

COMMUNITY MEETING REPORT  
**Petitioner: Mt Holly Investments, LLC**  
Rezoning Petition No. 2023-071

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 (First Community Meeting):**

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 August 19, 2023. Proof of certified mail can be provided if requested. To request proof please reach out to [Harris.Ahmad@ahsul.com](mailto:Harris.Ahmad@ahsul.com). A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME, AND LOCATION OF FIRST COMMUNITY MEETING:**

The Community Meeting was held on September 5, 2023 at 6pm via a Zoom Meeting.

**PERSONS IN ATTENDANCE AT FIRST COMMUNITY MEETING:**

The Community Meeting was not attended by anyone, because of 0 attendance, the representative of the petitioner called for a second community meeting.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Not Applicable as no attendees.

**PLEASE SEE THE NEXT PAGE FOR A REPORT OF THE SECOND ATTEMPT AT A  
COMMUNITY MEETING.**

COMMUNITY MEETING REPORT  
**Petitioner: Mt Holly Investments, LLC**  
Rezoning Petition No. 2023-071

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED (Second Community Meeting):**

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 for the second attempt at a Community Meeting. 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 September 18, 2023. Proof of certified mail can be provided if requested. To request proof please reach out to [Harris.Ahmad@ahsul.com](mailto:Harris.Ahmad@ahsul.com). A copy of the written notice is attached hereto as Exhibit C.

**DATE, TIME, AND LOCATION OF SECOND COMMUNITY MEETING:**

The Community Meeting was held on October 5, 2023 at 6pm via a Zoom Meeting.

**PERSONS IN ATTENDANCE AT SECOND COMMUNITY MEETING:**

The Second Community Meeting was also not attended by anyone.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Not Applicable as no attendees.

COMMUNITY MEETING REPORT  
**Petitioner: Mt Holly Investments, LLC**  
Rezoning Petition No. 2023-071

# EXHIBIT A

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

2023-071	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-071	02324101	KOUTROULAKIS	STAVROS G		BRENDA PITTS	6011 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2023-071	02324102	GORMAN	DAVID R			6115 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2023-071	02324103	SNIPES	JOHNNIE L			6211 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2023-071	03324106	JACKSON	JAMES MARKESE			1026 PHIL ONEIL DR		CHARLOTTE	NC	28215
2023-071	03324107	DUKE ENERGY CAROLINAS LLC				PO BOX 1007		CHARLOTTE	NC	28201
2023-071	03324108	MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
2023-071	03324109	MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
2023-071	03324110	MT HOLLY INVESTMENTS LLC				3105 QUEEN CITY DR		CHARLOTTE	NC	28208
2023-071	03324111	MCCALL	CHRISTOPHER C	CAROL S	MCCALL	6000 MT HOLLY-HUNTERS VILL RD		CHARLOTTE	NC	28216
2023-071	03324129	DUKE ENERGY CAROLINAS LLC				PO BOX 1007		CHARLOTTE	NC	28201
2023-071	03328102	STRICKLAND	RANDY CHARLES			500 N HOSKINS RD		CHARLOTTE	NC	28216
2023-071	03328103	OKEEFE	MARK V	SUSAN B	OKEEFE	171 PERRIN DR		MOORESVILLE	NC	28117
2023-071	03328104	ESTRADA	ROBERT C	LISA M	ESTRADA	305 COUNTRYTYME LN		IRON STATION	NC	28080
2023-071	03328105	BIRMINGHAM	EUGENE DAVIS R/T	CATHERINE BIRMINGHAM	SNYDER	2896 BILL CURLEE RD		POLKTON	NC	28135

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!

<b>2023-071</b>	<b>full_name_neighborhood</b>	<b>first_name</b>	<b>last_name</b>	<b>physical_address</b>	<b>apartment_unit_or_suite</b>	<b>city</b>	<b>zip_code</b>
2023-071	Lawing Pond Homeowners Associat	Jim	Aponte	6412 BLUEGILL RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-071	Mountain Point Neighborhood Ass	Michael	Austin	5931 MOUNTAIN POINT LN, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-071	Primm Road	Charles	Thomas	3003 PHILLIPS FAIRWAY DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216

COMMUNITY MEETING REPORT  
**Petitioner: Mt Holly Investments, LLC**  
Rezoning Petition No. 2023-071

# EXHIBIT B

August 16, 2023



**VIA US MAIL**

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Tuesday, September 5<sup>th</sup> @ 6:00 PM Eastern Time  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Mt Holly Investments, LLC  
**Petition No.:** RZP 2023-071

Dear Neighbor:

Our firm represents Mt Holly Investments, LLC (the “Petitioner”) in its proposal to rezone an approximately 3.85 acres located on the south side of Mt. Holly Huntersville Road and north side of Interstate 485, west of Oakdale Road. The petitioner is requesting a rezoning from the N1-A (residential) zoning district to the CG (Commercial General) 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 **Tuesday, September 5<sup>th</sup> 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](mailto:Harris.Ahmad@ahsul.com) and you will be provided with a link to the virtual meeting.** Please reference the property location (“Oakdale 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](mailto:Harris.Ahmad@ahsul.com) or call 980-677-1608 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharjeel Ahmad", is written over a horizontal line.

Sharjeel Ahmad

COMMUNITY MEETING REPORT  
**Petitioner: Mt Holly Investments, LLC**  
Rezoning Petition No. 2023-071

# EXHIBIT C



September 14, 2023



**VIA US MAIL**

**FINAL NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Thursday, October 5<sup>th</sup> @ 6:00 PM Eastern Time  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Mt Holly Investments, LLC  
**Petition No.:** RZP 2023-071

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Sincerely,

A handwritten signature in black ink, appearing to read "Sharjeel Ahmad", is written over the word "Sincerely,".

Sharjeel Ahmad