

COMMUNITY MEETING REPORT
Petitioner: SAVALEX HOMES, LLC
Rezoning Petition No. 2024-057

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 June 30, 2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, July 10, at 6:00 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. Petitioner's agent did receive one inquiry about the meeting from Clarence Miller, 2533 Richard Rozelle Dr., that received the notice and spent approximately 20 minutes on the phone after which the resident indicated that he was content with the project and not planning to follow up in further. No other inquiries or RSVPs were received.

SUMMARY OF PRESENTATION/DISCUSSION:

Russell Fergusson, Petitioner's Agent was prepared to go through a presentation and invited an open discussion with the attendees. 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 12th day of July 12, 2024

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

Exhibit A: Notice Mailing List

2024-057	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-057	03122108	MATAYAR	DARLENE E			20058 BEAR CREEK CHURCH RD		RICHFIELD	NC	281372820
2024-057	03122134	CONTRERAS	JUAN CARLOS CASTILLO	ESTHER ESPINOZA	MENA	12618 SUSANNA DR		CHARLOTTE	NC	28216
2024-057	03122143	RED CEDAR HOMES NC LLC				1235 EAST BLV STE E PMB 5012		CHARLOTTE	NC	28203
2024-057	03122214	SAVALEX HOMES LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28211
2024-057	03122216	LB FUTURES LLC				3 STEVEN CIR		JOHNSON CIT TN		37604
2024-057	03122217	SAVALEX HOMES LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28211
2024-057	03122220	HARPER	JAMES E JR	PAULINE G	HARPER	12629 SUSANNA DR		CHARLOTTE	NC	28214
2024-057	03122223	SAVALEX HOMES LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28211
2024-057	03122224	SAVALEX HOMES LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28210
2024-057	03122238	MCRORIE RENTALS LLC				12006 MOUNTAIN LAKE COVE		CHARLOTTE	NC	28216-8004
2024-057	03122239	MARILYN L LONDON LIVING	TRUST	MARILYN L	LONDON	9826 WHISPERING WILLOW CT		CHARLOTTE	NC	28210
2024-057	03122240	SMITH	JEANIE M			2618 MAYVIEW RD		RALEIGH	NC	27607
2024-057	03122242	CHANDRAN	SOUNDARI	YOGESWARI	RAMANATHAN	11923 RED RUST LN		CHARLOTTE	NC	28277
2024-057	03122259	COLLINS	JOEL ANDREW			11355 ROZZELLES FERRY RD		CHARLOTTE	NC	28214-6414
2024-057	03122262	SAVALEX HOMES LLC				2206 WRENWOOD POND CT		CHARLOTTE	NC	28211
2024-057	03122270	FISHER	KALEB JAVON	BRINNA	FISHER	12749 SUSANNA DR		CHARLOTTE	NC	28214
2024-057	03122271	CANARIO	BERLING GONZALEZ	YANNERI A PAREDES	VASQUEZ	12745 SUSANNA DR		CHARLOTTE	NC	28214
2024-057	03122549	ROZZELLES LANDING HOMEOWNERS	ASSOCIATION			PO BOX 3340		FORT MILL	SC	29716
2024-057	03122568	KING	THOMAS E	LINDA K	KING	504 N CASS LAKE RD		WATERFORD MI		48328
2024-057	03122569	BAF ASSETS 5 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2024-057	03122570	KHAN	WASIF H	CHANDA	SADIQ	2515 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122571	COLLINS	LASONJA			2519 RICHARD ROZZELLE DR		CHARLOTTE	NC	28212
2024-057	03122572	PROGRESS RESIDENTIAL BORROWER 10 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2024-057	03122573	RESNICK	CHRISTINE M			2529 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122574	MILLER	CLARENCE B	DOROTHY	MILLER	2533 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122575	HARRIS	LETICIA	DAESHAUN	HODGE	2537 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122576	MATTHEWS	MICHAEL D			2541 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122577	JOHNSON	KEYONDRA			2545 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122578	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2024-057	03122601	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2024-057	03122602	BERRIOS	ANTONIA DEL CARMEN			2520 RICHARD ROZZELLE DR		CHARLOTTE	NC	28214
2024-057	03122603	PERPINAN	ANTONIO	MARIA	CASADO	11320 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122604	MILLER	LOGAN A			11316 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122605	IH3 PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	21001 N TATUM BLVD	STE 1630-630	PHOENIX	AZ	85050
2024-057	03122606	IH3 PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	2100 N TATUM BLVD	SUITE 1630-630	PHOENIX	AZ	85050
2024-057	03122607	DEL VALLE	KRISTINA			11304 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122608	BOAKYE-DANQUAH	ALEX			11254 JOE MORRISON DR		CHARLOTTE	NC	28214
2024-057	03122609	SFR JV-1 2021-1 BORROWER LLC			C/O TRICON AMERICAN HOMES	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2024-057	03122610	HARRISON	DARRYL	EVANGELINE	HARRISON	11246 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122611	SAFARI ONE ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2024-057	03122612	SFR JV-1 2019-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2024-057	03122613	SFR JV-2 2022-2 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100		TUSTIN	CA	92780
2024-057	03122614	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2024-057	03122616	HERNANDEZ	MARIA DEL C VALDEZ			11231 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122617	IH3 PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	2100 N TATUM BLVD	SUITE 1630-630	PHOENIX	AZ	85050
2024-057	03122618	PROGRESS RESIDENTIAL BORROWER 7 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2024-057	03122619	WRIGHT	TIA			11243 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122620	AGUILAR	OSCAR MARTIN BARRIGA			1401 SHARON RD WEST 7		CHARLOTTE	NC	28210
2024-057	03122621	HOPPER	LORENZO			11251 JOE MORRISON LN		CHARLOTTE	NC	28214
2024-057	03122622	GREEN	MERICA			12740 ALVIN WOODS DR		CHARLOTTE	NC	28214
2024-057	03122623	ZAPPELY	MARLO S			12732 ALVIN WOODS DR		CHARLOTTE	NC	28214
2024-057	03122624	IH3 PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	2100 N TATUM BLVD	SUITE 1630-630	PHOENIX	AZ	85050
2024-057	03122625	GRICE	JACKIE JEROME II			12724 ALVIN WOODS DR		CHARLOTTE	NC	28214
2024-057	03122626	HERNANDEZ	MARIA E VILLATORO			12720 ALVIN WOODS DR		CHARLOTTE	NC	28214
2024-057	03122627	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2024-057	03122631	HOOKER	ANTHONY			12721 ALVIN WOODS DR		CHARLOTTE	NC	28214
2024-057	03122632	FKH SFR PROPCO B-HLD LP			C/O FIRST KEY HOMES LLC	1850 PARKWAY PL SUITE 900		MARIETTA	GA	30067
2024-057	03122633	OPENDOOR PROPERTY TRUST I				410 NORTH SCOTTSDALE RD STE 1600		TEMPE	AZ	85281
2024-057	03122636	2018-3 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-057	03122637	FKH SFR L LP			ATTN FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
2024-057	03122638	BROWN	JEREMIAH W	MEREDITH L	BROWN	16649 NW DUBLIN CT		PORTLAND	OR	97229
2024-057	03122639	MCH SFR NC OWNER 1B LP				14355 COMMERCE WAY		MIAMI LAKES FL		33016
2024-057	03122640	IHG PROPERTY NORTH CAROLINA LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
2024-057	03122641	PROGRESS RESIDENTIAL BORROWER 10 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2024-057	03122642	PROGRESS RESIDENTIAL BORROWER 8 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2024-057	03122649	SUSANNA PLACE HOMEOWNERS	ASSOCIATION INC			PO BOX 2427		HUNTERSVILLE	NC	28070
2024-057	03122659	BURTON	GREGORY JR			12609 SUSANNA DR		CHARLOTTE	NC	28214

