

COMMUNITY MEETING REPORT  
**Petitioner: Cambridge Properties, Inc.**  
Rezoning Petition No. 2024-038

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:**

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 April 15, 2024. A copy of the written notice is attached hereto as Exhibit B. Seven notices were returned as undeliverable, copies of those returned notices are attached hereto as Exhibit D.

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

The Community Meeting was held on Tuesday, April 30, 2024 at 6:00PM via online Zoom Meeting.

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

The Community Meeting had no attendees, as shown on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Jay Priester and Meredith Richmond with Cambridge Properties, Inc.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agents, Jay Priester and Meredith Richmond, held the meeting and had no invitees attend. Prior to the Community Meeting, Fred Griffith of adjacent owner Griffith Lakes reached out via phone call with questions regarding the rezoning petition, and he expressed no opposition to the petition.

Mr. Priester and Ms. Richmond concluded the meeting at 6:20PM.

Respectfully submitted, this 22<sup>nd</sup> day of May, 2024.

cc: Charlotte Planning, Design & Development Department—Rezoning Staff

**Exhibit A**

TAXPID	OWNERLASTN	OWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-038	04306202 HARRIS WOODS LLC			1944 BRUNSWICK AVE STE 2A		CHARLOTTE	NC	28207-1891
2024-038	04306382 GRIFFITH LAKES MASTER PROPERTY OWNERS ASSOCIATION INC			9130 KINGS PARADE BLVD		CHARLOTTE	NC	28273
2024-038	04308510 PRESLEY OAKS LP			4890 W KENNEDY BLVD STE 240		TAMPA	FL	33609
2024-038	04315106 MREI V WEATHERSBY LLC			8333 DOUGLAS AV STE 1600		DALLAS	TX	75225
2024-038	04322108 IRT SHOPPES AT DAVIS LAKE CHARLOTTE LLC			C/O IVENTRUST PROPERTIES CORP		DOWNERS GROVE	IL	60515
2024-038	04322113 JENAPER LOMA HILL LLC			PO BOX 4028		MOORESVILLE	NC	28117
2024-038	04322114 MORRIS IV LLC			194 FINLEY GOLF COURSE RD STE 102		CHAPEL HILL	NC	27517
2024-038	04322115 TACO BELL OF AMERICA INC			C/O TBC TAX # 022835		LOUISVILLE	KY	40232-5370
2024-038	04322116 CHICK-FIL-A INC			5200 BUFFINGTON RD		ATLANTA	GA	30349
2024-038	04322128 AHN TOP LLC			8421 DAVIS LAKE PARKWAY		CHARLOTTE	NC	28269
2024-038	04322129 CAMBRIDGE DAVIS LAKE LLC			831 E MOREHEAD ST STE 245		CHARLOTTE	NC	28202
2024-038	04323294 HARRIS WOODS LLC			C/O E C GRIFFITH CO		CHARLOTTE	NC	28207

2024-038	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-038	Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Brookstone	Myeisha	Hamilton	3601 DRY BROOK RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Brookstone Homeowners Associati	Dan	Grieneisen	3509 AMARANTHUS COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Brookstone Homeowners Associati	MaryLou	Robertson	5815 PAINTED FERN CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Brownestone	Shonda	Pellot	3635 W. WT HARRIS BLVD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Capitol Drive Neighborhood Orga	Ella	Evens	3509 AMARANTHUS CT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Cheshunt Homeowners Association	Germaine	Rezac	4601 BROWNES FERRY RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Davis Lake Community Associatio	Dujuana	Keys	9525 ARBORVIEW COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Davis Lake Community Associatio	Michael	Cataldo	9000 DAVIS LAKE PARKWAY, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Davis Lake Homeowners Associati	Chae	Pak	4930 POPLAR GROVE DR., CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Davis Lake Homeowners Associati	Jeanne	Lytton	5232 DOWNING CREEK DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Hubbard Falls	Margaret	Marshall	4314 CONNISTEE CT., CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Huntington Ridge Homeowners Ass	Darlene	Yandle	4488 ANTELOPE LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Huntington Ridge Homeowners Ass	Jim	Raborn	4405 ANTELOPE LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Huntington Ridge Homeowners Ass	Lisa	Clanton	5720 COUGAR LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Huntington Ridge Homeowners Ass	Yvonne	Tiedemann	6364 HALF DOME DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Legacy At Davis Lake	Claire	Fallon	8879 LEGACY LAKE LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Northeast Coalition of Neighbor	Claire	Fallon	8879 LEGACY LAKE LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Potters Glen HOA	Vincent	Evens	3107 OSCEOLA LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Prescott Village HOA	Patricia	Rollins	5923 PRESCOTT COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Ravenswood II Homeowners Associ	Pearl	Stitt	8445 NEWFANE RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Villages at Avonlea	Sharon	Breland	8457 CHACEVIEW COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	Vineyard Glen	Antroulette	McCain	4428 GLYMER COURT, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2024-038	West Sugar Creek Community Coal	Celeste	Freeland	4737 POTTERS GLEN ROAD, CHARLOTTE, NC, 28269		CHARLOTTE	28269

**Exhibit B**

**NOTICE TO INTERESTED PARTIES**

**OF COMMUNITY MEETING**

Subject: Community Meeting - Rezoning Petition filed by Cambridge Properties, Inc. to rezone approximately 3.02 acres located at the intersection of W.T. Harris Boulevard and Davis Lake Parkway to the CG—General Commercial Zoning District.

