

COMMUNITY MEETING REPORT  
**Petitioner: Trade Street Townhomes  
LLC**

Rezoning Petition No. 2021-200

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 December 23<sup>rd</sup> 2021. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on January 6 at 5:30pm until 7:00 as a virtual meeting.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The community meeting was attended by the individuals identified on the attached sign-in sheet, Exhibit C, and by several individuals who did not rsvp or have clear name recognition on the virtual meeting display. Petitioner's development team: Russell Fergusson and Kory Hedrick also attended and presented.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Overview of Petitioner's Presentation (See Presentation Slides attached as Exhibit D)

Russell Fergusson presented the attached PowerPoint presentation, Exhibit D. The presentation covered the general nature of the rezoning petition and important process dates. Following the presentation there was about an hour of questions, answers and discussion about the proposed rezoning and the area generally. Attendees raised discussion of existing water runoff issues, tree retention, building size and location, and concerns regarding both the potential that the new project might contribute to gentrification or blight issues that have been prevalent in the past. Much discussion was had about the decision to build duplexes as a middle-ground to avoid the possibility of blight that neighbors associated with some existing denser residential in the are and the possibility that higher price point residential may cause negative impacts caused by gentrification.

Respectfully submitted, this 14<sup>th</sup> day of January 2022

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

# **Exhibit**

# **A**

2021-200	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-200	Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2021-200	Brookfield Neighborhood Association	Eva	Barber	4938 Ridgeley Dr		Charlotte	NC	28208
2021-200	Eva B. Barber Park Neighborhood Association	Shamaiye K.	Haynes	319 Goff Street		Charlotte	NC	28208
2021-200	Giverny Homeowners Association	Scott	Campbell	3900 Freedom Dr		Charlotte	NC	28208
2021-200	Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2021-200	Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2021-200	Gracious Hands Transitional Housing for Women & Children	Sonja	Chisholm	245 North Hoskins Road		Charlotte	NC	28216
2021-200	Historic Hoskins Coalition Group	Beverly	Davis	501 Sinclair Street		Charlotte	North Carolina	28208
2021-200	Lake Arbor Tenant Association	Apryl	Lewis	4100 Glenwood Dr		Charlotte	NC	28208
2021-200	Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2021-200	Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2021-200	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2021-200	New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2021-200	Thomasboro Hoskins NA	Linda	Brooks	4716 Willard St		Charlotte	NC	28208
2021-200	Thomasboro Neighborhood Association	Mary	Wallace	119 Bradford Dr		Charlotte	NC	28208
2021-200	Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av		Charlotte	NC	28208
2021-200	Thomasboro/Hoskins	Julia	Camenisch	4801 Hovis Road		Charlotte	NC	28208
2021-200	Westchester	Natasha	Young-Davis	1335 Marble Street		Charlotte	NC	28208
2021-200	Westchester	Tasha	West	4652 Brooktree Drive		Charlotte	NC	28208
2021-200	Windy Ridge Neighborhood Association	Wigena	Tirado	4625 Palm Breeze Ln		Charlotte	NC	28215

