



THE WALTER FIELDS GROUP, INC.
Consultants for Planning, Zoning & Land Development

August 28, 2019

Dear Neighbors:

We invite you to attend a neighborhood meeting to receive a presentation on a rezoning petition for approximately 14 acres located on the west side of North Tryon Street between Wrayhill Drive and Caprington Avenue. The purpose of this request is to allow for the development of a residential community including townhomes and multifamily housing. For more information on this petition, please go to the link below:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-032.aspx>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Thursday September 12 at 6:00 p.m. in the Community Room at the University City Regional Library located at 301 East W. T. Harris Blvd. Signs will direct you to the meeting room.

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

**COMMUNITY MEETING REPORT
PETITION 2019-032**

Date of original contact: August 28, 2019

Persons and Organizations contacted with date and explanation of how contacted:

City supplied list was used to contact interested parties via first class US mail. Each name on the City provided lists was sent a letter with approximately 60 letters mailed. Both the mailing list and invitation letters are attached.

September 12, 2019
6:00 p.m.

Date, time and location of meetings University City Regional Library
: Charlotte, North Carolina

Persons in attendance at meetings: Attendance was taken with approximately 15 persons attending the meeting with 11 signing in. (Sign-in Sheets attached)...

Walter Fields and Stephen Rosenburgh attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting:

Mr. Fields opened the presentation with a description of the site and the proposed development as well as an overview of the rezoning process. He also described the history of this particular rezoning case and its conversion to a Conditional rezoning case at the request of the Planning Staff. In general the proposed multifamily community was viewed as a positive in that it fills a segment in the housing market and that the site plan is sensitive to the surrounding community. Mr. Rosenburgh answered several questions about the unit mix and the timing of the development. No changes were made to the plan as a result of the community meeting but several changes had been made in response to staff comments.

CHRISTENBURY FAMILY LLC
673 GRANDVIEW DR NE
CONCORD, NC 28025

CHRISTOPHER J COOK
426 WRAYHILL DR
CHARLOTTE, NC 28262

RICHARD CASSIDY
420 WRAYHILL DR
CHARLOTTE, NC 28262

DON V EDWARDS
COLETTE P EDWARDS
414 WRAYHILL DR
CHARLOTTE, NC 28262

JACKALIN JENKINS-WILLIAMS
408 WRAYHILL DR
CHARLOTTE, NC 28262

MARCIA ALLEN
402 WRAYHILL DR
CHARLOTTE, NC 28262

PROGRESS RESIDENTIAL
BORROWER 5 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HOMEOWNERS ASSOC INC VILLAGE
AT WITHROW DOWNS II
PO BOX 1278
MATTHEWS, NC 28106

AKRAM A ZABEN
HEYAM A ZABEN
7504 CHASEWATER DR
HARRISBURG, NC 28075

PROPERTY OWNER 8 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

KEITH MCAFEE
312 WRAYHILL CT
CHARLOTTE, NC 28262

MALACHI J CONYERS
304 WRAYHILL DR
CHARLOTTE, NC 28262

ABDUL WHITE
232 WRAYHILL DR
CHARLOTTE, NC 28262

ANDREW W MORTON
ELIZABETH K MORTON
228 WRAYHILL DR
CHARLOTTE, NC 28262

CHARMAINE G BOULER
12701 OLDEHURST PL
CHARLOTTE, NC 28262

EDNA CHARLES
12705 OLDEHURST PLACE
CHARLOTTE, NC 28262

BEN BIN WANG
AMY XUE SHEN
5131 BLUE LAKE CREEK TRL
KATY, TX 77494-1963

BRENDA SINGH
JEREMIAH SINGH
12708 OLDHURST PL
CHARLOTTE, NC 28262

INDYA R DAVIS
12704 OLDEHURST PL
CHARLOTTE, NC 28262

TREBOR WASHINGTON
CHARLEEN W WASHINGTON
703 POTENZA DR APT A
CHARLOTTE, NC 28262

JOHN C MARTIN
227 WRAYHILL DR
CHARLOTTE, NC 28262

VICKI MERRITT
231 WRAYHILL DR
CHARLOTTE, NC 28262

ORGENE C COWELL
303 WRAYHILL DR
CHARLOTTE, NC 28262

NICHOLE GARDNER
307 WRAYHILL DR
CHARLOTTE, NC 28262

RAJESH G PATEL
RAXABEN R PATEL
311 WRAYHILL DR
CHARLOTTE, NC 28262

KEITH BROOM
SHARON BROOM
315 WRAYHILL DR
CHARLOTTE, NC 28262

YOLANDA WADE
TERRY WADE
319 WRAYHILL DR
CHARLOTTE, NC 28262

BRIGHAM LEE HOUSEKNECHT
JENNIFER HOUSEKNECHT
405 WRAYHILL DR
CHARLOTTE, NC 28262

DERRICK E GATES
MONIQUE C EVANS
417 WRAYHILL DR
CHARLOTTE, NC 28262

STEVEN DELLINGER
421 WRAYHILL DR
CHARLOTTE, NC 28262

NAIMBA MIATA COOPER
425 WRAYHILL DR
CHARLOTTE, NC 28262

PEGGY LYNN RADKE
429 WRAYHILL DR
CHARLOTTE, NC 28262

AMBER SPIVEY
12536 OAKTON HUNT DR
CHARLOTTE, NC 28262

MARY ANN JACKSON
12532 OAKTON HUNT DR
CHARLOTTE, NC 28262

WILLIAM RAMOS
JOANN RAMOS
12528 OAKTON HUNT DR
CHARLOTTE, NC 28262

SHAWN S SPRING
12524 OAKTON HUNT DR
CHARLOTTE, NC 28262

HOMEOWNERS ASSOC INC VILLAGE
AT WITHROW DOWNS II
PO BOX 1278
MATTHEWS, NC 28106

SANDRA HIBBERT
12506 OAKTON HUNT DR
CHARLOTTE, NC 28262

KENNETH DUNMEYER
12432 OAKTON HUNT DR
CHARLOTTE, NC 28262

ALEKSANDR KALYUZHNY
LIDIYA DALYUZHNY
12428 OAKTON HUNT DR
CHARLOTTE, NC 28262

CAROLYN M CHANEY
CRAIG C CHANEY
12424 OAKTON HUNT DR
CHARLOTTE, NC 28262

JEREMIAH HOPES
DONNA M HOPES
2212 E WILLIAMS FIELD RD STE 215
GILBERT, AZ 85295

AL TERRIK BOGAR
13300 LONG COMMON PARKWAY
HUNTERSVILLE, NC 28078

ANDREW LEE
MARTHA LEE
12511 OAKTON HUNT DR
CHARLOTTE, NC 28262

PROGRESS RESIDENTIAL 2015-2
BORROWER LLC
201 N FRANKLIN ST STE 1750
TAMPA, FL 33602

ALEJANDRO HERRERA
403 GOODLOE DR
CHARLOTTE, NC 28262

HUONG LUONG
407 GOODLOE DR
CHARLOTTE, NC 28262

LEE R DANIELS
12615 OAKTON HUNT DR
CHARLOTTE, NC 28262

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

KENNETH BROWN
13340 PHILIP MICHAEL RD
HUNTERSVILLE, NC 28078

PROGRESS RESIDENTIAL 2015-2
BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NATHAN H MILLER
1226 HEBERLING ST NW
PALM BAY, FL 32907

1152 LLC
5601 VIRGINIA BEACH BV
VIRGINIA BEACH, VA 23462

GRIMMER H C DEVELOPMENT CO
LLC
PO BOX 1278
MATTHEWS, NC 28106

MARWAN MARZOUK
SAHAR MARZOUK
12508 GENOA LN
CHARLOTTE, NC 28262

BAXTER EDWARD MCDONALD
12762 US HIGHWAY 29
CHARLOTTE, NC 28262

TREVI PARTNERS LLC
14 MIDTOWN PARK EAST
MOBILE, AL 36606

WITHROW DOWNS HOMEOWNERS
ASSOCIATION
CAMISHA FARRIS
417 WITHERSHINN DR
CHARLOTTE NC 28262

WITHROW DOWNS HOMEOWNERS
ASSOCIATION
ZANDRA ALLEN
12114 LAVERSHIRE CT
CHARLOTTE NC 28262

