

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 May 3, 2024. A copy of the written notice is attached hereto as Exhibit B. Three 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, May 14, 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 second community meeting after no invitees attended the first community meeting on Tuesday, April 30. No invitees attended this second community meeting. No invitees reached out prior to the meeting.

Mr. Priester and Ms. Richmond concluded the meeting at 6:25PM.

Respectfully submitted, this 22nd 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			PO BOX		LOUISVILLE	KY	40232-5370
2024-038	04322116 CHICK-FIL-A INC			C/O TBC TAX # 022835		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	Brownstone	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	Antriolette	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, May 14 at 6:00 PM.

Place of Meeting: An online-only Zoom Meeting Video Call will be conducted. Join via: <https://us02web.zoom.us/j/83475790210?pwd=dFkwdGFRR0g4Um5KclpxZnJMNlVQT09>
Meeting ID: 834 7579 0210
Passcode: 394410
For Audio Call: (646) 558-8656
To request meeting link or presentation materials, email: 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 the 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, May 14 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: 5/3/2024

Exhibit C

THE SHOPPES AT DAVIS LAKE OUTPARCEL 6 – COMMUNITY MEETING

TUESDAY, MAY 14, 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

	NAME	ADDRESS	PHONE	EMAIL
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Exhibit D

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 622620282
 00956796680236

\$0.64 0
 US POSTAGE
 FIRST CLASS
 062500146507
 FROM 28202

CHESHUNT HOMEOWNERS
 ASSOCIATION
 GERMAINE REZAC
 4601 BROWNES FERRY RD
 CHARLOTTE, NC 28289

282698929 R103

Cambridge Properties, Inc.
 831 E. Morehead Street, Ste. 245
 Charlotte, NC 28202

BARCLAY DOWNS
 CHRISTIAN HUNT
 4937 VICTORIA AVE
 CHARLOTTE, NC 28289

\$0.64 0
 US POSTAGE
 FIRST CLASS
 062500146507
 FROM 28202

REXUS 282 PE 1 0009/17/20
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 28202277370 *1880-01047-13-22
 282698929-2723
 282698929



831 East Morehead St. Ste 245
Charlotte, NC 28202

REBUILDING LIVES IN NORTH CAROLINA

CHRISTIAN HUNT
4937 VICTORIA AVE
CHARLOTTE, NC 28269



2020943773
2826983722

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES