

COMMUNITY MEETING REPORT
Petitioner: PDAN Holdings, LLC
Rezoning Petition No. 2022-086

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 27, 2022. 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 9, 2023 at 6:00 PM at Hope Church, which is located at 4100 Johnston Oehler Rd. Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was not attended by any individuals other than the following individuals who represented the Petitioner: Dan McCahan, PDAN Holdings, LLC – Developer; Nick Tosco, Poyner Spruill LLP – Attorney; Andrea Liberatore, Poyner Spruill LLP – Attorney; and David Daniels – Cole Jenest & Stone – Land Planner/Civil Engineer. *See* attached copy of sign-in sheet attached hereto as Exhibit C. The lack of attendees is likely due to the fact that of the eleven nearby property owners who were provided notice pursuant to the mailing list sent to Petitioner by the City of Charlotte,, two of them are the petitioner, PDAN Holdings, LLC, two are Mecklenburg County, and one is the City of Charlotte. This leaves only six nearby property owners who would have received the Community Meeting notice according to the City’s mailing list provided by the City of Charlotte to the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Dan McCahan, Nick Tosco, Andrea Liberatore, and David Daniels arrived at Hope Church at approximately 5:45 PM. By 6:45 PM, no other individuals had arrived to attend the Community Meeting. As described above, the lack of attendees is likely due to the small amount of nearby property owners—five of which are the Petitioner, the City of Charlotte, or Mecklenburg County.

Respectfully submitted, this 13th day of January, 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2022-086	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-086	02930194	LEON	ALEXANDER JIOVANY LOPEZ DE	KAYLA LOUISE	LOPEZ	3530 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2022-086	02930404	ALVARRACIN	NUVIA ELIZABETH			4608 MACKINAC ST		CHARLOTTE	NC	28269
2022-086	02930405	PALANIVELU	RAJENDRAN	RAMYA	RAJENDRAN	15723 PRESCOTT HILL AV		CHARLOTTE	NC	28277
2022-086	02930406	AO PROPCO 2 LP				32 MERCER ST		NEW YORK	NY	10013
2022-086	02933105	FIELDING HOMES LLC				227 W TRADE ST SUITE 1110		CHARLOTTE	NC	28202
2022-086	02933107	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-086	02934233	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2022-086	02962101	PDAN HOLDINGS LLC				13016 EASTFIELD RD UNIT 200-263		HUNTERSVILLE	NC	28078
2022-086	02962105	RITCHIE	CLARENCE ROSS III		C YVONNE POOLE	3308 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2022-086	02962162	PDAN HOLDINGS LLC				13016 EASTFIELD RD STE 200-263		HUNTERSVILLE	NC	28078
2022-086	02962167	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202



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2022-086	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-086	Foundry Commercial	Kenlie	Chap	7627 Annbick Ln		Charlotte	NC	28269
2022-086	Hems (Harris, Eastfield, Mallard, Statesville)	Kim	Holley	5722 Kinglet Ln		Charlotte	NC	28269
2022-086	Highland Creek	Allen	Poindexter	7231 ATWATER LANE		Charlotte	NC	28269
2022-086	Highland Creek HOA	Heather	Casselberry	6107 Skyline Dr		Charlotte	NC	28269
2022-086	Highland Creek HOA	Wes	Ports	5806 Mantario Dr		Charlotte	NC	28269
2022-086	Leadership Academy	Irlanda	Ruiz	4706 Ridge Rd		Charlotte	NC	28269
2022-086	Mallard Glen Village Homeowners Association	Carolyn	Sands	4503 Ridge Rd		Charlotte	NC	28269
2022-086	Prosperity Village Area Association	Sarah	Zdeb	7329 Avonhurst Ln		Charlotte	NC	28269
2022-086	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269
2022-086	Stoney Creek HOA	Raymond	Sheffield	6217 Creek Breeze Road		Charlotte	NC	28269
2022-086	Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charlotte	NC	28269
2022-086	University Park North Community Association	Bettye C.	Walker	4528 Highcroft Ln		Charlotte	NC	28269
2022-086	Villages of Leacroft	Jose	Suquinahua	4636 Highcroft lane		Charlotte	NC	28269
2022-086	Wyndham Hills	Denise	Williams	6230 Shelley Ave		Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by PDAN Holdings, LLC to rezone approximately 2.46 acres located at 3440 Johnston Oehler Rd. Charlotte, NC 28269 (Parcel No. 02962101) to permit the development of the property for up to four (4) residential buildings.

Date and Time of Meeting: January 9, 2023 at 6:00 p.m.

Place of Meeting: Hope Church
4100 Johnston Oehler Rd.
Charlotte, NC 28269

Petitioner: PDAN Holdings, LLC

Petition No.: RZP-2022-086

We are assisting PDAN Holdings, LLC (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Department seeking to rezone approximately 2.46 acres located at 3440 Johnston Oehler Rd. Charlotte, NC 28269, Parcel Number 002962101 (the “Site”), from the R-3 zoning district to the R-8MF (CD) zoning district. The purpose of the rezoning is to permit the development of the Site for up to nineteen (19) attached residential units.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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-Mecklenburg Planning 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 January 9, 2023, at 6:00 p.m. at Hope Church, which is located at 4100 Johnston Oehler Rd. Charlotte, NC 28269. The Petitioner's representatives look forward to sharing this rezoning proposal with you and answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Nick Tosco at (704) 342-5275.

cc: Reneé Johnson

Date Mailed: December 27, 2022



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: PDAN Holdings, LLC
REZONING PETITION NO.: 2022-086
January 9, 2023

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email