

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-018

Petitioner: Mill Creek Residential
Rezoning Petition No.: 2022-018
Property: ±72.40-acres located on Johnston Oehler Private Drive

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning 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 Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 6/16/2022. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, June 30th, 2022, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registrants from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Willie Morris and Lucas Shires with Mill Creek Residential and Katie Bradley of Timmons Group. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting for Rezoning Petition No. 2022-018. She then introduced the Petitioner's representatives to the meeting attendees. She also explained to the participants how the meeting would proceed and reviewed the agenda.

Ms. Grant and the petitioner's representative provided the following information during the presentation:

The proposed plan is seeking a change in zoning from R-3 to MX-2 to allow the development of the Site with a residential townhome community. Access to the Site will be from Johnston Oehler Private Drive and a connection with Oak Street. The Site will comply with Charlotte tree ordinance.

Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Residents inquired whether or not a mix of uses was permitted. Ms. Grant confirmed that the permitted uses were limited to residential only. Ms. Grant also explained the rezoning request was to allow townhomes to be developed on the site with flexibility in the overall site design.

Representatives from Park and Recreation asked questions specific to the easement and suggested that the additional of a bike lane or 8'-12' multi-use path would be a positive to provide connectivity to the parks and the schools. The development team agreed to follow up meetings and exploration of the overall street cross section.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with Mecklenburg County Park and Recreation.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Willie Morris, Mill Creek Residential
Lucas Shires, Mill Creek Residential
Katie Bradley, PE, Timmons Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
OEHLER FAMILY FARMS LLC				3491 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
OEHLER	JOE L		ROSE MARIE H	3481 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
OEHLER	RAY G			3491 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
DIXON	SCOTT L	DORIS O	DIXON	3473 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
RUSSELL	BETTY R			3124 POLK AND WHITE RD		CHARLOTTE	NC	28269
THE OUTREACH	TRUST	ANTHONY W	YORK	19331 PEACHTREE LN		HUNTINGTON BEACH	CA	92648
FKH SFR PROPCO B-HLD LP			C/O FIRST KEY HOMES LLC	1850 PARKWAY PL SUITE 900		MARIETTA	GA	30067
SFR JAVELIN BORROWER LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
HATTIE MEADOWS LLC				201 N TRYON ST STE 2650		CHARLOTTE	NC	28202
SFR JV-2 2022-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100		TUSTIN	CA	92780
CHEUNG	KAMYIU	PIK LIN	CHUNG	12947 COOPER RIVER TRL		FRISCO	TX	75035
GURLEY	CHARMARIA S			3325 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
RAMSEY	DONTE	ARIANE	RAMSEY	6509 MARSOL RD APT 109		MAYFIELD HEIGHT	OH	44124
GIBBS-TABLER	CHARLI			2221 SOUTH CLARK ST UNIT 404		ARLINGTON	VA	22202
NEWMAN	DAVID	AMY	NEWMAN	800 WINDSONG CT		WALNUT CREEK	CA	94598
RICHARDSON	WILLIS K			3314 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
HATTIE MEADOWS LLC				201 N TRYON ST STE 2650		CHARLOTTE	NC	28202
SMITH	CRYSTAL DAWN			11803 OAK ST		CHARLOTTE	NC	28269
AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
SANTA PEDROZA REVOCABLE	TRUST			3220 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
BROWN	GLYNNIS ELLYN			3212 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
GLOVER	TAMARA A	DAVID J	PARK	3208 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
