

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-045

This Report is for an Additional Virtual Community Meeting

Petitioner: DreamKey Partners

Rezoning Petition No.: 2022-045

Property: ±16.15 acres located at the intersection of Wheatley Ave. & Ellington St.

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

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

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 9/9/2022. A copy of the written notice is attached as **Exhibit B**. The meeting notice and link was also shared with members and interested parties via e-mail.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, September 8, 2022, at 6:30 PM. A report was prepared to be filed with the City of Charlotte. A Virtual Community Meeting was requested and took place on September 21, 2022, at 6:00 PM. A list of attendees is attached as **Exhibit C**.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the virtual Community Meeting were Fred Dodson, Jarrod Jones, Sammy Jackson and Jennifer Duru from DreamKey Partners, Jenna Kennedy from Land Design, Tiffany Capers from Crossroads Corporation, and Jacqueline McNeil with Mecklenburg County. 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.

Mr. MacVean with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting for Rezoning Petition No. 2022-045. He then asked Fred Dodson to introduce the Petitioner's representatives to the meeting attendees. Mr. MacVean also explained to the participants how the meeting would proceed and reviewed the agenda.

Mr. MacVean and the petitioner's representative provided the following information during the presentation:

The Petitioner is proposing a mixed income community with homes at a variety of Average Median Income (AMI) percentages in partnership with Mecklenburg County (the County owns the land that is to be developed). Mr. MacVean explained prior outreach efforts and commitments that were used to make the proposed plan possible. Outreach started in 2018. Mr. Jones explained their efforts engaging the community. The petition is seeking a change in zoning from O-1, O-1(CD) and R-5 to the proposed zoning of UR-2(CD) and UR-1(CD) to allow the development of the Site with a residential community composed of 30 townhomes, 30 single-family homes, a duplex, and 240 multi-family units (80 of them age-restricted

for seniors) and a small medical office use that will be located within the senior building. Access to the Site will be from Wheatley Avenue and Ellington Street. He also explained the site has a future 2040 Plan place type of campus which does not typically support residential uses; however, the location of the Site between Campus Place Type and Neighborhood 1 Place Type makes an appropriate transition and location for a mixed income residential development. Precedent images were shared. The redevelopment of a parcel zoned and commercially developed also avoids displacing existing homes and residents.

Mr. MacVean explained the green/open space and how it fits with the Grier Heights Community's request for common meeting areas. He stated there is on-street parking, and street improvements with sidewalks and planting strips. Mr. Jones stated the need for age-restricted multi-family apartments obtained from a Harvard University study and the aging baby boomers. Mr. Jackson reviewed the collective impact expected by 2025/2026. Mr. MacVean presented common frequently asked questions with assistance from the DreamKey Partners team.

The rezoning schedule is for an October Public Hearing, then a November decision however this can change based on comments from City staff.

Mr. MacVean then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Concerns raised by the attendees centered around inclusion of the current residents of the Grier Heights neighborhood in the new community. The Petitioner's representative explained the process that has been undertaken to include the residents of Grier Heights in the development of the plans as well as explained the way the residents could apply for the new homes that would be constructed on the Site. Mr. MacVean explained that this team will also be attending the GHCIO meeting on October 3rd to further review and discuss the proposed plans.

When asked if there was a name for the project it was stated that one has not been assigned to the project yet. There was concern about city planning supporting the place type change as described. Mr. MacVean indicated that their first meeting was positive, and they did indicate they will approve it as N1 & N2 Place Type. The first version of the place type map was done over a very short period of time and is not perfect and will not always anticipate changes to zoning to accommodate new development proposals. The city will be updating the map with 15 separate community planning area process that will start early next year. The map would be revised as part of this process. The map isn't always going to line up with each specific rezoning request. Dr. Patton explained that they did review and provide feedback to the City on the future 2040 plan.

There was a question about tax credits and other support from the Housing Trust Fund. There has been a total of \$7.8 million committed in federal and county funding of which \$3.0 million represents congressional appropriations and \$4.8 million has been pledged by Mecklenburg County. In addition, the county is also donating the land for the home ownership component. Other subsidies are also being reviewed. The total project is approximately \$90 million.

The classes being held in the community are for making sure the community and residents understand budgeting, financial objectives, etc. Many neighbors were not passed down the knowledge of how to buy a home. The development team shared its strategy to provide information to the community about home ownership and then how to be ready to buy a home as the development process progresses. There was a request to make sure displaced residents are given this information, and for the opportunity to buy a home back in the neighborhood.

When asked if there is a plan for the remainder of the parcels around this one that the county owns, Mr. Jackson explained that this has not been decided.

There was a question about the community report and mention about a proposed medical office/wellness center that may be integrated into the senior development. This is not an individual parcel but would be integrated in the senior building using no more than 2,000 square feet. Mr. MacVean stated that this larger parcel allows for a mix of uses. The medical office/well center is conceptual at this point, nothing has been finalized.

There was a concern over rent increases to the new residents over time. Mr. Dodson explained the rent increase is based on the area median income and it's a very modest amount. He explained that DreamKey Partners is very conscious of this aspect, and they elected to freeze rents during the pandemic. Ms. Duru explained that the mission for DreamKey is to make sure people have a home to go home to, and to be successful in their home.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff and the Grier Heights community. Notice about the virtual community meeting planned for later this month will be circulated.

cc: Dante Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Sammy Jackson, DreamKey Partners
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A Adjacent Owners

OWNERLASTN	OWNERFIRST	OWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
EASTOVER WOODS LLC				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
EASTOVER RIDGE LLC				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
MUSEUM PLAZA II LLC				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
GRIFFITH E C CO				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
DEL CID	CARLOS MAURICIO BARRERA			1731 HERRIN AVE		CHARLOTTE	NC	28205
VANTAGE 78 PRESERVATION LP			C/O RELATED COMPANIES	60 COLUMBUS CR 19TH FL		NEW YORK	NY	10023
RFPIY LLC				1286 HOLLAND RD		ROCK HILL	SC	29732
RFPIY LLC				1286 HOLLAND RD		ROCK HILL	SC	29732
WOMEN WITH DEVINE DESTINY TRANSITIONAL CENTER			INC	3511 WHEATLY AVE STE D		CHARLOTTE	NC	28205
VANTAGE 78 PRESERVATION LP			C/O RELATED COMPANIES	60 COLUMBUS CR 19TH FL		NEW YORK	NY	10023
WOMEN WITH DEVINE DESTINY TRANSITIONAL CENTER			INC	3511 WHEATLY AVE STE D		CHARLOTTE	NC	28205
WOMEN WITH DEVINE DESTINY TRANSITIONAL CENTER			INC	3511 WHEATLY AVE STE D		CHARLOTTE	NC	28205
WOMEN WITH DEVINE DESTINY TRANSITIONAL CENTER			INC	3511 WHEATLY AVE STE D		CHARLOTTE	NC	28205
PRICE	MARVIN E			2330 MILL HOUSE LN		MATTHEWS	NC	28104
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
VANTAGE 78 PRESERVATION LP			C/O RELATED COMPANIES	60 COLUMBUS CR 19TH FL		NEW YORK	NY	10023
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
DENES	ANDREI	ALINA P	HORVATH	7421 MCWHORTER PL		ANNANDALE	VA	22003
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
CHRYSLER	BRANDON	SANDRA	CHRYSLER	129 LIVE OAK LN		MOORESVILLE	NC	28115
SULLIVAN	JOHN C	ZELMAR	SULLIVAN	3027 MARNEY AVE		CHARLOTTE	NC	28205
NGO F LL				2901 CHATEAINE PL		RALEIGH	NC	27614
CHISHOLM	SYLVIA MASSEY	MARIE	STEELE	3105 MARNEY AVE		CHARLOTTE	NC	28205
MANSINGHKA	GAUTAM			5610 EDENFIELD LN		FORT MILL	SC	29707
DEWITT	BRUCE			25 PARK LAINE SOUTH	APT 3701	JERSEY CITY	NJ	07310
KILGO	LUTHER M			3117 MARNEY AVE		CHARLOTTE	NC	28205
PRICE	MARVIN E	JEANETTE	PRICE	2330 MILL HOUSE LANE		STALLINGS	NC	28104
KOCHERGINA	LILIYA			177 GOLDFVIEW DR		BERMUDA RUN	NC	27006
BOARON	LACEY	EYAL	BOARON	9508 SARDIS GLEN DR		MATTHEWS	NC	28105
KOCHERGINA	LILIYA			177 GOLDFVIEW DR		BERMUDA RUN	NC	27006
BOARON	LACEY	EYAL	BOARON	9508 SARDIS GLEN DR		MATTHEWS	NC	28105
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
WEeping WILLOW AFRICAN	METH EPISCOPAL ZION CH TR			2220 MILTON RD		CHARLOTTE	NC	28215
KOMAR	GENNY ROSE			3110 RODMAN ST		CHARLOTTE	NC	28205
DOCKERY	MERCEDDES			3100 RODMAN ST		CHARLOTTE	NC	28205
