

COMMUNITY MEETING REPORT
Petitioner: Ahmad Developers, LLC
Rezoning Petition No. 2023-070

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 mailed a written notice of the date, time, and instructions for interested parties to receive a link to the virtual meeting and/or receive a hard copy of the presentation. A written notice was sent out to the individuals and organizations listed on Exhibit A of this report. This notice was sent via certified mail on October 10, 2023. Proof of certified mail can be provided if requested. To request proof please reach out to Harris.Ahmad@ahsul.com. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME, AND LOCATION OF COMMUNITY MEETING:

The Community Meeting was held on October 26, 2023 at 6pm via a Zoom Meeting.

PERSONS IN ATTENDANCE AT FIRST COMMUNITY MEETING:

The Community Meeting was not attended by anyone.

SUMMARY OF PRESENTATION/DISCUSSION:

Not Applicable as no attendees.

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EXHIBIT A

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

2023-070	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-070	02901135	ARBORS AT MALLARD CREEK PROPERTY OWNERS ASSOC INC			C/O LAT PURSER & ASSOCIATES	4530 PARK RD STE 300		CHARLOTTE	NC	28209
2023-070	02901136	W F MALLARD ARBORS I LLC				10877 WILSHIRE BLVD STE 1105		LOS ANGELES	CA	90024
2023-070	02901138	WVG ACQUISITIONS LLC				PO BOX 768		EFFINGHAM	IL	62401
2023-070	02901139	WF ARBORS LLC			WF ARBORS II LLC	10877 WILSHIRE BLVD STE 11057		LOS ANGELES	CA	90024
2023-070	02901140	WF ARBORS LLC			WF ARBORS II LLC	10877 WILSHIRE BLVD STE 11057		LOS ANGELES	CA	90024
2023-070	02901141	ARBORS AT MALLARD CREEK	PROPERTY OWNERS ASSO INC		C/O LAT PURSER & ASSOCIATES	4530 PARK RD STE 300		CHARLOTTE	NC	28209
2023-070	04716202	CAMBRIDGE AQUISITIONS LLC				40 AIRPORT RD		LAKEWOOD	NJ	08701
2023-070	04742103	LILLY INDUSTRIES USA INC			C/O ALTUS GROUP	PO BOX 6027		CLEVELAND	OH	44101
2023-070	04742104	AHMAD	SHARJEEL	AMBER	SULEMAN	137 BREEZEWOOD DR		CHARLOTTE	NC	28262

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2023-070	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-070	Arbor Hills Homeowners Associat	Sarah	Ziegler	10701 CLAUDE FREEMAN DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Aria at the Park	Edna	Chirico	1626 UNISON DRIVE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Ashley Creek Homeowners Associa	John	Higdon	3111 PARKER GREEN TL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Avensong Homeowners Association	Debbie	Durrell	10701 CLAUDE FEEMAN DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-070	Chatham Homeowners Association	Paul	Corkery	3008 PARKER GREEN TRAIL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Chatham Homeowners Association	William	Shepherd	3040 PARKER GREEN TRAIL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Chestnut Commons Homeowners Ass	Guy	Derby	3111 PARKER GREEN TL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Churchill Downs	Kelly	Voler	10701 CLAUDE FEEMAN DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-070	Claybrooke Neighborhood Associa	Anthony	Wooding	10179 CLAYBROOKE DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Colvard Park Homeowners Associa	Kevin	Archer	3008 COLVARD PARK WY, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Fountaingrove Homeowners Associ	PatrickHelin	Beacham	11024 FOUNTAINGROVE DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Freedom West Community Action A	Richard	Eppley	2026 CHIPSTONE RD, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Highland Trace Neighborhood	Howard	Carmichael	10701 CLAUDE FEEMAN DR, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-070	Highland Trace Neighborhood	Willie	Caldwell	3111 PARKER GREEN TL, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Lexington	Darrin	Rankin	11610 TAVERNAY PARKWAY, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Lexington	David	Hoffman	10415 DICKSON LANE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Lexington	Robert	Davis	2345 TREYMORE LANE, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Lexington	Timothy	Burgess	2215 MAYCROFT DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Mallard Trace	Cathie	Clarkson	3001 SILVER BIRCH DRIVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Mallard Trace Homeowner's Assoc	Robert	May	9607 FAIRMEAD DRIVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Prosperity Point Homeowners Ass	Cosby	Quinlan	3030 DRIWOOD COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-070	Ramblewood Neighborhood Associa	Woody	Schmidt	11020 DAVID TAYLOR DR, CHARLOTTE, NC, 28262		CHARLOTTE	28262
2023-070	Welcome Home CLT	Amarra	Ghani	11135 CYPRESS VIEW DR., CHARLOTTE, NC, 28262		CHARLOTTE	28262

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EXHIBIT B

October 10, 2023



VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, October 26th @ 6:00 PM Eastern Time
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Ahmad Developers, LLC
Petition No.: RZP 2023-070

Dear Neighbor:

Our firm represents Ahmad Developers, LLC (the "Petitioner") in its proposal to rezone approximately .97 acres located at 2107 W Mallard Creek Church Road, Charlotte, NC 28262. The petitioner is requesting a rezoning from the N1-A (residential) zoning district to the CG (General Commercial) zoning district to accommodate its 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 records of the Charlotte-Mecklenburg Planning Commission show that you are either a representative of a registered neighborhood organization or a property owner who is next to, across the street from, or near the property.

The Official Community Meeting will be held virtually in accordance with guidance provided by Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, October 26th at 6:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Harris.Ahmad@ahsul.com and you will be provided with a link to the virtual meeting.** Please reference the property location ("Mallard Creek Shops") 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 Harris.Ahmad@ahsul.com or call 980-677-1608 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,


Sharjeel Ahmad