

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-139

Petitioner: Canvas Residential, LLC

Rezoning Petition No.: 2022-139

Property: ±6.935-acres located along William Ficklen Drive

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 1/11/2023. 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 25th, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

There were no registered attendees and thus the virtual community meeting was not held.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Creighton Call, Canvas Residential, LLC
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
GREENWAY FUND XII LLC			GREENWAY ARDMORE LLC	10510 SPRINGBORO PIKE		MIAMISBURG	OH	45342
CHARLOTTE EDUCATION SERVICES LLC				8701 MALLARD CREEK RD		CHARLOTTE	NC	28262
COLONIAL REALTY LIMITED PARTNERSHIP				C/O SCHINDLER 149301	6815 POPLAR AVE STE 500	GERMANTOWN	TN	38138
CHATTA CORNERS ACQUISITION LLC				2937 SW 27TH AV STE 202		COCONUT GROVE FL		33133
MALLARD CREEK OWNERS ASSOC	INC		C/O CAPITAL PARTNERS	4600 TOUCHTON RD EAST BLDG 100 STE 501		JACKSONVILLE	FL	32246
H5 MALLARD CREEK CENTER LLC				101 S TRYON ST STE 2410		CHARLOTTE	NC	28280
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
CHATTA CORNERS ACQUISITION LLC				2937 SW 27TH AV STE 202		COCONUT GROVE FL		33133
AUTO-OWNERS LIFE INS CO			C/O CORPORATE REAL ESTATE	PO BOX 30660		LANSING	MI	48909
CHATTA CORNERS ACQUISITION LLC				2937 SW 27TH AV STE 202		COCONUT GROVE FL		33133
WESTERN NORTH CAROLINA CH	OF GOD (THE)			8600 BILL FICKLEN DRIVE		CHARLOTTE	NC	28269
AUTO	OWNERS LIFE INSURENCE CO			% CORPORATE REAL ESTATE	P O BOX 30660	LANSING	MI	48909
EMPIRE BUILDING LLC				PO BOX 8050		GREENSBORO	NC	27419
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	1600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
	Gia	Paige	2429 Carmathen Road		Charlotte	NC	28269
Aria at the Park	Edna	Chirico	1626 Unison Drive		Charlotte	NC	28262
Bank Of America (University City)	Jesse	Cureton	3325 Radbourne Boulevard		Charlotte	NC	28269
Baucom Ridge	Watchna	Horn	2426 Brathay Ct		Charlotte	NC	28269
Brookstone Homeowners Association	Cristina	Sanabria	3406 Thistle Bloom Ct		Charlotte	NC	28269
Brookstone Homeowners Association	Dan	Grieneisen	3509 Amaranthus Court		Charlotte	NC	28269
Capitol Drive Neighborhood Organization	Ella R.	Evans	3509 Amaranthus Ct		Charlotte	NC	28269
Charlotte Community Health Clinic	Samantha	Fernando	8401 Medical Plaza Dr suite 300		Charlotte	NC	28262
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
DSRCO/Northeast Coalition of Neighborhoods	Jack W.	Brosch	3502 Marionwood Dr		Charlotte	NC	28269
Glenview	Franecia	Rosemond	3702 Sipes Lane		Charlotte	NC	28269
Harrington Woods	Tim	Stokes	8008 Alba Ct		Charlotte	NC	28269
Holly Ridge Neighborhood Association	Donald	Woodard	3325 Radbourne Boulevard		Charlotte	NC	28269
Hubbard Woods	Lelia	Jackson	7516 Hubbard Woods Rd		Charlotte	NC	28269
Hunters Chase	Harriett	Mendinghall	7510 Hubbard Woods Rd		Charlotte	NC	28269
Kimberlee Apartments	Bobby	Curtis	5643 Hedgecrest Pl		Charlotte	NC	28269
Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd		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
Nocroft-Sweetwater	Natacha	Andrews	8336 Dunstaff Rd		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
University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-139 CANVAS RESIDENTIAL, LLC

Subject: Rezoning Petition No. 2022-139
Petitioner/Developer: Canvas Residential, LLC
Current Land Use: Vacant
Existing Zoning: RE-1
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Wednesday, January 25, 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: 1/11/2023

Moore & VanAllen are assisting Canvas Residential, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±6.94-acre site located along William Ficklen Drive in Charlotte, North Carolina (the "Site") from RE-1 to UR-2(CD). The request is to allow the development of the Site with a residential town home community. Access to the Site will be from William Ficklen Drive and Ben Craig 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 25, 2023, at 6:00 p.m.

Please send an email by January 24th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-139.

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
Creighton Call, Canvas Residential, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

CHAR2\2762371v1

Exhibit B (continued)

Site Location:

