

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-044

Petitioner: Morris Holdings II, LLC
Rezoning Petition No.: 2023-044
Property: ±63.22 acres located at 6900 Morris Estate 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 7/19/2023. 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, August 2, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Scott Morris with Morris Holdings II, LLC, Sam Kleto with S. C. Hondros & Associates, Inc., and Lin Leslie with Orsborn Engineering Group. Also, in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean introduced the petitioner and team representatives to the participants. He explained the purpose of the meeting and the location of the 63.22-acre site located on the north side of Morris Estate Drive (address of 6900 Morris Estate Drive), to the south of Mallard Creek Rd and east of Graham St. Mr. Morris explained the growth of his family business and the natural beauty of this Site which they intend to keep.

Mr. MacVean explained the Site is zoned RE-3. The proposal is to rezone it I-2(CD) to allow development and flexibility to use the Site for climate-controlled storage, outdoor storage, office uses and warehouse manufacturing within the existing structure. Part of the purpose of the requested outdoor storage is to create a place for trucks to park and eliminate them from parking on the side of Morris Estate Drive. Mr. MacVean shared the Charlotte 2040 Comprehensive Plan and the Place Type map with the land use recommendation for the Site to be Manufacturing and Logistics. The I-2(CD) zoning corresponds to this place type map. He also explained the surrounding Neighborhood 1 and 2 place types. He further explained that the Site was rezoned in 2005 (pet. #2005-066) with an approved conditional plan that allows the current uses such as showrooms, print publishing, distribution and manufacturing representatives with office, repair, and service facilities. He shared the proposed Site plan and the request to allow the reuse of the existing building

for light manufacturing, office, climate-controlled storage, warehouse, and outdoor storage in the rear of the building. He then showed the natural area to include buffers and tree save on the Site which will remain.

Mr. MacVean detailed the tentative rezoning schedule which is dependent on staff comments. The potential is for a Public Hearing on September 18, 2023, Zoning Committee on October 3, 2023, with a City Council Decision on October 16, 2023. A revised plan that addresses staff comments will be submitted on August 14th. Once this is reviewed, it's up to the city staff if they will submit the petition for Public Hearing. Mr. Kleto indicated that with climate-controlled storage the number of vehicles going in and out would decrease.

Mr. MacVean then opened the meeting up for questions.

II. Summary of Questions/Comments and Responses:

Attendee's questions centered around truck traffic and parking, zoning, and the proposed greenway.

There was clarification about the truck traffic that parks on the side of the road. Mr. MacVean indicated the city would like to enforce that the trucks do not park on the side of the road. They would then have a secure space to park by the building. Mr. Morris explained his attempts (calls to zoning department, NCDOT and police) to get the trucks to move and he anticipates they will have room for them to park on their property. Another participant asked if the city or police would allow signs to be installed that indicate "no parking" because trucks are now parking on both sides of the street. Mr. Morris explained that it will take a united front to get action. Participants agreed to partner with Mr. Morris to make this happen.

There was a question about neighboring properties losing space or property. Mr. MacVean explained that the expansion and zoning changes would not have any affect on the adjoining condominium property. Mr. Morris explained that they welcome neighbors to continue to use their property to walk dogs and take leisurely walks. Mr. Kleto explained that many of the changes are within the building however they also want to improve and upgrade the paved areas outside because they have deteriorated over time.

One participant asked about the county's proposal for a greenway and where it was on the property. Mr. MacVean showed where the greenway is proposed, parallel to Morris Estate Drive. He also explained that they would then be able to walk along Nevin Road and Morris Estate Drive toward the Research Park.

Mr. MacVean answered a question about zoning explaining that the I-2 zoning does not allow residential uses. Another question asked about the RE-3 zoning which does not allow climate-controlled or outdoor storage, so the zoning change is necessary to comply with city ordinance. Mr. Morris added that there at one time over 100 full-time employees but there are not as many any longer but rather seasonal employees only. He answered a question about the climate-controlled storage and if it would be for commercial or residential. He said it would be for residential needs with apartments and condos in the vicinity. He also explained that fencing of some sort to provide security would have to added if they were to do outdoor storage to keep items secure but it would be minor.

Mr. Morris indicated the timing of the construction would be in the first quarter of 2024 but that it depends on the zoning schedule. Most of the construction is internal to the building so the noise would be minimal.

There being no further comments, Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments as they arise.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Scott Morris, Morris Holdings II, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
DR HORTON INC				8001 ARROWRIDGE BV		CHARLOTTE	NC	28273
SANTANA	LEONARDO J SANCHEZ			2521 HOPE WAY LN UNIT 203		CHARLOTTE	NC	28262
ROSARIO	EVARISTO FERNANDEZ	DENNY NOELIA	FERNANDEZ	2715 PENNINGER CR		CHARLOTTE	NC	28262
DR HORTON INC				8001 ARROWRIDGE BV		CHARLOTTE	NC	28273
KIRK	MARGARET G	HARRY	KIRK	7008 MALLARD CREEK RD		CHARLOTTE	NC	28262
MORRIS HOLDINGS II LLC				6900 MORRIS ESTATE DR		CHARLOTTE	NC	28262
NAVARRETE	HENRY ANDERSON			2825 PENNINGER CIR		CHARLOTTE	NC	28262
SFR JV-1 2021-1 BORROWER LLC			C/O TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
OPE SPE TPA1 LLC				2150 EAST GERMANN RD SUITE 1		CHANDLER	AZ	85286
SFR JV2 PROPERTY LLC				PO BOX 15087		CHARLOTTE	NC	28262
MCH SFR NC OWNER 1 LP				14355 COMMERCE WAY		MIAMI LAKES	FL	33016
HARRIS	MARCUS L	TONYA	MCQUEEN	7206 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
HPA CL2 LLC				120 SOUTH RIVERSIDE PLAZA #2000		CHICAGO	IL	60606
AYALA	WILLIAM JR	NICOLE	AYALA	7203 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
ROBERTS	RYAN M	WHITNEY JONES	ROBERTS	7207 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
ADE	TERENCE FRU NJI	YOLANDE LUM	TSO-TIDZEM	7215 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
ALTO ASSET COMPANY 1 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
MILLER	DAVID LAMAR			7223 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
CROWDER	RON C	LAURA	CROWDER	7227 CYPRESS RIDGE DR		CHARLOTTE	NC	28262
BRIDGE SFR IV SEED BORROWER LLC				6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211
BETHEA	JOHNNIE L			6133 PARK CREEK DR		CHARLOTTE	NC	28262
SCOTT	JAMES DANIEL			940 NOTTINGHAM RD		HIGH POINT	NC	27262
RUSH	JEFFREY A	MARTY L	RUSH	PO BOX 38		BOOMER	NC	28606
CHOI	JAY	JAKE KIM	CHOI	6321 PARK CREEK DR		CHARLOTTE	NC	28262
