

**COMMUNITY MEETING REPORT**  
**Petitioner: Madison Capital Group LLC**  
Rezoning Petition No. 2021-045

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 16, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Thursday, April 29, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

No one attended the Community Meeting other than the Petitioner's representatives. The Petitioner's representatives at the Community Meeting were Ray Smith of the Petitioner, Jeff Orsborn of Orsborn Engineering, Lin Leslie of Orsborn Engineering and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Since no one other than the Petitioner's representatives attended the Community Meeting, the Petitioner's representatives did not make a presentation and no issues were discussed.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17<sup>th</sup> day of May, 2021.

**Madison Capital Group LLC, Petitioner**

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2021-045	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-045	02917102	HICKORY GROVE BAPTIST CHURCH				6050 HICKORY GROVE RD		CHARLOTTE	NC	28215
2021-045	02917102E	HICKORY GROVE BAPTIST CHURCH				13200 MALLARD CREEK RD		CHARLOTTE	NC	28262
2021-045	02918108	HOLLAND	HOYLE N	NANCY H	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262
2021-045	02918110	SPEEDWAY MOTORSPORTS INC				PO BOX 18747		CHARLOTTE	NC	28218
2021-045	02918112	PIEDMONT NATURAL GAS COMPANY INC				4720 PIEDMONT ROW DR		CHARLOTTE	NC	28210
2021-045	02918118	FOX FIVE LLC				8918 NOLESGATE RD		CHARLOTTE	NC	28215
2021-045	02918119	FOX FIVE LLC				8918 NOLESGATE RD		CHARLOTTE	NC	28215
2021-045	02918120	FOX	WINNIE N			PO BOX 816		HARRISBURG	NC	28075
2021-045	02918121	FOX	WINNIE N			PO BOX 816		HARRISBURG	NC	28075
2021-045	02918122	PIEDMONT NATURAL GAS COMPANY INC				4720 PIEDMONT ROW DR		CHARLOTTE	NC	28210
2021-045	02919114	HC MALLARD MILLS LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2021-045	02919115	HC MALLARD MILLS LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203



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2021-045	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-045	Dominion Village Homeowners Association	Dick	Laubach	2920 Autumn Harvest Ln		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-045** filed by Madison Capital Group LLC to request the rezoning of an approximately 19 acre site located on the south side of Mallard Creek Road between Kings Grant Drive and Odell School Road

**Date and Time of Meeting:** Thursday, April 29, 2021 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

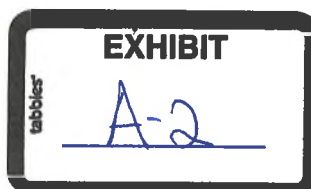
We are assisting Madison Capital Group LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 19 acre site located on the south side of Mallard Creek Road between Kings Grant Drive and Odell School Road from the R-3 zoning district to the R-17 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain a maximum of 285 multi-family dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department'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, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, April 29, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-045), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-045.aspx>. You can also continue to contact us with questions after the Community Meeting.



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 John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)  
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 16, 2021