

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-087**

**Petitioner:** Appaloosa Real Estate Partners  
**Rezoning Petition No.:** 2022-087  
**Property:** ±10.89-acres along Mallard Creek Road near the intersection of Alexander Road

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 11/15/2022. 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 Tuesday, November 29, 2022, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the required Community Meeting were Joshua Wilkes, Brian Miller and Zack Gooden with Appaloosa Real Estate Partners, and Thomas Haapapuro with Design Resource Group. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Ms. Grant with Moore & Van Allen started the meeting by welcoming the participants and thanking them for attending the community meeting for Rezoning Petition No. 2022-087. She then introduced the Petitioner's representatives to the meeting attendees. She also explained to the participants how the meeting would proceed and reviewed the agenda.

Ms. Grant and the petitioner's representatives provided the following information during the presentation:

The site is located along Mallard Creek Road near the Alexander Road intersection and has 10.95 acres. The Petitioner is proposing a residential community with 278 multi-family units and 5 townhome style units. The petition is seeking a change in zoning from R-3 to UR-2(CD) on 11.65 acres. Mallard Creek Elementary School is across the street. Access to the Site will be from Mallard Creek Road. She explained the site has a future 2040 Plan place type of Neighborhood 1 making it an appropriate location for a residential development. She reviewed the site plan with attendees. She showed the three and four story buildings along with amenities such as pool, clubhouse and tree save/open space.

The rezoning schedule is for a January 17, 2023, Public Hearing, then a tentative decision on February 20, 2023, however this can change based on comments from City staff.

Ms. Grant then opened the meeting for questions.

**II. Summary of Questions/Comments and Responses:**

Attendee's questions centered around traffic management, design and price points. Mr. Haapapuro indicated that CDOT required a small median to provide channeling for the school buses turning into the school on the southern portion of the Site. The question was asked about the Alexander Rd connection. We are setting up for a future connection. We do not have any connection on the north side of the development. Ms. Grant also explained the rezoning schedule more in depth. When asked about architectural renderings, Ms. Grant advised that these would be based on the city requirements. The construction phase would begin about 6-8 months after the decision, and then final completion would be approximately two years. When asked about price point of townhomes, Mr. Wilkes stated at the time of completion it would be market rate with no subsidized housing.

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 presentation was distributed to the attendees after the meeting. The development team will continue to coordinate efforts with City Staff and the community.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Joshua Wilkes, Appaloosa Real Estate Partners  
Brian Miller, Appaloosa Real Estate Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
ARCHER	KEVIN J JR	SUSAN A	ARCHER	3008 COLVARD PARK WAY		CHARLOTTE	NC	28269
CASTILLO	JOSE	MARIA	CASTILLO	3000 COLVARD PKWY		CHARLOTTE	NC	28269
APM MALLARD CREEK LLC				2617 ASCOT DR		FLORENCE	SC	29501
APM MALLARD CREEK LLC				2617 ASCOT DR		FLORENCE	SC	29501
WATSON	JOHN ROBERT	PATRICIA COX	WATSON	3001 COLVARD PARK WY		CHARLOTTE	NC	28262
FRIMPONG	OSEI T			2820 L D PARKER DR		CHARLOTTE	NC	28206
FKH SFR PROP CO I LP			ATTN FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				701 E 2ND ST		CHARLOTTE	NC	28204
LE	KIEN THI	THUAN TRONG	TRAN	10209 BASKERVILLE AVE		CHARLOTTE	NC	28269
ALEXANDER	JOHN HARVEY SR	CLYDE M	ALEXANDER	9835 PINEWOOD LN		CHARLOTTE	NC	28269
COLEMAN	JAMES A	EDITH C	COLEMAN	9904 MALLARD CREEK RD		CHARLOTTE	NC	28262
BLAKELY	SIMONE H			19919 CHURCH ST		CORNELIUS	NC	28031
DAVE	KUNAL			11127 FOUNTAIN GROVE DR		CHARLOTTE	NC	28262
PIEDMONT UNITARIAN	UNIVERSALIST CHURCH INC			9704 MALLARD CREEK RD		CHARLOTTE	NC	28262
VLADYKA	BRIAN			9901 COLLEGE VIEW LN		CHARLOTTE	NC	28262
PIEDMONT UNITARIAN	UNIVERSALIST CHURCH			9704 MALLARD CREEK RD		CHARLOTTE	NC	28262
JACOBSON	RICHARD E	JINMEI	JACOBSON	9723 COLLEGE VIEW LN		CHARLOTTE	NC	28262
TPM PROPERTIES LP				3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
NICHOLS	BOBBY		SUSAN MARSHALL	9827 COLLEGE VIEW LN		CHARLOTTE	NC	28262
BRITTON	SARAH			9837 COLLEGE VIEW LN		CHARLOTTE	NC	28262
MARTIN	DEBORAH C			2835 ALEXANDER RD		CHARLOTTE	NC	28262
MATTAMY CAROLINA CORPORATION				2127 ARYSLEY TOWN BOULEVARD STE 201		CHARLOTTE	NC	28273
MATTAMY CAROLINA CORPORATION				2127 ARYSLEY TOWN BOULEVARD STE 201		CHARLOTTE	NC	28273
MATTAMY CAROLINA CORPORATION				2127 ARYSLEY TOWN BOULEVARD STE 201		CHARLOTTE	NC	28273
MATTAMY CAROLINA CORPORATION				2127 ARYSLEY TOWN BOULEVARD STE 201		CHARLOTTE	NC	28273
ALEXANDER	JOHN HARVEY	MONIE K	ALEXANDER	9835 PINEWOOD LN		CHARLOTTE	NC	28269
SHARMA	MOHIT			10000 MALLARD CREEK RD		CHARLOTTE	NC	28262
CAROLINA PRACTITIONER SUITES LLC				1111 TARANASAY CT		CHARLOTTE	NC	28262
CARTNER	JOHN F JR			2900 ALEXANDER RD		CHARLOTTE	NC	28262
CAROLINA PRACTITIONER SUITES LLC				1111 TARANASAY CT		CHARLOTTE	NC	28269

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
Aria at the Park	Edna	Chirico	1626 Unison Drive		Charlotte	NC	28262
Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
Bank Of America (University City)	Jesse	Cureton	3325 Radbourne Boulevard		Charlotte	NC	28269
Chatham Homeowners Association	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
Chatham Homeowners Association	William	Shepherd	3040 Parker Green Trail		Charlotte	NC	28269
Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
Clearcreek Acres II	James R	Malone	3325 Radbourne Boulevard		Charlotte	NC	28269
Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
Colvard Park Homeowners Association	Tanner	Suttles	3225 Colvard Park Way		Charlotte	NC	28269
Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
Harris Pointe Homeowners Association	Randal	Jones	3538 Briarhome Dr		Charlotte	NC	28269
Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
Holly Ridge Neighborhood Association	Donald	Woodard	3325 Radbourne Boulevard		Charlotte	NC	28269
Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd		Charlotte	NC	28269
Mallard Ridge Homeowners Association	Ronnie	Matthews	3521 Mallard Cove Ct		Charlotte	NC	28269
Mallard Trace	Cathie	Clarkson	3001 Silver Birch Drive		Charlotte	North Carolina	28269
Mallard Trace	Rao	Kommareddi	3212 Devon Croft Lane		Charlotte	NC	28269
Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly	9146 Exbury Ct		Charlotte	NC	28269
Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
Marlwood Acres	Connie	Kovach	3513 Mallard Cove Ct		Charlotte	NC	28269
Nocroft-Sweetwater	Natacha	Andrews	8336 Dunstaff Rd		Charlotte	NC	28269
Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
Prosperity Point Homeowners Association	Cosby	Quinlan	3030 Driwood Court		Charlotte	NC	28269
Quail Hollow II Homeowners Association	Tom H.	Roberts	3511 Edgepine Dr		Charlotte	NC	28269
Radbourne Homeowners Association	Drew	Green	3325 Radbourne Blvd.		Charlotte	NC	28269
Radbourne Homeowners Association	Todd	Arnold	3337 Whistley Green Dr		Charlotte	NC	28269
Ramblewood Neighborhood Association	Woody	Schmidt	11020 David Taylor Dr		Charlotte	NC	28262
Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269
Welcome Home CLT	Amarra	Ghani	11135 Cypress View Dr.		Charlotte	North Carolina	28262