2024-057	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-057	Devonwood Towns Homeowners Asso	Victoria	Carnall	4742 STONEY BRANCH DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-057	Hay Market Road Neighborhood	Alice	Battle	2227 CORAL VALLEY RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Mountain Island	Tiffany	Hooker	2020 MOUNTAIN PARK DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Mountain Island (Overlook) Home	Thomas	Blomquist	3520 MOUNTAIN COVE DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-057	Mountain Island Lake Business D	Deanna	Hamm	12218 BACKWATER DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Mountain Isle Harbor	Cheryl	Seymore	11438 MANGLA DRIVE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Polo Club At Mountain Island La	William	Nemecek	2617 MOUNT ISLE HARBOR DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Riverbend	Kerwin	Scott	12247 FULLERTON COURT, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Rozzelles Landing (Mtn Island)	Joel	Vazquez	2622 ROZZELLES LANDING DR., CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Shuffletown Homeowners Associat	Brandon	Blythe	11817 RIVERHAVEN DR, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	Sir Anthony/29 North Neighborho	Alton	Caldwell	1908 HART RD, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2024-057	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 #2024-057

Subject: Community Meeting - Rezoning Petition by Savalex Homes LLC to rezone approximately 6.035 acres located at 12629 SUSANNA DR CHARLOTTE NC 28214 Parcel ID # 03122262 (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: Wednesday, July 10 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 2024-057 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-2024-057

Dear Neighbors and Community Leaders:

I am assisting SAVALEX HOMES LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 6.035 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 **Wednesday, July 10, 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 "2024 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 2024-057 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 6/30/2024

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET (virtual)
PETITIONER: REZONING PETITION NO.: 2024-057

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