

COMMUNITY MEETING REPORT

Petitioner:

123 E 27TH, LLC

Rezoning Petition No. 2023-110

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 of the Petitioner mailed a written notice of the date, time and location of 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 or before October 28, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 9, 2023, at 5:30 pm (on Zoom) as a virtual meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The community meeting was attended by Petitioner's development team: Russell Fergusson and Kevin Brungardt. No other persons attended the meeting. Sign-in sheet is attached as Exhibit C.

SUMMARY OF PRESENTATION/DISCUSSION:

Russell Fergusson, Petitioner's Agent presented the basic components of the rezoning proposal, and was prepared to go through a presentation and invited an open discussion with the attendees. The presentation is attached as Exhibit D. It covered the general nature of the rezoning petition, the Charlotte 2040 Plan for the area, existing uses on this intersection, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

Petitioner has not been contacted by any interested parties to date.

Petitioner will make itself available going forward to meet with any neighbors. Petitioner's agent will offer to have follow-up meetings with the attendees and other interested neighbors upon request.

Respectfully submitted, this 13th day of November, 2023

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

Exhibit A: Notice Mailing List

2023-110	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-110	03120133	POTLURI VENTURES2 LLC				4129 W RICON AVE		CAMPBELL	CA	95008
2023-110	03120161	BANAI	SHIRLEY			2308 HART RD		CHARLOTTE	NC	28214
2023-110	03120162	LANG	MICHAEL P JR	INA M	LANG	2304 HART RD		CHARLOTTE	NC	28214
2023-110	03122104	PORTILLO	NOLVIA ELISA CRUZ			2233 HART RD		CHARLOTTE	NC	28214
2023-110	03122105	RED CEDAR HOMES NC LLC				1235 EAST BLV STE E PMB 5012		CHARLOTTE	NC	28203
2023-110	03122108	MATAYAR	DARLENE E			20058 BEAR CREEK CHURCH RD		RICHFIELD	NC	2813728202
2023-110	03122134	CONTRERAS	JUAN CARLOS CASTILLO	ESTHER ESPINOZA	MENA	12618 SUSANNA DR		CHARLOTTE	NC	28216
2023-110	03122214	SAVALEX HOMES LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28211
2023-110	03122216	LB FUTURES LLC				3 STEVEN CIR		JOHNSON CITY	TN	37604
2023-110	03122217	CAROLINA HOLDINGS THREE LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28211
2023-110	03122220	HARPER	JAMES E JR	PAULINE G	HARPER	12629 SUSANNA DR		CHARLOTTE	NC	28214
2023-110	03122223	CAROLINA HOLDINGS THREE LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28210
2023-110	03122238	MCRORIE RENTALS LLC				12006 MOUNTAIN LAKE COVE		CHARLOTTE	NC	28216
2023-110	03122239	MARILYN L LONDON LIVING	TRUST	MARILYN L	LONDON	9826 WHISPERING WILLOW CT		CHARLOTTE	NC	28210
2023-110	03122262	HARPER	JAMES E JR	PAULINE G	HARPER	12629 SUSANNA DR		CHARLOTTE	NC	28214
2023-110	03122269	NORTHWAY HOMES LLC				1800 CAMDEN RD STE 170-240		CHARLOTTE	NC	28203
2023-110	03122270	NORTHWAY HOMES LLC				1800 CAMDEN RD STE 170-240		CHARLOTTE	NC	28203
2023-110	03122271	CANARIO	BERLING GONZALEZ	YANNERI A PAREDES	VASQUEZ	12745 SUSANNA DR		CHARLOTTE	NC	28214
2023-110	03122297	SELL IT QUICK REAL ESTATE LLC				2322 REMOUNT RD		CHARLOTTE	NC	28208
2023-110	03122298	NORTHWAY HOMES LLC				2201 SOUTH BLVD STE 220		CHARLOTTE	NC	28203
2023-110	03122601	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2023-110	03122609	SFR JV-1 2021-1 BORROWER LLC				1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2023-110	03122610	HARRISON	DARRYL	EVANGELINE	HARRISON	11246 JOE MORRISON LN		CHARLOTTE	NC	28214
2023-110	03122611	SAFARI ONE ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2023-110	03122612	SFR JV-1 2019-1 BORROWER LLC				1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2023-110	03122613	SFR JV-2 2022-2 BORROWER LLC				15771 RED HILL AVE STE 100		TUSTIN	CA	92780
2023-110	03122614	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2023-110	03122616	HERNANDEZ	MARIA DEL C VALDEZ			11231 JOE MORRISON LN		CHARLOTTE	NC	28214
2023-110	03122617	IH3 PROPERTY NORTH CAROLINA LP				2100 N TATUM BLVD	SUITE 1630-630	PHOENIX	AZ	85050
2023-110	03122618	PROGRESS RESIDENTIAL BORROWER 7 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2023-110	03122619	WRIGHT	TIA			11243 JOE MORRISON LN		CHARLOTTE	NC	28214
2023-110	03122620	AGUILAR	OSCAR MARTIN BARRIGA			1401 SHARON RD WEST 7		CHARLOTTE	NC	28210
2023-110	03122622	GREEN	MERICA			12740 ALVIN WOODS DR		CHARLOTTE	NC	28214
2023-110	03122623	ZAPPLEY	MARLO S			12732 ALVIN WOODS DR		CHARLOTTE	NC	28214
2023-110	03122624	IH3 PROPERTY NORTH CAROLINA LP				2100 N TATUM BLVD	SUITE 1630-630	PHOENIX	AZ	85050
2023-110	03122625	GRICE	JACKIE JEROME II			12724 ALVIN WOODS DR		CHARLOTTE	NC	28214
2023-110	03122626	HERNANDEZ	MARIA E VILLATORO			12720 ALVIN WOODS DR		CHARLOTTE	NC	28214
2023-110	03122627	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
			CM Malcolm		GRAHAM	600 E. Fourth St.		CHARLOTTE	NC	28202

2023-110	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-110	Mountain Island	Tiffany	Hooker	2020 MOUNTAIN PARK DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Mountain Island Lake Business D	Deanna	Hamm	12218 BACKWATER DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Mountain Isle Harbor	Cheryl	Seymore	11438 MANGLA DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Polo Club At Mountain Island La	William	Nemecek	2617 MOUNT ISLE HARBOR DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Riverbend	Kerwin	Scott	12247 FULLERTON COURT, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Rozzelles Landing (Mtn Island)	Joel	Vazquez	2622 ROZZELLES LANDING DR., CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Shuffletown Homeowners Associat	Brandon	Blythe	11817 RIVERHAVEN DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Sir Anthony/29 North Neighborho	Alton	Caldwell	1908 HART RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-110	Susana Place HOA	Bonita	Eason	2322 RICHARD ROZZELLE DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214

Exhibit B: Copy of Notice

NOTICE TO INTERESTED PARTIES

COMMUNITY MEETING FOR ZONING PETITION #2023-110

Subject: Community Meeting - Rezoning Petition by Savalex Homes LLC to rezone approximately 1.871 acres located at 12701 SUSANNA DR CHARLOTTE NC 28214 Parcel ID # 03122214 (the "Site"). The purpose of the rezoning is to change the rezoning from the current N1-A neighborhood zoning district to a to N1-D neighborhood zoning district, to allow for residential development in accordance with the Unified Development Ordinance.

Date and Time of Meeting: Monday, November 6, 2023 from 6:00- 7:00 pm via Zoom Meeting

Place of Meeting: We will have the meeting on Zoom. Please RSVP to rwf@russellwfergusson.com and include "RZP 2023-110 Community Meeting" in the subject line and You will receive a return email with the link to meeting and login instructions)

Petitioner: SAVALEX HOMES, LLC

Petition No.: RZP-2023-110

Dear Neighbors and Community Leaders:

I am assisting Savalex LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.871 acre parcel. The purpose of the rezoning is to change the zoning designation from the current N1-A neighborhood zoning district to a to an N1-D neighborhood zoning district to allow residential development in coordination with the adjacent parcels that are already zoned N1-D.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal and schedule with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition **via Zoom** on **Monday, November 6, from 6:00-7:00pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can also be accessed online on the Charlotte Planning Website under the "2023 Petitions" tab, which will be updated by the city during the rezoning process. Please RSVP with your name and address via email to rwf@russellwfergusson.com with "RZP 2023-110 Community Meeting" in the subject line and I will send a digital link to access the zoom meeting.

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,
P.O. Box 5645, Charlotte, NC 28299
Email: rwf@russellwfergusson.com
Phone: (704) 234-7488

cc: Councilmember Malcolm Graham

Date Mailed: on or before 10/26/2023

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET (virtual)
PETITIONER: REZONING PETITION NO.: 2023-110

This information is used by the Planning Department to distribute material regarding this petition.
Contact information given from the participants on the Zoom (virtual) meeting.

Name	Address	Mail / Email Address
N/A	N/A	N/A

Exhibit D: Presentation

Zoning Petition 2023-110

Public Hearing

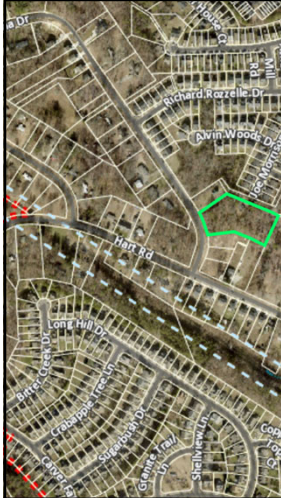
Petitioner: SAVALEX HOMES LLC

Agent: The Law Offices of Russell W. Fergusson PLLC

A rezoning of 1.871 acres located at 12701 Susanna Drive

Parcel ID # 03122214

1



12701 SUSANNA DR.

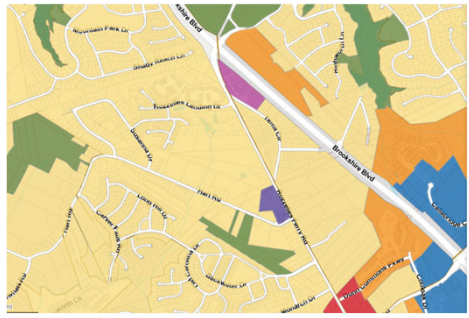
- **Current Zoning: N1-A**
- **Proposed Zoning: N1-D**
- The petitioner is proposing the new zoning district to allow for residential development in the same zoning district as adjacent properties rezoned last year (lots to the right/east of the subject parcel)

2



3

Charlotte 2040 Policy Map



Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

4

Important Dates

Public Hearing: December 18, 2023

Zoning Committee: January 2, 2024

City Council Vote: January 16, 2024

Public Resources:
<https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Rezoning>
<https://ctfuture2040.com/2040-policy-map/>



5

Thank you and we welcome your questions and comments.

 THE LAW OFFICES OF
Russell W. Fergusson, PLLC

rwf@russellwfergusson.com
P.O. Box 5645
Charlotte, NC 28299
(704) 234-7488

6