

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-193**

**Petitioner:** Brown Group  
**Rezoning Petition No.:** 2022-193  
**Property:** ±19.79 acres located along Legranger Road near the intersection of Heritage Pond 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 3/22/2023. 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, April 5<sup>th</sup>, 2023, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the required Community Meeting were Todd Kjar with Brown Group and Sara Shirley with Kimley-Horn. 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 started the meeting by welcoming the participant and thanking her for attending the community meeting for Rezoning Petition No. 2022-193. She then introduced the Petitioner's representatives to the meeting attendee. She also explained to the participant how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes 19.79 acres along Lagranger Road. The petitioner is seeking a change in zoning from RE-1 and R-4 to R-3 to allow development of the Site with a residential townhome community. The Charlotte 2040 Place Type map recommendation is for Neighborhood 1 and Neighborhood 2, consistent with the proposed rezoning. Ms. Grant showed a rendered Site plan which included buffers, access points, amenity areas including a proposed dog park and tree save/open space areas.

Ms. Grant reviewed the proposed rezoning schedule of a public hearing on May 15<sup>th</sup>, 2023, zoning committee on May 30<sup>th</sup>, 2023 and city council decision on June 20<sup>th</sup>, 2023. She explained that this can change with staff comments.

**II. Summary of Questions/Comments and Responses:**

There was a question about the overall rezoning schedule and Ms. Grant described the potential schedule post-rezoning.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to coordinate efforts with City Staff.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Todd Kjar, Brown Group  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

04717118	UNIVERSITY OF NC @ CHARLOTTE	BOARD OF TRUSTEES/E/F			9201 UNIVERSITY CITY BV	CHARLOTTE	NC	28223
04717131	TEACHERS INSURANCE & ANNUITY ASSOCIATION OF AMERIC				8500 ANDREW CARNEGIE BLVD	CHARLOTTE	NC	28262
04738101	HOUGH	BETTY			9133 LEGRANGER RD	CHARLOTTE	NC	28262
04738102	REYNOLDS	JAMES D	DWAYNE A	REYNOLDS	9005 RED CLAY LN	CHARLOTTE	NC	28269
04738103	YOUNG	HAZEL B			5215 DELIVAU DR	CHARLOTTE	NC	28215
04738104	REYNOLDS	DEBBIE A	JASMINE	REYNOLDS	9207 LEGRANGER RD	CHARLOTTE	NC	28262
04738105	BERRY	JEREMY JOSEPH			9213 LEGRANGER RD	CHARLOTTE	NC	28262
04738107	P9 CC MALLARD CREEK OWNER LLC				601 S TRYON ST STE 880	CHARLOTTE	NC	28202
04738109	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
04738113	ALEXANDER VILLAGE 1 ACQUISITION LLC				ALEXANDER VILLAGE 3 ACQUISITION LLC PO BOX 92129	SOUTHLAKE	TX	76092
04738114	ALEXANDER VILLAGE 1 ACQUISITION LLC				ALEXANDER VILLAGE 3 ACQUISITION LLC PO BOX 92129	SOUTHLAKE	TX	76092
04738201	DEPT OF TRANSPORTATION				PO BOX 640	ALBEMARLE	NC	28001
04738202	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST	CHARLOTTE	NC	28242
04738204	DUKE POWER CO	ATTN: TAX DEPT-PB05B			422 S CHURCH ST	CHARLOTTE	NC	28242
04738205	GRANGER	BRYCE T WITHERS	BROSANAN CHRISTOPHER WITHERS	GRANGER	1811 FERGUSON CT	CHARLOTTE	NC	28205
04738206	MYERS	BETTY			9336 LEGRANGER RD	CHARLOTTE	NC	28262
04738207	GRANGER	VIVIAN			1261 JUNE DR	DECATUR	GA	30035
04738208	STITT	TANGEE CATHERINE			5 FORTNUM CT	RANDALLSTOWN MD		21133
04738209	LOPEZ	DANIEL			9232 LEGRANGER RD	CHARLOTTE	NC	28262
04738210	WILSON	SARAH CHANEL LASHAWN			9226 LEGRANGER RD	CHARLOTTE	NC	28262
04738211	GRANGER	VIVIAN C		C/O BETTY MYERS	1261 JUNE DR	DECATUR	GA	30035
04738212	STITT	ARLENE CAROL			9210 LEGRANGER RD	CHARLOTTE	NC	28262
04738213	PRESTIGE ASSETS OF NC LLC				12949 DAWN DR	CERRITOS	CA	90703
04738214	MORALES	MAURO LIMA	DOMINGA TORRES	RAMOS	9134 LEGRANGER RD	CHARLOTTE	NC	28262
04738215	PATTERSON	JAMES LJR	PHYLLIS M	PATTERSON	9126 LEGRANGER RD	CHARLOTTE	NC	28262
04738297	STITT	ARLENE CAROL			9210 LEGRANGER RD	CHARLOTTE	NC	28262
04738298	NAKATO	TAKESHI			2719 N BREVARD ST	CHARLOTTE	NC	28205
04738299	GRANGER	VIVIAN C			1261 JUNE DR	DECATUR	GA	30035

### Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
	Cassandra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
	Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
	Kerrie	Stewart	10656 Hill Point Court		Charlotte	NC	28262
	Tenaeya	Barrett	10125 PINESHADOW DR	206	Charlotte	NC	28262
Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
Avensong Homeowners Association	Debbie	Durrell	10701 Claude Feeman Dr		Charlotte	NC	28209
Churchill Downs	Kelly	Voler	10701 Claude Feeman Dr		Charlotte	NC	28209
Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Feeman Dr		Charlotte	NC	28209
Mallard Grove Homeowners Association	Christine	Sylvester	10339 Garrett Grigg Rd		Charlotte	NC	28262
Maplewood	Ravi	Vallabhapuram	1147 Boxelder Ln		Charlotte	NC	28262
Smallwood In Action	Odessa	Alexander	1701 Sir Anthony Dr		Charlotte	NC	28262
Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-193**

Subject: Rezoning Petition No. 2022-193

Petitioner/Developer: Brown Group, Inc.

Current Land Use: Residential & Vacant

Existing Zoning: RE-1 & R-4

Rezoning Requested: RE-3

**Date and Time of Meeting:** **Wednesday, April 5, 2023, at 6:00 PM**

**Virtual Meeting Registration:** *Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.*

Date of Notice: 3/22/2023

Moore & VanAllen is assisting Brown Group (the "Petitioner") on a recently filed request to rezone an approximately ±19.79-acre site located along Legranger Road near the intersection of Heritage Pond Drive in Charlotte, North Carolina (the "Site") from RE-1 and R-4 to RE-3. The request is to allow the development of the Site with a residential community. Access to the Site will be from Legranger 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, April 5, 2023, at 6:00 p.m.**

*Please send an email by April 4<sup>th</sup> to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) in order to receive a secure virtual meeting link and reference Petition #2022-193.*

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](mailto: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.

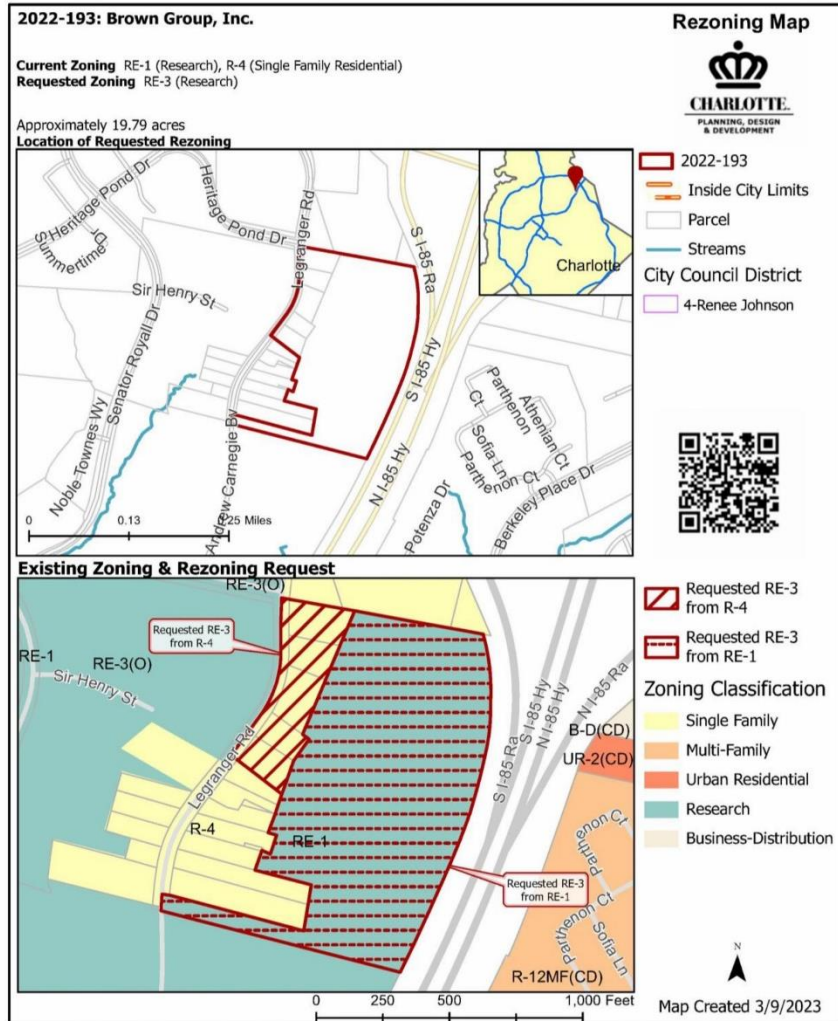
Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Todd Kjar, Brown Group, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (continued)

Site Location:



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**Exhibit C**

<b>Name</b>	<b>Email</b>
Tangee C. Stitt	<a href="mailto:Tangee.C.Stitt@questdiagnostics.com">Tangee.C.Stitt@questdiagnostics.com</a>