

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-132

Petitioner: EEA - Wildwood, LLC
Rezoning Petition No.: 2021-132
Property: ±16.58 acres located at on Scaleybark Rd. (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday, September 23rd, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 9/02/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, September 23rd, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Jameel Nabulsi with EEA-Wildwood, and Drew Singleton with McAdams. Also, in attendance was, Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean with Moore & Van Allen started the meeting by welcoming the participant to the meeting and thanking him for attending the community meeting for Rezoning Petition no. 2021-132 by EEA-Wildwood. He then introduced to the Petitioners representatives to the meeting attendee. He also explained to the participants how the virtual meeting format would work and reviewed the agenda. The Petitioner will start the meeting with a brief power point presentation and then the meeting will be open to questions by the attendees. Attendees will be able to un-mute their micro-phones so they can ask their questions.

Mr. MacVean and the Petitioners representatives provided the following information during the presentation.

The Wildwood Apartments are located on 16.58 acres on the west side of Scaleybark Rd. just north of Woodlawn Rd. The Wildwood Apartments were built in the 1982 after the property was rezoned to the R-12MF(CD) zoning district by Rezoning Petition No. 1979-045. The approved rezoning Petition for the Wildwood Apartments allowed the Site to be developed with up to 250 units. The Wildwood Apartments currently has 248 units at density of 14.95 du/ac.

The Wildwood Apartments are owned and managed by the EEA Group. The EEA Group of Companies has been in business for over 30 years in a variety of endeavors including real estate and tenant services, power and industrial facility development, utility billing, and hospitality. EEA was founded and is owned by Mark Betts. EEA acquired the Wildwood Apartments in 2001 and has invested over \$3 million in capital improvements including renovation of the clubhouse, fitness center, pool area, addition of dog park, grilling areas and landscape improvements. The existing units were also upgraded with updated kitchens, bathrooms, flooring and lighting packages.

The proposed rezoning petition is proposing a to rezone the property from R-12MF(CD) to R-12MF(CD) SPA to allow an additional 16 units to be added to the community. The 16 additional units would be in one or two buildings that would replace two aging tennis courts located in the center of the Site. The development is expected to remove the entire impervious tennis court area and use a portion of the area to add the proposed building, along with adding a green community area and overall decreasing the impervious area at Wildwood Apartments. The proposed building additions would increase the total number of allowed units from 250 to 264 units a density of 15.92 du/ac. No other changes are planned. The Site has sufficient parking to meet the requirements for the additional units at total of 397 parking spaces are currently located on the Site. The existing setbacks, buffers and access to the Site will remain as is.

The rezoning schedule was reviewed with the date for the Public Hearing in November, the Zoning Committee meeting also in November, and City Council decision scheduled for December 20th also outlined.

The presentation was then concluded, and the attendees were invited to ask questions.

II. Summary of Questions/Comments and Responses:

A question was asked about would the proposed development increase the amount of impervious area located on the Site. Because the new buildings would be replacing and existing hard surface tennis court it was very likely that the building addition could reduce the amount of impervious area slightly. An improved open space area was also been considered for a portion of the area previously occupied by the tennis courts that is not proposed to be occupied by the new building(s). As the site plans for the Site are developed further the impact on the existing storm water systems will be studied further to ensure no negative impacts to down-stream properties are created.

A question about would the proposed look style of the new buildings match the existing buildings was asked. The new buildings would be designed to complement and blend in with the existing buildings. Similar paint colors would also be used to help create a transition between the new and old buildings.

The meeting was then concluded, and the participant was thanked for his time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes were made to the Petition because of the community meeting.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Jameel Nabulsi, EEA-Wildwood
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

| 2021-132 | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|----------|----------|--|------------------------|-------------|-------------------|------------------------------------|-----------|------------|-------|---------|
| 2021-132 | 14916306 | WHITLEY | JOHN THURSTON | | | 4201 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916307 | DEL GIUDICE | SALVATORE G | ERIN MORIAH | DEL GIUDICE | 4211 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916308 | MCDANIEL | DURLEEN A | | | 4219 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916309 | DORANTE | NATHAN L | | | 4225 DARWIN CR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916310 | MURPHY | KEARNEY | | | 4231 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916311 | HILLEBRAND | LAWRENCE G III | ASHLEY B | HILLEBRAND | 4237 DARWIN CR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916312 | CHIDESTER | DAVID R | | | 4245 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916313 | GEORGE | JUSTINE M | | | 4301 RUSKIN DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916314 | DORMADY | RICHARD M | HARRIET L | DORMADY | 4311 RUSKIN DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916315 | BEHNER | MATTHEW | SUSAN | BEHNER | 4317 RUSKIN DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916316 | HOUSIADAS | SERAFIM S | ELLESAVET | HOUSIADAS | 4323 RUSKIN DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916317 | KRAUSE | CLARICE | | | 4329 RUSKIN DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916412 | HIGGINS | KEITH BASIL | | MARGARET WILLIAMS | 4232 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916413 | CHILLAG | ZACHARY | | | 4222 DARWIN CR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916414 | LEWIS | JOHN GARRETT | | | 4212 DARWIN CR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916501 | GOSSETT | MARK T | JULIE A | GOSSETT | 4301 DARWIN CIR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14916509 | RUSH | DONALD WAYNE JR | | | 4318 RUSKIN DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14917101 | PARKER | REID A II | NATALIE W | PARKERE | 1100 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14917102 | HRTBH TIMBER CREEK LLC | | | MANAGEMENT LP | 300 CRESCENT CT SUITE 700 | | DALLAS | TX | 75201 |
| 2021-132 | 14917104 | EEA-WILDWOOD LLC | | | | C/O CYNTHIA A JONES | | CHARLOTTE | NC | 28202 |
| 2021-132 | 14917106 | CHARLOTTE WOODS REALTY | | | | C/O CHURCHILL FORGE PROPERTIES INC | | BOSTON | MA | 02116 |
| 2021-132 | 14918110 | BLAINE | BENTON CORY | LAUREN E | BAILEY | 935 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918111 | HOUGH | RICHARD W | | | 945 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918112 | KIRKPATRICK | TODD R | | | 957 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918113 | MCCOWN | MARIANNA | | | 1015 BROADMOOR DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918114 | ZIEGLER | WILLIAM J | | | PO BOX 12234 | | CHARLOTTE | NC | 28220 |
