

COMMUNITY MEETING REPORT
SECOND COMMUNITY MEETING
Petitioner: Red Cedar Capital Partners LLC
Rezoning Petition No. 2022-191

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on or before May 6, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on May 17, 2023 from 6:00 pm until 7:00pm as a virtual meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The community meeting was attended by the individuals identified on the attached sign-in sheet, Exhibit C, and by Petitioner's development team: Russell Fergusson, Kory Hedrick, and Heather Smith.

SUMMARY OF PRESENTATION/DISCUSSION:

Russell Fergusson, Petitioner's Agent presented the basic components of the rezoning proposal, went through a presentation and the invited an open discussion with the two neighborhood attendees. The presentation covered the general nature of the rezoning petition, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

This second meeting was attended by a different group of neighbors. Petitioner's team explained the layout of the single-family attached housing and the plans to address stormwater control and tree save. Emphasis was placed on the tree save and landscaping buffer surrounding the development. One neighbor asked several follow-up questions and expressed interest in retaining as many existing trees but also planting appropriately. The petitioner explained the likelihood that the areas required for stormwater retention will require some removal of trees and the group discussed the stormwater for the site and petitioner's commitments. The neighbors inquired about whether the residential units were intended to be at market rates and in particular inquired about whether it would have a homeowners' association to prevent corporate ownership and potential blight. Petitioner explained that it would be market rates and the attendees expressed that that was their preference. Petitioner explained the general HOA process. The attendees expressed general contentment with the proposal and indicated that they would speak with other neighbors.

Petitioner encouraged participants to reach out with any questions and comments in the future.

Respectfully submitted, this 5th day of June, 2023

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

Exhibit A: Notice Mailing List

2022-191	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-191	10722101	MILLER	ROBERT JOSEPH			7845 PLOTT RD		CHARLOTTE	NC	28212
2022-191	10722137	BLACK	MARY LYDON			7920 MARIN DR		CHARLOTTE	NC	28215
2022-191	10722178	RECONCILING THE WORLD MINISTRIES				7825 PLOTT RD		CHARLOTTE	NC	28215
2022-191	10723104	MECKLENBURG COUNTY			ATTN CFO	700 E 4TH ST 4TH FLOOR		CHARLOTTE	NC	28202
2022-191	10723105	RECONCILING THE WORLD	MINISTRIES			7801 PLOTT RD		CHARLOTTE	NC	28215
2022-191	10723106	MECKLENBURG COUNTY				600 E FOURTH ST FL 11		CHARLOTTE	NC	28202
2022-191	10814312	CAPUTO	PHILIP III			7926 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814313	FENNELL	DERRICK DEVINCHE			7918 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814314	MCCAIN	BETTY			7908 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814315	KING	FRANCINA E			7902 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814316	BUNN	SHARON L			7900 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814317	HAZELTON	EUGENE A			7901 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814318	MAVENSWAY INVESTMENTS LLC				5625 CAMELOT DR		CHARLOTTE	NC	28270
2022-191	10814319	REEDER	MICHAEL P	SHERLEIN	REEDER	7909 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814320	CALDWELL	TRACY			8928 FUSCHIA CT		CHARLOTTE	NC	28215
2022-191	10814321	CAREW	CARL O	GEORGIANA A	CAREW	8922 FUSCHIA CT		CHARLOTTE	NC	28215
2022-191	10814322	WARDLAW	KEVIN S		JANYCE RUCKER	8916 FUSCHIA CT		CHARLOTTE	NC	28215
2022-191	10814350	HOOKS	LORENZO DARRELL		JANINE YVONNE JOHNSON	7928 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814351	SFR JV-1 2021-1 BORROWER LLC			C/O TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2022-191	10814352	MCCORKLE	LARRY E	PAULETTE A	MCCORKLE			CHARLOTTE	NC	28215
2022-191	10814353	US SFE ASSET COMPANY 5 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2022-191	10814354	PRESSLEY	TYSHA			7902 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814355	CARRETTE	WILLS A	LINDA	CARRETTE	7900 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814356	FESPERMAN	LARRY R	DORIS	FESPERMAN	7901 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814357	VAUGHN	JANET C	MARKUS K	VAUGHN	7903 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814358	YOUNG	JAMESINA D			7909 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814359	MARSH	BONNIE M			7917 CADMIURN CT		CHARLOTTE	NC	28215
2022-191	10814360	WARD	NATALIE M			7923 CADMIUM CT		CHARLOTTE	NC	28215
2022-191	10814361	LOCKHART	CLOIE J			7929 CADMIUM DR		CHARLOTTE	NC	28215
2022-191	10814372	HINCKLEY GAUVAIN LLC				PO BOX 3965		MOORESVILLE	NC	28117
2022-191	10814373	MST ENTERPRISE LLC				13141 ASHLEY MEADOW DR		CHARLOTTE	NC	28213
2022-191	10814374	TRUESITE LLC				5145 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2022-191	10814375	MST ENTERPRISE LLC				13141 ASHLEY MEADOW DR		CHARLOTTE	NC	28213
2022-191	10814376	NUNEZ	ALEXANDRA			7716 PLOTT RD		CHARLOTTE	NC	28215
2022-191	10814377	DONG	JIN WEI			7404 ALAMANCE DR		CHARLOTTE	NC	28227
2022-191	10814390	RIOS	LUISN CRUZ			7852 PLOTT RD		CHARLOTTE	NC	28213
2022-191	10814311	WILLIAMS	JUDY		GEORGE G JENNETTE	7932 TURQUOISE DR		CHARLOTTE	NC	28215
2022-191	10814378	STANTON	ZACARY C		ALYSAUNDRA M X VANOVER	7700 PLOTT RD		CHARLOTTE	NC	28215
2022-191	10814379	MENDOZA	RICARDO NICOLAS M JENNY HERNANI RENTERAL			8421 MEADOWCROFT CT		CHARLOTTE	NC	28215
2022-191	10814380	CHHETRI	BIKASH	KALA MAYA	ACHARYA	8429 MEADOWCROFT CT		CHARLOTTE	NC	28215
2022-191	10814381	SCARBOROUGH	ROSA L			8435 MEADOWCROFT CT		CHARLOTTE	NC	28215
2022-191	10814382	SLEEP AGAIN CAPITAL LLC				2536 RIMROCK AV STE 400-103		GRAND JUNCTI	CO	81505
2022-191	10814383	MOFFETT	BRYCE D			8441 MEADOWCROFT CT		CHARLOTTE	NC	28215

