

COMMUNITY MEETING REPORT

Petitioner: DRB Group
Rezoning Petition No. 2019-178

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on January 17, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, January 29, 2020 at 6:30 PM at the Mecklenburg County Bar Center located at 2850 Zebulon Avenue in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were James Martin of the Petitioner, Benji Layman of Isaacs Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-178.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, March 16, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that March 16, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, March 31, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, March 16, 2020 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, April 20, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 11.476 acres and is located between West Trade Street and Rozzelles Ferry Road generally at the intersection of Judson Avenue and Rozzelles Ferry Road and on the east side of Zebulon Avenue. The site is next to and across Judson Avenue and Zebulon Avenue from the Bar Center and it is a part of Greenway Business Center.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned I-2 (CD). The "CD" means that it is a conditional zoning district and that there is a conditional rezoning plan that governs the development and use of the site.

John Carmichael briefly reviewed the zoning classifications of adjacent and nearby parcels of land.

John Carmichael briefly shared the currently approved I-2 (CD) conditional rezoning plan for the site.

John Carmichael stated that pursuant to this Rezoning Petition, DRB Group is requesting that the site be rezoned from the I-2 (CD) zoning district to the UR-C (CD) zoning district to accommodate the development of a maximum of 133 single family attached (townhome) dwelling units on the site or, alternatively, a maximum of 105 single family attached (townhome) dwelling units and a maximum of 12,000 square feet of office and commercial space on the site. With respect to the office and commercial space, the allowed uses would be uses allowed in the B-1 zoning district except that drive-in windows and automotive sales, service and repair would not be permitted. John Carmichael stated that the commercial uses would be located at the intersection of Rozzelles Ferry Road and Judson Avenue and the intersection of Zebulon Avenue and Judson Avenue.

James Martin then addressed the meeting. James Martin introduced himself and provided information on DRB Group. DRB Group consists of Elevate Homes, Dan Ryan Builders and Fielding Homes. James Martin stated that DRB Group is currently located in six states, and DRB Group came to the Charlotte area 1.5 years ago. DRB Group has a regional footprint. DRB Group is a private builder, not a public builder.

James Martin state that the site is part of the Greenway Business Center. James Martin stated that the greenway trail located to the south of the site will ultimately tie into other greenway trails and connect to the Blue Blaze Brewery. James Martin then shared the Petitioner's site plan. He stated that the units long Zebulon Avenue would face Zebulon Avenue, and they would be located on top of the hill. The goal is to place the sidewalk on top of the hill as well. These townhome units, as well as all the townhome units, would be rear loaded-alley fed townhome units. This means the garages would be located at the rear of the townhome units.

James Martin stated that in addition to the garages, there would be additional park spaces provided on the site. The goal is to take cars off of Zebulon Avenue and Judson Avenue. James Martin stated that the units on the southeast corner of the site would face the greenway trail. James Martin stated that you would not see many of the townhome units from Trade Street or Rozzelles Ferry Road.

James Martin then shared the proposed townhome elevations. James Martin stated that the intent is to build these townhome units on the site.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, James Martin stated that there would be single car garages and two car garages.
- In response to a question about sidewalks, John Carmichael stated that DRB Group wants to locate the sidewalk on Zebulon Avenue at the top of the hill behind the existing trees. John Carmichael stated that he and James Martin would talk with the Planning Staff to see if that can be accomplished.
- In response to a question, James Martin stated that the large units would contain approximately 2,000 square feet to approximately 2,600 square feet of floor area, and the smaller units would contain approximately 1,600 square feet to approximately 2,200 square feet of floor area. James Martin stated that the townhome units would have an optional fourth floor with a rooftop terrace. James Martin stated that the townhome units would have a mix of exterior building materials but vinyl siding could not be utilized on the townhome units. James Martin stated that the design of the townhome units would be more traditional as opposed to an urban look.
- In response to a question, James Martin stated that the sidewalk that would be located on top of the hill on Zebulon Avenue would be a public sidewalk. It would be located either in right away or a public sidewalk easement.
- In response to a question as to whether it would be communicated that the sidewalk located on top of the hill on Zebulon Avenue is a public sidewalk, James Martin stated that it would be on the record plat and in the restrictive covenants that the sidewalk on top of the hill on Zebulon Avenue is a public sidewalk.
- In response to a question, James Martin stated that the townhome units would be market rate townhome units. The sales price would range from the upper 300's to the 400's. However, the sales price of these townhome units would be less than the sales price of some townhome units in the general area.
- An attendee stated that the traffic is already an issue on Rozzelles Ferry Road, and that all of the traffic from this neighborhood as well as other neighborhoods funnels to Rozzelles Ferry Road. This individual stated that this proposed development would only worsen the traffic conditions on Rozzelles Ferry Road. This individual stated that hundreds of extra cars would be funneled onto Rozzelles Ferry Road as a result of this proposed development. This individual stated that more walkable developments need to be developed in this area. This individual stated the developers keep eating up sites for residential uses that could be devoted to retail or office uses. This individual feels that it would be better to have jobs in the area rather than more residential units. James Martin stated that there is lot of redevelopment opportunities in the corridor and he feels there is enough acreage towards I-85 for commercial development.
- The same attendee stated that the site should be developed for commercial uses or developed for affordable housing.
- In response to a question as to whether or not the proposed townhome units would be rental units or for sale units, James Martin stated that the townhome units would be for sale units.

- An attendee asked if there are any environmental issues on the site. In response, James Martin stated that one of the first things they do is have a phase one environmental assessment performed by a professional. If anything in the phase one environmental assessment triggers a concern, then they do a phase two environmental assessment, which includes drilling holes in the land, installing monitoring wells and taking soil samples. James Martin stated that the phase one environmental assessment for this site did not reveal any environmental concerns.
- An attendee asked if James Martin has any idea of the types of tenants that would be located in the 12,000 square foot space of commercial space. James Martin stated that the commercial development is an alternative development scenario. James Martin stated that his company would develop the site entirely with townhomes, and that his company would not develop the commercial space. James Martin stated that the current property owner wanted a commercial option in the event that DRB Group does not close on the entire site.
- An attendee stated that commercial and retail development on this site would add value to the neighborhood. He stated that currently people have to drive everywhere for goods and services. James Martin stated that DRB Group is not a commercial developer. However, he knows that retail developers require a certain amount of rooftops before they will develop a retail and commercial development in an area. James Martin stated that as you see more residential rooftops, you will see more commercial development.
- An attendee stated that once you develop this site, there will be no place for retail space on the site. James Martin stated that there is an opportunity west of the site for smaller scale retail development or restaurant uses.
- An attendee asked if James Martin has a rendering of the potential retail development. James Martin reiterated that DRB Group would not develop retail uses on this site, and he does not have a rendering of any proposed commercial buildings. James Martin showed on the site plan where the commercial and retail space would be developed if in fact it were developed.
- In response to a question, James Martin stated that CDOT did not require DRB Group to have a traffic impact study performed for this proposed development.
- A member of the Mecklenburg County Bar asked if there are any transportation improvements associated with this Rezoning Petition. James Martin stated that there are no required transportation improvements associated with this Rezoning Petition.
- In response to a question, James Martin stated that DRB Group would develop a lighting plan for the site in connection with the development of the site.
- An attendee expressed the concern that residents and guests of this residential community would park on the Bar Center site, and this attendee asked what efforts would be implemented to protect and preserve parking on the Bar Center site. James Martin stated that he could never say that no one would park on the Bar Center site, but they added additional parking spaces on the site in an effort to provide sufficient on-site parking.
- In response to a question, James Martin noted that there is a generous separation between the townhome units and the greenway.
- In response to a question, James Martin confirmed that all of the garages for the townhome units would be accessed from the rear of the townhome units.
- In response to a question, James Martin stated that during the construction of this proposed residential community, vehicular access to the Bar Center site would be maintained.

