

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: IP P2 CCP, LLC

Rezoning Petition No. 2022-200

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 April 18, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Monday, May 1st at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting did not have any attendees from the community, however, one community member had registered in advance for the meeting. The Petitioner's team followed up with this community member after the meeting to provide rezoning information. The Petitioner was represented at the Community Meeting by David Lee and Beau McIntosh, as well as by Petitioner's agents Shaun Tooley with LandDesign, and Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

The Virtual Community Meeting did not have any attendees from the community. Representatives of the Petitioner's team closed the meeting at 5:45pm.

The Petitioner's team subsequently followed up with two (2) community members who were unable to attend the official meeting and provided them with additional rezoning information.

Respectfully submitted this 15th day of May 2023.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL

2022-200	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-200		Latoya	Faustin	6351 Park Creek Dr.		Charlotte	NC	28262
2022-200		Robert	Mcelhaney	6107 Lewis St	7109	Charlotte	NC	28262
2022-200	1971	Gia	Paige	2429 Carmathen Road		Charlotte	NC	28269
2022-200	Baucom Ridge	Watchna	Horn	2426 Brathay Ct		Charlotte	NC	28269
2022-200	Hemby Woods Neighborhood Association	Jacqueline A.	Ross	6821 Rain Creek Wy		Charlotte	NC	28262
2022-200	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 Black Walnut Lane		Charlotte	NC	28269
2022-200	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2022-200	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2022-200	Sugar Springs	Evan	Washington	7300 Canyon Drive		Charlotte	NC	28262
2022-200	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2022-200	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-200	04706513	THOMAS	OSCAR B	FANCI A	THOMAS	7243 RIDGE LANE RD		CHARLOTTE	NC	28262
2022-200	04706514	CHAPMAN	JOHN C			7250 RIDGE LANE RD		CHARLOTTE	NC	28262
2022-200	04706515	CHAPMAN	JOHN C			7250 RIDGE LANE RD		CHARLOTTE	NC	28262
2022-200	04706516	MCCOWEN	AARON ELIAS	RACHEL MARGARET	MCCOWEN	7234 RIDGE LANE RD		CHARLOTTE	NC	28262
2022-200	04706518	CLINE	ANDREW T			7214 RIDGE LANE RD		CHARLOTTE	NC	28269
2022-200	04706537	EBERLE	KYLE M			7230 RIDGE LN RD		CHARLOTTE	NC	28262
2022-200	04711104	FIRST UNION NATIONAL BANK OF NORTH CAROLINA			C/O WACHOVIA BANK	PO BOX 36246		CHARLOTTE	NC	28236
2022-200	04711109	BRI 1882 INNOVATION PARK DEVELOPMENT LLC			C/O ACCESSO ACQUISITIONS LLC	100 N FEDERAL HWY STE 400		HALLANDALE	FL	33009
2022-200	04711201	MECKLENBURG COUNTY				3205 FREEDOM DR STE 101		CHARLOTTE	NC	28202
2022-200	04711202	J S & ASSOCIATES INC				5226 ADDISON DR		CHARLOTTE	NC	28211
2022-200	04711205	WAYFORD IP LLC				1600 CAMDEN RD		CHARLOTTE	NC	28203
2022-200	04711206	J S & ASSOCIATES INC				338 S SHARON AMITY RD PMB 263		CHARLOTTE	NC	28211
2022-200	04711207	IP P2 CCP LLC				1600 CAMDEN RD STE 200		CHARLOTTE	NC	28203

Exhibit B

April 18, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Monday, May 1st at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: IP P2 CCP, LLC
Petition No.: 2022-200

Dear Charlotte Neighbor:

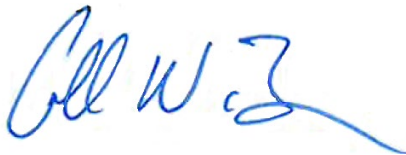
Our firm represents IP P2 CCP, LLC (the “Petitioner”) in its proposal to rezone an approximately 12.4-acre site located on the west side of IBM Drive, south of Baucom Road, and north of University City Boulevard. The Petitioner is requesting a rezoning from the R-8MF(CD) zoning district to the UR-2(CD) zoning district to accommodate its residential development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, May 1st at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“IBM Drive”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown