

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-170

Petitioner: Canvas Residential
Rezoning Petition No.: 2022-170
Property: ±11.23 acres located along Oakdale Road at the intersection with Mount Holly-Huntersville Rd

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 2/15/2023. 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, March 1, 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: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Creighton Call, Canvas Residential, LLC
Jeff Brown, Moore & Van Allen, PLLC
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
GORMAN	DAVID R			6115 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
SNIPES	JOHNNIE L			6211 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
PRIMM	ALVIN D	JO S	PRIMM	6229 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
WARREN	G R	MILDRED L	WARREN	6247 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
TEAGUE	MARK E	ANN G	TEAGUE	6516 GLEN TEAGUE RD		CHARLOTTE	NC	28216
BAUCOM	JOSEPH J		MARGARET ANN	6531 GLEN TEAGUE RD		CHARLOTTE	NC	28216
OAKDALE OWNER LP				1111 METROPOLITAN AVE STE 700		CHARLOTTE	NC	28204
DUKE ENERGY CAROLINAS LLC				PO BOX 1007		CHARLOTTE	NC	28201
MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
OAKDALE OWNER LP				1111 METROPOLITAN AVE STE 700		CHARLOTTE	NC	28204
STRICKLAND	RANDY CHARLES			500 N HOSKINS RD		CHARLOTTE	NC	28216
OKEEFE	MARK V	SUSAN B	OKEEFE	171 PERRIN DR		MOORESVILLE	NC	28117
ESTRADA	ROBERT C	LISA M	ESTRADA	305 COUNTRYTYME LN		IRON STATION	NC	28080
BIRMINGHAM	EUGENE DAVIS R/T	CATHERINE BIRMINGHAM	SNYDER	2896 BILL CURLEE RD		POLKTON	NC	28135

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Claiborne Woods	Carla	Clarke	7407 Derby Meadows Ct		Charlotte	NC	28216
Lawing Pond Homeowners Association	Jim	Aponte	6412 Bluegill Rd		Charlotte	NC	28216
Mountain Point Neighborhood Association	Michael Robert	Austin	5931 Mountain Point Ln		Charlotte	NC	28202
Primm Road	Charles	Thomas	3003 Phillips Fairway Dr		Charlotte	NC	28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION **PETITION #2022-170 CANVAS RESIDENTIAL, LLC**

Subject: Rezoning Petition No. 2022-170

Petitioner/Developer: Canvas Residential, LLC

Current Land Use: Residential

Existing Zoning: R-3

Rezoning Requested: R-8MF(CD)

Date and Time of Meeting: **Wednesday, March 1, 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: 2/15/2023

Moore & VanAllen are assisting Canvas Residential, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±11.23-acre site located along Oakdale Road at the intersection with Mount Holly-Huntersville 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 Oakdale 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 Wednesday, March 1, 2023, at 6:00 p.m.

Please send an email by February 28th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-170.

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: Renee Johnson, Charlotte City Council District 4 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\2770254v1

Exhibit B (continued)

Site Location:

