



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

April 26, 2019

Dear Neighbors:

We invite you to attend a neighborhood meeting to receive a presentation on a rezoning petition for approximately 29 acres located adjacent to the Interstate 485 right of way and adjacent to the Seaboard Coast Line Railroad right of way, north of Old Moores Chapel Road. The purpose of this request is to allow a technical amendment to the existing zoning plan originally approved in 2005, to permit townhome development in an area that had been designated for multifamily housing. No changes in the approved density or total number of residential units will occur as part of this request. For more information on this petition, please go to the link below:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-045.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 Wednesday May 8th at 6:00 p.m. in the Community Room at the West Boulevard branch of the Mecklenburg County Library, located at 2157 West Boulevard. 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 FORM
PETITION 2019-045**

Date of original contact: April 26, 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 50 letters mailed. Both the mailing list and invitation letters are attached.

May 8, 2019
6:00 p.m.

Date, time and location of meetings West Blvd. Public Library
:

Charlotte, North Carolina

Persons in attendance at meetings: Attendance was taken with approximately 8 persons attending the meeting (Sign-in Sheets attached)..

Larry Reed, Brian Smith, and Walter Fields 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 explained the history of the site and that the request was a technical change to the plan to allow townhomes in an area previously shown as traditional multifamily housing. There were questions about the site plan and the improvements that would be made as part of the development of the site. Questions about storm water, property values in the area, traffic on Mt. Holly Road, and the anticipated price of the homes. No changes were made to the plan as a result of the community meeting but several changes were made in response to staff comments.