## **Exhibit B**

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-087**

Subject: Rezoning Petition No. 2022-087  
Petitioner/Developer: Appaloosa Real Estate Partners  
Current Land Use: Residential  
Existing Zoning: R-3  
Rezoning Requested: UR-2(CD)  
**Date and Time of Meeting:** **Tuesday, November 29, 2022 at 6:00 PM**  
**Virtual Meeting Registration:** *Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.*  
Date of Notice: 11/15/2022

Moore & VanAllen are assisting Appaloosa Real Estate Partners (the "Petitioner") on a recently filed request to rezone an approximately ±11.65-acre site located along Mallard Creek Road near the intersection of Alexander Road in Charlotte, North Carolina (the "Site") from R-3 to UR-2(CD). The request is to allow the development of the Site with a residential multi-family community. Access to the Site will be from Mallard Creek Road.

In an effort 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 Tuesday, November 29, 2022, at 6:00 p.m.**

*Please send an email by November 28<sup>th</sup> to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) in order to receive a secure virtual meeting link and reference Petition #2022-087.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

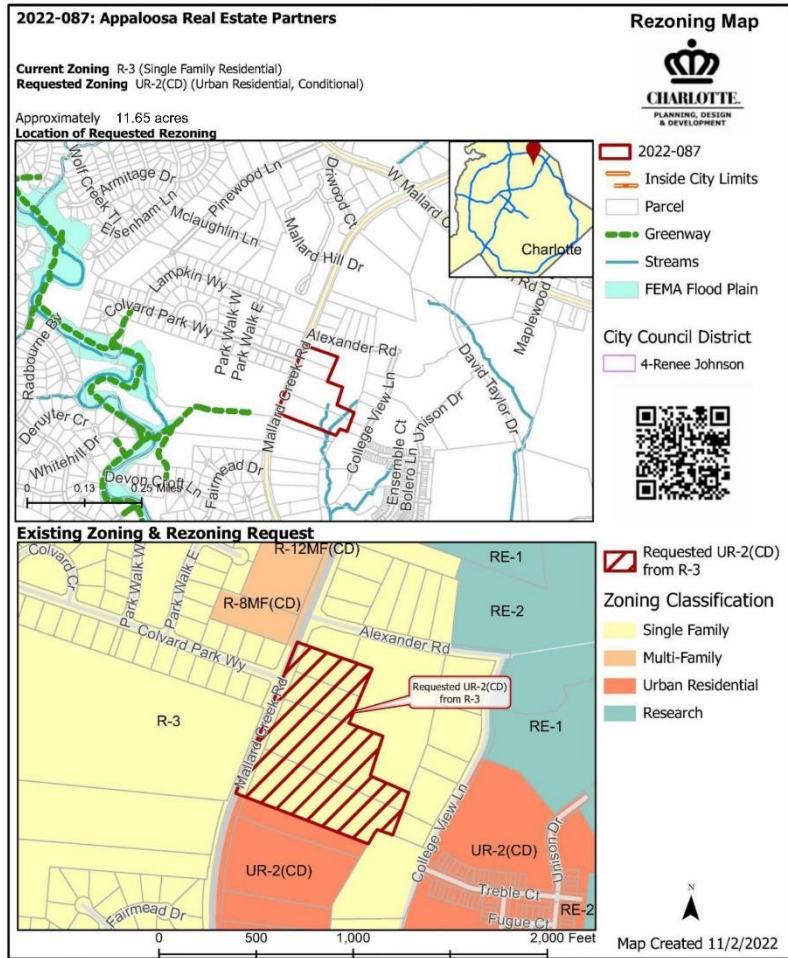
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Joshua Wilkes, Appaloosa Real Estate Partners  
Brian Miller, Appaloosa Real Estate Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

CHAR2\2732258v2

## Exhibit B (continued)

Site Location:



**Exhibit C**

<b>Name</b>	<b><u>Email</u></b>
Dave Clarkson	busidave@bellsouth.net
<u>Richard Jacobson</u>	richardejacobson@hotmail.com