

COMMUNITY MEETING REPORT
Petitioner: Souvik Ghosal
Rezoning Petition No. 2020-011

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 03/04/2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Friday, the 13th of March, 2020 at 6.00PM at 4017 Margaret Wallace Rd Charlotte NC 28105.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was also present at the meeting, along with Petitioner's Real Estate agent, Atul Pathak.

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner, Souvik Ghosal, welcomed the attendees and introduced the Petitioner's Real Estate Agent. Petitioner indicated that the Petitioner proposed to rezone an approximately 1.35 acres site (the "Site") at 4107 Margaret Wallace Rd Charlotte 28105 from the R4 to UR-1(CD). The Petitioner explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Atul Pathak, Petitioner's Real Estate Agent provided background information about the Petitioner's experience and the typical operation of its facilities. He/she then presented the site plan and pointed out various commitments made by the Petitioner. The Petitioner showed proposed architectural elevations and discussed the design of the proposed facility. He/she used the

elevations and renderings to explain the project's design concepts, and operations.

The following questions came up during the discussion.

Question 1 by Rob Waters - What kind of houses were being proposed to be built?

The Petitioner responded by clarifying that the proposal was to build 2-storied single family residences. The houses would be very similar to the houses at the Drexel Glen subdivision to the left of the site.

Question 2 by Trista Harman - Would a privacy fence be erected at the property line bordering the Drexel Glen subdivision?

The Petitioner responded by clarifying that while there would not be any privacy fencing that would be erected, there is a tree-save zone at the boundary of the site and the Drexel Glen subdivision and apart from the existing trees, new evergreen trees would also be planted.

Question 3 by Eric Hartman - There are a few old trees at the boundary of the site with Drexel Glen subdivision. Will those trees be cut-down?

The Petitioner clarified that the old tree would remain as part of the tree-save area and would not be cut down.

Respectfully submitted, this 16th day of March, 2020.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Exhibit A
Community Meeting Notice Mailing List

| First Name | Last Name | Street Address | CITY | STATE | ZIP CODE |
|---------------|--------------------------------|------------------------------|-----------|-------|----------|
| | MELROSE OWNERS ASSOCIATION INC | 919 NORLAND RD | CHARLOTTE | NC | 28205 |
| ELIZABETH B | PATTON | 4024 MELROSE CLUB DR | MATTHEWS | NC | 28105 |
| TODD | HELMS | 4020 MELROSE CLUB DR | MATTHEWS | NC | 28105 |
| KEVIN B | BARRY | 4016 MELROSE CLUB DR | MATTHEWS | NC | 28105 |
| CHRISTOPHER | BEAM | 4012 MELROSE CLUB DR | MATTHEWS | NC | 28105 |
| DALINDA R | HOLLAND | 4008 MELROSE CLUB DR | MATTHEWS | NC | 28105 |
| KAREN M | HOMAN | 4004 MELROSE CLUB DR | MATTHEWS | NC | 28105 |
| INES SAEZ | CARDONA | 3665 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| AUTUMN-LYNN | SNOWDEN | 3667 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| JOSEPH M | DAVIS | 3669 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| JANET R | MILLER | 3671 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| BONNIE F | CARR | 3675 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| ANDREW J | GREEN | 3677 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| SYLVIA R | MOORE | 3679 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| AMANDA | DUNCAN | 3681 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| SHARON LYNN | TOMMASECCHIA | 2222 WHISKERY DR | WAXHAW | NC | 28173 |
| MICHELE | LEWIS | 3685 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| | THE BISON REALTY C | 1 EAST LINCOLN ST APT I | VERONA | NJ | 07044 |
| JEANETTE H | STEINER | 3689 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| EDGARD I | GUERRA | 3715 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| FLORELA DIANA | MATUSA | 3713 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| CARL | VARRIALE | 626 ROSECREA CT | MATTHEWS | NC | 28104 |
| STACY L | GREEN | 3709 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| TASHA | BOVAIN | 3707 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| TSEGHE | KAHSAI | 3705 MELROSE COTTAGE DRIVE | MATTHEWS | NC | 28105 |
| AMY JO | FASSETT | 3703 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| ROCIO | MCNAIR | 3701 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| MATTHEW W | MCCONNELL | 3607 MELROSE COTTAGE DR UNIT | MATTHEWS | NC | 28105 |
| DELONG | LEE | 1924 GRIGG LN | WAXHAW | NC | 28173 |
| BARBARA N | MEADOR | 3611 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| NELSON A | FRANCISCO | 53 KINROSS DR | STAFFORD | VA | 22554 |
| MEGAN LEE | APPLEGATE | 3619 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| CARRIE L | LANTER | 3621 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| JASON A | SIMON | 3623 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| NICOLAE | BODRUG | 825 OAKFIELD AVE | WANTAGH | NY | 11793 |
| TANIKA EILEEN | YATES | 3627 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |

| | | | | | |
|-------------------|------------------------|--------------------------|------------|----|--------|
| MADLINE | CUETO | 3629 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| JOHN J | MICHAUD | 3631 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| MARY K | REICHL | 3635 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| ALAN | WILLIAMS | 3637 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| ROBIN SUE | KEZIAH | 3639 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| WILLIAM | HOLLINGSWORTH | 3641 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| AIMEE L | HUSTED | 3643 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| EDMUND L | BAUCOM | PO BOX 23325 | CHARLOTTE | NC | 28227 |
| EDMUND L | BAUCOM | PO BOX 23325 | CHARLOTTE | NC | 28227 |
| RAYMOND R | SOSKO | 3649 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| KAY | NALL | 3653 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| RODNEY | ROASIO | 3655 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| SRDJAN | LAZIC | 3657 MELROSE COTTAGE DR | MATTHEWS | NC | 28105 |
| KAREN L | ARNOLD | 37421 MANDRAKE CT | FT MILL | SC | 29707 |
| DAVE C | GLENN | 4016 MARGARET WALLACE RD | MATTHEWS | NC | 28105 |
| JERRY LEE | SMITH | 4000 MARGARET WALLACE RD | MATTHEWS | NC | 28105 |
| GABRIEL | KALALA | 3519 DION DR | MATTHEWS | NC | 28105 |
| MOULAY ABDELMAJID | ESSABEK | 3527 DION DR | MATTHEWS | NC | 28105 |
| JAMES A | BATTEN | 9630 NEWBY LN | MATTHEWS | NC | 28105 |
| PHYLLIS | SNEED | 3918 WINDSORWOOD CT | MATTHEWS | NC | 28105 |
| VANESSA | CARDY | 3914 WINDSORWOOD CT | MATTHEWS | NC | 28105 |
| JOSE ALFREDO | CASTRO | 3910 WINDSORWOOD CT | MATTHEWS | NC | 28105 |
| RONALD S | BROWN | 3906 WINDSORWOOD CT | MATTHEWS | NC | 28105 |
| SUSAN E | SEAMON | 3902 WINDSORWOOD CT | MATTHEWS | NC | 28105 |
| ALICIA D | BELL | 3903 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| ROGER | POHONG | 3909 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| GEORGETTE T | JONES | 3915 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| NADEZHDA | KALYUZHNY | 3919 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| PHILIP EDWARD SR | GRATTAN | 3923 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| SHALVA | KIPSHIDZE | 3922 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| ANDRES A | VASQUEZ | 3918 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| KEVIN | TODD | 3910 GLENMEADOW DR | MATTHEWS | NC | 28105 |
| LI XIAN | ZHU | 3622 GLEN LYON DR | MATTHEWS | NC | 28105 |
| MARISOL FIGUEROA | CARRENO | 3901 GLEN VERDE CT | MATTHEWS | NC | 28105 |
| VALDEMAR | FLORES | 3905 GLEN VERDE CT | MATTHEWS | NC | 28105 |
| ERIC | HARTMAN | 3909 GLEN VERDE CT | MATTHEWS | NC | 28/105 |
| NEDZAD | VELAGIC | 3908 GLEN VERDE CT | MATTHEWS | NC | 28105 |
| ADALGISA | GEYER | 3904 GLEN VERDE COURT | MATTHEWS | NC | 28105 |
| ASHLEY NICHOLE | ADKINS | 3900 GLEN VERDE CT | MATTHEWS | NC | 28105 |
| | BAPS CHARLOTTE LLC | 81 SUTTONS LN | PISCATAWAY | NJ | 08854 |
| Michael | Luther, Callaway Plac | 8923 Elkins Park Drive | Matthews | NC | 28105 |
| Phil | Drake, Mayfield Park | 3304 Chistow Rd | Charlotte | NC | 28105 |
| Kim | Hartis, Morningstar H | 2133 Lakeview Cr | Charlotte | NC | 28105 |
| Jamar | Mitchell, Strider Ridg | 7624 Aragorn Ln | Charlotte | NC | 28212 |

Exhibit B
Written Notice of Community Meeting

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2020-011 filed by Souvik Ghosal to rezone approximately 1.35 acres located at 4017 Margaret Wallace Rd. to subdivide for 7 single family dwellings.

Date and Time: Friday, 13th March, 2019 at 6.00PM

Place of Meeting: 4017 Margaret Wallace Rd. Charlotte NC 28105

Petitioner: Souvik Ghosal

Petition Number: 2020-011

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 for the purpose of discussing this proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either 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, the Petitioner gives you notice that the Petitioner will hold a Community Meeting regarding this Rezoning Petition on **Friday, 13th March, 2019 at 6.00PM at 4017 Margaret Wallace Rd. Charlotte NC 28105**. The Petitioner looks 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 Souvik Ghosal at 704.907.3018 or email souvik.ghosal@gmail.com.

cc: District 5 City Council Representative, Matt Newton

Date Mailed: 03/04/2020

Exhibit C Community Meeting Attendance Sheet

Community Meeting Attendance Sheet

** 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. **

Petitioner: ~~ABC Development~~ **SOUVIK GHOSAL**

Rezoning petition Number 2020-00011

Date

| Name | Address | Phone | Email |
|-----------------------|--|--------------|---------------------------|
| JAN MILLER | 3471 Melrose Cottage Dr Matthews NC 28105 | 7045609337 | Jmiller2908@ gmail.com |
| Eric & Trista Hartman | 3909 Glen Verde Ct | 518-222-5514 | ehartman1987@gmail.com |
| ROB WATERS | 3904 GLEN VERDE CT | 980-621-2556 | RFWATERS1962@AOL.COM |
| SEAN VELORE | 3908 Glen Verde Ct. | 704-651-6733 | velore@csd.net |
| shy k. j... | 3922 Glenmeadow | 980-200-3011 | bellsoth.net |
| JIM BATEW | 417 Margaret Walker Rd | 7046517858 | JIMBATEW@GMAIL.COM |
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Add additional sheets as needed