EVANS	EVA LEE			3024 RODMAN ST		CHARLOTTE	NC	28208
WHITE	JOHN	HILDRED P	WHITE	3127 STANCILL PL		CHARLOTTE	NC	28205
DRAGON BLASTER LLC				2135 FERNCLIFF RD		CHARLOTTE	NC	28204
JEI HOLDINGS LLC				812 E 19TH ST		CHARLOTTE	NC	28205
WILLIAMS	ROY LEE	ANNIE P	WILLIAMS	3100 SAINT JAMES PL		CHARLOTTE	NC	28205
3108 ST JAMES PLACE CHARLOTTE NC	TRUST			5715 GLEN FOREST DR		CHARLOTTE	NC	28226
JOHNSON	MATTHEW C	STACIE L	JOHNSON	19056 AMUR CT		LANSLOWNE	VA	20176
MCMURRAY	EDDIE L	LINDA V	MCMURRAY	3132 STANCILL PL		CHARLOTTE	NC	28205
PRIDE DISTINCTION BOLD INC				2330 MILL HOUSE LN		MATTHEWS	NC	28105
BRIGHT FUTURE FUNDING LLC				2301 W. MOREHEAD STREET SUITE C		CHARLOTTE	NC	28208
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				701 E 2ND ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY				600 E FOURTH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
CUNNINGHAM	CHRISTOPHER			1840 PROGRESS LN		CHARLOTTE	NC	28205
STEWART	JACQUELINE C			3601 ELLINGTON ST		CHARLOTTE	NC	28211
BECKHAM	EDDIE			3527 ELLINGTON ST		CHARLOTTE	NC	28211
7640 BCP LLC				4701 PIPER GLEN DR		CHARLOTTE	NC	28277
SALEEM	CHRISTINE ANDREWS			1629 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
NICHOLS	MELVIN			3507 ELLINGTON ST		CHARLOTTE	NC	28211
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
SIU	KLUL	MOP H	KPA	3419 ELLINGTON ST		CHARLOTTE	NC	28211
SCOTT	BERTHA S	WESLEY JR	SCOTT	3509 ELLINGTON ST		CHARLOTTE	NC	28211
MCVAY	LORENA A	MARSHA C	SINCLAIR	3513 ELLINGTON ST		CHARLOTTE	NC	28211
LAZIC	BRANKA	DEJAN	LAZIC	3419 ELLINGTON ST		CHARLOTTE	NC	28211
CHARLOTTE NEUROSCIENCE FOUNDATION				2711 RANDOLPH RD		CHARLOTTE	NC	28207
MY PARTNERS				411 BILLINGSLEY RD STE 102		CHARLOTTE	NC	28211
CHARLOTTE NEUROSCIENCE FOUNDATION				2711 RANDOLPH RD		CHARLOTTE	NC	28207
FERMEET LLC				3002 HIGH RIDGE RD		CHARLOTTE	NC	28270
411 BILLINGSLEY ROAD-105 LLC				230 WEST MONROE ST STE 1920	ATTN PATRICK J HAYNES II	CHICAGO	IL	60606
MOORE D H LLC				411 BILLINGSLEY RD STE 106		CHARLOTTE	NC	28211
MOORE D H LLC				411 BILLINGSLEY RD STE 106		CHARLOTTE	NC	28211
ARTHAM PROPERTIES LLC				10114 PAXTON RUN RD		CHARLOTTE	NC	28277
BLAKENEY	ASHLEY N			3425 ELLINGTON ST		CHARLOTTE	NC	28205
YUSSUF	OMAR	FATUMA	MWECHIWA	3503 ELLINGTON ST		CHARLOTTE	NC	28211
MECKLENBURG COUNTY			HOSPITAL AUTHORITY	PO BOX 32861		CHARLOTTE	NC	28232
CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				ATTN: GENERAL COUNSEL		CHARLOTTE	NC	28232
TILLMAN	LASHIKA			C/O HABITAT FOR HUMANITY OF CHARLOTTE INC	PO BOX 220287	CHARLOTTE	NC	28222
DAYSON PROPERTIES LLC				6420 REA RD UNIT A1-107		CHARLOTTE	NC	28277
TURCIOS	SARA PENA DE			3628 JONQUIL ST		CHARLOTTE	NC	28211
SPADA ENTERPRISES LLC			C/O REMI	125 REMOUNT RD STE C1 PMB 2030		CHARLOTTE	NC	28203
IZQUIERDO	ANTONIO		C/O REMI	125 REMOUNT RD PMB 2030		CHARLOTTE	NC	28203
ON	WENDY			26943 EASTVALE RD		PALOS VERDES PENINSULA	CA	90274
VARDELL PROPERTIES LLC				3219 WILLOW OAK RD		CHARLOTTE	NC	28209
GRACE HERITAGE LLC				2850 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
DENES	ANDREI	ALINA P	HORVATH	7421 MCWHORTER PL		ANNANDALE	VA	22003
YUSUF	KADIJA			3528 JONQUIL ST		CHARLOTTE	NC	28211
EDRIS	MOHAMED	ABEER	HUSSEIN	3524 JONQUIL ST		CHARLOTTE	NC	28211
BYAR	ABDELHADI EL	LALLA EL	MENIARI	3520 JONQUIL ST		CHARLOTTE	NC	28211
CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
IH6 PROPERTY NORTH CAROLINA LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
I AM 24/7 INC				305 SKYLAND AVE		CHARLOTTE	NC	28205
NS 4 LLC				711 EAST 43RD ST		AUSTIN	TX	78751
CP/AHP CHARLOTTE MOB OWNER LLC			C/O AHP DEVELOPMENT LLC	425 SEVENTH ST NE		CHARLOTTEVILLE	VA	22902
CP/AHP CHARLOTTE MOB OWNER LLC			C/O AHP DEVELOPMENT LLC	977 SEMINOLE TRAIL	PMB 344	CHARLOTTEVILLE	VA	22901
MECKLENBURG COUNTY ABC BOARD				3333 N TRYON ST		CHARLOTTE	NC	28206
MPD HOLDINGS LLC				3515 RANDOLPH RD		CHARLOTTE	NC	28211
MEDICAL INVESTORS I LLC			% THE COGDELL GROUP INC	C/O ALTUS VENTAS 6484	PO BOX 71970	PHOENIX	AZ	85050

Exhibit A (Continued)

Adjacent Owners (Continued):

HEROMAN PROPERTIES LLC				497 N WENDOVER RD	CHARLOTTE	NC	28211
SUMMERVILLE PROPERTY LLC				475 N. WENDOVER RD	CHARLOTTE	NC	28211
ATHANS	ATHANASIOS G			PO BOX 1094	MATTHEWS	NC	28106
VANTAGE PROPERTIES LLC				5022 FAIRLAWN CRESCENT CT	CHARLOTTE	NC	28226
INVESTICORE PROP CO 6 LLC				7804 FAIRVIEW RD STE 142	CHARLOTTE	NC	28262
METROLINA IMAGE LLC				6936 N 35TH ST	RICHLAND	MI	49083
SUMMERVILLE PROPERTY LLC				475 N. WENDOVER RD	CHARLOTTE	NC	28211
MEHTA	PRAFUL C	MALTI P	MEHTA	459 N WENDOVER RD	CHARLOTTE	NC	28211
LINGER PROPERTIES LLC				435 N WENDOVER RD	CHARLOTTE	NC	28211
KARRRES	PATRICIA REV LIVING TRUST	EVANGELIA	KAPERONIS	4601 CURRAGHMORE RD	CHARLOTTE	NC	28210
STEPHENS-WALTERS	KATHRYN J			431 N WENDOVER RD	CHARLOTTE	NC	28211
ECH INVESTMENTS LLC				2325 CLOISTER DR	CHARLOTTE	NC	28211
CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
SUMMERVILLE PROPERTY LLC				475 N. WENDOVER RD	CHARLOTTE	NC	28211
BREAD PROPERTIES LLC				2016 E BARDEN RD	CHARLOTTE	NC	28226
469 NORTH WENDOVER RD				469 N WENDOVER RD	CHARLOTTE	NC	28211
BOLOURI PROPERTIES INC				10801 MONROE RD STE 100	MATTHEWS	NC	28105
SUMMERVILLE PROPERTY LLC				475 N. WENDOVER RD	CHARLOTTE	NC	28211
MATTHEW A LUCAS INVESTMENT LLC				441 N WENDOVER RD	CHARLOTTE	NC	28211
AWC INVESTMENTS LLC				4131 UNIVERSITY BLVD S UNIT 2	JACKSONVILLE	NC	32216