2019-045
JERRY M LEE
217 HANSARD DR
CHARLOTTE, NC 28214

2019-045
JERRY M LEE
217 HANSARD DR
CHARLOTTE, NC 28214

2019-045
CITY OF CHARLOTTE
600 E 4TH ST
CHARLOTTE, NC 28202

2019-045
STEVEN ALAN GRIFFIN
1824 CHARLES RAPER JONAS HIGHWAY
MT HOLLY, NC 28120

2019-045
FRANK HUFFSTICKLER
HELEN K HUFFSTICKLER
9210 ELGIN DR
CHARLOTTE, NC 28214

2019-045
SYBIL B CLARKSON
9122 ELGIN DR
CHARLOTTE, NC 28214

2019-045
KENNETH A LOVE
PO BOX 242
PAW CREEK, NC 28130

2019-045
THOMAS M CALDWELL
GLORIA W CALDWELL
9131 ELGIN DR
CHARLOTTE, NC 28214

2019-045
TONY M PRICE
CYNTHIA R PRICE
9011 MOUNT HOLLY RD
CHARLOTTE, NC 28214

2019-045
RAY L TYSON
JANIS B TYSON
207 ROCKWOOD DR
CHARLOTTE, NC 28214

2019-045
TONY M PRICE
CYNTHIA R PRICE
9011 MT HOLLY RD
CHARLOTTE, NC 28214

2019-045
JERRY LEE
RITA LEE
217 HANSARD DR
CHARLOTTE, NC 28214

2019-045
MICHAEL W YOUNG
7151 PLEASANT GROVE RD
CHARLOTTE, NC 28216

2019-045
THE ELKINS PROPERTIES FAMILY
LIMITED PARTNERSHIP
17006 PIERMONT ST
DAVIDSON, NC 28036

2019-045
DAWN E BROOKS
9202 ELGIN DR
CHARLOTTE, NC 28208

2019-045
JERRY LORINE DELLINGER
JOYCE MOORE
506 MAYMONT DR
CRAMERTON, NC 28032

2019-045
NO FEAR INVESTMENTS LLC
5219 THE PLAZA
CHARLOTTE, NC 28215

2019-045
NORTH MECKLENBURG PROPERTIES LLC
PO BOX 601
STANLEY, NC 28164

2019-045
BRANDON A HARRIS
123 ROCKWOOD DR
CHARLOTTE, NC 28214

2019-045
LOCOMOTIVE LAND CO LLC
ATTN: LESLIE JOHNSON
128 BUNKER WAY
MOORESVILLE, NC 28117

2019-045
BARRY S KILLMAN
BETTY J KILLMAN
200 LEE DR
CHARLOTTE, NC 28214

2019-045
SEABOARD COASTLINE RAILROAD CO
3600 W BROAD ST
RICHMOND, VA 23230

2019-045
JAMES D WILKINSON
SANDRA K WILKINSON
3039 ED REID ST
CHARLOTTE, NC 28216

2019-045
DOROTHY L HEDSPETH
121 SPRINGHILL RD
CHARLOTTE, NC 28214

2019-045
INDALECIO FELIX
9130 ELGIN DR
CHARLOTTE, NC 28214

2019-045
WREXHAM LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121

2019-045
ESTATE OF VERNIE L HOUSER
9123 ELGIN DR
CHARLOTTE, NC 28214

2019-045
FRANK HUFFSTICKLER
HELEN K HUFFSTICKLER
9210 ELGIN DR
CHARLOTTE, NC 28214

2019-045
ADRIAN L LAYE
JOHNNIE F LAYE
201 ROCKWOOD DR
CHARLOTTE, NC 28214

2019-045
MAGA DEVELOPMENT LLC
2410 SOUTH PROVIDENCE RD
WAXHAW, NC 28104

2019-045

MOORES CHAPEL HOLDINGS LLC
C/O LOCKARD COMPANIES INC
4501 PRAIRIE PKWY
CEDAR FALLS, IA 50613

2019-045

MT HOLLY DEVELOPERS LLC
4501 PRAIRIE PKWY
CEDAR FALLS, IA 50613

2019-045
Belmeade Green Homeowners Assn Inc.
Gina Gupton
733 Belmeade Green Dr
Charlotte, NC 28214

2019-045
Belmeade Green Homeowners Assn Inc.
T.J. Wilson
10326 Hugue Wy
Charlotte, NC 28214

2019-045
Cedar Mill HOA
Chiquena Moody
507 Knothole Ln
Charlotte, NC 28214

2019-045
Cedar Mill HOA
Elaine Tanner
9741 Turning Wheel Drive
Charlotte, NC 28214

2019-045
Cedar Mill Homeowners Neighborhoods
Khadijah Karriem
2222 Sonoma Valley Dr
Charlotte, NC 28214

2019-045
Cedar Mill Homeowners Neighborhoods
Maurice Karriem
2222 Sonoma Valley Drive
Charlotte, NC 28214

2019-045
Cedar Mill Homeowners Neighborhoods
Ronnie E. Lail
2705 Grain Mill Ln
Charlotte, NC 28214

2019-045
Coulwood Community Council
Frank August Kretschmer II
206 Enwood Dr
Charlotte, NC 28214

2019-045
Coulwood Community Council
Glenn & Robin Gurley
623 Pecanwood Rd
Charlotte, NC 28214

2019-045
Coulwood Hills Community Council
Gus Kretschmer
206 Enwood Drive
Charlotte, NC 28214

2019-045
Drills of Hope
Robin Woods
8909 Belle Bragg Way
Charlotte, NC 28214

2019-045
Forest Pawtuckett Strong Nbrhd Assn
Bertie Loftin
6752 Sullins Rd
Charlotte, NC

2019-045
Paw Creek/ White Water
Ann-Marie Fallon
1412 Henry David Court
Charlotte, NC 28214

2019-045
Pine Island
Lesley McKendrick
1940 Stoneyridge Dr.
Charlotte, NC 28214

2019-045
Pine Island Homeowners Association
Edna Chirico
1904 Stoneyridge Dr
Charlotte, NC 28214

2019-045
Sadler Ridge Homeowners Association
Carol Scally
939 Rucker Cliff Dr
Charlotte, NC 28214

2019-045
Stoney Pointe Neighborhood Org
Reggie King
2109 Colony Hill Dr
Charlotte, NC 28214

2019-045
Thrift United Methodist Church
Charles DiRico
6752 Sullins Rd
Charlotte, NC 28214

2019-045
Tilden Rd Neighborhood
Lori Henderson
800 Tilden Rd
Charlotte, NC 28214

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