2022-191	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-191		Bibi	Oubai	7015 Lavern Street		Charlotte	NC	28215
2022-191		Delores	Reid-Smith	6725 Pencade Lane		Charlotte	NC	28215
2022-191		Rene'e	Monroe	7335 Delta Lake Dr.		Charlotte	NC	28215
2022-191	Boulder Creek	Kristie	Puckett	6507 Matlea Court		Charlotte	NC	28215
2022-191	Carmel Station Homeowners Association	Janet	Phillips	7334 Delta Lake Dr		Charlotte	NC	28215
2022-191	Cedar Lane Farms HOA	Dolores	Hardmond	7002 Breeder Cup Circle		Charlotte	NC	28215
2022-191	Cedar Lane Farms HOA	Dolores	Harmond	7002 Breeders Cup		Charlotte	NC	28215
2022-191	Crab Orchard Neighborhood Association	Del	Holford	8524 Plaza Rd Ext		Charlotte	NC	28215
2022-191	Grove Park	Lindsey	Wolfe	6916 Lakeside Drive		Charlotte	NC	28215
2022-191	Grove Park Neighborhood Association	Brenda	Cook	6402 Grove Park Bv		Charlotte	NC	28215
2022-191	Grove Park Neighborhood Association	Chris	Sotardi	7107 Preston Court		Charlotte	NC	28215
2022-191	Grove Park Neighborhood Association	Gail	Whitcomb	6515 Grove Park Bv		Charlotte	NC	28215
2022-191	Grove Park Neighborhood Watch Program	M.K.	Brennan	7345 Oakwood Ln		Charlotte	NC	28215
2022-191	GROVEPARK/RAVENWOOD GARDENCLUB	MARYANN	WILLIAMS	6901 LINDA LAKE DR		CHARLOTTE	NC	28215
2022-191	Hérons Pond	Kay	Patterson	8236 Rockmoor Ridge Road		Charlotte	NC	28215
2022-191	Hickory Grove	yvonne	mcjeters	7306 lakeside drive		charlotte	NC	28215
2022-191	Hickory Grove Coalition	Richard H.	Toenjjes	6809 Linda Lake Dr		Charlotte	NC	28215
2022-191	Randolph Park Neighborhood Association	Nelson	Lemmond	6509 Holly Oak Ln		Charlotte	NC	28215
2022-191	Ravenwood Homeowners Association	Bernetta	Parker	6509 Holly Oak Ln		Charlotte	NC	28215
2022-191	Ravenwood Homeowners Association	Francene	Greene	6622 Brunning Glen Ct		Charlotte	NC	28215
2022-191	Ravenwood Homeowners Association	Robert	Goncalves	6509 Holly Oak Ln		Charlotte	NC	28215
2022-191	Ravenwood Neighborhood Assoc.	Deborah	Dryden	6529 Havenlock Pl		Charlotte	NC	28215
2022-191	Rea Croft Neighborhood Organization	Charles	Tinsley	6509 Holly Oak Ln		Charlotte	NC	28215
2022-191	Silverwood Community	Diana	McLemore	6918 Loretta Pl		Charlotte	NC	28215
2022-191	Silverwood Community Association	Felicity	Wray	6915 Loretta Place		Charlotte	NC	28215
2022-191	Candlewood Homeowners Association	Jim	Lorenzen	7334 Delta Lake Drive		Charlotte	NC	28215
2022-191	CharlotteEAST	Maureen	Gilewski	7518 Linda Lake Dr		Charlotte	NC	28215
2022-191	Grove Park Neighborhood Association	Bryan	Sifford	7740 Michael Dr		Charlotte	NC	28215

Exhibit B
Copy of Notice

NOTICE TO INTERESTED PARTIES

COMMUNITY MEETING FOR ZONING PETITION #2022-191

Subject: Community Meeting - Rezoning Petition by Red Cedar Capital Partners LLC to rezone approximately 4.86 acres located at 7832 and 7732 Plott Rd Charlotte NC 28215, Parcel ID # 10814373 and 10814375 (the "Site"). The purpose of the rezoning is to change the rezoning from the current R-3 zoning district to a to an R-8 Conditional zoning district to allow the development of an attached single-family residential development.

Date and Time of Meeting: Wednesday, May 17, 2023 from 6:00- 7:00 pm via Zoom Meeting

Place of Meeting: We will have the meeting on Zoom. Please RSVP to rwf@russellwfergusson.com and include "RZP 2022-191 Community Meeting" in the subject line and You will receive a return email with the link to meeting and login instructions)

Petitioner: Red Cedar Capital Partners LLC

Petition No.: RZP-2022-191

Dear Neighbors and Community Leaders:

I am assisting Red Cedar Capital Partners LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.86 acre site with two parcels (the "Site") located at 7832 and 7732 Plott Rd Charlotte NC 28215. The purpose of the rezoning is to change the zoning designation from the current R-3 zoning district to a to an R-8 Conditional zoning district to allow the development of an attached single-family residential development.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal and schedule with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition **via Zoom** on **Wednesday, May 17, from 6:00-7:00pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can also be accessed online on the Charlotte Planning Website under the "2022 Petitions" tab, which will be updated by the city during the rezoning process. The zoom invite is copied below. Please RSVP via email with "community Meeting" in the subject line and I will send a digital link to access the zoom meeting.

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,
P.O. Box 5645, Charlotte, NC 28299
Email: rwf@russellwfergusson.com
Phone: (704) 234-7488

cc: Councilmember Marjorie Molina

Date Mailed: on or before 5/6/2023

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET
(virtual)

PETITIONER: Red Cedar Capital Partners LLC
REZONING PETITION NO.: 2022-191
Wednesday April 19, 2023

This information is used by the Planning Department to distribute material regarding this petition.
Contact information given from the participants on the Zoom (virtual) meeting.

Name	Address	Mail / Email Address
Zac Stanton	7700 Plott Rd	Finesurveyor@yahoo.com
Leslie Harrison	Not Provided	lharrison1072@gmail.com
Manh Tang	Not Provided	manhtang08@gmail.com
Janet Vaughn	7903 Cadmium ct.	janetcvaughn09@gmail.com
Lox Leach	426 North Academy, 28115	loxandkey@gmail.com
Katina Caldwell	8929 Fuchia Ct.	klcaldwell30@gmail.com