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Bradfield Farms Homeowners Association	Krystal	Rogers	3030 Latrobe Drive		Charlotte	NC	28211
CMPD Crime Watch	RA	Sprague	715 N. Wendover Rd		Charlotte	NC	28211
Cotswold	Doug	Macomb	1052 Churchill Downs Court	I	Charlotte	NC	28211
Cotswold Homes Condominiums Homeowners Association, Inc	Jan	Abrams	4509 Woodlark Ln		Charlotte	NC	28211
Cotswold Neighborhood Assoc.	Will	Geter	1021 Churchill Downs Ct	1	Charlotte	NC	28211
Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
Echo Hills Neighborhood Organization	Lori	Polite	800 Fugate Av		Charlotte	NC	28205
Edison Street Block Association	Diane	Wingard	816 Hungerford Pl		Charlotte	NC	28207
Elizabeth	Ashley	Finney	2623 Vail Avenue		Charlotte	NC	28207
Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
Elizabeth	Madison	Hall	2513 Vail Ave	1	Charlotte	NC	28207
Elizabeth	Stylianios	Alatsis	100 N. Laurel Ave		Charlotte	NC	28207
Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
Elizabeth Community Association	Evan	Kettler	100 North Laurel Avenue, #104		Charlotte	NC	28207
Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
Grier Heights Community Improvement Organization	George A.	Wallace	3100 Leroy St		Charlotte	NC	28205
Grier Heights Community Improvement Organization	Gloria	Green	3400 Burkland Dr		Charlotte	NC	28205
Grier Heights Community Improvement Organization	Judith	Wilson Burkes	3115 Grierton Court	# 8	Charlotte	NC	28205
Grier Heights Community Improvement Organization	Levon	Edwards	241 Heflin St		Charlotte	NC	28205
Grier Heights Community Improvement Organization	Stacey	Brown	220 Fannie Circle		Charlotte	NC	28205
Grierton Heights	Sherilee	Goins	316 Skyland Avenue		Charlotte	NC	28205
Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		Charlotte	NC	28211
Mountain Point Neighborhood Association	Doug	Morgan	2237 Malvern Rd		Charlotte	NC	28207
Premier Foundation	Martez	Prince	3010 Monroe Rd #101		Charlotte	NC	28205
Project 70 Forward	Judith	Brown	3115 Grierton Court	8	Charlotte	NC	28205
Sedgewood Place Homeowners Association	William	Mileham	514 Sedgewood Lake Dr		Charlotte	NC	28211
Selwyn/Colony Merchants Association	Jim	Foster	1111 Sedgewood Place Ct		Charlotte	NC	28211
Sunshine Media Network	Jennifer	Moxley	223 N Dotger Ave E3		Charlotte	NC	28207
Wayfinders (formerly Bruce Irons Camp Fund)	Mollie	James	725 Providence Road	Suite 212	Charlotte	NC	28207
Wendover Hills Neighborhood Organization	Robert	Weis	124 Meadowbrook Rd		Charlotte	NC	28211
Westerly Hills	Katie	Hedrick	635 McAlway Road		Charlotte	NC	28211

Exhibit B

**NOTICE TO INTERESTED PARTIES OF AN ADDITIONAL VIRTUAL COMMUNITY MEETING
FOR REZONING PETITION
PETITION # 2022-045 DREAMKEY PARTNERS**

Subject: Rezoning Petition No. 2022-045
Petitioner/Developer: DreamKey Partners
Current Land Use: Commercial and Vacant
Existing Zoning: O-1, O-1(CD) & R-5
Rezoning Requested: UR-2(CD) & UR-1(CD)

Date and Time of Meeting: **Wednesday, September 21st 2022, at 6:00 p.m.**

Virtual Meeting Registration: **Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.**

Date of Notice: 9/9/2022

We are assisting DreamKey Partners (the “Petitioner”) on a recently filed request to rezone an approximately 14.0-acre site located at the intersection of Wheatley Avenue and Ellington Street in Charlotte, North Carolina (the “Site”) from O-1, O-1(CD) & R-5 to UR-2(CD) & UR-1(CD). The request is to allow the Site to be developed with a residential community composed of townhomes, single-family homes, a duplex, and multi-family units (some of the multi-family units will be age restricted for seniors). The residential community will be a mixed income community. Access to the Site will be from Wheatley Avenue and Ellington Street.

As requested, and in an effort to prevent the further spread of COVID-19, the Petitioner will hold an additional **Virtual Community Meeting** to discuss this rezoning proposal with interested parties.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, September 21, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by September 20th to receive a secure virtual meeting link and reference Petition #2022-045.

Members 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: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Patsy Kinsey, Grier Heights Foundation
Sammy Jackson, DreamKey Partners
Fred Dodson, DreamKey Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

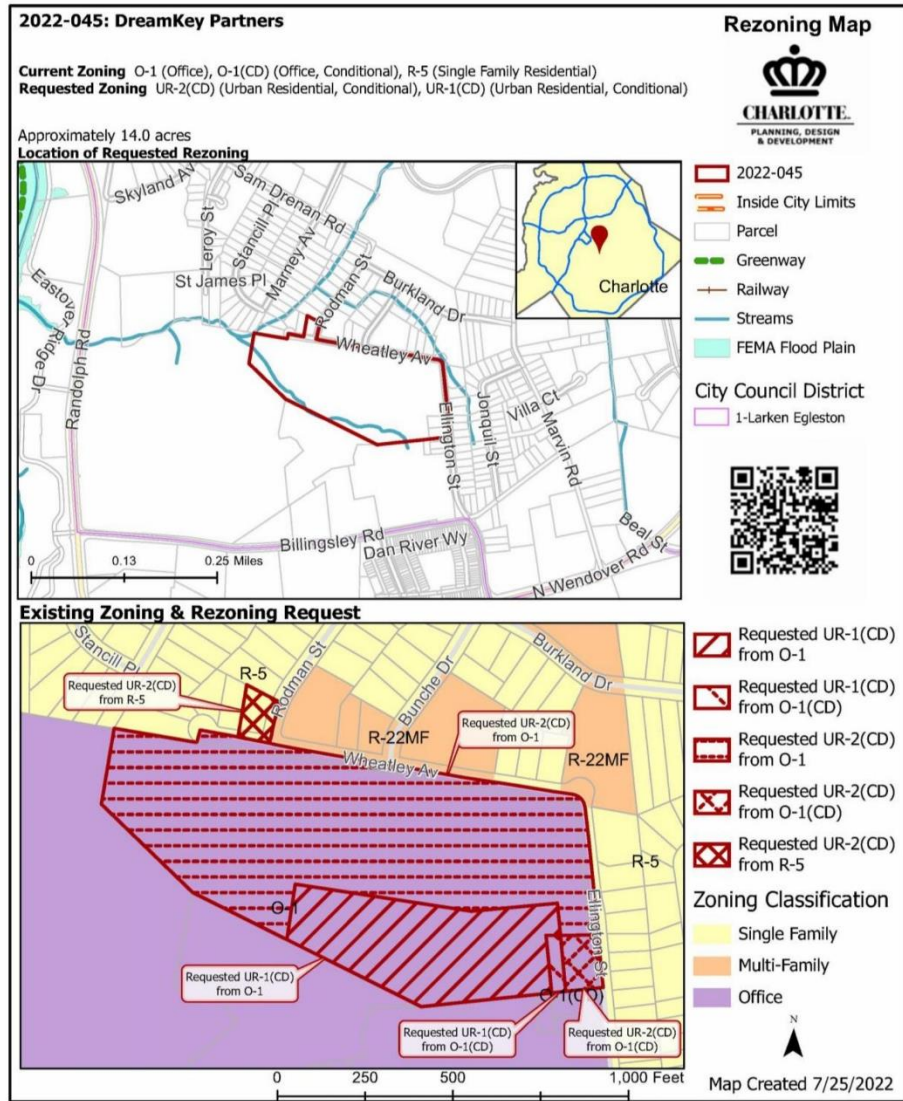


Exhibit C

Jacqueline McNeil	Stacey Brown
Marvin Price	Patsy Kinsey
Brock Clark	Dr. Sylvia Bittle-Patton
Regina Gill	Dorothy Funderburke
Barbara Simpson	