

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-155

Petitioner: Mungo Homes
Rezoning Petition No.: 2022-155
Property: ±4.27-acres located at 4700 Lakeview 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 1/10/2023. 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 Tuesday, January 24, 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. 2022-155. 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 4.27-acre site is located at 4700 Lakeview Road, east of Beatties Ford Road, and west of Hwy I-77 and Reames Road. The Petitioner is proposing a residential community with 41 townhome style units. The petition is seeking a change in zoning from R-4 to R-12MF(CD). The neighboring property is Trinity Park Apartments zoned R-22MF. Access to the Site will be from Lakeview 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 the attendee.

The rezoning schedule is for a March 20, 2023, Public Hearing, then a tentative decision on April 17, 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:

One participant inquired if a traffic study was required for the petition and the response was it was not. The participant asked if vinyl siding would be permitted. The petitioner confirmed that vinyl was one of the proposed siding options. He also asked if they would be rentals or for sale and the response was that it has not been determined yet.

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 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
SWARINGEN	LARRY FRANKLIN	LINDA N	SWARINGEN	4705 LAKEVIEW RD		CHARLOTTE	NC	28216
LAKEVIEW ROAD LANDFILL INC				4705 LAKEVIEW RD		CHARLOTTE	NC	28216
SWARINGEN	LARRY FRANKLIN	LINDA N	SWARINGEN	4705 LAKEVIEW RD		CHARLOTTE	NC	28216
TRINITY PARK APARTMENTS LLC				5009-200 MONROE RD		CHARLOTTE	NC	28205
LUGOR ASSOCIATES LLC				4517 RANDOLPH RD		CHARLOTTE	NC	28211
OLIVER	JERRY R JR	RHONDA O	MONAGHAN	5311 TIMBERBLUFF DR		CHARLOTTE	NC	28216
TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
IZAGUIRRE	CARLOS A	ELIA V	IZAGUIRRE	4433 CRAVEN HILL DR		CHARLOTTE	NC	28216
ALVAREZ	MARIBEL C			4437 CRAVEN HILL DR		CHARLOTTE	NC	28215
JOHNSON	THOMAS L	DENISE J	JOHNSON	4441 CRAVEN HILL DR		CHARLOTTE	NC	28216
ARELLANO	ALFONSO			4445 CRAVEN HILL DR		CHARLOTTE	NC	28216
HERNANDEZ	CARLOS	MARINA	HERNANDEZ	4440 CRAVEN HILL DR		CHARLOTTE	NC	28216
RANN	JOYCE A			9714 PECOTA LN		CHARLOTTE	NC	28216
TUCKER	EARL			9710 PECOTA LN		CHARLOTTE	NC	28216
PEREZ	TAMARA			9706 PECOTA LN		CHARLOTTE	NC	28216
TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
GUARDADO	HENRY O	MARIA J	CARDOZA	9705 PECOTA LN		CHARLOTTE	NC	28216
2017-1 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
CSH PROPERTY ONE LLC				8665 EAST HARTFORD DR, SUITE 200		SCOTTSDALE	AZ	85255
ET-12 LP				117 KANE CONCOURSE STE 400		BAY HARBOR ISLANDS	FL	33154
NORTON	WILLIAM J III	CLARA C	NORTON	4814 LAKEVIEW RD		CHARLOTTE	NC	28216
MOTLEY	TRACEY CHILDS			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
ROBICHAU	CLAYVORNE A	CAROLYN S	ROBICHAU	5407 LARKHULL DR		CHARLOTTE	NC	28216
PRYOR	CHANCIE M	MYNNIE H	PRYOR	5413 LARKHULL DR		CHARLOTTE	NC	28208
GREGORY	DANIEL	MARY W	GREGORY	8711 HERON GLEN DR		CHARLOTTE	NC	28269
MCCORMICK	RACHEL ELIZABETH			5425 LARKHULL DR		CHARLOTTE	NC	28216
RIVERA	MIGUEL GONZALEZ			13527 MALLARD LAKE RD		CHARLOTTE	NC	28262
RUBZIA S LLC				PO BOX 34614		CHARLOTTE	NC	28234
ET-12 LP				117 KANE CONCOURSE STE 400		BAY HARBOR ISLANDS	FL	33154
MOAB LLC				4855 VIA LOS SANTOS		SANTA BARBARA	CA	93111
GRIER	WILLIE L	MARY H	GRIER	5406 LARKHULL DR		CHARLOTTE	NC	28216
FOSTER	KENDRA			9600 DELROSE LN		CHARLOTTE	NC	28216

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Bahama-Havana Park Homeowners Association	Alvin	Bond	5021 Casino Dr		Charlotte	NC	28216
Bahama-Havana Park Homeowners Association	Calvin	McDougal	5121 Hawaii Dr		Charlotte	NC	28216
Bahama-Havana Park Homeowners Association	Carolyn	Ellis	8217 Bella Vista Ct		Charlotte	NC	28216
Bahama-Havana Park Homeowners Association	Lonnie	Newsom	5024 Casino Dr		Charlotte	NC	28216
Beatties Ford - Trinity	Yvonne	Finney	5400 Evanshire Drive		Charlotte	NC	28216
Beatties Ford Trinity Park Neighborhood Association	Sharon	Bridges	5242 Elderbanks Drive		Charlotte	NC	28216
Beatties Ford/Trinity Park	Tiara	Mahoney Paulino	9507 Feldbank Drive		Charlotte	NC	28216
Belmont Community Association	Patricia	Adams	8201 Bella Vista Ct		Charlotte	NC	28216
Davis Meadows Homeowners Association Inc.	Justin	Toler-Sinnott	9300 Quilting Bee Ln		Charlotte	North Carolina	28216
Historic West End Neighborhood Association (HWENA)	Calvin	McDougal	5121 Hawaii Drive		Charlotte	NC	28216
Hyde Park Estates	Alan	Purvis	4201 Hyde Park Drive		Charlotte	NC	
Hyde Park Neighborhood Association	Clayton S.	Reid	6008 Crossbow Ct		Charlotte	NC	28216
Hyde Park Neighborhood Association	Johnny	Johnson	4620 Meridian Drive		Charlotte	NC	28216
Idlewild South Neighborhood Association	Tony	Bastfield	4247 Hyde Park Dr		Charlotte	NC	28216
Impact Inc	Robert	Williams	8615 Westhope st		Charlotte	NC	28216
Lexington	Veronica	Foster	6929 Silver Garden Ln		Charlotte	NC	28216
McIntyre	Makiala	Love	8520 Redding Glen Ave		Charlotte	NC	28216
McIntyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
Preston Village & Pawtucket	Loleita	Page	4011 Craven Hill Drive		Charlotte	NC	28216
Rolling Hills at Parkside	Tiffany	Haskins	7400 Icon Way		Charlotte	NC	28216
Sunset Road	Marcus	Thomas	2507 Alex Ryan Drive		Charlotte	NC	28216
Trinity Park	Shavonna	Cohen	9408 Trinity Rd		Charlotte	NC	28216
Trinity Park & Beatties Ford Park	Peggy	Mason	5338 Evanshire Dr		Charlotte	NC	28216
Trinity Park Neighborhood Association	Betty	Worthy	9106 Feldbank Dr		Charlotte	NC	28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-155

Subject: Rezoning Petition No. 2022-155
Petitioner/Developer: Mungo Homes
Current Land Use: Vacant
Existing Zoning: R-4
Rezoning Requested: R-12MF(CD)
Date and Time of Meeting: **Tuesday, January 24, 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: 1/10/2023

Moore & VanAllen are assisting Mungo Homes (the "Petitioner") on a recently filed request to rezone an approximately ±4.27-acre site located at 4700 Lakeview Road in Charlotte, North Carolina (the "Site") from R-4 to R-12MF(CD). The request is to allow the development of the Site with a residential townhome community. Access to the Site will be from Lakeview 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, January 24, 2023, at 6:00 p.m.

Please send an email by January 23rd to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-155.

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:

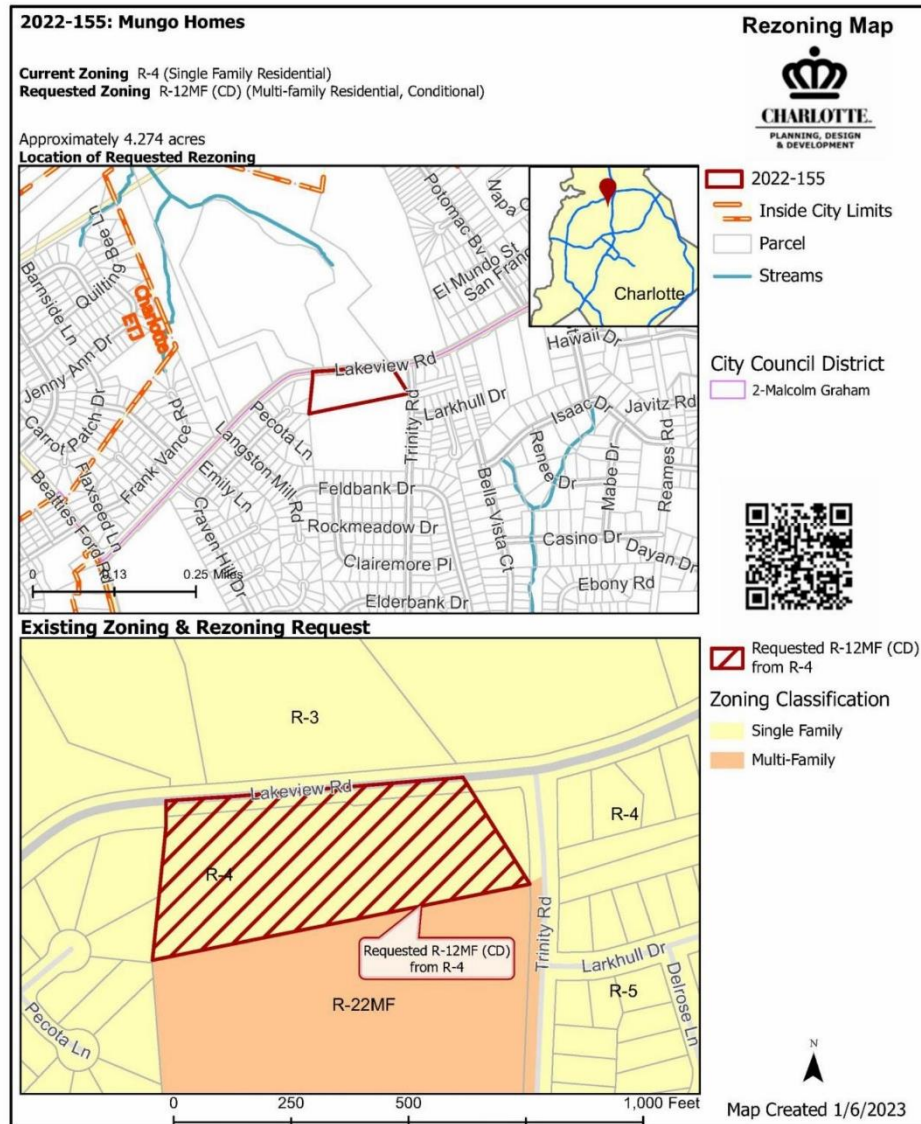


Exhibit C

Name	Email
Lonnie Newsom	ldnewsom@aol.com