| 2021-132 | 14918207 | NIX | KATHLEEN GERMAINE | | | 1018 BROADMOOR DR | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918208 | ANDREWS | ROBERT POWELL | | | 9451 WHITE HEMLOCK LN | | CHARLOTTE | NC | 28270 |
| 2021-132 | 14918209 | MEEK | JOHN H JR | GINA | VERTUCCIO | 1001 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918210 | LORENZEN | ROBERT AUSTIN | HALEY | LORENZEN | 1011 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918211 | MT ZION HOLINESS CH-GEN | ASSEMBLY OF FIRST BORN | | | 1019 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918212 | ALMOND | J CLEGG JR | BRITA S | ALMOND | 1029 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918213 | VIVEROS | JOSE LUIS VIVEROS | | | 1041 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918214 | CALLOWAY | CHESTER EUGENE | | | 1051 SCALEYBARK RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918215 | JONES | THOMAS | CASSANDRA | JONES | 1315 EAST BLVD APT 404 | | CHARLOTTE | NC | 28203 |
| 2021-132 | 14918217 | NIX | VIRGINIA M | | | 4124 CASTLEWOOD RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918218 | STAGE LEFT PROPERTIES LLC | | | | 808 TUCKASEEGEE RD | | CHARLOTTE | NC | 28208 |
| 2021-132 | 14918219 | SLAYDEN | STEPHEN K | TIFFANY B | SLAYDEN | 1117 SEDGEWOOD PLACE CT | | CHARLOTTE | NC | 28211 |
| 2021-132 | 14918220 | WADLEY | DAVID A | JENNIFER P | WADLEY | 4106 CASTLEWOOD RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14918221 | THOMPSON | SARAH B | | | 4811 PINE NEEDLE TR | | MINT HILL | NC | 28227 |
| 2021-132 | 14918222 | STYERS | D MICHAEL | MICHELLE L | STYERS | 4024 CASTLEWOOD RD | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14920108 | HOWARD | DANIEL A | | | 1118 BELROSE LN | | CHARLOTTE | NC | 28209 |
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| 2021-132 | 14920112 | PINES OF WOODLAWN TOWN HOUSE ASSOC INC THE | | | | C/O WILLIAM DOUGLAS MANAGEMENT | | CHARLOTTE | NC | 28237 |
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| 2021-132 | 14920115 | COSSETTE | MASON EVANS | | | 1101 SCALEYBARK RD UNIT C | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14920116 | KERSHAW | THOMAS | | | 1101 SCALEYBARK RD UNIT D | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14920117 | BEYER | FRANZ W III | | | 5522 DUNEDIN LN | | CHARLOTTE | NC | 28270 |
| 2021-132 | 14920118 | GUY | BRIAN E | | | 623 14TH PL NE UNIT C | | WASHINGTON | DC | 20002 |
| 2021-132 | 14920119 | COYNE | DARLENE K | | | 1101 SCALEYBARK RD APT G | | CHARLOTTE | NC | 28209 |
| 2021-132 | 14920125 | ELLIS | SIDNEY CATES | | | 1115 SCALEYBARK RD APT F | | CHARLOTTE | NC | 28209 |

| 2021-132 | ORGANIZATION_NAME | FIRST_NAME | LAST_NAME | STREET_ADDRESS | UNIT_NUM | CITY | STATE | ZIP |
|----------|---|------------|------------|---------------------------|----------|-----------|-------|-------|
| 2021-132 | Ashbrook Neighborhood Association | Carla | Weyrick | 1315 Holmes Dr | | Charlotte | NC | 28209 |
| 2021-132 | Ashbrook Neighborhood Association | Judy | Smith | 1300 Drexel Place | | Charlotte | NC | 28209 |
| 2021-132 | Ashbrook Neighborhood Association | Kristen | Conner | 1357 Drexel Place | | Charlotte | NC | 28209 |
| 2021-132 | Ashbrook Neighborhood Association | Mike | Rains | 1312 Bywood Ln | | Charlotte | NC | 28209 |
| 2021-132 | Back Creek I Homeowners Association | Ronald | Bourgeois | 4530 Park Rd | | Charlotte | NC | 28209 |
| 2021-132 | Cindy Park Homeowners Association | Derek | Greene | 4530 Park Rd | | Charlotte | NC | 28209 |
| 2021-132 | Collins Park | Susan | Posego | 819 Manhasset Road | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Alison | Hall | 3624 Trent St | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Carl | Swift | 825 Hartford Av | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Ian | Rae | 1201 Hartford Ave | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Lisa | Yarrow | 408 Webster Pl | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Michelle | Taylor | 3732 Conway Ave. | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Peter | Yarborough | 501 Webster Place | | Charlotte | NC | 28209 |
| 2021-132 | Coulwood Community Council | Louis | Scarnechia | 1416 Hartford Av | | Charlotte | NC | 28209 |
| 2021-132 | Freedom Park | Anne | Schworm | 1232 Marlwood Terrace | | Charlotte | NC | 28209 |
| 2021-132 | Freedom Park | Brittany | Lins | 1125 Princetown Avenue | | Charlotte | NC | 28209 |
| 2021-132 | Freedom Park Neighborhood Association | Bob | Binner | 1323 Townes Rd | | Charlotte | NC | 28209 |
| 2021-132 | Hillsboro Acres Neighborhood Watch | Thelma P | Mungo | 4530 Park Rd | | Charlotte | NC | 28209 |
| 2021-132 | Hillside West Condo Owners Association | Dorian H. | Gunter | 859 Park Slope Dr | | Charlotte | NC | 28209 |
| 2021-132 | Hope Creek Neighborhood Association | Patrick | Schaber | 4244 Castlewood Rd | | Charlotte | NC | 28209 |
| 2021-132 | Huntington Forest Homeowners Association | Shelly | Jackson | 4523 Park Rd | | Charlotte | NC | 28237 |
| 2021-132 | Lake Norman | Jessie | Crosswhite | 1300 Reece Rd | Unit 316 | Charlotte | NC | 28209 |
| 2021-132 | Little Hope Creek Neighborhood | Laura | Paynter | 4231 Castlewood Road | | Charlotte | NC | |
| 2021-132 | Madison Glen Homeowners Association | Warren | Williams | 1249 East Woodlawn Rd | | Charlotte | NC | 28209 |
| 2021-132 | Madison Park | Ann | Batson | 5201 Murrayhill Road | | Charlotte | NC | 28210 |
| | | | | | | | | |
| 2021-132 | Madison Park | Drew | Emsellem | 5839 Wedgewood Dr | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park | Jason | Shechter | 643 Seneca Place | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Douglas | Welton | 5601 Murrayhill Road | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Emily | Bartlett | 1121 Seneca Place | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Eric | Stenstrom | 5809 Murrayhill Rd | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Kay | Tawney | 4532 Wentworth Place | | Charlotte | NC | 28209 |
| 2021-132 | Madison Park Homeowner's Association | Martin | Doss | 5223 Londonderry Rd | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Ruth | Tansill | 5514 Murrayhill Road | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Spencer M. | Brown | 4454 Halstead Dr | | Charlotte | NC | 28209 |
| 2021-132 | Madison Park Neighborhood Association | Morris | Rosen | 5107 Murrayhill Road | | Charlotte | NC | 28210 |
| 2021-132 | MeckMIN | LeDayne | Polaski | 3618 Annlin Avenue | | Charlotte | NC | 28209 |
| 2021-132 | Myers Park West | Mauzy | Finger | 316 fieldbrook place | | Charlotte | NC | 28209 |
| 2021-132 | NE Madison Park | Margaret | Sexton | 4512 Wentworth Place | | Charlotte | NC | 28209 |
| 2021-132 | Park Plaza I | Cassandra | Lowery | 4523 Park Road | | Charlotte | NC | 28237 |
| 2021-132 | Pines Of Woodlawn Homeowners Association | Pamela | Hayes | 1201 Scaleybark Rd | | Charlotte | NC | 28209 |
| 2021-132 | Preston Flats | Rachel | Chen | 1000 E. Woodlawn Apt. 316 | | Charlotte | NC | 28209 |
| 2021-132 | Scaleybark Place HOA | Suzanne | Piri | 871 Autumn Rain Lane | | Charlotte | NC | 28209 |
| 2021-132 | Sedgewood Circle/Meadowbrook | Richard B. | Alexander | 3105 Leaside Ln | | Charlotte | NC | 28209 |
| 2021-132 | Selwyn Park Neighborhood Association | Russell | Heydorn | 4807 Buckingham Drive | | Charlotte | NC | 28209 |
| 2021-132 | Selwyn Village Homeowners Association | Irwin | Bostian | 532 Wakefield Dr | Unit B | Charlotte | NC | 28209 |
| 2021-132 | YWCA Youth Programs | Sheila | Ijames | 3420 Park Road | | Charlotte | NC | 28209 |

