

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-036

Petitioner: MPV Properties, LLC
Rezoning Petition No.: 2022-036
Property: ±31.94 acres located on Dutch Creek Drive off Rocky River Rd.

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 5/18/2023. 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, June 1, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

None of the individuals or organizations contacted by the Petitioner requested a link to the virtual meeting, therefore, since there were no registered attendees the scheduled virtual community meeting was not held.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Jim Merrifield, MPV Properties, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD				3333 NORTH TRYON STREET		CHARLOTTE	NC	28206
WILLIAMS RUSSELL GROUP INC				116 DAVIDSON RIDGE LN		MOORESVILLE	NC	28115
TRI POINTE HOMES HOLDINGS INC				6325 AUDREY KELL RD STE 125		CHARLOTTE	NC	28277
TRI POINTE HOMES HOLDINGS INC				6325 AUDREY KELL RD STE 125		CHARLOTTE	NC	28277
TRI POINTE HOMES HOLDINGS INC				6325 AUDREY KELL RD STE 125		CHARLOTTE	NC	28277
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TRI POINTE HOMES HOLDINGS INC				6325 AUDREY KELL RD STE 125		CHARLOTTE	NC	28277
TRI POINTE HOMES HOLDINGS INC				6325 AUDREY KELL RD STE 125		CHARLOTTE	NC	28277
ROCKY RIVER ROAD ASSOCIATES LLC			C/O MPV PROPERTIES	2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
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PREGD/WF FARMINGTON APARTMENTS PROPCO LLC				7474 CREEDMOOR RD BOX 306		RALEIGH	NC	27613
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COMMONS AT FARMINGTON OWNERS ASSOCIATION INC				6325 ARDREY KELL RD	STE 125	CHARLOTTE	NC	28277
ROCKY RIVER ROAD ASSOCIATES LLC			C/O MPV PROPERTIES	2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
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Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Berkshire/ Coventry	Bobby	James	3611 Danvers Street		Charlotte	NC	28213
Brantley Oaks	Matthew	Liebler	5208 Witham Passage		Charlotte	NC	28215
Brantley Oaks Homeowners Association	Matt	Liebler	5108 Witham Passage		Charlotte	NC	28215
Oaklawn Park Community Improvement Organization	Andrea	Symes	16528 Silversword Dv		Charlotte	NC	28213
Old Stone Crossing	Carmine	Petruzzello	13042 Red Vulcan Ct.		Charlotte	NC	28213
Old Stone Crossing	Linda	Williams	13236 Ashley Meadow Drive		Charlotte	NC	28213
Stafford Caldwell	Anita	Moye	4308 Gatesmills Avenue		Charlotte	NC	28213
Stafford Caldwell HOA	R.	Gittens	13218 David Jennings Ave		Charlotte	NC	28213
The Townes At Bershire Homeowners Association	Denise	White	3212 Barons Court Rd		Charlotte	NC	28213
The Townes At Bershire Homeowners Association	Melinda	Livas	3204 Barons Court Rd		Charlotte	NC	29213
Timberlands Homeowners Association	Sarah	White	4512 Brookwood Rd		Charlotte	NC	28215
Timberlands Homeowners Association	Sonya D.	Hawkins	4512 Brookwood Rd		Charlotte	NC	28215
White Oaks D.O.A.	B. Gerald	Simpson	12705 Caldwell Rd		Charlotte	NC	28213

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-036

Subject: Rezoning Petition No. 2022-036
Petitioner/Developer: MPV Properties, LLC
Current Land Use: Vacant/In Development
Existing Zoning: CC
Rezoning Requested: CC SPA
Date and Time of Meeting: **Thursday, June 1, 2023, at 6:00 PM**
Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.**
Date of Notice: 5/18/2023

Moore & VanAllen is assisting MPV Properties, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±31.94-acre site located on Dutch Creek Drive off of Rocky River Road in Charlotte, North Carolina (the "Site") from CC to CC SPA. The request is to allow a site plan amendment (SPA) to the previously approved mixed use conditional plan for the Site by reducing the amount of allowed non-residential uses to 150,000 square feet and increasing the number of allowed multi-family residential units by 224. Access to the Site will be from Dutch Creek Drive.

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 Thursday, June 1, 2023, at 6:00 p.m.

**Please send an email by May 31st to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-036.*

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: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Jim Merrifield, MPV Properties, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

