Table:

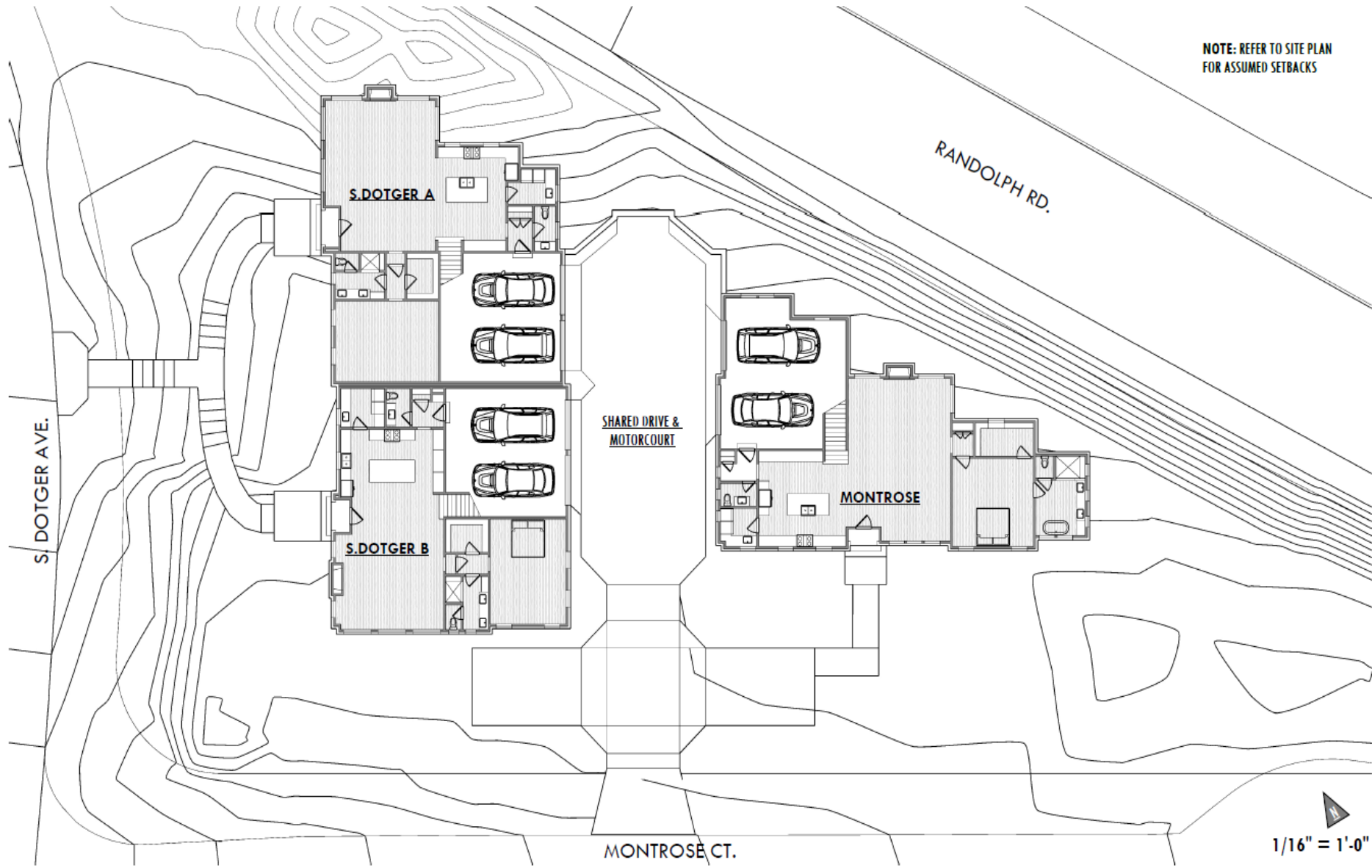
Site Area:	+/- 0.66 acres
Tax Parcel:	155-082-16
Existing Zoning:	R-3
Proposed Zoning:	UR-2(CD)
Existing Use:	Residential
Proposed Uses:	Up to one (1) single-family detached and one (1) duplex residential unit (for a total of three (3) residential units)
Maximum Building Height:	Forty eight (48) feet
Parking:	Shall satisfy or exceed Ordinance requirements

IV. Architectural Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
 - a. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - b. Concrete Masonry Units not architecturally finished.
3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
4. The Petitioner will minimize the visual impact of garage doors visible from streets by providing a 12 to 24 inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.



NOTE: REFER TO SITE PLAN
FOR ASSUMED SETBACKS





The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band spans the width of the slide, serving as a background for the title.

Potential Timeline

Potential Timeline

Public Hearing: March 18, 2019

Zoning Committee: April 2, 2019

City Council Decision: April 15, 2019

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, containing the word "Discussion" in white text.

Discussion

K&L GATES