CHARLOTTE PARK CREEK DRIVE LLC				14 SCHEURMAN TER		WARREN	NJ	07059
HAVEN RESIDENTIAL LLC				9388 LONGSTONE LN		CHARLOTTE	NC	28277
DINKINS	CLARK GABRIEL II			6333 PARK CREEK DR		CHARLOTTE	NC	28262
SUNSTORM ENTERPRISES LLC				PO BOX 2173		APEX	NC	27502
ROSS	CAROLYN E			6343 PARK CREEK DR UNIT 8		CHARLOTTE	NC	28262
BOWDEN	VALERIA			6345 PARK CREEK DR		CHARLOTTE	NC	28262
WHITFIELD II	SCOTT D			6349 PARK CREEK DR		CHARLOTTE	NC	28262
MARCUS	LAYTOYA A			6351 PARK CREEK DR UNIT 6		CHARLOTTE	NC	28262
HOLT	KENNETH JR			6357 PARK CREEK DR		CHARLOTTE	NC	28262
KALNEN PROPERTIES LLC				3600 HATWYNN RD		CHARLOTTE	NC	28269
LARKINS	RITA L			366 HARRY S TRUMAN DR		UPPER MARLBORO	MD	20774
CATALDI	VINCENT	DAVID JR	BURDEN	19812 FERIBA PL		CORNELIUS	NC	28031
BENTON	JAMES BENTON	JANICE	AKINS	6810 PARK PLACE DR		CHARLOTTE	NC	28262
TOSCANO	AARON A			6812 PARK PLACE DR		CHARLOTTE	NC	28262
HSM PROPERTIES				PO BOX 620071		CHARLOTTE	NC	28262
YANCEY	MELINDA			9707 SUNSET GROVE DR		HUNTERSVILLE	NC	28078
WADSWORTH	FAITH M	DENTON T	SMITH	6824 PARK PLACE DR		CHARLOTTE	NC	28262
WILLIAMS	MCKINLEY	WILLA GAYE	WILLIAMS	6826 PARK PLACE DR		CHARLOTTE	NC	28262
MAXWELL	DARRYL BOYCE JR			6830 PARK PLACE DR UNIT 6		CHARLOTTE	NC	28262
BURDEN	DAVID JR	VICENTE C	CATALDI	8501 TERRA COTTA DR		CHARLOTTE	NC	28215
DINKINS	CLARK			2613 MULBERRY POND DR		CHARLOTTE	NC	28208
CUSACK	MATTHEW			6844 PARK PLACE DR		CHARLOTTE	NC	28262
KASERA	ANUJ			15647 DONNINGTON DR		CHARLOTTE	NC	28277
MURPHY	WILLIAM J III			6850 PARK PLACE DR		CHARLOTTE	NC	28262
ST CLAIR	THOMAS F			6856 PARK PLACE DR		CHARLOTTE	NC	28262
SMITH	CASSANDRA			6858 PARK PLACE DR		CHARLOTTE	NC	28262
RUBISELL	JULIE S			6862 PARK PLACE DR		CHARLOTTE	NC	28262
RIBBON HOME SPV II LLC				1435 W MOREHEAD ST STE 130		CHARLOTTE	NC	28208
SUNRISE ASSOCIATION LLC				9605 ASHLEY GREEN CT NW		CONCORD	NC	28027
ATKINSON	NICOLE M			6912 PARK PLACE DR		CHARLOTTE	NC	28262
MILLA	CESAR A			6916 PARK PLACE DR		CHARLOTTE	NC	28262
SS INVESTMENT GROUP LLC				25 JURGELSKY RD		MONROE	NJ	08831
ABDUL-MALIK	CARISSA LEVONE	MAHMOUD YASIR	ABDUL-MALIK	6924 PARK PLACE DR UNIT 5		CHARLOTTE	NC	28262
MCCORD	KAREN		TRUSTEE OF THE KAREN MCCORD R/T	60 GOLDSTONE CIR		SACRAMENTO	CA	95834
HARRIGAN	BERNOLD D			12919 JACKS LN		PINEVILLE	NC	28134