Exhibit C

Rezoning Petition No. 2021-132 – EEA Wildwood

Douglas Welton

| 2021-132 | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE | |
|----------|----------|--|------------------------|-------------|-------------------|------------------------------------|-----------|---------------------------------|-----------|---------|-------|
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| 2021-132 | 14916307 | DEL GIUDICE | SALVATORE G | ERIN MORIAH | DEL GIUDICE | 4211 DARWIN CIR | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | 14916311 | HILLEBRAND | LAWRENCE G III | ASHLEY B | HILLEBRAND | 4237 DARWIN CR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916312 | CHIDESTER | DAVID R | | | 4245 DARWIN CIR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916313 | GEORGE | JUSTINE M | | | 4301 RUSKIN DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916314 | DORMADY | RICHARD M | HARRIET L | DORMADY | 4311 RUSKIN DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916315 | BEHNER | MATTHEW | SUSAN | BEHNER | 4317 RUSKIN DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916316 | HOUSIADAS | SERAFIM S | ELLESAVET | HOUSIADAS | 4323 RUSKIN DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916317 | KRAUSE | CLARICE | | | 4329 RUSKIN DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916412 | HIGGINS | KEITH BASIL | | MARGARET WILLIAMS | 4232 DARWIN CIR | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | 14916501 | GOSSETT | MARK T | JULIE A | GOSSETT | 4301 DARWIN CIR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14916509 | RUSH | DONALD WAYNE JR | | | 4318 RUSKIN DR | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | 14917102 | HRTBH TIMBER CREEK LLC | | | MANAGEMENT LP | 300 CRESCENT CT SUITE 700 | | DALLAS | TX | 75201 | |
| 2021-132 | 14917104 | EEA-WILDWOOD LLC | | | | C/O CYNTHIA A JONES | | 301 SOUTH COLLEGE ST SUITE 2600 | CHARLOTTE | NC | 28202 |
| 2021-132 | 14917106 | CHARLOTTE WOODS REALTY | | | | C/O CHURCHILL FORGE PROPERTIES INC | | 129 NEWBURY ST FL 3 | BOSTON | MA | 02116 |
| 2021-132 | 14918110 | BLAINE | BENTON CORY | LAUREN E | BAILEY | 935 SCALEYBARK RD | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14918111 | HOUGH | RICHARD W | | | 945 SCALEYBARK RD | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | 14918113 | MCCOWN | MARIANNA | | | 1015 BROADMOOR DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14918114 | ZIEGLER | WILLIAM J | | | PO BOX 12234 | | CHARLOTTE | NC | 28220 | |
| 2021-132 | 14918207 | NIX | KATHLEEN GERMAINE | | | 1018 BROADMOOR DR | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14918208 | ANDREWS | ROBERT POWELL | | | 9451 WHITE HEMLOCK LN | | CHARLOTTE | NC | 28270 | |
| 2021-132 | 14918209 | MEEK | JOHN H JR | GINA | VERTUCCIO | 1001 SCALEYBARK RD | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | 14918214 | CALLOWAY | CHESTER EUGENE | | | 1051 SCALEYBARK RD | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14918215 | JONES | THOMAS | CASSANDRA | JONES | 1315 EAST BLVD APT 404 | | CHARLOTTE | NC | 28203 | |
| 2021-132 | 14918217 | NIX | VIRGINIA M | | | 4124 CASTLEWOOD RD | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14918218 | STAGE LEFT PROPERTIES LLC | | | | 808 TUCKASEEGEE RD | | CHARLOTTE | NC | 28208 | |
| 2021-132 | 14918219 | SLAYDEN | STEPHEN K | TIFFANY B | SLAYDEN | 1117 SEDGEWOOD PLACE CT | | CHARLOTTE | NC | 28211 | |
| 2021-132 | 14918220 | WADLEY | DAVID A | JENNIFER P | WADLEY | 4106 CASTLEWOOD RD | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14918221 | THOMPSON | SARAH B | | | 4811 PINE NEEDLE TR | | MINT HILL | NC | 28227 | |
| 2021-132 | 14918222 | STYERS | D MICHAEL | MICHELLE L | STYERS | 4024 CASTLEWOOD RD | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | 14920113 | ROCK | STEVEN TOMAS | | | 1101 SCALEYBARK RD UNIT A | | CHARLOTTE | NC | 28209 | |
| 2021-132 | 14920114 | ANTHONY JR | LLOYD W | | | 1101-B SCALEYBARK RD | | CHARLOTTE | NC | 28209 | |
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| 2021-132 | Cindy Park Homeowners Association | Derek | Greene | 4530 Park Rd | | Charlotte | NC | 28209 |
| 2021-132 | Collins Park | Susan | Posego | 819 Manhasset Road | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Alison | Hall | 3624 Trent St | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Carl | Swift | 825 Hartford Av | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Ian | Rae | 1201 Hartford Ave | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Lisa | Yarrow | 408 Webster Pl | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Michelle | Taylor | 3732 Conway Ave. | | Charlotte | NC | 28209 |
| 2021-132 | Colonial Village Neighborhood Association | Peter | Yarborough | 501 Webster Place | | Charlotte | NC | 28209 |
| 2021-132 | Coulwood Community Council | Louis | Scarnechia | 1416 Hartford Av | | Charlotte | NC | 28209 |
| 2021-132 | Freedom Park | Anne | Schworm | 1232 Marlwood Terrace | | Charlotte | NC | 28209 |
| 2021-132 | Freedom Park | Brittany | Lins | 1125 Princetown Avenue | | Charlotte | NC | 28209 |
| 2021-132 | Freedom Park Neighborhood Association | Bob | Binner | 1323 Townes Rd | | Charlotte | NC | 28209 |
| 2021-132 | Hillsboro Acres Neighborhood Watch | Thelma P | Mungo | 4530 Park Rd | | Charlotte | NC | 28209 |
| 2021-132 | Hillside West Condo Owners Association | Dorian H. | Gunter | 859 Park Slope Dr | | Charlotte | NC | 28209 |
| 2021-132 | Hope Creek Neighborhood Association | Patrick | Schaber | 4244 Castlewood Rd | | Charlotte | NC | 28209 |
| 2021-132 | Huntington Forest Homeowners Association | Shelly | Jackson | 4523 Park Rd | | Charlotte | NC | 28237 |
| 2021-132 | Lake Norman | Jessie | Crosswhite | 1300 Reece Rd | Unit 316 | Charlotte | NC | 28209 |
| 2021-132 | Little Hope Creek Neighborhood | Laura | Paynter | 4231 Castlewood Road | | Charlotte | NC | |
| 2021-132 | Madison Glen Homeowners Association | Warren | Williams | 1249 East Woodlawn Rd | | Charlotte | NC | 28209 |
| 2021-132 | Madison Park | Ann | Batson | 5201 Murrayhill Road | | Charlotte | NC | 28210 |
| | | | | | | | | |
| 2021-132 | Madison Park | Drew | Emsellem | 5839 Wedgewood Dr | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park | Jason | Shechter | 643 Seneca Place | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Douglas | Welton | 5601 Murrayhill Road | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Emily | Bartlett | 1121 Seneca Place | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Eric | Stenstrom | 5809 Murrayhill Rd | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Kay | Tawney | 4532 Wentworth Place | | Charlotte | NC | 28209 |
| 2021-132 | Madison Park Homeowner's Association | Martin | Doss | 5223 Londonderry Rd | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Ruth | Tansill | 5514 Murrayhill Road | | Charlotte | NC | 28210 |
| 2021-132 | Madison Park Homeowner's Association | Spencer M. | Brown | 4454 Halstead Dr | | Charlotte | NC | 28209 |
| 2021-132 | Madison Park Neighborhood Association | Morris | Rosen | 5107 Murrayhill Road | | Charlotte | NC | 28210 |
| 2021-132 | MeckMIN | LeDayne | Polaski | 3618 Annlin Avenue | | Charlotte | NC | 28209 |
| 2021-132 | Myers Park West | Mauzy | Finger | 316 fieldbrook place | | Charlotte | NC | 28209 |
| 2021-132 | NE Madison Park | Margaret | Sexton | 4512 Wentworth Place | | Charlotte | NC | 28209 |
| 2021-132 | Park Plaza I | Cassandra | Lowery | 4523 Park Road | | Charlotte | NC | 28237 |
| 2021-132 | Pines Of Woodlawn Homeowners Association | Pamela | Hayes | 1201 Scaleybark Rd | | Charlotte | NC | 28209 |
| 2021-132 | Preston Flats | Rachel | Chen | 1000 E. Woodlawn Apt. 316 | | Charlotte | NC | 28209 |
| 2021-132 | Scaleybark Place HOA | Suzanne | Piri | 871 Autumn Rain Lane | | Charlotte | NC | 28209 |
| 2021-132 | Sedgewood Circle/Meadowbrook | Richard B. | Alexander | 3105 Leaside Ln | | Charlotte | NC | 28209 |
| 2021-132 | Selwyn Park Neighborhood Association | Russell | Heydorn | 4807 Buckingham Drive | | Charlotte | NC | 28209 |
| 2021-132 | Selwyn Village Homeowners Association | Irwin | Bostian | 532 Wakefield Dr | Unit B | Charlotte | NC | 28209 |
| 2021-132 | YWCA Youth Programs | Sheila | Ijames | 3420 Park Road | | Charlotte | NC | 28209 |

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-132 – EEA-Wildwood, LLC

Subject: Rezoning Petition No. 2021-132
Petitioner/Developer: EEA-Wildwood, LLC
Current Land Use: Multi-family Residential Community
Existing Zoning: R-12MF(CD)
Rezoning Requested: R-17MF(CD)

Date and Time of Meeting: *September 23, 2021 at 6:00 p.m.*

Virtual Meeting Registration: *Please email Keith MacVean at: keithmacvean@mvalaw.com to receive a secure meeting link.*

Date of Notice: 9/02/2021

We are assisting EEA-Wildwood, LLC (the “Petitioner”) on a recently filed request to rezone ±16.58-acre site located at 1022 Forest Oak Drive (the “Site”) from R-12MF(CD) to R-17MF(CD). The request will allow the addition of 16 new residential dwelling units to the existing Wildwood Apartment Community. The proposed residential units will be in the interior of the community and would replace two existing tennis courts. No other changes to the existing residential community are planned.

The Wildwood Apartments were originally rezoned to R-12MF(CD) in 1979 to allow the development of the Site with 250 units at a density of 15.5du/ac. The Wildwood Apartments is currently developed with 248 units. This rezoning petition would allow an additional 16 units to be developed on the Site. The new units would be in two new buildings that would replace the existing tennis courts located on the interior of the Site. The total number of allowed units would be limited to 264 units. No other changes are proposed for the Site.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on September 23, 2021, at 6:00 p.m.

Please send an email to Keith MacVean; keithmacvean@mvalaw.com in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Larken Egleston, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Jameel Nabulsi, EEA-Wildwood, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

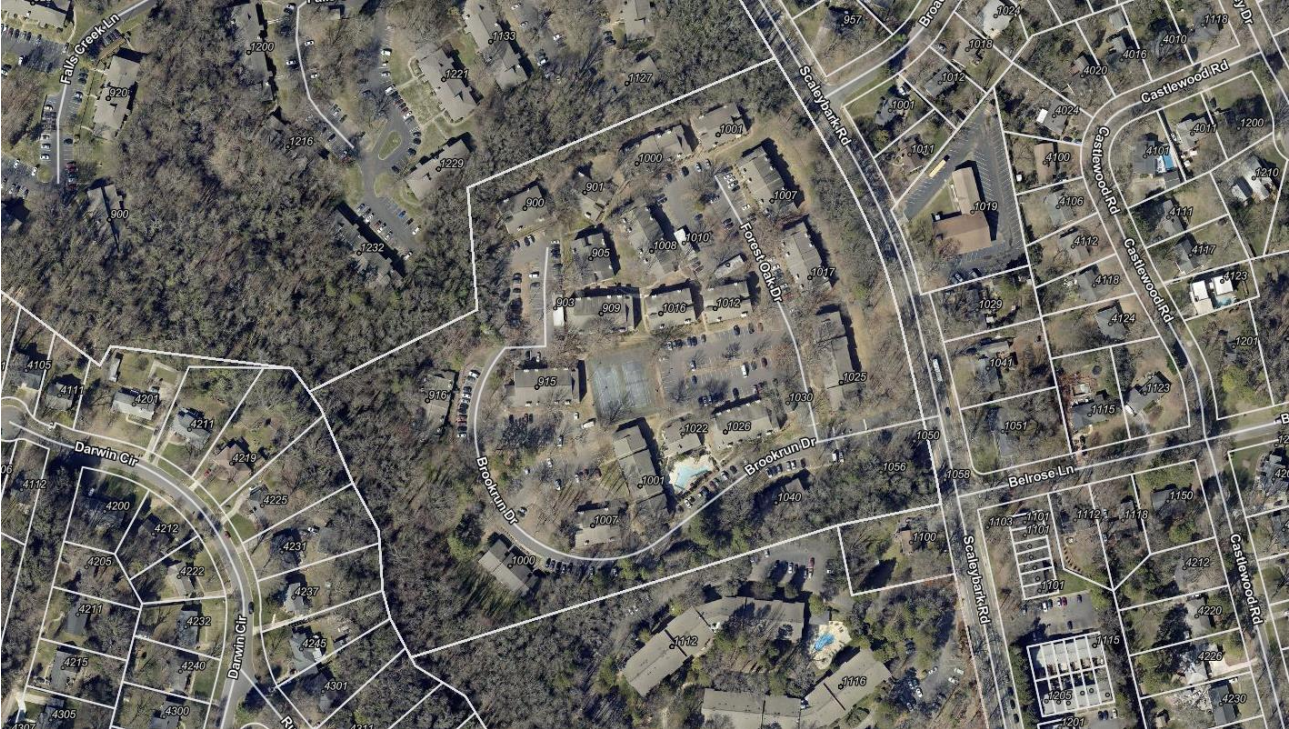


Exhibit C

Rezoning Petition No. 2021-132 – EEA Wildwood

Douglas Welton