

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-072

Petitioner: Merancas Holdings, LLC
Rezoning Petition No.: 2023-072
Property: ±18.36 acres located along District Drive and WT Harris Blvd.

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 5/24/2023. 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 Thursday, June 8, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

None of the individuals or organizations contacted by the Petitioner requested a link to the virtual meeting, therefore, since there were no registered attendees the scheduled virtual community meeting was not held.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Liz Ward, Give Impact, LLC
Andy Mermans, Merancas Holdings, 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
OVATA AT REEDY CREEK LP				325 ROCKY SLOPE RD STE 301		GREENVILLE	SC	29607
ECWFH I LLC			C/O SARATOGA CAPITAL PARTNERS LLC	7 PENN PLAZA STE 1400		NEW YORK	NY	10001
EMC3 UNIVERSITY NORTHSIDE LLC			10-12 CASTLE ROCK STREET LLC	529 COLUMBUS AV UNIT 18		BOSTON	MA	02118
STATE OF N C			C/O N F MIDGETTE	PO BOX 629		RALEIGH	NC	27602
TDC BACK CREEK LLC				1914 BRUNSWICK AVE 1A		CHARLOTTE	NC	28207
SELWEN LANDING HOMEOWNERS ASSOCIATION INC				5350 77 CENTER DR STE 100		CHARLOTTE	NC	28217
CENTRAL PIEDMONT COMM	COLLEGE THE TRUSTEES OF			PO BOX 35009		CHARLOTTE	NC	28235
SPR HOLDINGS LLC				9919 STRIKE THE GOLD LN		WAXHAW	NC	28173
POON	JOHN C P			PO BOX 3003		MATTHEWS	NC	28106
SPR HOLDINGS LLC				1906 ARBOR CREST CT		CHARLOTTE	NC	28262
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RUSSELL	WILLIAM BEAVER JR			9800 NEWELL HICKORY GROVE RD		CHARLOTTE	NC	28213
ROMA ENTERPRISES LLC				10123 SAW MILL RD		CHARLOTTE	NC	28278
THREE C'S LLC				PO BOX 296		NEWELL	NC	28126
IGLESIA EVANGELICA MISONERA	APOSTOLES Y PROFETAS EFES			9908 NEWELL-HICKORY GROVE RD		CHARLOTTE	NC	28213
GALLOWAY	WILLIAM L JR	CAROLYN K	GALLOWAY	2003 BUNKER CT		MATTHEWS	NC	28104
GRIER NEWELL PROPERTIES LLC			C/O GRIER FURR & CRISP	512 E MOREHEAD ST STE 440		CHARLOTTE	NC	28202
STAR CITY DEVELOPMENT CO INC				PO BOX 32488		CHARLOTTE	NC	28232
THINK DEVELOPMENT LLC				7808 DISTRICT DR		CHARLOTTE	NC	28213
GALLOWAY	WILLIAM L JR	CAROLYN K	GALLOWAY	PO BOX 560366		CHARLOTTE	NC	28256
ROMA ENTERPRISES LLC				10123 SAW MILL RD		CHARLOTTE	NC	28278
ROMA ENTERPRISES LLC				10123 SAW MILL RD		CHARLOTTE	NC	28278

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Autumnwood Community Association	Cynthia	King	1131 Autumnwood Lane		Charlotte	NC	28213
Autumnwood Community Association	John	Neilson	1016 Autumnwood Ln		Charlotte	NC	28213
Autumnwood Community Association	William H.	Jett	7041 Summer Pl		Charlotte	NC	28213
Back Creek Farms HOA	Andrea	Hankins	2104 Gelbray Court		Charlotte	NC	28213
Candlewood Homeowners Association	Jim	Lorenzen	7334 Delta Lake Drive		Charlotte	NC	28215
Carmel Station Homeowners Association	Janet	Phillips	7334 Delta Lake Dr		Charlotte	NC	28215
Delta Lake	Rene'e	Monroe	7335 Delta Lake Dr.		Charlotte	NC	28215
Edwin Towers	Eddie	Young	6008 Quiet Cove Ct		Charlotte	NC	28215
Garden Renaissance In The South (GRITS)	Don	Boekelheide	7117 Leaves Lane		Charlotte	NC	28213
Glen Laurel	Cynthia	Meadows	3024 Willamette Valley Dr		Charlotte	NC	28215
Hampshire Hills Neighborhood Association	Beatrice	Spaulding	6725 Caudell Place		Charlotte	NC	28215
Hérons Pond	Kay	Patterson	8236 Rockmoor Ridge Road		Charlotte	NC	28215
Meadowbrook Neighborhood Watch Association	Najeedah	Stover	6208 Donna Dr		Charlotte	NC	28213
NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
Neighbors Bordering Celanese	Demetra	Dunlop	1806 Rocky River Rd		Charlotte	NC	28213
Old Concord Subdivision	Trisha	Garcia	1318 Farmfield Lane		Charlotte	NC	28213
Olde Concord Neighborhood	Maxine	Hedgepeth	7400 Hounslow Ln		Charlotte	NC	28213
Seven Oaks Community Group	Miranda	Moore	1914 Yaupon Road		Charlotte	NC	28215
Seven Oaks Neighborhood	Rodney W.	Moore	1914 Yaupon Rd		Charlotte	NC	28215
Thomasboro Neighborhood Association	Bill	Jones	7117 Leaves Ln		Charlotte	NC	28213
Thomasboro Neighborhood Association	Vanessa	Johnson	7117 Leaves Ln		Charlotte	NC	28213

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-072 MERANCAS HOLDINGS

Subject: Rezoning Petition No. 2023-072

Petitioner/Developer: Merancas Holdings, LLC

Current Land Use: Vacant

Existing Zoning: R-3

Rezoning Requested: N2-B

Date and Time of Meeting: **Thursday, June 8, 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: 5/24/2023

Moore & VanAllen is assisting Merancas Holdings, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±18.36-acre site located along District Drive and E. WT Harris Blvd in Charlotte, North Carolina (the "Site") from R-3 to N2-B. The request is to allow the development of the Site with all uses permitted in N2-B zoning district.

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 Thursday, June 8, 2023, at 6:00 p.m.

Please send an email by June 7th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2023-072.

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 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
Liz Ward, Give Impact, LLC
Andy Mermans, Merancas Holdings, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