MCCORD	CURTIS WILLIAM			6926 PARK PLACE DR		CHARLOTTE	NC	28262
SMITH	TERRY	ELIZABETH	SMITH	6942 PARK PLACE DR		CHARLOTTE	NC	28262
WILSON	HEATHER DEE			6944 PARK PLACE DR		CHARLOTTE	NC	28262
MENJIVAR	TITO L			6948 PARK PLACE DR		CHARLOTTE	NC	28262
MDJICA	ASHLEY			6950 PARK PLACE DR UNIT 3		CHARLOTTE	NC	28262
ST CLAIR	CAMERON R			6956 PARK PLACE DR		CHARLOTTE	NC	28262
BANKS	HELEN S			6958 PARK PLACE DR		CHARLOTTE	NC	28262
BREEDEN	JARETT			6962 PARK PL UNIT 6		CHARLOTTE	NC	28262
MCCRAY	MEAH			6964 PARK PLACE DR		CHARLOTTE	NC	28262
DAVIS	THELIA C			6410 PARK POND DR BLDG 12 UNIT 1		CHARLOTTE	NC	28262
HERRHOLZ	AUSTIN			6412 PARK POND DR		CHARLOTTE	NC	28262
PREVATT	MICHAEL D	CAROL E	PREVATT	6416 PARK POND DR UNIT 2		CHARLOTTE	NC	28262
ROLLE	TRAVIER MICHAEL DOMINIQUE			6418 PARK POND DR		CHARLOTTE	NC	28262
WRIGHT	KALEFE H			6424 PARK POND DRIVE		CHARLOTTE	NC	28262
THOMAS	TAMARA			6119 SID CRANE DR		CHARLOTTE	NC	28216
SHAH	KEYURBHAI	RITABEN	SHAH	6430 PARK POND DR		CHARLOTTE	NC	28262
STEWART	COREY			6432 PARK POND DR		CHARLOTTE	NC	28262
MATTHEWS	THERESA J	KEVIN	PELLE	6442 PARK POND DR		CHARLOTTE	NC	28262
JR MODELING CORP				6444 PARK POND DR		CHARLOTTE	NC	28262
SULEMAN	SEIDA	HASSINA	SULEMAN	6448 PARK POND DR		CHARLOTTE	NC	28262
ARRIOLA	PEDRO ANTONIO			6450 PARK POND DR		CHARLOTTE	NC	28262
MOORE	SHAVERA			6456 PARK POND DR		CHARLOTTE	NC	28262
BOATENG	ABENA K OKYERE			6458 PARK POND DRIVE		CHARLOTTE	NC	28262
ALLEN	MARCIE KRISTINE			6462 PARK POND DR		CHARLOTTE	NC	28262
AUSTIN	AERIAL A			6464 PARK POND DR UNIT 7		CHARLOTTE	NC	28262
THORNE	HEIDI			6417 PARK POND DR		CHARLOTTE	NC	28262
KIDNEY	MALIK T			6419 PARK POND DR UNIT 5		CHARLOTTE	NC	28262
KALNEN PROPERTIES LLC				3600 HATWYNN RD		CHARLOTTE	NC	28269
HILL	KIMBERLY			6425 PARK POND DR		CHARLOTTE	NC	28262
SR PLATINUM SOLUTIONS INC				4868 CHESTNUT DR		WOODBURY	MN	55129
OUTEN	TISHA			6433 PARK POND DR		CHARLOTTE	NC	28262
MANIAR	SAMIR	SEJAL	PARIKH	13510 QUIET STREAM CT		CHARLOTTE	NC	28273
DOEA REAL ESTATE LLC				3027 SALIX BEND DR		CHARLOTTE	NC	28205
MORRIS HOLDINGS LLC			C/O PHILIP SMITH	120 CLEARWATER LN		MOORESVILLE	NC	28115
CYPRESS HOA INC				PO BOX 2427		HUNTERSVILLE	NC	28070
LOCKLEAR	DELTON	RENA	LOCKLEAR	1825 CAGNEY ST		CHARLOTTE	NC	28262

Exhibit A (Cont.)

Adjacent Owners (Cont.):

SRMZ 2 LLC				5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746	
PROGRESS RESIDENTIAL BORROWER 11 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
RIVERA	TERESA S	JOSE	RIVERA	1837 CAGNEY ST	CHARLOTTE	NC	28262	
QHAIR	JOHN			300 MARYLHURST DRIVE	WEST LINN	OR	97068	
MATOORAH	AGATHA			1842 CAGNEY ST	CHARLOTTE	NC	28262	
2018-3 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS	TX	75201	
DUNCAN	KIMBERLY M			1834 CAGNEY ST	CHARLOTTE	NC	28262	
WILKES	CYNTHIA HOWZE			1830 CAGNEY ST	CHARLOTTE	NC	28262	
SFR JV-1 2021-1 BORROWER LLC			C/O TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	
HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400	DULUTH	GA	30096	
BONSE	ROSELYN			2437 FABYAN LN	CHARLOTTE	NC	28262	
EQUAN	TAMMY W	EYO E	EQUAN	2443 FABYAN LN	CHARLOTTE	NC	28262	
THR NORTH CAROLINA II LP				1717 MAIN ST STE 2000	C/O INVITATION HOMES	DALLAS	TX	75201
CANALES	NARA M	JOAQUIN SALDANA	PINA	2448 FABYAN LN	CHARLOTTE	NC	28262	
HUDSON	MILTON C JR			2444 FABYAN LN	CHARLOTTE	NC	28262	
BERNAL	EDUARDO	BRENDA	ARROYO	2436 FABYAN LN	CHARLOTTE	NC	28262	
STERLING	DANAELLE			2432 FABYAN LN	CHARLOTTE	NC	28262	
SWINNIE	COREY			1931 DIETRICH LN	CHARLOTTE	NC	28262	
UY	KIM LEANG	SAMNANG K	UY	1935 DIETRICH LN	CHARLOTTE	NC	28262	
HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400	DULUTH	GA	30096	
MALIK-AVAKIAN	LEVON	GRACHIA	MALIK-AVAKIAN	12932 EL DORADO AVE	SYLMAR	CA	91342	
LOBO	ROYSTON	MANJARI	CHERIAN	503 BENCER CT	RARITAN	NJ	08869	
LYONS	TERESA Y			1951 DIETRICH LN	CHARLOTTE	NC	28262	
AFIA	IKHLEF			1952 DIETRICH LN	CHARLOTTE	NC	28262	
CHERRY	KATRINA L			1948 DIETRICH LN	CHARLOTTE	NC	28262	
BALER	WINSTON G	CICELY E	BAKER	1944 DIETRICH LN	CHARLOTTE	NC	28262	
MCCROREY	JAMES E	PRECIOUS L	MCCROREY	1938 DIETRICH LN	CHARLOTTE	NC	28262	
THACH	CHANTHA		SOPHAL PHAY	1934 DIETRICH LN	CHARLOTTE	NC	28262	
ROJAS	SELENA	LOC VAN	TRAN	7027 RUMPLE RD	CHARLOTTE	NC	28262	
COOK	ANTWAUN			14308 WINGED TEAL RD	CHARLOTTE	NC	28278	
BTR SCATTERED SITE OWNER LLC				5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746	
RUMMER	IAN	CARLEEN	RUMMER	7041 RUMPLE RD	CHARLOTTE	NC	28262	
BELL-KINARD	ESSIE	JERRY	KINARD	7047 RUMPLE RD	CHARLOTTE	NC	28262	
KABA	ABDOULAYE K			7105 RUMPLE RD	CHARLOTTE	NC	28262	
VISSER	PHILIP A	TRUST	PHILIP ALBERT VISSER LIVING	21447 COUNTRY CLUB DR	CORNELIUS	NC	28031	
FELDER	ADRIAN			7117 RUMPLE RD	CHARLOTTE	NC	28262	
FISCHER	QUINTON FARNSWORTH			7123 RUMPLE RD	CHARLOTTE	NC	28262	
YACCOUB	LILA			7129 RUMPLE RD	CHARLOTTE	NC	28262	
HOWARD	LATEIA M			7135 RUMPLE RD	CHARLOTTE	NC	28262	
STASZEWSKI	ROBB D			9509 NETTLE DR	CHARLOTTE	NC	28216	
PASHA	KAZAM			42-49 COLDEN ST APT 14E	FLUSHING	NY	11355	
MECKLENBURG COUNTY				3205 FREEDOM DR STE 101	CHARLOTTE	NC	28202	
ALBEMARLE US INC				4250 CONGRESS ST STE 900	CHARLOTTE	NC	28209	
YAMASA CO LTD				P O BOX 4090	SCOTTSDALE	AZ	85261	
BRASWELL	THERESA R			P O BOX 26604	CHARLOTTE	NC	28221	
JONATHAN	SYLVIA BRANSKY	TRUST	BRANSKY FAMILY	6222 RIDGECREST DR	MCMINNVILLE	TN	37110	
CHANG	LEE C	CHONG S	CHANG	6505 WILD ORCHID CT	RICHMOND	VA	23230	
CPI/AMHERST SFR PROGRAM OWNER LLC				5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746	
JEFFERY	AARON			6517 WILD ORCHID CT	CHARLOTTE	NC	28262	
ANTHONY-BERRY	LINDA D			6521 WILD ORCHID CT	CHARLOTTE	NC	28262	
JOSEY-PARTLOW	TANYA	JONATHAN LAMAR	PARTLOW	6525 WILD ORCHID CT	CHARLOTTE	NC	28262	
GRAVES	EVA L			6529 WILD ORCHID CT	CHARLOTTE	NC	28262	
MANN	ROSALYN C			6533 WILD ORCHID CT	CHARLOTTE	NC	28262	
THOMAS	RAYMOND W JR	DEBORAH J	THOMAS	6530 WILD ORCHID CT	CHARLOTTE	NC	28262	
TO	THUAN KHANH			6526 WILD ORCHID CT	CHARLOTTE	NC	28269	
SFR JAVELIN BORROWER LP				1717 MAIN ST STE 2000	DALLAS	TX	75201	
MOZAN	SAMUEL J		KATHY L BROUGHTON	6518 WILD ORCHID CT	CHARLOTTE	NC	28262	
TIPTON	JOSHUA	KAYLA	TIPTON	6510 WILD ORCHID CT	CHARLOTTE	NC	28262	
PROGRESS RESIDENTIAL BORROWER 8 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
FEWELL	KIMBERLY			6028 MCDANIEL LN UNIT 132	CHARLOTTE	NC	28215	
MILLER	SHAWNEL			6521 NEVIN RD	CHARLOTTE	NC	28262	
NEAL	DINAH P			6529 NEVIN RD	CHARLOTTE	NC	28262	
JOYNER	THURMAN JAY			6533 NEVIN RD	CHARLOTTE	NC	28262	
ECKERT	RICHARD A	HEATHER D	ECKERT	6537 NEVIN RD	CHARLOTTE	NC	28262	
TAH 2017-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	
WATTS	HOPE P			802 GRAND PROVINCIAL AVE	MATTHEWS	NC	28105	
NUNEZ	NONINO SANCHEZ	JONATHAN SANCHEZ	RODRIGUEZ	6605 NEVIN RD	CHARLOTTE	NC	28262	
FOREST POND HOMEOWNERS ASSOC				P O BOX 79032	CHARLOTTE	NC	28271	
FOREST POND HOMEOWNERS ASSOC				P O BOX 79032	CHARLOTTE	NC	28271	
FOREST POND HOMEOWNERS ASSOC				P O BOX 79032	CHARLOTTE	NC	28271	
WILLIAMS	QUEEN			2836 BLACK WALNUT LN	CHARLOTTE	NC	28262	
TESTA	DANIEL			55 PARK AVE	MALVERNE	NY	11565	
AMH NC PROPERTIES LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301	
DELLAROVA	DEREK TYLER			2822 BLACK WALNUT LN	CHARLOTTE	NC	28262	
KENDALL	SHAUN			2812 BLACK WALNUT LN	CHARLOTTE	NC	28262	
SIWH 2017-1 BORROWER LP				8665 EAST HARTFORD DR, SUITE 200	SCOTTSDALE	AZ	85255	
EXCELLENT	MARY			2804 BLACK WALNUT LN	CHARLOTTE	NC	28262	
PROGRESS RESIDENTIAL BORROWER 6 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
PROGRESS RESIDENTIAL BORROWER 8 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
PROGRESS RESIDENTIAL BORROWER 9 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
DEESE	FREDERICK THOMAS	DEIDRE	DELOATCH-DEESE	6006 SPANISH MOSS LN	CHARLOTTE	NC	28262	
ALLEN	JEFFREY A			6002 SPANISH MOSS LN	CHARLOTTE	NC	28262	
PROGRESS RESIDENTIAL BORROWER 7 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
PROGRESS RESIDENTIAL BORROWER 2 LLC				P O BOX 4090	SCOTTSDALE	AZ	85261	
BUI	SAMANTHA			6011 SPANISH MOSS LN	CHARLOTTE	NC	28262	
YAMASA CO LTD				P O BOX 4090	SCOTTSDALE	AZ	85261	
AMH NC PROPERTIES LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301	
TRUESDALE	EDDIE JR	JANICE L	TRUESDALE	6021 SPANISH MOSS LN	CHARLOTTE	NC	28262	
FOREST POND HOMEOWNERS ASSOC				P O BOX 79032	CHARLOTTE	NC	28271	
REDLICH	MARK H		JENNIFER L CLICK	2821 BLACK WALNUT LN	CHARLOTTE	NC	28262	
ETUK	UKO L		IMA J EQUERE	6544 NEVIN RD	CHARLOTTE	NC	28262	
GARCIA	CHARLES A JR	PEGGY D	GARCIA	6540 NEVIN RD	CHARLOTTE	NC	28262	
HOLLIFIELD	BRIAN W	KIMBERLY D	HOLLIFIELD	6536 NEVIN RD	CHARLOTTE	NC	28262	
FOREST POND HOMEOWNERS ASSOC				P O BOX 79032	CHARLOTTE	NC	28271	
BRIDGE SFR IV SEED BORROWER LLC				6836 MORRISON BLVD STE 320	CHARLOTTE	NC	28211	
SFR JV-1 2020 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Avalon at Mallard Creek Homeown	Keri	Miller	2718 AVALON LOOP RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Avalon at Mallard Creek Homeown	Keri	Miller	2718 AVALON LOOP RD., CHARLOTTE, NC, 28269		CHARLOTTE	28269
Avalon at Mallard Creek Homeown	Michelle	Wright	2850 AVALON LOOP RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Baucom Ridge	Watchna	Horn	2426 BRATHAY CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Charlotte Community Health Clin	Samantha	Fernando	8401 MEDICAL PLAZA DR SUITE 300, CHARLOTTE, NC, 28262		CHARLOTTE	28262
Derita Design	Hasheem	Halim	2731 GIBBON RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
DSRCO/Northeast Coalition of Ne	Jack	Brosch	3502 MARIONWOOD DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Fairstone	Ronald	Williams	5736 FAIRCHASE AVENUE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Farmington	Chad	Martin	5413 GROVETON CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Farmington	Hester	Kast-McClure	3514 RINDLE CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Farmington Homeowners Associati	Jeffrey	Simpson	3500 THORNBROOK PLACE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Forest Pond Homeowners Associat	Mehl	Renner	6105 SPRING FLOWER CT, CHARLOTTE, NC, 28262		CHARLOTTE	28262
Forest View	Melvine	Bowie	3446 BETTERTON LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Fox Glen Homeowners Association	Samrina	Jordan	5500 HAYBRIDGE RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
Freeland Park	Ani	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217-1611		CHARLOTTE	28217-1611
Glenview	Franecia	Rosemond	3702 SIPES LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Great Oaks Homeowners Association	Yolanda	Thorne	2404 KALIS PL, CHARLOTTE, NC, 28262		CHARLOTTE	28262
Grenelefe Village Homeowners' A	Sheila	Zegarra	5310 GRENELEFE VILLAGE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Grenelefe Village Townhomes Hom	Reggie	Rucker	2830 HOSTA DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Harrington Woods	Tim	Stokes	8008 ALBA CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Hemby Woods Neighborhood Assoic	Jacqueline	Ross	6821 RAIN CREEK WY, CHARLOTTE, NC, 28262		CHARLOTTE	28262
Hidden Valley Community Associa	Gary	Dawkins	2934 ZION RENAISSANCE LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Hubbard Woods	Lelia	Jackson	7516 HUBBARD WOODS RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Hunters Chase	Harriett	Mendinghall	7510 HUBBARD WOODS RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Kimberlee Apartments	Bobby	Curtis	5643 HEDGECREST PL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Mallard Creek Crossing	Rhonda	Odom	6838 BRACHNELL VIEW DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Mallard Creek Crossing	Teekukumar	Patel	6703 PINE BRANCH COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Nevin Creek HOA	JoAnn	Thomas	5619 SETHS DRIVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 BLACK WALNUT LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
other	Sherry	Lewis	6311 SYDNEY MAE LANE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
Other	Gia	Paige	2429 CARMATHEN ROAD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Royden Homeowners Association	Ed	Brea	6403 ROCKWELL BV W, CHARLOTTE, NC, 28269		CHARLOTTE	28269
Silverstone HOA	Angela	Collins-Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262		CHARLOTTE	28262
Silverstone HOA	Angela	Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262		CHARLOTTE	28262
Spring Woods Home Owners Associ	Jacque	Nettles	1930 ABERGLEN DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
University City YMCA	Paul	Petr	8100 OLD MALLARD CREEK RD, CHARLOTTE, NC, 28262		CHARLOTTE	28262
Walnut Creek	Latoya	Faustin	6351 PARK CREEK DR., CHARLOTTE, NC, 28262		CHARLOTTE	28262

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-044

Subject: Rezoning Petition No. 2023-044
Petitioner/Developer: Morris Holdings II, LLC
Current Land Use: Commercial/Industrial
Existing Zoning: RE-3
Rezoning Requested: I-2(CD)

Date and Time of Meeting: **Wednesday, August 2, 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: 7/19/2023

Moore & VanAllen is assisting Morris Holdings II, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±63.22-acre site located at 6900 Morris Estate Drive in Charlotte, North Carolina (the "Site") from RE-3 to I-2(CD). The request is to allow the conversion of a portion of the existing warehouse to climate-controlled storage and also retain existing warehousing and light manufacturing and office uses within the existing structure and add outdoor storage area.

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, August 2, 2023, at 6:00 p.m.

**Please send an email by August 1st to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2023-044.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 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
Scott Morris, Morris Holdings II, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (Cont.)

Site Location:

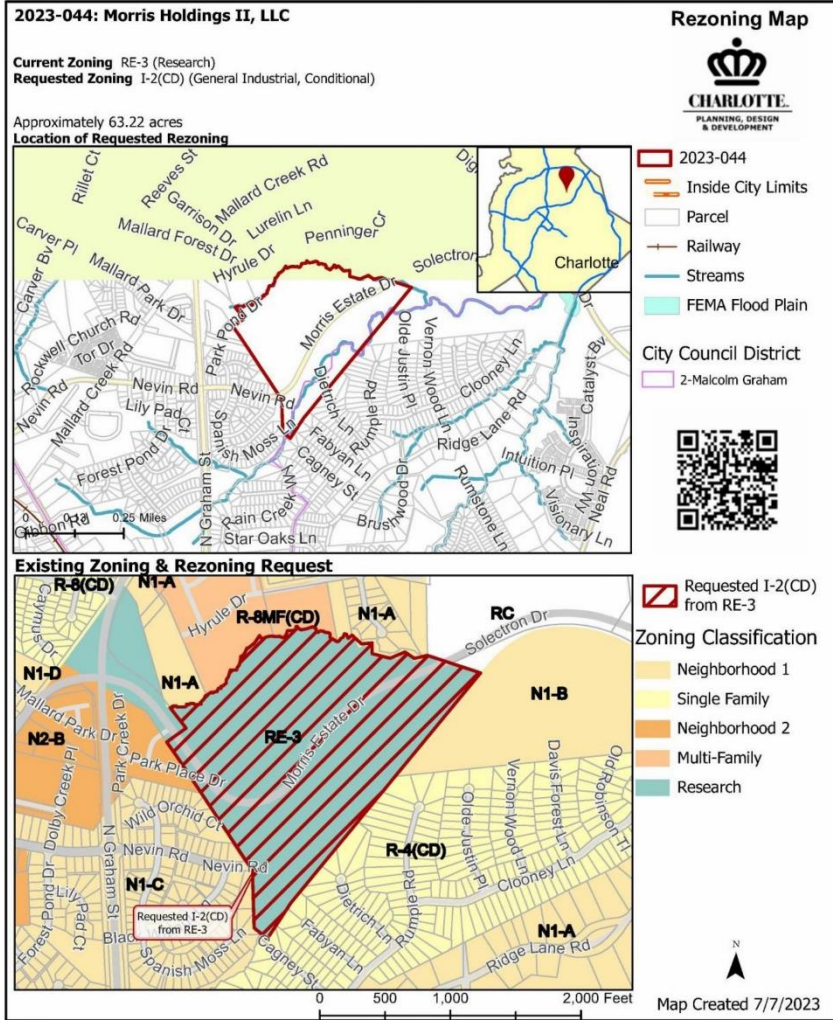


EXHIBIT C

Name	Email
Essie Bell-Kinard	ebell704@yahoo.com
Carissa Abdul-Malik	carissalstrickland@gmail.com
Mahmoud Abdul-Malik	mahmoudabdulmalik79@gmail.com
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