- James Martin stated that the development of the residential community would be phased. In response to the question on how long it would take to build out this proposed residential community, James Martin stated that he believes they will sell 3 to 4 units per month.
- An attendee asked if phase one does not sell well, what happens to the project. James Martin stated that he believes this proposed residential community will sell well. James Martin stated that DRB Group is a home builder, so DRB Group can buildout the residential community.
- In response to a question, James Martin stated that he did not believe that this proposed residential community would have an adverse impact on the Bar Center. James Martin stated that he did not think that the Bar Center would have an adverse impact on the proposed residential community. He has no concerns in that regard.
- In response to question, James Martin stated that the monument signs for Greenway Business Center would remain in place as he understands it.
- In response to a request, James Martin pointed out the area on which the commercial development would be located if that development alternative is utilized.
- An attendee stated that the commercial development would be beneficial to the community and would create jobs. This attendee is hopeful that the commercial component will be developed. This attendee stated that he did not expect that this site would be developed for residential purposes.
- An attendee asked what would be the deciding factor between developing the site entirely for residential uses and developing the site with a mixture of residential uses and commercial uses. James Martin stated that DRB Group is buying the property in two phases. The first phase does not include that part of the site where commercial uses could be located under the rezoning plan. If DRB Group does not close on the phase two property, then the current owner of the phase two property could develop the phase two property for commercial purposes. James Martin emphasized that it is the intent of DRB Group to purchase the entire site and to develop townhomes on the entire site.
- In response to a question regarding the installation of art, James Martin stated that DRB Group has not planned for the installation of art on the site. However, the current stone columns on the site look good and will remain in place as he understands it.
- An attendee asked if DRB Group planned to embellish the existing greenway next to the site. James Martin stated that there are no current plans to do so.
- An attendee asked if DRB Group can consider some enhancement to the existing greenway, and James Martin stated that DRB Group will consider it. James Martin stated that he will reach out to Mecklenburg County Parks and Recreation Department. James Martin stated that he is not sure about this, but he believes the current owner of the site actually built the greenway trail.
- In response to question, James Martin stated that this proposed development would have a homeowners association.
- An attendee stated that if my business were located where the Bar Center is located, I would be concerned that people would cut through our parking lot. She stated that there is no mention of a fence to protect the Bar Center.

- An attendee stated that she sees a safety issue with this proposed development. She does not see fencing or shrubbery located around the perimeter of the proposed residential community. She knows that there is a Boys and Girls Club across the street from the site. James Martin stated that there is a lot of vacant land in this area. He stated that adding residents to this area will put more eyes on the streets, and residents will police their own area. James Martin stated that there are no current plans to fence the perimeter of the site.
- An attendee stated that he believes that this proposed development will enhance the area and that this proposed development is a great idea.
- Another attendee stated that this proposed development is a far cry from what was previously on this site. This area use to be an unsafe area.
- James Martin stated that the site design is not that compact. DRB Group could squeeze more units on the site. An attendee stated that he agrees that DRB Group did not cram units on the site. This attendee stated that this would be a nice development even though he does not like the idea.
- In response to a question, James Martin stated that some trees will come down while other trees will remain.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

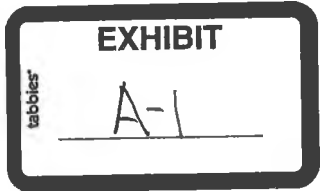
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 10th day of February, 2020

DRB Group, Petitioner

cc: Ms. Lisa Arnold, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-178	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	Z/PCODE
2019-178	06902711	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902712	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902713	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902714	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902715	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902716	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902717	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902718	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902719	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902721	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2019-178	06902722	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902723	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-178	06902724	HARRIS	JUANITA J		MRS LUTHER BY ENT	2637 ROSLYN AVE		CHARLOTTE	NC	28208
2019-178	06902725	PEE	SPENCER JR	HELEN W	PEE	703 WALNUT AV		CHARLOTTE	NC	28208
2019-178	06902726	PIPIE	RENATO			2645 ROSLYN AVE		CHARLOTTE	NC	28208
2019-178	06902727	CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2019-178	06904102	INDUSTRIAL CONTAINER SERVICES-NC LLC				1540 SOUTH GREENWOOD AV		MONTEBELLO	CA	90640
2019-178	06904103	EPES				59 WRIGHT BLVD		HOPEWELL JCT	NY	12533
2019-178	06904111	HOUJIADAS	GWENDOLYN P		A P KASSOW (CO-TST I/JT)	416 GREYSTONE RD		CHARLOTTE	NC	28209
2019-178	06904112	SAYMEH	VIC JOHN			3914 NEON LN		CHARLOTTE	NC	28270
2019-178	06904113	SAYMEH	JAMAL	HEBA MAHMOUD	ALASFAR	3914 NEON LN		CHARLOTTE	NC	28270
2019-178	06904114	PETERSON	JAMAL	HEBA MAHMOUD	ALASFAR	304 WESTWOOD AVE		CHARLOTTE	NC	28203
2019-178	06904115	PETERSON	MARY BETH			304 WESTWOOD AVE		CHARLOTTE	NC	28203
2019-178	06904116	HEMINGWAY JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904117	GRACE HERITAGE LLC				2850 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-178	06904118	GRACE HERITAGE LLC				2850 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-178	06904119	HEMINGWAY JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904120	GRACE HERITAGE LLC				2850 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-178	06904121	GRACE HERITAGE LLC				2850 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-178	06904122	FESSENASION	EFREM			10048 ATKINS RIDGE DR		CHARLOTTE	NC	28213
2019-178	06904127	HEMINGWAY JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904128	REGAL JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904129	U S CARWASH INC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904130	REGAL JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904131	U S CARWASH INC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904132	REGAL JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28217
2019-178	06904133	REGAL JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28217
2019-178	06904134	HEMINGWAY JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904135	HEMINGWAY JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904136	TRSTE III KANNAPOLIS LLC				2730 ROZZELLES FERRY RD STE A		CHARLOTTE	NC	28217
2019-178	06904137	TRSTE III KANNAPOLIS LLC				2730 ROZZELLES FERRY RD STE A		CHARLOTTE	NC	28208
2019-178	06904138	MECKLENBURG BAR FOUNDATION				2850 ZEBULON AVE		CHARLOTTE	NC	28208
2019-178	06904140	ZEBULON AVENUE LLC				222 WESLEY HEIGHTS WAY		CHARLOTTE	NC	28208
2019-178	06904141	GREENWAY BUSSINESS CENTER OWNERS ASSOC INC				2730 ROZZELLES FERRY RD STE A		CHARLOTTE	NC	28208
2019-178	06904142	JUSTICE LLC				600 CAMBORNE PLACE		CHARLOTTE	NC	28202
2019-178	06904143	MECKLENBURG COUNTY				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06904144	HEMINGWAY JOAN LLC				2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2019-178	06905101A	CONCRETE SUPPLY CO LLC				PO BOX 5247		CHARLOTTE	NC	28275
2019-178	06905101B	CONCRETE SUPPLY CO LLC				PO BOX 5247		CHARLOTTE	NC	28275
2019-178	06905102	INDUSTRIAL CONTAINER SERVICES-NC LLC				1540 SOUTH GREENWOOD AV		MONTEBELLO	CA	90640
2019-178	06905103	INDUSTRIAL CONTAINER SERVICES-NC LLC				1540 SOUTH GREENWOOD AV		MONTEBELLO	CA	90640
2019-178	06905104	WITHERSPOON	FRAN			PO BOX 690891		CHARLOTTE	NC	28277
2019-178	06905105	MECKLENBURG COUNTY				2145 SUTLE AVE		CHARLOTTE	NC	28208
2019-178	06905106	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2019-178	06905107	GRAHAM	HENRY			4149 RIVERBANK DR		ORANGEBURG	SC	29118
2019-178	06905108	MECKLENBURG COUNTY				700 NORTH TRYON ST		CHARLOTTE	NC	28202
2019-178	06905109	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2019-178	06905110	MECKLENBURG COUNTY				700 NORTH TRYON ST		CHARLOTTE	NC	28202
2019-178	06905111	MECKLENBURG COUNTY				700 NORTH TRYON ST		CHARLOTTE	NC	28202
2019-178	07114111	NICHOLS	BOBBY E			9827 COLLEGEVIEW LN		CHARLOTTE	NC	28262
2019-178	07114112	MOUSTAFA	MOHAMED			2917 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-178	07114113	MOUSTAFA	MOHAMED			2917 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-178	07114114	GLADDEN	MICHAEL WAYNE			6430 SIMPSON RD		CHARLOTTE	NC	28216
2019-178	07114115	GLADDEN	MICHAEL WAYNE			6430 SIMPSON RD		CHARLOTTE	NC	28216
2019-178	07114119	JUGIS	PETER J			1123 SOUTH CHURCH ST		CHARLOTTE	NC	28203
2019-178	07114301	T & D ESTATES LLC				1026 CHARTER PL		CHARLOTTE	NC	28211
2019-178	07114303	T & D ESTATES LLC				1026 CHARTER PL		CHARLOTTE	NC	28211
2019-178	07114304	AIRPORT WAREHOUSE AT CHARLOTTE LLC				2730 ROZZELLES FERRY RD STE A		CHARLOTTE	NC	28208
2019-178	07114305	PCG CAPITAL FUNDING GROUP LLC				2825-2831 ROZZELLES FERRY RD		CHARLOTTE	NC	28214
2019-178	07114306	PCG CAPITAL FUNDING GROUP LLC				2825-2831 ROZZELLES FERRY RD		CHARLOTTE	NC	28214
2019-178	07114307	PCG CAPITAL FUNDING GROUP LLC				2825-2831 ROZZELLES FERRY RD		CHARLOTTE	NC	28214
2019-178	07114308	MOMENTUM REALTY ACQUISITIONS LLC				15 ALIDA ST		YONKERS	NY	10704
2019-178	07114309	BRITT	FORDE	JESSICA	BRITT	100 BACON AV		CHARLOTTE	NC	28208
2019-178	07114310	RHODES	CECIL	SANDRA	RHODES	4813 CHEVIOT RD		CHARLOTTE	NC	28269
2019-178	07114311	RHODES	CECIL	SANDRA	RHODES	4813 CHEVIOT RD		CHARLOTTE	NC	28269
2019-178	07114312	RHODES	CECIL	SANDRA K	RHODES	4813 CHEVIOT RD		CHARLOTTE	NC	28269
2019-178	07114342	SHAW	KAREN C			9815 CHINA GROVE CHURCH DR		CHARLOTTE	NC	28134
2019-178	07114343	MUNGO	FREDDIE LEE			8801 MCMILLIAN DR		HARRISBURG	NC	28075
2019-178	07114347	MUNGO	FREDDIE LEE			8801 MCMILLIAN DR		HARRISBURG	NC	28075
2019-178	07114348	MUNGO	FREDDIE LEE			8801 MCMILLIAN DR		HARRISBURG	NC	28075
2019-178	07114350	T & D ESTATES LLC				1026 CHARTER PL		CHARLOTTE	NC	28211



2019-178	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-178	Beatties Ford Road Area	Kinena	Dent- Smith	1900 Grier Avenue		Charlotte	NC	28216
2019-178	Beatties Ford Road Vocational Trade Center	Frances	Hall	1406 Beatties Ford Road		Charlotte	NC	28216
2019-178	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2019-178	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2019-178	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2019-178	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2019-178	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2019-178	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2019-178	Biddleville Smallwood Community Organization (BSCO)	Lucas	Blanchard	2121 Roslyn Avenue		Charlotte	NC	28208
2019-178	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2019-178	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2019-178	Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2019-178	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2019-178	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2019-178	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2019-178	Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2019-178	Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2019-178	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2019-178	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2019-178	Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Av		Charlotte	NC	28216
2019-178	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2019-178	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2019-178	Lake Arbor Tenant Association	Apryl	Lewis	4100 Glenwood Dr		Charlotte	NC	28208
2019-178	Lakewood Community Development Corpotation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2019-178	Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2019-178	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2019-178	Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2019-178	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2019-178	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2019-178	Lincoln Heights Neighborhood Association	Michelle	Sutton	2008 St Mark St		Charlotte	NC	28216
2019-178	Lincoln Heights Neighborhood Association	Thelma	Byers-Bailey	1816 Beatties Ford Rd		Charlotte	NC	28216
2019-178	Lookout Point Owners Association	Bruce A.	Andersen	1816 Beatties Ford Rd		Charlotte	NC	28216
2019-178	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2019-178	New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2019-178	Northwest Service Center	Eleanor	Washington	3401 Kentucky Av		Charlotte	NC	28216
2019-178	Oaklawn Park Community Improvement Organization	Anna	Hood	1327 Orvis Street		Charlotte	NC	28216
2019-178	Oaklawn Park Community Improvement Organization	William	Worsley	1713 Miles Ct		Charlotte	NC	28216
2019-178	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2019-178	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2019-178	Parkview Neighborhood Asso.	Don	Johnson	3100 Avalon Ave		Charlotte	NC	28208
2019-178	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2019-178	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2019-178	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2019-178	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2019-178	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2019-178	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2019-178	Tanners Creek Homeowners Association	Denny	Seitz	1800 Taylor Av		Charlotte	NC	28216
2019-178	Taylor-Lasalle Crime Watch Committee	Jerry	Black	1626 Taylor Av		Charlotte	NC	28216
2019-178	Tuckaseegee Road West	Virginia D.	Townsend	2011 Quentin St		Charlotte	NC	28216
2019-178	University Park Neighborhood Association	Carolyn	Fuller	2700 Lasalle Street		Charlotte	NC	28216
2019-178	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-178** filed by DRB Group to request the rezoning of an approximately 11.476 acre site located between West Trade Street and Rozzelles Ferry Road and generally at the intersection of Judson Avenue and Rozzelles Ferry Road and on the east side of Zebulon Avenue

Date and Time of Meeting: Wednesday, January 29, 2020 at 6:30 p.m.

Place of Meeting: Mecklenburg County Bar Center
2850 Zebulon Avenue
Charlotte, North Carolina 28208

We are assisting DRB Group (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 11.476 acre site located between West Trade Street and Rozzelles Ferry Road and generally at the intersection of Judson Avenue and Rozzelles Ferry Road and on the east side of Zebulon Avenue from the I-2 (CD) zoning district to the UR-C (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum of 133 single family attached (townhome) dwelling units on the site, or, alternatively, a maximum of 105 single family attached (townhome) dwelling units and a maximum of 12,000 square feet of office and commercial space on the site.

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 Planning, Design & Development Department'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.

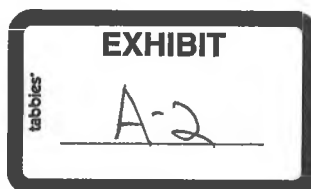
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 29, 2020 at 6:30 p.m. at the Mecklenburg County Bar Center located at 2850 Zebulon Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Malcolm Graham, Charlotte City Council District 2 (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: January 17, 2020





Community Meeting Sign-in-Sheet

DRB Group, Petitioner -- Rezoning Petition No. 2019-178

Mecklenburg County Bar Center
2850 Zebulon Avenue, Charlotte, NC 28208

Wednesday, January 29, 2020 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Fred DeVore	438 ²⁸²⁰⁷ Owens Rd, Charlotte	704-377- ⁵²⁴² 3242	fdevore@devact.com
2.	BRENDAN K. MAGINNIS	711 SUDON DR, 28216		BRENDAN.MAGINNIS@YAHOO.COM
3.	Grace Heritoy-LLC Jesse Howie	2850 Rozelle Ferry Rd 2800 " " " 2806 " " "	(704) 363-5914	jhowie105@gmail.com
4.	Sandra Wilson	106 N. Gregg St. 28216	240-604-8698	wilss5@aol.com
5.	CHRIS LAM	214 N. TAYLOR ST, Ste 3700 CA 28202	704-338-6059	CLAM@BROAD.COM
6.	Cooper Morrison	605 Berkeley Ave Charlotte NC 28203	704-450-2584	cooper.morrison@beauxwright.com
7.	FORDE RICH	100 BACON AVE	704.351.3334	<hr/>
8.	Amar Johnson	409 Coxe Avenue Charlotte, NC 28208	704 550 7119	aaaj@carolinarr.com
9.	William Hughes Jr	1513 Russell Ave Charlotte NC 28208	(704) 299-4420	william.h.hughes@gmail.com


1/29/20

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	ROBERT SWEENEY	2626 TANGLEWOOD LANE	704-365-2152	bob@rjsproperties.com
11.	RJSweeney	539 DuLisct	7046613352	RJ@RJSproperties.com
12.	David Butts	2220 Roslyn Ave	704-999-4606	gdgdingconstruction@gmail.com
13.	J Tanya Adams	309 Lima Avenue	704.375.1005	jtanyadams@gmail.com
14.	Leah Campbell	2850 Zebulon Ave.	704-375-0684	lcampbell@meckbar.org
15.	Shannon Reid	2890 Zebulon Ave	704-375-8624	sreid@meckbar.org
16.	Ted Tarver	121 S. Gardner Ave	404.217.9654	ted.tarver@gmail.com
17.	LORI Keeton	4440 Canoebrook Charlotte, NC 28210	704-575-9204	LKeeton@LoriKeetonLaw.com
18.	Jonathan Souwine	280 S. Turner Ave 2808	315-771-3415	JonathanSouwine@gmail
19.	Justin Harlow	2360 Rozelle's Ferry	678 656 4820	harlow.justin@gmail.com
20.	Min Beth Marlin	508 Beatties Ford Rd	704-347-1172	
21.				
22.				

Rezoning Petition No. 2019-178

DRB Group, Petitioner


Community Meeting
January 29, 2020



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Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Information on DRB Group
- V. Review of Rezoning Plan and Proposed Townhomes
- VI. Questions



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Rezoning Team

- James Martin, DRB Group
- Chris Isaacs, Isaacs Group
- Benji Layman, Isaacs Group
- John Carmichael, Robinson, Bradshaw & Hinson




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Current Rezoning Schedule

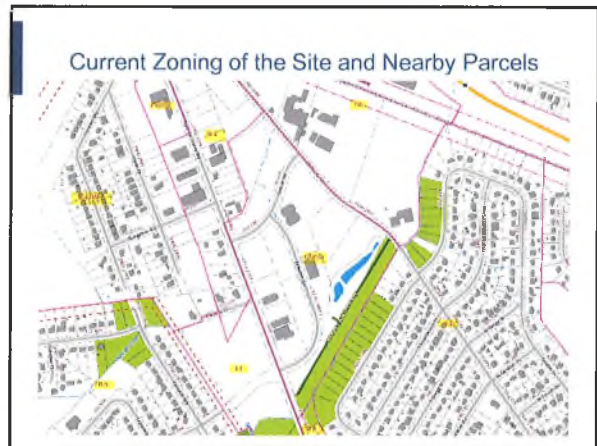
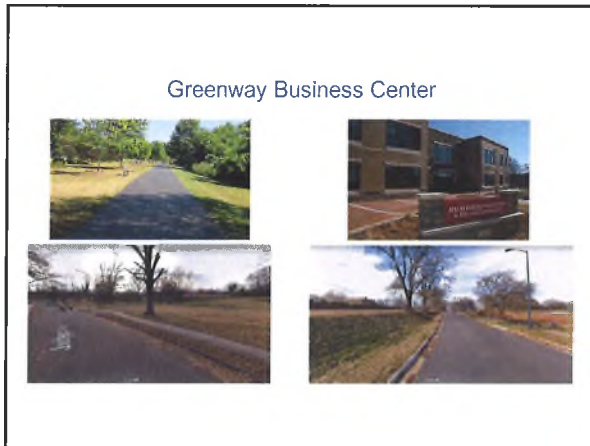
- Public Hearing: Monday, March 16, 2020 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, March 31, 2020 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, April 20, 2020 at 5:30
PM at the Charlotte-Mecklenburg
Government Center



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Currently Approved I-2 (CD) Rezoning Plan for the Site

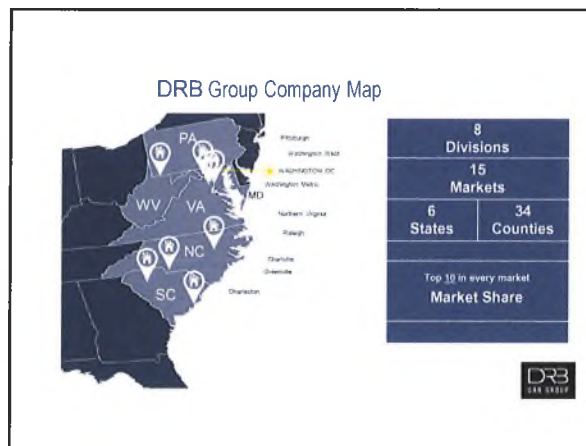


Rezoning Request

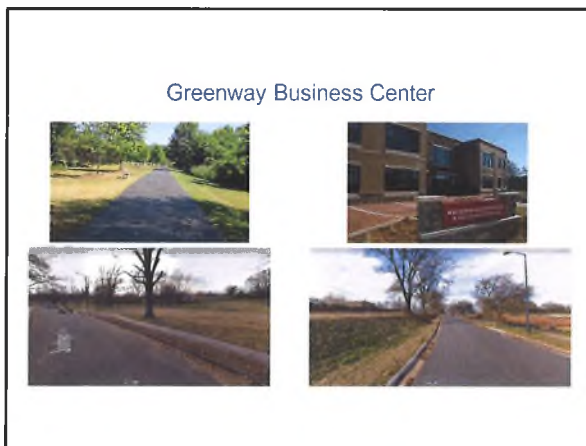
Requesting that the site be rezoned from the I-2 (CD) zoning district to the UR-C (CD) zoning district to accommodate the development of:

- (1) A maximum of 133 single family attached (townhome) dwelling units on the site, or, alternatively,
- (2) A maximum of 105 single family attached (townhome) dwelling units and a maximum of 12,000 square feet of office and commercial space on the site.

DRB Group



DRB Group's Rezoning Plan





Townhome Elevations





Questions