

COMMUNITY MEETING REPORT
Petitioner: Cambridge Properties, Inc.
Rezoning Petition No. 2021-206

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 January 11, 2022. A copy of the written notice is attached hereto as Exhibit B. Two 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, February 1, 2022 at 5:30 PM via online-only Zoom video call.

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., and project team members Terry Williams with Withrow Capital, Inc. and Chad Hagler with Woodfield Development, LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Jay Priester, held the meeting and had no invitees attend other than the project team mentioned above. No invitees reached out prior to the Community Meeting for a Zoom invite via email (call details were included in the notices, as shown on Exhibit B).

Mr. Priester concluded the meeting at 5:50 PM.

Respectfully submitted, this 14 day of February, 2022.

cc: Charlotte Planning, Design & Development Department—Rezoning Staff

Exhibit A

2021-206 TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-206 04719113	MID-AMERICA APARTMENTS LP			C/O SOUTH CHURCH STREET PHI	C/O SCHINDLER 122000	6815 POPLAR AVE STE 500	MEMPHIS	TN	38138
2021-206 04726198	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
2021-206 04729142	WALDEN STATION PROPERTIES LLC				440 WEST MARKET ST		GREENSBORO	NC	27401
2021-206 04729143	WALDEN COURT OF DELAWARE LLC				10421 OLD WIRE RD		LAUREL HILL	NC	28351
2021-206 04729144	MALLARD POINTE ASSOCIATES LLC				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2021-206 04729146	LIV LAND LLC				3850 SHARONVIEW RD		CHARLOTTE	NC	28226
2021-206 04729147	GANESHAYA INC				1921 COPPER PLATE RD		CHARLOTTE	NC	28262
2021-206 04729148	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2021-206 04729149	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-206 04729150	ROSECLAY LLC			C/O NEW SOUTH PROPERTIES	1518 E 3RD ST STE 200		CHARLOTTE	NC	28204
2021-206 04729151	ROSECLAY LLC			C/O NEW SOUTH PROPERTIES	1518 E 3RD ST STE 200		CHARLOTTE	NC	28204
2021-206 04729152	MALLARD POINTE ASSOCIATES LLC				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2021-206 04729161	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2021-206 04931102A	UNIVERSITY OF NORTH				U N C STATION		CHARLOTTE	NC	28213
2021-206 04931102B	BELLSOUTH TELECOMMUNICATIONS				U N C STATION		CHARLOTTE	NC	28213
2021-206 04931105	N C STATE				PO BOX 7207		BEDMINSTER	NJ	07921
2021-206 04931106	N C STATE				RFD 10 BOX 247		CHARLOTTE	NC	28200
2021-206 04931111	FOUNDATION OF THE UNIVERSITY OF NC				723 S SHARON AMITY RD		CHARLOTTE	NC	28211
2021-206 04931112	THE FOUNDATION OF THE UNIVERSITY OF NC CHARLOTTE INC				9201 UNIVERSITY CITY BV		CHARLOTTE	NC	28223
	RENEE JOHNSON				9201 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28223
					600 East 4th Street		Charlotte	NC	28202

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

Exhibit A

2021-206	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-206	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2021-206	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2021-206	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2021-206	Gold Star Management Ltd	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2021-206	Lakeshore Village	Nakisha	Hall	9039 J M Keynes Drive	12	Charlotte	NC	28262
2021-206	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
2021-206	Tryon and Mallard Creek	Cassandra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2021-206	Tryon and Mallard Creek	Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
2021-206	Tryon and Mallard Creek	Tenaeya	Barrett	10125 PINESHADOW DR	206	Charlotte	NC	28262
2021-206	UCITY Family Zone	Darlene	Heater	8801 JM Keynes Drive		Charlotte	NC	28262
2021-206	UNC Charlotte	Richard	Laliberte	9151 Cameron Blvd.		Charlotte	NC	28223
2021-206	University City	Cassandra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2021-206	University City Partners	Tobe	Holmes	8801 JM Keynes Drive		Charlotte	NC	28262

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

Exhibit B
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Cambridge Properties, Inc. to rezone approximately 4.5 acres located at 9315 N. Tryon Street to allow development of a multi-family housing.

Date and
Time of Meeting: Tuesday, February 1, 2022 at 5:30 PM.

Place of Meeting: An online-only Zoom Meeting video call will be conducted. Join online via:
<https://us02web.zoom.us/j/85104170894>.
Meeting ID: 851 0417 0894
Call-in number: 312-626-6799
You may also request an invite link or hard copy presentation materials by emailing
mlr@cambridgeprop.com

Petitioner: Cambridge Properties, Inc.

Petition No.: RZP-2021-206

Cambridge Properties, Inc. (the "Petitioner") is assisting Mallard Pointe Associates, LLC (the "Owner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.5-acre site (the "Site") located at 9315 N. Tryon Street from the CC zoning district to MUDD zoning district. The purpose of the rezoning is to permit the development of up to 300 multi-family housing units.

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 virtual Community Meeting regarding this Rezoning Petition #21-206 on Tuesday, February 1, 2022 at 5:30 via online Zoom video call. 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 Jay Priester at (704) 333-2393, ext.108

Cc: Renee Johnson, City Council

Date Mailed: 1/11/2022

**COMMUNITY MEETING
SIGN-IN SHEET**

PETITIONER: CAMBRIDGE PROPERTIES, INC.

REZONING PETITION NO.: 2021-206

FEBRUARY 1, 2022, 5:30 PM

Rezoning of portions of Property Parcels 047-29-144 and 047-29-161
9315 N. Tryon Street, Charlotte, NC

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.
PRINT CLEARLY.

Name	Address	Phone No.	Email
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			



**CAMBRIDGE
PROPERTIES**
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

Exhibit A

**CHARLOTTE NC 280
12 JAN 2022 PM 4 L**



Handwritten initials

NC STATE

723 S SHARON AMITY RD

CHARLO

NIXIE

282 DE 1

0001/21/22

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC 28202277370
2021-2022

MC: 28202277370 *2348-08698-12-39



**CAMBRIDGE
PROPERTIES**
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

CHARLOTTE NC 280

Clay Sanders
Tryon and Mallard Creek
9515 Ashley Lake Ct
Charlotte

IA

NIXIE

282 DE 1

0001/20/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

VAC 28202277370
2021-2022

MC: 28202277370 *2448-08825-12-39

Exhibit D