

Anthony Fox
Partner
t: 704.335.9841
f: 704.334.4706
anthonyfox@parkerpoe.com



Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-152

Petitioner: Sam's Commercial Properties, LLC
Rezoning Petition No.: 2023-152
Property: ± 1.105 acres located at 13721 Mallard Creek Road (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development 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 Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on April 22, 2024. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to be held on May 6, 2024, at 6:00 PM at the Charlotte Mecklenburg - University City Regional (301 E W.T. Harris Blvd, Charlotte, NC 28262).

PERSONS IN ATTENDANCE AT MEETING:

Several representatives of the Petitioner hosted the Community Meeting from 6pm - 6:45pm on May 6, 2024, and no individuals or organizations attended the Community Meeting.

cc: Reneé Johnson, Charlotte City Council District 1 Representative

Anthony Fox
Partner
 t: 704.335.9841
 f: 704.334.4706
 anthonyfox@parkerpoe.com



Atlanta, GA
 Charleston, SC
 Charlotte, NC
 Columbia, SC
 Greenville, SC
 Raleigh, NC
 Spartanburg, SC
 Washington, DC

EXHIBIT A

2023-152	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-152	02918130	PANARA	JAYSUKHLAL V	TARA J	PANARA	7876 LNATANA CREEK RD		LARGO	FL	33777
2023-152	02918131	PANARA DEVELOPMENT CONCOR				1600 COPPERPLATE RD		CHARLOTTE	NC	28262
2023-152	02918133	UNITED BUSINESS TRUST IRREVOC	TRUST AGTREEN	JAYSUKHLAL V	PANARA	7876 LANTANA CREEK RD	C/O JAYSUKHL	LARGO	FL	33777
2023-152	02918134	PANARA	JAYSUKHLAL V	TARA J	PANARA	7876 LNATANA CREEK RD		LARGO	FL	33777
2023-152	02919103	RSH APARTMENTS SPE LLC				15 W SOUTH TEMPLE STE 640		SALT LAKE CI	UT	84101
2023-152	02919116	MILL POND CHARLOTTE LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2023-152	02919119	CURLY JOE PROPERTY INVESTMEN				106 FOSTER AVE		CHARLOTTE	NC	28203
2023-152	02919120	BV 202 LLC				1414 YANCEYVILLE ST STE 300		GREENSBOR	NC	27405
2023-152	02919123	ONE DERITA LLC			C/O GS3 INVESTMENTS LLC	2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
2023-152	02919124	DERITA CONCORD NC LLC				901 WABASH AVE STE 300		TERRE HAUT	IN	47807
2023-152	02919127	SXCW PROPERTIES III LLC				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2023-152	02919128	SAM'S COMMERCIAL PROPERTIES				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2023-152	02919129	SXCW PROPERTIES II LLC				7935 COUNCIL PLACE STE 200		MATTHEWS	NC	28105

2023-152	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-152	Dominion Village Homeowners Ass	Dick	Laubach	2920 AUTUMN HARVEST LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-152	Foundry Commercial	Kenlie	Chap	7627 ANNBICK LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-152	Mills Creek	Janetta	Walls	8451 CAROLINA LILY LANE, CHARLOTTE, NC, 28262-6471		CHARLOTTE	28262-6471

Anthony Fox
Partner
t: 704.335.9841
f: 704.334.4706
anthonyfox@parkerpoe.com



Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

EXHIBIT B



Remington A. Jackson

t: 704.335.2732

f: 704.334.4706

remingtonjackson@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

April 22, 2024

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition 2023-152 filed by Sam's Commercial Properties, LLC to rezone an approximate 1.105-acre tract located at 13721 Mallard Creek Road Charlotte, NC 28262, from CC to CG (CD) to allow for a restaurant with a drive-thru.

Greetings:

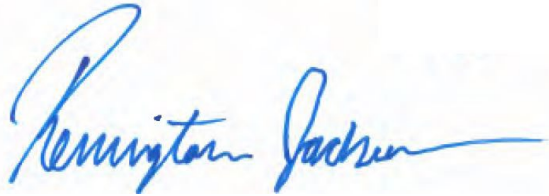
We are assisting Sam's Commercial Properties, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 1.105-acre site (the "Site") located at 13721 Mallard Creek Road Charlotte, North Carolina 28262, from the CC zoning district to the CG (CD) zoning district. The purpose of the rezoning is to allow for a restaurant with a drive-thru. Attached for your reference is a map showing the location of the property and the existing zoning designation for the requested rezoning.

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 the representatives of the Petitioner will hold an official Community Meeting regarding the Rezoning Petition on Monday, May 6, 2024, beginning at 6:00 p.m. at the Charlotte Mecklenburg - University City Regional (301 E W.T. Harris Blvd, Charlotte, NC 28262). Area residents and representatives of area organizations who would like to participate in the Community Meeting are invited to attend. After the presentation, attendees will have the opportunity to ask questions. If you cannot participate in the Community Meeting and would like a hard copy of the presentation, please contact griffinfooster@parkerpoe.com.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call Remington Jackson at (704) 335-2732 or email at remingtonjackson@parkerpoe.com

Sincerely,

A handwritten signature in blue ink that reads "Remington Jackson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Remington A. Jackson

cc: Sam's Commercial Properties, LLC

cc: Charlotte City Council District 1 Representative — Reneé Johnson