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
516 WABASH LAND	TRUST			3316 N TRYON ST		CHARLOTTE	NC	28206
LOPEZ	EVA LIZZETH GUTIERREZ			4603 WILDWOOD AVE		CHARLOTTE	NC	28203
LIMESTONE PROPERTIES LLC				3823 BARCLAY DOWNS DR		CHARLOTTE	NC	28209
SORTO	ANTONIO LOVO			4615 WILDWOOD AVE		CHARLOTTE	NC	28208
NORTHWEST CHARLOTTE PROPERTIES LLC				3030 LATROBE DR		CHARLOTTE	NC	28211
AJA FAMILY PROPERTIES LLC				20028 KNOX RD		CORNELIUS	NC	28031
JVK VENTURES LLC				16804 ALYDAR COMMONS LN		CHARLOTTE	NC	28278
CHAPPELL MEMORIAL BAPTIST CHURCH				110 BRADFORD DR		CHARLOTTE	NC	28208
JOHNSON	ROBERT C			4413 WILDWOOD AVE		CHARLOTTE	NC	28208
STARNES RESIDENTIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
LANIER	GREGORY			PO BOX 471241		MIAMI	FL	33247
MEN IN MOTION HOME RENOVATIONS LLC				PO BOX 38858		CHARLOTTE	NC	28278
MEN IN MOTION HOME RENOVATIONS LLC				2807 WHALEYS CT		CHARLOTTE	NC	28273
GDL HOLDINGS LLC				13016 EASTFIELD RD STE 245		HUNTERSVILLE	NC	28078
RAD PROPERTY HOLDINGS LLC				PO BOX 220240		GREAT NECK	NY	11022
RAHLAN	TEP	SEM	PUIH	511 WABASH AVE		CHARLOTTE	NC	28208
KSOR	TUI	HPEN	RCOM	PO BOX 220287	C/O HABITA FOR HUMANITY OF CHARLOTTE INC	CHARLOTTE	NC	28222
ROLAN	PHI	PHUONG H	ROCHAM	648 BLACKMON ST		CHARLOTTE	NC	28208
MCCULLAR	JAMES			4426 WILDWOOD AVE		CHARLOTTE	NC	28208
ROWLAND	JOE	GEORGE	FREDERICK	628 BLACKMON ST		CHARLOTTE	NC	28208
DOMINGUEZ	LUIS			5903 FAZENDA DR		CHARLOTTE	NC	28208
BAKSHI	JAMSHID	LIDA	BAKSHI	798 GULL AVE		FOSTER CITY	CA	94404
SULLIVAN	NORMA	TRUST	HOSKINS MILLS	5900 LAKE FOREST RD E		CHARLOTTE	NC	28227
B & G REALTY CO INC				1012 EAST BV		CHARLOTTE	NC	28203
GLOVER	EDWARD JR	NANCY J	GLOVER	4519 SAMPSON ST		CHARLOTTE	NC	28208
DVP HOMES LLC				3111 MONROE RD		CHARLOTTE	NC	28205
ANDERSON	HUGO CARABALLO	CLAIRE	SHEA	4531 SAMPSON ST		CHARLOTTE	NC	28208
GONZALEZ	JOSE MAURO VARGAS			4537 SAMPSON ST		CHARLOTTE	NC	28208
ESCALANTE	MELVIN NOE CHINCHILLA			4601 SAMPSON ST		CHARLOTTE	NC	28208
MOBLEY	THOMAS Z	ANGELA RENEE	BENNETT	4607 SAMPSON ST		CHARLOTTE	NC	28208
RUIZ	MARGOTH			4611 SAMPSON ST		CHARLOTTE	NC	28208
S & S ACQUISITIONS LLC				11600 N COMMUNITY HOUSE RD STE 150		CHARLOTTE	NC	28277
FRANKLIN	GABRIELLE IMAN			4619 SAMPSON ST		CHARLOTTE	NC	28208
RANKIN	WALTER R	JACQUELINE S	RANKIN	4623 SAMPSON ST		CHARLOTTE	NC	28208
DE CACERES	CARMINA JACQUELINE GONZALEZ	RENE S CACERES	NUNEZ	515 WILLIAMSON ST		CHARLOTTE	NC	28208
ROBERTSON	CLARA CROWE			2417 VALLEY VIEW DR		CHARLOTTE	NC	28215
ALLISON	WILLIAM A JR	KAREN A	ALLISON	533 WILLIAMSON ST		CHARLOTTE	NC	28208
SENSABAUGH PROPERTIES LLC				PO BOX 471113		CHARLOTTE	NC	28247
C-S PROPERTIES LLC				1501 EAST 7TH ST		CHARLOTTE	NC	28204
RUSHING	CLAUDIA T			549 WILLIAMSON ST		CHARLOTTE	NC	28208
MITCHEM	ROSA			553 WILLIAMS ST		CHARLOTTE	NC	28208
JOSHWILL HOMES LLC				4790 TRAVERTINO ST		DUBLIN	CA	94568
GOUCH	HARVEY W			524 SOUTH HOSKINS RD		CHARLOTTE	NC	28208
C5100 LLC				1501 EAST SEVENTH ST		CHARLOTTE	NC	28204
C5100 LLC				1501 EAST SEVENTH ST		CHARLOTTE	NC	28204
KSOR	THANH	BLENH	ROMAH	4522 WILDWOOD AVE		CHARLOTTE	NC	28208
FARMER	JOSHUA MARK	ALLYSSA MARIE	LAMPKY	1515 BAYLOR DR		CHARLOTTE	NC	28210
RS RENTAL II LLC				31 HUDSON YARDS		NEW YORK	NY	10001
WINWOOD LLC				3225 MCLEOD DR STE 100		LAS VEGAS	NV	89121
KPUIH	VENG	BIEN	SIU	4506 WILDWOOD AVE		CHARLOTTE	NC	28208
GONZALEZ	FATIMA	FRANCISO	GONZALEZ	4500 WILDWOOD AV		CHARLOTTE	NC	28208
MCCULLAR	JAMES			4426 WILDWOOD AVE		CHARLOTTE	NC	28208
UNKNOWN				UNKNOWN		CHARLOTTE	NC	28200
C-S PROPERTIES LLC				1501 E SEVENTH ST		CHARLOTTE	NC	28204
RALAN	HLAM	TUET	KPUIH	PO BOX 220287		CHARLOTTE	NC	28222
RMAH	VEO	NANH	RAHLAN	644 BLACKMON ST		CHARLOTTE	NC	28208
RAHLAN	KUL	PYIT	RAHLAN	636 BLACKMON ST		CHARLOTTE	NC	28208
SIU	DI	DJON	KSOR	4420 WILDWOOD AVE		CHARLOTTE	NC	28208
OXNER	LOUIS C	BRENDA D	OXNER	4612 SAMPSON ST		CHARLOTTE	NC	28208
SHORT	MARY ELLEN			4600 SAMPSON ST		CHARLOTTE	NC	28202
RUBIO	ELIAS ARMANDO GUEVARA	ERIKA YUNETH VENTURA	ALVARADO	4542 SAMPSON ST		CHARLOTTE	NC	28208
SAKA	KWADWO			3408 NEVIN BROOK RD		CHARLOTTE	NC	28269
OXENDINE	CYNTHIA B			4530 SAMPSON ST		CHARLOTTE	NC	28208
MCCONNELL	GLENDA P	HORATIO	MCCONNELL	13001 NEWBERRY RD		BLAIR	SC	29015
BAKER	CAROL	RASHAD LARON	GRAHAM	4518 SAMPSON ST		CHARLOTTE	NC	28208
HARRIS	RAIFORD	RHONDA HARRIS	SIMMONS	4512 SAMPSON ST		CHARLOTTE	NC	28208
THOMAS	STEPHANIE MICHELLE	TARA LATOYA	THOMAS	9353 GLENWATER DR		CHARLOTTE	NC	28262
ASHFORD	SANDY		WESLEY MAE	4500 SAMPSON ST		CHARLOTTE	NC	28208
PATTERSON	KENNETH	GLADYS G	PATTERSON	525 BLACKMON ST		CHARLOTTE	NC	28208
JACKSON	PAUL		JESSIE MAE PORTER	601 BLACKMON ST		CHARLOTTE	NC	28208
MICHLESKI	WANDA			609 BLACKMON ST		CHARLOTTE	NC	28208
CALDWELL	RODERICK SEAN			615 BLACKMON ST		CHARLOTTE	NC	28208
HABTU	TEKLEBRHAN DEBESAY			1330 COCHRANE WOOD LANE		MATTHEWS	NC	28105
RS RENTAL I LLC				31 HUDSON YARDS		NEW YORK	NY	10001
BLAND	GLADYS L			627 BLACKMON ST		CHARLOTTE	NC	28208
GOUCH	HARVEY W JR	KRISTI E	GOUCH	6024 WAVERLY LYNN LN		CHARLOTTE	NC	28269
WICKENDEN PARTNERS SFR LLC				230 W 56TH ST APT 57D		NEW YORK	NY	10019
RICHARDSON	TOMMY	GWENDOLYN R	RICHARDSON	548 WILLIAMSON ST		CHARLOTTE	NC	28208
HILL	JUDY			544 WILLIAMSON ST		CHARLOTTE	NC	28208
ALLISON	MARTHA			538 WILLIAMSON ST		CHARLOTTE	NC	28208
WRIGHT	NANCY L			532 WILLIAMSON ST UNIT DT		CHARLOTTE	NC	28208
A MAN WITH A DREAM LLC				7624 SETTER TRACE RD		CHARLOTTE	NC	28216
DIXON	JOSEPH W	SHEILA BELL	DIXON	7649 WOODKNOLL DR		CHARLOTTE	NC	28217
GETTYS & THOMPSON CO				4324 BRITLEY LN		HARRISBURG	NC	28075
DOCKERY	ELLE M		WALLACE L HARRIS	552 WILLIAMSON ST		CHARLOTTE	NC	28208

# Exhibit

## B

**NOTICE TO INTERESTED PARTIES**

**COMMUNITY MEETING FOR ZONING PETITION #2021-200**

**Subject:** Community Meeting for Rezoning Petition 2021-200, filed by Trade Street Townhomes LLC, to rezone approximately 3.21 acres located at 4528 Wildwood Ave. and the vacant lots between Wildwood Ave. and Sampson St. to amend and change the rezoning from the current R-5 zoning district to R-8 CD (conditional) to allow for a residential development of up to 18 residential units or 9 duplexes. The tax parcels subject to the rezoning include: Parcel ID: 06310433, 06310445 and 06310432.

**Date and Time of Meeting:** Thursday, January 6, 2022, from 5:30-6:30 pm via Zoom Meeting. Please RSVP via email for digital link to meeting, login (also copied below).

**Zoom Password: Wildwood**

**Place of Meeting:** We will have the meeting on Zoom in compliance with Covid-19 provisions. Please RSVP to me via email at [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com) and please include "Wildwood Community Meeting" in the subject line.

**Petitioner:** Trade Street Townhomes LLC

**Petition No.:** RZP-2021-200

Dear Neighbors and Community Leaders:

I am assisting Trade Street Townhomes LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 3.21 acre site with three parcels located at 4528 Wildwood Ave. (the "Site") from R-5 zoning districts to an R-8 CD (conditional) zoning district. The purpose of the rezoning is to permit a residential development.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition via Zoom on **Thursday, January 6, 5:30-6:30 pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can be accessed online on the Charlotte City Planning Website under "2021 Petitions" or at this link: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-200.aspx>

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,  
P.O. Box 5645, Charlotte, NC 28299  
Email: [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com)  
Phone: (704) 234-7488

cc: Councilmember Malcolm Graham (US Mail and [Malcolm.Graham@ci.charlotte.nc.us](mailto:Malcolm.Graham@ci.charlotte.nc.us))  
Date Mailed: on or before 12/23/2021

### **Zoom Meeting Information**

Russell Fergusson is inviting you to a scheduled Zoom meeting.

Topic: Wildwood Community Meeting; Russell Fergusson's Zoom Meeting

**Time: Jan 6, 2022 05:30 PM Eastern Time (US and Canada)**

Join Zoom Meeting

**<https://us06web.zoom.us/j/84410016842?pwd=QmFWSU54ckJSaW9UQUdMam5lWHFQUT09>**

**Meeting ID: 844 1001 6842**

**Passcode: Wildwood**

One tap mobile

+13126266799,,84410016842#,,,,\*60649163# US (Chicago)

+19292056099,,84410016842#,,,,\*60649163# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 844 1001 6842

Passcode: 60649163

Find your local number: <https://us06web.zoom.us/u/kdRPKOur8L>

# Exhibit C



COMMUNITY MEETING SIGN-IN SHEET  
PETITIONER: Trade Street Townhomes LLC  
REZONING PETITION NO.: 2021-200  
Thursday, January 6, 2022

This information is used by the Planning Department to distribute material regarding this petition.  
Contact information given from the participants on the Zoom (virtual) meeting.

<b>Name</b>	<b>Address</b>	<b>Mail / Email Address</b>
Beverley Davis	501 Sinclair Street	<a href="mailto:bdavis.hhcg@gmail.com">bdavis.hhcg@gmail.com</a>
Jelvener Jemison		<a href="mailto:jelvoner1@gmail.com">jelvoner1@gmail.com</a>
John Cantrell		<a href="mailto:jc9000@gmail.com">jc9000@gmail.com</a>
Rhonda Simmons	4512 SAMPSON ST	
Zachary Truby		<a href="mailto:zachtruby@gmail.com">zachtruby@gmail.com</a>
Kendrick Cunningham		
Ronald Williams		<a href="mailto:ron61william@gmail.com">ron61william@gmail.com</a>
Claire Shea		claire.shea.vt@gmail.com

# **Exhibit**

**D**

# Zoning Petition 2021-200 Public Hearing

Petitioner: Trade Street Townhomes LLC

Petitioner's Agent: Russell Fergusson

4528 Wildwood Avenue

A zoning change from R-5 to R-8 Conditional to allow duplexes on the vacant lots between Wildwood Ave. and Sampson St.

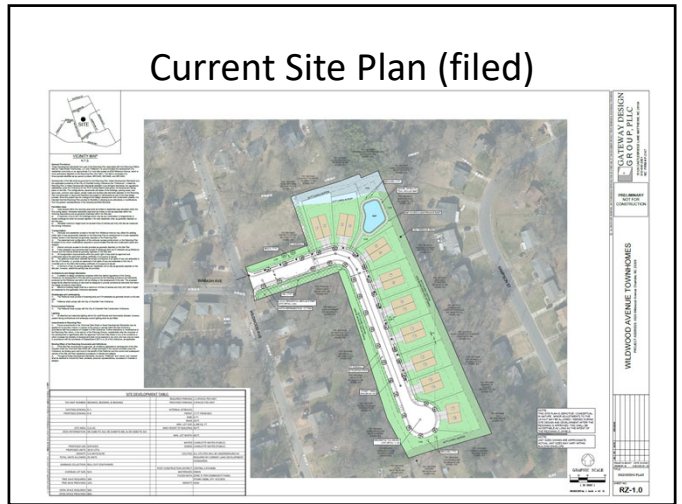
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## Components of the Zoning Proposal

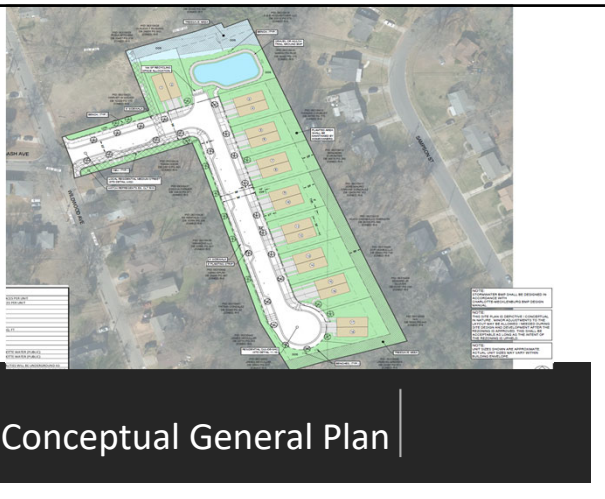
- Up to 18 residential units in a maximum of 9 duplexes, a "missing middle" scale development
- Integration and improvement of existing right of way to build a public road with sidewalks and street trees
- Commitment to tree save areas and residential setbacks
- Adding residential to the vacant lot provides additional residential units to the area
- Orientation of the new development reduces impacts to the adjacent residential properties.
- Duplex development provides a more efficient use of the property
- Addition of pedestrian-oriented design conditions
- Conditional rezoning will result in stormwater improvements and on-site retention of water runoff
- Conditional Rezoning removes the unknown of by-right development

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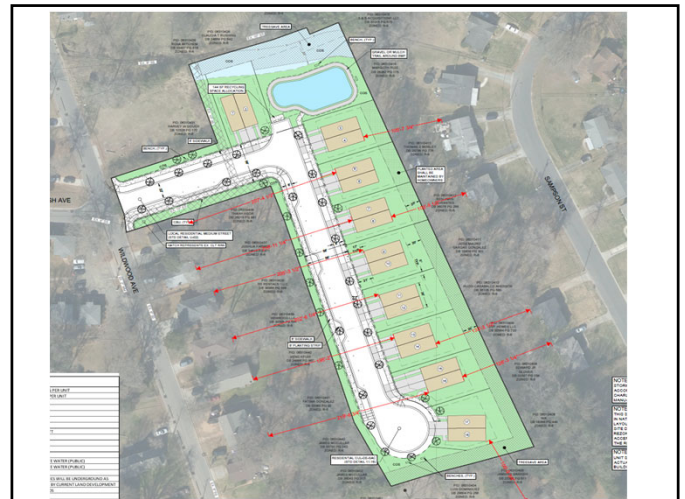
## Site Plan Revisions Pending

- As the zoning process moves forward, more attention is called to code compliance and generally improving the plan.
- Change to the layout of the road for code compliance results in a slight relocation of the lots and water retention.
- Clarity provided for the sidewalks and street
- Addition of design conditions

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Create missing-middle residential housing that can serve as a reasonable addition to the neighborhood...not too dense or too large of houses.

Utilization of a vacant property to create up to 18 residences in the 1,600 to 2,200 sq ft range (estimate only until plans are further refined).

Provide improvements that can benefit the entire neighborhood with public street, sidewalks, tree planting and stormwater retention.



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## Important Dates

<b>Community Meeting Date:</b>	<b>1/6/2022</b>
<b>Public Hearing Date:</b>	<b>2/21/2022</b>
<b>Zoning Committee Meeting:</b>	<b>3/8/2022</b>
<b>City Council Decision:</b>	<b>3/21/2022</b>

Dates may change, updates are available on City of Charlotte Website available here:  
<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-200.aspx>

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Thank you and we welcome your questions and comments.



THE LAW OFFICES OF  
Russell W. Fergusson, PLLC

[rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com)  
 P.O. Box 5645  
 Charlotte, NC 28299  
 (704) 234-7488

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