Date and Time of Meeting: Tuesday, April 29 at 6:00 PM.

Place of Meeting: An online-only Zoom Meeting Video Call will be conducted. Join via:  
<https://us02web.zoom.us/j/89519419358>  
Meeting ID: 840 3885 3991  
For Audio Call: 646-931-3860  
To request meeting link or presentation materials, email:  
[mlr@cambridgeprop.com](mailto:mlr@cambridgeprop.com)

Petitioner: Cambridge Properties, Inc.

Petition No.: RZP-2024-038

Cambridge Properties, Inc. (the "Petitioner") is assisting Cambridge-Davis Lake, LLC (the "Owner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 3.02 acre site (the "Site") located at the intersection of W.T. Harris Boulevard and Davis Lake Parkway from the CC zoning district to CG zoning district. The purpose of the rezoning is to permit development allowed in the CG zoning district.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal 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 adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, April 30 at 6:00 PM online via Zoom Meeting. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Meredith Richmond at 704-333-2393.

cc: Malcom Graham, District 2 Representative

Date Mailed: 4/15/2024

**Exhibit C**

**THE SHOPPES AT DAVIS LAKE OUTPARCEL 6 – COMMUNITY MEETING**

TUESDAY, APRIL 30, 2024, 6:00 PM

REZONING PETITION #2024-038

\*\* This sign-in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

**SIGN-IN SHEET**

	<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE</b>	<b>EMAIL</b>
1.				
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16.				
17.				

Exhibit D

**CAMBRIDGE PROPERTIES**  
831 East Morehead St. Ste 245  
Charlotte, NC 28202

CHARLOTTE NC 280  
16 APR 2024 PM 4 L

**\$0.64 0**  
US POSTAGE  
FIRST CLASS  
06250001463189  
FROM 28202

CAPITOL DRIVE NEIGHBORHOOD ORGA  
ELLA EVANS  
3509 AMARANTHUS CT  
CHARLOTTE, NC 28269

NIXIE 282 RE 1 0004/28/24  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
UTP RC: 2820277970 +1888-88324-20-16  
28269-131805

44-41-81150-9460% 04E4220282 :08  
REGIONS OF NORTH  
CAROLINA  
SERVED ON LEFT DEWOW  
CJZ3AR  
42/61/40001E2V REGIONS OF NORTH CAR

R 226692817E NC 280  
E442<28282  
LN1 16 APR 2024 PM 4 L

**\$0.64 0**  
US POSTAGE  
FIRST CLASS  
06250001463189  
FROM 28202

CHESHUNT HOMEOWNERS'  
ASSOCIATION  
GERMAINE REZAC  
4801 BROWNES FERRY RD  
CHARLOTTE, NC 28269

28269-892301





831 East Morehead St. Ste 245  
Charlotte, NC 28202

CHARLOTTE NC 280  
16 APR 2024 PM 2 L

BROOKSTONE  
MVEISHA HAMILTON  
3801 DRY BROOK RD  
CHARLOTTE, NC 28269

NIXTE 282 FE 1 6004/20/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF  
28202>2773

BC: 28202277370 \*2148-14017-17-00  
[Barcode]

28269-00589C



831 East Morehead St. Ste 245  
Charlotte, NC 28202

CHARLOTTE NC 280  
16 APR 2024 PM 4 L

PRESOTT VILLAGE HOA  
PATRICIA ROLLINS  
5923 PRESOTT CT  
CHARLOTTE, NC 28269

NIXTE 282 FE 1 6004/20/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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28202>2773

BC: 28202277370 \*1880-80325-20-16  
[Barcode]

28269-139623



**CAMBRIDGE PROPERTIES**  
831 East Morehead St. Ste 245  
Charlotte, NC 28202

CHARLOTTE NC 280  
16 APR 2024 PM 3 L

**\$0.64 0**  
US POSTAGE  
FIRST CLASS  
0825001463188  
FROM 28202

BROWNESTONE  
SHONDA PELLOTT  
3835 W. WT HARRIS BLVD  
CHARLOTTE, NC 28269

MAIL 282 DE 6 6094/23/24  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 28202277370 \*2248-05265-16-46

**CAMBRIDGE PROPERTIES**  
831 East Morehead St. Ste 245  
Charlotte, NC 28202

CHARLOTTE NC 280  
16 APR 2024 PM 4 L

**\$0.64 0**  
US POSTAGE  
FIRST CLASS  
0625001463188  
FROM 28202

LEGACY AT DAVIS LAKE  
CLAIRE FALLON  
8879 LEGACY LAKE LN  
CHARLOTTE, NC 28269

MAIL 282 FE 1 6064/23/24  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 28202277370 \*1880-02650-23-26



**CAMBRIDGE  
PROPERTIES**

831 East Morehead St. Ste 245  
Charlotte, NC 28202

CHARLOTTE NC 280  
16 APR 2024 PM 4 L



NORTHEAST COALITION OF NEIGHBOR  
CLAIRE FALLON  
8879 LEGACY LAKE LN  
CHARLOTTE, NC 28269

UTF  
28202>2773  
28269-049179

MAILS 282 F E L 0004/23/24  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
SC: 28202277370 \*1559-02651-23-26  
[Barcode]