

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-123

Petitioner: Mungo Homes
Rezoning Petition No.: 2022-123
Property: ±39.02-acres located along Gibbon 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 1/4/2023. 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 Wednesday, January 18, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Matt Kearns with Mungo Homes, and Eddie Moore with McAdams Company. 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. 2022-123. 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 39.02-acre site is located along Gibbon Road, east of Old Statesville Road, west of Garvin Drive. The Petitioner is proposing a residential community with 287 townhome style units. The petition is seeking a change in zoning from R-3 to R-8MF(CD). Access to the Site will be from various access points on Gibbon Road and Oak Drive and Easy Street. 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 and precedent images with attendees.

It is anticipated that the petition will go to Public Hearing on February 10, 2023, then a tentative decision on March 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 development design, concerns related to stormwater treatment and traffic. Several participants asked questions related to water discharge from the Site and both Mr. Kearns and Mr. Moore confirmed that existing conditions would be maintained. The team was asked to identify the location of sewer connections. Several participants questioned barriers between the development and single-family homes. It was explained that there are several open space and tree save areas to preserve nature and the privacy among neighbors. Additional questions were specific to the price point of the homes and potential impacts on home values. Participants asked about amenities, and it was explained that they would be private to residents except the Seam Trail and public street sidewalks which will be open to the public. The buildings contain no more than four attached townhomes.

Attendees asked about traffic and concerns of speeding, by-passing the light at Gibbon Road and Old Statesville Road, access points at various intersections and connections, the width of internal streets and the increase in the number of vehicle trips. The Team explained that they are working with NCDOT and CDOT on various improvements, such as increasing the connectors to existing streets required by ordinance. The development team was asked to work to get the lights managed to improve traffic flow and if a light could be installed at Oak Drive because of the number of vehicles using it as a pass through. The Team agreed to continue their discussions with the DOTs.

A few questions were asked about Charlotte Mecklenburg Schools (CMS) and overcrowding. It was explained that CMS has the opportunity to respond to the petition and development. They will take into account the increase in potential students.

There were several questions about the location of the Seam Trail and CMPD presence in their neighborhoods. Ms. Grant agreed to provide information and contacts to both organizations. (Note: As of this report, all registered attendees were sent Seam Trail information and CMPD contacts for their area.)

