

## COMMUNITY MEETING REPORT

Petitioner: Whitestone Holdings Inc. /Mark Bolous

Rezoning Petition No. 2019-141

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 (November 30<sup>th</sup>, 2019). A copy of the written notice is attached here to as **Exhibit B**.

**DATE, TIME AND LOCATION OF MEETING:** The Community Meeting was held on (December 12<sup>th</sup>, 2019 at 6:30 PM at Charlotte Gospel Hall, located at Charlotte Gospel Hall, 1125 N Sharon Amity Rd. Charlotte, NC 28211. (a few blocks from the subject site).

**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 David Wales, Salt & Light Builders and Mark Bolous, Whitestone Holdings Inc.

**SUMMARY OF PRESENTATION/DISCUSSION:** Mark Bolous, the petitioner, welcomed the attendees and introduced the Petitioner's team. Mark Bolous indicated that the Petitioner proposed to rezone an approximately 0.44 acre site (the "Site") 1239 N. Sharon Amity Road on the west corner of N. Sharon Amity Rd and Castleton Rd R-3 zoning district to UR-2 (CD) zoning district. Mark Bolous 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.

Both David Wales and Mark Bolous proceeded to provided background information about the Petitioner's experience and the typical operation of its facilities. David Wales then presented the site plan and pointed out various commitments made by the Petitioner. David Wales showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Detailed minutes of the conversation about the rezoning are attached as **Exhibit D** provided including questions, responses and any commitments made by the petitioner.

Respectfully submitted, this 17<sup>th</sup> day of December, 2019.

cc: Charlotte-Mecklenburg Planning Department

## EXHIBIT A

### File 1 provided by Zoning

2019-141	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-141	15720311	CHARLOTTE YORK RITE BODIES				PO BOX 3090		CHARLOTTE	NC	28210
2019-141	15720312	WHITESTONE HOLDINGS INC				400 ROSELAWN PL		CHARLOTTE	NC	28211
2019-141	15720314	KELLER	PATRICIA	GERALD M	KELLER	4340 CASTLETON RD		CHARLOTTE	NC	28211
2019-141	15720337	SCHOLD	JOSEPH G	SUSAN E	SCHOLD	4409 WORDSWORTH LN		CHARLOTTE	NC	28211
2019-141	15720338	BETHMANN	JAMES SPENCER	JENNIFER LYN	BETHMANN	4414 WORDSWORTH LN		CHARLOTTE	NC	28211
2019-141	15720339	CABLE	LAUREN GRAY	GREGORY K	CABLE	4410 WORDSWORTH LN		CHARLOTTE	NC	28211
2019-141	15720347	KATOPODIS	JOHN W			1211 MENDENHALL CT		CHARLOTTE	NC	28211
2019-141	15720348	FERRIE	TRAVIS J			1215 MENDENHALL CT		CHARLOTTE	NC	28211
2019-141	15720349	LOVE	ZACHARY MITCHELL	AJSELA	LOVE	1218 MENDELL HALL CT		CHARLOTTE	NC	28211
2019-141	15720350	FOERSTER	ANNELIESE H			1214 MENDENHALL CT		CHARLOTTE	NC	28211
2019-141	15720351	RITCHIE	DAVID K	MEREDITH F	RITCHIE	1210 MENDENHALL CT		CHARLOTTE	NC	28211
2019-141	15720352	TUKEL	TIMUR			1206 MENDENHALL CT		CHARLOTTE	NC	28211
2019-141	15720606	SOULE	JAMES N	LOIS B	SOULE	4347 CASTLETON RD		CHARLOTTE	NC	28211
2019-141	15720607	JOSEY	GINA			4401 CASTLETON RD		CHARLOTTE	NC	28211
2019-141	15720608	GAMBIL	JAMES W			4411 CASTLETON RD		CHARLOTTE	NC	28211
2019-141	15720609	MOYO	SIBUSISO	APRIL ANGELA	MOYO	4419 CASTLETON RD		CHARLOTTE	NC	28211
2019-141	15720610	LEE	FRANK M			2130 CHARLOTTE DR		CHARLOTTE	NC	28203
2019-141	15720611	COWICK	RONALD PETER	CAROL L	COWICK	1325 N SHARON AMITY RD		CHARLOTTE	NC	28211
2019-141	15720612	BROWN	WADE L	KELLY G	BROWN	4420 CRAIG AVE		CHARLOTTE	NC	28211
2019-141	15720613	FOSTER	LESTER JR			4410 CRAIG AVE		CHARLOTTE	NC	28211
2019-141	15720614	WATTS	BENNIE THOMAS			4400 CRAIG AVE		CHARLOTTE	NC	28211
2019-141	16314205	CAMPBELL	ALEXANDER	JAMIE	CAMPBELL	1214 N SHARON AMITY RD		CHARLOTTE	NC	28211
2019-141	16314206	HICKS	SHERRY K			1230 N SHARON AMITY RD		CHARLOTTE	NC	28211
2019-141	16314215	SHIM	WEE S	MI K	SHIM	4406 CHARLESTOWNE MANOR DR		CHARLOTTE	NC	28211
2019-141	16314216	TRAKAS	JUSTIN E	ERIN V	TRAKAS	4400 CHARLESTOWNE MANOR DR		CHARLOTTE	NC	28211
2019-141	16314301	FOGLER	EMMA LEE			1300 N SHARON AMITY RD		CHARLOTTE	NC	28211
2019-141	16314302	BRUTON	PHYLLIS KAY	KEVIN R	URQUHART	4515 CASTLETON RD		CHARLOTTE	NC	28211
2019-141	16314312	HAUGH	MICHAEL M	HANNAH D	OLEKSAK	1320 N SHARON AMITY RD		CHARLOTTE	NC	28211
2019-141	16314313	WILLIS	DONNA F			1312 N SHARON AMITY RD		CHARLOTTE	NC	28211

### File 2 provided by Zoning

2019-141	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-141	Amity Gardens Neighborhood Association	Luke	Carter	5237 Lynnville Ave		CHARLOTTE	NC	28211
2019-141	Amity Place Homeowners Association	Michael	Icenhour	4319 Wordsworth Ln		CHARLOTTE	NC	28211
2019-141	Collinswood Neighborhood Association	Mike	Farrell	4808 Walker Rd		CHARLOTTE	NC	28211
2019-141	Cotswold Neighborhood Assoc.	Will	Getter	1021 Churchill Dr 1		CHARLOTTE	NC	28211
2019-141	Giverny Homeowners Association	Robin	Gill	4527 Gaynor Rd	Unit 301	CHARLOTTE	NC	28211
2019-141	Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		CHARLOTTE	NC	28211
2019-141	Huntingtowne Farms Neighborhood Association	Doug	Bell	236 Hunter Ln		CHARLOTTE	NC	28211
2019-141	Monroe Road Advocates (MORA)	Kathy	Hill	1300 Braeburn Road		CHARLOTTE	NC	28211
2019-141	Ramblewood Neighborhood Association	Hal	Turner	4733 Gaynor Rd		CHARLOTTE	NC	28211
2019-141	Randolph Park Civic Association	Maureen	Cherry	516 Chillingworth Ln		CHARLOTTE	NC	28211
2019-141	Stonehaven Neighborhood Association	Barbara	Birge	1406 Redcoat Dr		CHARLOTTE	NC	28211
2019-141	Woodburn Neighborhood Community Watch	Stephen	Bruce	5842 McNair Rd		CHARLOTTE	NC	28211

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition **2019-141** filed by **Whitestone Holdings Inc.**  
To rezone approximately 0.44 acres located on the west corner of N. Sharon Amity Rd and  
Castleton Rd. to allow the development of two duplexes and one single family home.

**Date and Time of Meeting:** Thursday, December 12, 2019 at 6:30 PM.

**Place of Meeting:** Charlotte Gospel Hall, 1125 N Sharon Amity Rd. Charlotte, NC 28211

**Petitioner:** Whitestone Holdings Inc.

**Petition No.:** 2019-141

We are assisting **Whitestone Holdings Inc.** (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.44 acre site (the "Site") located on the west corner of N. Sharon Amity Rd and Castleton Rd. from the R-3 zoning district to UR-2 (CD) zoning district. The purpose of the rezoning is to permit the development of two duplexes and one single family home.

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 Thursday, December 12, 2019 at 6:30 PM at Charlotte Gospel Hall, 1125 N Sharon Amity Rd. Charlotte, NC 28211. 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 (Mark Bolous at 732-766-5158 or markbolous@gmail.com).

cc: Matthew Newton, City Councilmen  
John Kinley, Zoning Staff

Date Mailed: November 30 , 2019



**Meeting Minutes**

**Date and Time of Meeting:** Thursday, December 12, 2019 at 6:30 PM.

**Place of Meeting:** Charlotte Gospel Hall, 1125 N Sharon Amity Rd. Charlotte, NC 28211

**Petitioner:** Whitestone Holdings Inc.

**Petition No.:** 2019-141

1. Before the meeting began, Mark Bolous & David Wales greeted each attendee individually and each party spent a few minutes getting to know one another.
2. Both Mark Bolous & David Wales formally welcomed and thanked each neighbor who was able to attend.
3. Background on each respective petitioner's background to their companies and experience was provided before the Power Point presentation began.
4. David Wales presented the project in its entirety both overall and in details including, sidewalks, planting strips, curbs, elevations from the front, side and rear, how the homes will be situated on Castleton and proximity to Sharon Amity.
5. A detailed description of the current site plan was provided.
6. Richard Todd asked about the orientation would be to Sharon Amity which was depicted via maps.
7. Richard Todd provided some history of the previous owner that the home was a old farmhouse a long time ago as he was a long-time resident in the area.
8. David mentioned that they would not be bigger homes but rather in the 2600-3000 sq foot range.
9. David mentioned that there would be a wrap-around porch for the single family home and that the materials depicted are represented and not necessarily final.
10. Mark Bolous provided a high-level timeline of potentially breaking ground in the first quarter of 2020 and the homes should be ready in the 4<sup>th</sup> quarter of 2020.
11. Sibusiso Moyo, asked how much space was in-between the homes, and David answered about 40 feet.
12. David mentioned that the backyards are about 30-40 feet as well.
13. David mentioned that most of the garages will be not be front facing.
14. Sibusiso asked about what the BMP meant and David described that it was for the stormwater detention.
15. David mentioned that we also plan to have some fence going around the perimeter for privacy.
16. Gina Josey mentioned that it didn't seem like the lot was large enough to fit the homes to which David described the boundaries further.
17. Sibusiso mentioned some concerns with losing a lot of trees and remove coverage, to which David described that in the BMP and surrounding the BMP will preserve some of the trees that are existing.
18. Richard asked about the current set back of the current house and David displayed on the map the current situation, and that the folks who used to live in the house kept a horse in the back.
19. Gina Josey asked why we would do a single-family home vs. another duplex in the first building, which David replied based on the acreage and zoning limitations we were recommended to do 5 units total to not have too many driveways into the site.
20. Gina also asked about where people would park and expressed concerned with people parking on the street it becomes hard to get into or out of Castleton. David described the width of the current driveways would allow 2 cars to pass by each other as well as in the garages. Also the driveways will be long enough to be able to accommodate at least 2 cars in the driveway.
21. Sibusiso asked about the sidewalk depicted and David provided the expected widths of 6-foot and 8-foot.
22. Sibusiso also asked about the price-point and David mentioned that approximately in the 400 thousand range for the smaller units and the larger unit in the low 500's depending on the market demand.
23. The overall consensus was positive and everyone's questions and concerns were addressed.
24. Mark and David mentioned that our contact information was available via business cards that were provided.
25. Mark & David thanked everyone for coming and adjourned the meeting.