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 as noted above with City Staff and the community.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Matt Kearns, Mungo Homes
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
DD FREEDOM LLC				1425 CRESSIDA DR		CHARLOTTE	NC 28210
EP & I LLC				4608 GIBBON RD		CHARLOTTE	NC 28269
NARTEY	EDWIN N	EUNICE G	AGYEMANG	4703 ACORN FOREST LN		CHARLOTTE	NC 28269
DUPART	ERIKA	JEROME	DUPART	4706 ACORN FOREST LN		CHARLOTTE	NC 28269
RAYE	CRAIG LOUIS II			8220 HUDSON FOREST DR		CHARLOTTE	NC 28269
PARKER	TAKESHA PATTERSON	JEFFREY	PARKER	8216 HUDSON FOREST DR		CHARLOTTE	NC 28269
HARRIS	TASHA			8212 HUDSON FOREST DR		CHARLOTTE	NC 28269
PURNELL	KISHA RENEE	JAYKIA	BETHEA	8208 HUDSON FOREST DR		CHARLOTTE	NC 28269
JOHNSON	BRIANA	TERRENCE LAMOND II	JOHNSON	8204 HUDSON FOREST DR		CHARLOTTE	NC 28269
SAMPSON	QUILLENE ADELE			8200 HUDSON FOREST DR		CHARLOTTE	NC 28269
SMITH	MACEO			8136 HUDSON FOREST DR		CHARLOTTE	NC 28269
MATONDO	LEBEAU MVUMBI	BERNADETTE Y	MASELA	8132 HUDSON FOREST DR		CHARLOTTE	NC 28269
ADE	TIBUI IVAN			8128 HUDSON FOREST DR		CHARLOTTE	NC 28269
STEWART	JAMES MILTON SR			8124 HUDSON FOREST DR		CHARLOTTE	NC 28269
JOHNSON	GABRIELLE CARMEN			8120 HUDSON FOREST DR		CHARLOTTE	NC 28269
HARRIS	LUMONT L	KEISHAUN S	GOODE	8116 HUDSON FOREST DR		CHARLOTTE	NC 28269
WALKER	SHERRIE			8112 HUDSON FOREST DR		CHARLOTTE	NC 28269
MOORER	TAMARA			8108 HUDSON FOREST DR		CHARLOTTE	NC 28269
HOLLIS	ALYSIA JOY			8104 HUDSON FOREST DR		CHARLOTTE	NC 28269
RAGAGLIA	KATELYN			8030 HUDSON FOREST DR		CHARLOTTE	NC 28269
ELLIOTT	CARMEN			8026 HUDSON FOREST DR		CHARLOTTE	NC 28269
WASHINGTON	FERN			8022 HUDSON FOREST DR		CHARLOTTE	NC 28269
BENNETT	ANTHONY	ADREONNA	BENNETT	8018 HUDSON FOREST DR		CHARLOTTE	NC 28269
HUMPHREY	ALEXANDER CARMEN SR			8014 HUDSON FOREST DR		CHARLOTTE	NC 28269
KANE	IBRAHIM	BINTOU	BAKAYOKO	8010 HUDSON FOREST DR		CHARLOTTE	NC 28269
GULIN	JENNIFER			8006 HUDSON FOREST DR		CHARLOTTE	NC 28269
MOULTRIE	NORMAN	DEBORAH	MOULTRIE	6122 TWIN BROOK DR		CHARLOTTE	NC 28269
GIBBON WOODS PHASE IV HOMEOWNERS ASSOCIATION IN				206 COLLEGE ST UNIT 1318		PINEVILLE	NC 28134
GIBBON WOODS PHASE IV HOMEOWNERS ASSOCIATION IN				206 COLLEGE ST UNIT 1318		PINEVILLE	NC 28134
HE	YIWEN	TJUNG YEUNG	WONG	4412 GARVIN DR		CHARLOTTE	NC 28269
VALDEZ	JOSE ANTONIO MARTINEZ			4332 GARVIN DR		CHARLOTTE	NC 28269
POULSON	QUENTIN G			4324 GARVIN DR		CHARLOTTE	NC 28269
STOUT	STEPHEN O	MARLENE H	STOUT	4306 GARVIN DR		CHARLOTTE	NC 28269
HARTON	HEIRS			UNKNOWN		CHARLOTTE	NC 00000
HARTON	BEN STANFORD &W	RANCES	HARTON	4711 OAK DR		CHARLOTTE	NC 28269
OAK GROVE METHODIST	CHURCH			4812 OAK DR		CHARLOTTE	NC 28269
CITY OF CHARLOTTE				C/O REAL ESTATE DIVISION	600 E FOURTH ST	CHARLOTTE	NC 28202
BAEZ	JOSE M	LILLIAM S	BAEZ	4601 OAK DR		CHARLOTTE	NC 28269
WHITE	RANDY	RICKY	WHITE	1964 GOBER AVE SE		SMYRNA	GA 30080
SOUBLET II	MERLIN RAYMOND			3633 TRACY GLENN CT		CHARLOTTE	NC 28269
WYLIE	BRUCE B		PAMELA ISLES	3627 TRACY GLENN CT		CHARLOTTE	NC 28269
WATKINS	ANNETTA			3621 TRACY GLENN CT		CHARLOTTE	NC 28269
SMITH	XAVIER	TAMEIKI S	SMITH	3615 TRACY GLENN CT		CHARLOTTE	NC 28269
NGUYEN	NHU Q			3614 TRACEY GLEN CT		CHARLOTTE	NC 28269
BOOKER	CHARLES L	TANGELA	BOOKER	3620 TRACY GLEN CT		CHARLOTTE	NC 28269
VERA	CARMEN G CHAVEZ			3626 TRACY GLENN CT		CHARLOTTE	NC 28269
THOMPSON	JESSE			3632 TRACY GLENN CT		CHARLOTTE	NC 28269
LESLIE BROOKE HOMEOWNERS ASSOCIATION				PO BOX 2427		HUNTERSVILLE	NC 28070
KEITH	LINDSAY D	OLIVIA L	KEITH	6612 OLD STATESVILLE RD		CHARLOTTE	NC 28269
OAKGROVE METHODIST CHURCH				6440 OLD STATESVILLE RD		CHARLOTTE	NC 28269
REID	BARBARA C	WENDY R	LEATHERWOOD	1456 ALEXIS HIGH SHOALS RD		DALLAS	NC 28034
CALDERON-AGUILAR	RICARDO	KEREN SARAI VARGAS	ROSA	4612 OAK DR		CHARLOTTE	NC 28269
LUONG	TRINH VIETHAI	NGHIA	LUONG	4604 OAK DR		CHARLOTTE	NC 28269
PET	TYDA	SOPHAK	SOR	4215 WANAMASSA DR		CHARLOTTE	NC 28269
REID	BARBARA A			1456 ALEXIS HIGH SHOALS RD		DALLAS	NC 28034
COKLIAT	DENIAL	LEJLA H	COKLIAT	2047 APPLEBROOK DR		MONROE	NC 28110
BURCH	TAMMY OLIPHANT	SONYA	BURRIS	4309 WANAMASSA DR		CHARLOTTE	NC 28269
HUNTER	FRED L			4321 WANAMASSA DR		CHARLOTTE	NC 28269
CENTRUM-CHARLOTTE SPRING L/P				PO BOX 450233		ATLANTA	GA 31145
BAEZ	JOSE A			4225 WANAMASSA DR		CHARLOTTE	NC 28269
SIERRA	JOSE			9250 KIMMEL LN		CHARLOTTE	NC 28216
LOPEZ	SO SHU			4308 WANAMASSA DR		CHARLOTTE	NC 28269
LOFTIN	DAVID C	JANELLE L	MCMURTEY	4300 WANAMASSA DR		CHARLOTTE	NC 28269
MITCHELL	JAMES PATRICK	CRYSTAL PAGELS	MITCHELL	4228 WANAMASSA DR		CHARLOTTE	NC 28269
HUGHES	RONNIE	YVONNE DENISE	HUGHES	4220 WANAMASSA DR		CHARLOTTE	NC 28269
RAMIREZ	JOSE NICOLAS	MARLENI CARMEN	RAMIREZ	4528 OAK DR		CHARLOTTE	NC 28269
STATON	LENA C			4518 OAK DR		CHARLOTTE	NC 28269
MALDONADO	NIKOLAS			4229 SAQUACHE DR		CHARLOTTE	NC 28269
JONES	GAYE CHRISTINA			4239 SAQUACHE DR		CHARLOTTE	NC 28269
BRYANT JR	WAYNE L			4307 SAQUACHE DR		CHARLOTTE	NC 28269
COOPER	TIMOTHY P	NANCY C	COOPER	4315 SAQUACHE DR		CHARLOTTE	NC 28269
CARREON-GUZMAN	OBED			4501 STARDUST DR		CHARLOTTE	NC 28269
HUGHES	RONNIE	YVONNE DENISE	HUGHES	4220 WANAMASSA DR		CHARLOTTE	NC 28269

Exhibit A (Cont.)

ROWE	ANDREW			4326 SAQUACHE DR		CHARLOTTE	NC	28269
PIGFORD	CORNELIUS	KRISTI	PIGFORD	4401 STARDUST DR		CHARLOTTE	NC	28269
HUDSPETH	BARBARA M			4321 STARDUST DR		CHARLOTTE	NC	28269
PRICE	ELLIE E, JR & W		BARBARA R	4255 GARVIN DR		CHARLOTTE	NC	28269
AFRICAN CHRISTIAN FELLOWSHIP	INTERNATIONAL			PO BOX 1238		LANCASTER	SC	29721
CARTER	GARY C	EDWARD E	CARTER	3810 HAYDEN DR		CHARLOTTE	NC	28269
KSS CHARLOTTE LLC				PO BOX 79026		CHARLOTTE	NC	28271
GADD REALTY GROUP INC				6634 OLD STATESVILLE RD		CHARLOTTE	NC	28269
RUSSELL	MARY W		C/O GERALD RUSSELL	4400 WANAMASSA DR		CHARLOTTE	NC	28269
RUSSELL	GERALD W	JACKIE N	RUSSELL	4400 WANAMASSA DR		CHARLOTTE	NC	28269
CELIS	ERIC ANTHONY			4420 WANAMASSA DR		CHARLOTTE	NC	28269
HILL/GRAY SEVEN, LLC				PO BOX 1476		TACOMA	WA	98401
KSS CHARLOTTE LLC				PO BOX 79026		CHARLOTTE	NC	28271
JESKE	MARESA MCGAHEE	AARON CLAYTON	MCGAHEE	4522 STARDUST DR		CHARLOTTE	NC	28269
DURUANYIM	ONYEMA R	AMARACHI F	DURUANYIM	4512 STARDUST DR		CHARLOTTE	NC	28269
ROSS	JOSEPH A III			4504 STARDUST DR		CHARLOTTE	NC	28269
COVINGTON	LOIL FRANK JR			5917 SWANSTON DR		CHARLOTTE	NC	28269
KEY	ANGIE	ANNIE BELL	KEY	4408 STARDUST DR		CHARLOTTE	NC	28269
GONZALES	JOSE RICARDO			4400 STARDUST DR		CHARLOTTE	NC	28269
JONES	SHARON			4322 STARDUST DR		CHARLOTTE	NC	28269
GRIER	KATRINA R			16000 PENNSBURY		BOWIE	MD	20716
MARTIN	PAUL MICHAEL			4321 GARVIN DR		CHARLOTTE	NC	28269
CURLEY	RICHARD J	NANCY J	CURLEY	4333 GARVIN DR		CHARLOTTE	NC	28269
HUNTER	DAVID L	BRYAN DOUGLAS	MCNEES	4415 GARVIN DR		CHARLOTTE	NC	28269
CAMPBELL	JOSHUA M			4317 EASY ST		CHARLOTTE	NC	28269
CAMPBELL	JOSHUA MCCALL			4317 EASY ST		CHARLOTTE	NC	28269
REID	BARBARA C	WENDY R	LEATHERWOOD	1456 ALEXIS HIGH SHOALS RD		DALLAS	NC	28034
HART	CHARLES	SHIRLEY A	HART	1201 BRASSIE CT		CHESAPEAKE	VA	23320
GONZALEZ	YENCE A	MAYA	GONZALEZ	4325 GIBBON RD		CHARLOTTE	NC	28269
REID	BARBARA A			1456 ALEXIS HIGH SHOALS RD		DALLAS	NC	28034
POPE	BETTY NICHOLS			4411 GIBBON RD		CHARLOTTE	NC	28269
NICHOLS	NATHAN SARRATT			4361 GIBBON RD		CHARLOTTE	NC	28269
POPE	BETTY NICHOLS			4411 GIBBON RD		CHARLOTTE	NC	28269
GUFFEY	GINA			4425 GARVIN DR		CHARLOTTE	NC	28269
REID	BARBARA A			1456 ALEXIS HIGH SHOALS RD		DALLAS	NC	28034

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Brown's Cove	Sherry	Rathod	5901 Statesville Rd		Charlotte	NC	28269
Callaway Homeowners Association	Sam	Hicks	5901 Statesville Rd		Charlotte	NC	28269
Devongate Homeowners Association	Sara-Marie	Miller	4463 Devonhill Ln		Charlotte	NC	28269
General's Point	Jill	Stephenson	6702 Iron Brigade Lane		Charlotte	NC	28269
Gibbon Woods HOA	Tyler	Ferguson	4620 Gibbons Link Rd		Charlotte	North Carolina	28269
Huntersville (North Mecklenburg Cag)	Sarah	McAulay	5118 Crestland Av		Charlotte	NC	28269
Oakbrooke Community Homeowners Association	Mario	French	5103 Mintvale Dr		Charlotte	NC	28269
Poplar Springs	Rosanne Cureton	Jones	5401 Poplar Springs Dr		Charlotte	NC	28269
Scotsborough Homeowners Association	Bonnie	Jackson	6938 Aulton Link Ct		Charlotte	NC	28269
Scotsborough Homeowners Association	Michelle	Ridgley	4525 Brandie Glen Rd		Charlotte	NC	28269
Scotsborough Homeowners Association	Scott	Hall	4427 Brandie Glen Rd		Charlotte	NC	28269
Sunstone Community Organization	Carla	Cunningham	6129 Sunbridge Ct		Charlotte	NC	28269
Woodstone Homeowners Association	Sherrell	Smith	5526 Black Fox Ct		Charlotte	NC	28215

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-123

Subject: Rezoning Petition No. 2022-123
Petitioner/Developer: Mungo Homes
Current Land Use: Residential
Existing Zoning: R-3
Rezoning Requested: R-8MF(CD)
Date and Time of Meeting: **Wednesday, January 18, 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: 1/4/2023

Moore & VanAllen are assisting Mungo Homes (the “Petitioner”) on a recently filed request to rezone an approximately ±39.02-acre site located along Gibbon Road in Charlotte, North Carolina (the “Site”) from R-3 to R-8MF(CD). The request is to allow the development of the Site with a residential townhome community. Access to the Site will be from Gibbon Road, Easy Street, Wanamassa Drive, Stardust Drive and Oak Drive.

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 Wednesday, January 18, 2023, at 6:00 p.m.

Please send an email by January 17th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-123.

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 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: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Matt Kearns, Mungo Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

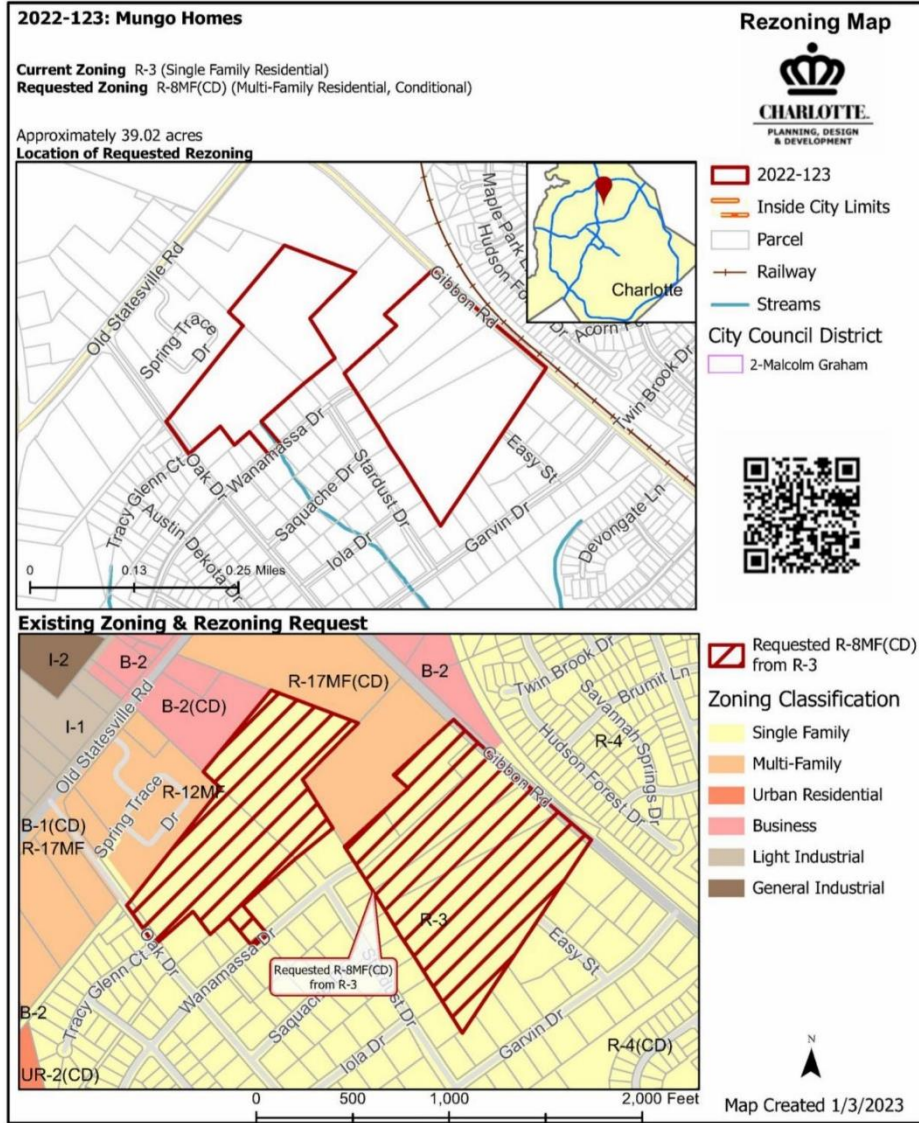


Exhibit C

Name	Email
David Loftin	dcloftin@carolina.rr.com
Daniel Violet	dviolet8981@icloud.com
Susan Small	ssmall60@gmail.com
Louise Robinson	weezecee@yahoo.com
Sharon Jones	torrence.1898@gmail.com
Ben Harton	hartonben@gmail.com
Tracy Faggart	tlad143@aol.com
Gina Pooh	ginapooh69@yahoo.com
Wayne Bryant Jr.	bryantseafood@gmail.com
Chimere Bryant	cbryant@atlantirealtygroup.com
Willie Nichols	nicholsw1956@gmail.com
Soshu Seitzler	soshuseitzler@gmail.com
Josh Campbell	josh@clt-realty.com
Patrick Mitchell	patrick.mitchell@renowncollective.org
Mario Fr	mariofr521@gmail.com
Chang Lee	leechanghsin@gmail.com
Todd Akers	todd.akers1@gmail.com
Stephen Nichols	senichol@bellsouth.net
Aimee Adams	ncstatecindy@aol.com
Kim Russell	kimmierussell68@gmail.com
Michael Russell	scottrussellbci@gmail.com
Timothy Adams	ncstatecindy@icloud.com
Brian Russell	brusselldogman@gmail.com
Skip Russell	grussell@bgea.org
Skip Russell	grussell9.sr@gmail.com
Carrie Russell	crussell0723@gmail.com
Myrtle Coaldwell	mcoaldwell@gmail.com
Robby Faggart	robby.faggart@gmail.com
Patricia Blythe	pprmjt6@gmail.com
Yvonne Hughes	yhughes062317@gmail.com
Doris Wilson	doriscwilson49@att.net