HATTIE MEADOWS LLC				201 N TRYON ST STE 2650		CHARLOTTE	NC	28202
MCLEAN SFR INVESTMENT LLC				1209 ORANGE ST		WILMINGTON	DE	19801
PROGRESS RESIDENTIAL BORROWER 12 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
CSH PROPERTY ONE LLC				8665 EAST HARTFORD DR, SUITE 200		SCOTTSDALE	AZ	85255
RM1 SFR PROPCO B LP			ATTN: FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
MCLAURIN	JAMES EDWARD	LORETTA	MCLAURIN	3106 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
JACKSON	CRYSTAL L	RUTH A	JACKSON	3102 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
JOHNSON	PHYLISS O			3042 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
GOMEZ	PABLO	MARIA R	GOMEZ	3038 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
MARTIN	SAKEIL			3034 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
PATEL	RAJESH	JAIMINI	PATEL	3035 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
BIBOUM	PHILIPPE KLEBER			3103 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
GITTENS	MERLENE C			3107 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
HOLMES	CHRISTIE LEE			3111 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
NGUYEN	KHOA DANG			3115 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
CSHP ONE LP				8665 EAST HARTFORD DR STE 200		SCOTTSDALE	AZ	85255
DIGAVERO	JASON	REBEKAH	DIGAVERO	3123 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
SFR JAVELIN BORROWER LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
MJ RENTAL I LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
IH6 PROPERTY NORTH CAROLINA LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
MUHAMMAD	SABIQAH A			3203 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
WILMOT	JOYA			3207 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
JOHNSON	ROBERT A.	RUBY	JOHNSON	3211 ERNEST RUSSELL CT		CHARLOTTE	NC	28269
GRIFFITH	MARK A	MARCIA A	GRIFFITH	11734 OAK ST		CHARLOTTE	NC	28269
BROWN	CHRISTINA M			10014 DRAWBRIDGE DR		CHARLOTTE	NC	28215
RUBIO	ARTURO DIAZ	VERONICA ELIZABETH ORDONEZ	CARCAMO	11726 OAK ST		CHARLOTTE	NC	28269
HATTIE'S MEADOW OWNERS ASSOCIATION INC				LANDCRAFT PROPERTIES INC	201 N TRYON ST SUITE 2650	CHARLOTTE	NC	28202
HIPP	JOY C			PO BOX 480111		CHARLOTTE	NC	28269
CCSSH LLC				9501 DAVID TAYLOR DR		CHARLOTTE	NC	28262
CCSSH LLC				9501 DAVID TAYLOR DR		CHARLOTTE	NC	28262
TAYLOR	AMY V			PO BOX 32701		CHARLOTTE	NC	28232
SFR INVESTMENTS V BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
CRAVENER	LELAND D JR	JENNIFER L	CRAVENER	10204 STONEYKIRK LN		CHARLOTTE	NC	28269
GARCIA	RAFAEL	MARIA	GARCIA	10200 STONEYKIRK LN		CHARLOTTE	NC	28269
JOSEPH	DIANNE P			10203 STONEYKIRK LN		CHARLOTTE	NC	28269
WALKER	NEHRU MIGUEL	APRIL A	WALKER	10209 STONEYKIRK LN		CHARLOTTE	NC	28269
SMITH	TELLY B	TERRI LYNN	SMITH	10215 STONEYKIRK LN		CHARLOTTE	NC	28269
HOLLAND	ALVIN MACK	SANDRA COPELAND	HOLLAND	10221 STONEYKIRK LN		CHARLOTTE	NC	28269
TURNER	KANEKA	ERIK	TURNER	10322 BOLTON CT		CHARLOTTE	NC	28269
SFR XII CHARLOTTE OWNER 1 LP				9200 E HAMPTON DR		CAPITOL HEIGHTS	MD	20743
GIST	ROSALIND T.			10310 BOLTON CT		CHARLOTTE	NC	28269
LANHAM	STEVE X	LUNDA M	LANHAM	201 MCCULLOUGH DR STE 130		CHARLOTTE	NC	28262
MOREIRA	JOSE D	ELENI BRITO	SANTOS	10300 BOLTON CT		CHARLOTTE	NC	28269
TWIDDY III	MELVIN THOMAS			10303 BOLTON CT		CHARLOTTE	NC	28269
CAVES	LONZO D	SHARON I	CAVES	10311 BOLTON CT		CHARLOTTE	NC	28269
BUJAN	PABLO			10319 BOLTON CT		CHARLOTTE	NC	28269
MOORE	PETER M	SHARON L	MOORE	10715 OLD BRIDGE LN		CHARLOTTE	NC	28269
SHENK	BRIAN C	SUSAN L	SHENK	10723 OLD BRIDGE LN		CHARLOTTE	NC	28269
BATCHELOR	JONATHAN T	JANET F	BATCHELOR	10727 OLD BRIDGE LN		CHARLOTTE	NC	28269

Exhibit A (Continued)

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
RAY	R MARTIN	TEENA W	RAY	10733 OLD BRIDGE LN		CHARLOTTE	NC	28269
RIVERA	JULIO J	SAMARY	MALDONADO	10737 OLD BRIDGE LN		CHARLOTTE	NC	28269
KARSKI	TROY ANTHONY	KELSEY ROUSH	KARSKI	10742 OLD BRIDGE LN		CHARLOTTE	NC	28269
MARTIN	JULIUS B	LYNN E	MARTIN	10740 OLD BRIDGE LN		CHARLOTTE	NC	28269
COUSAR	JULIUS C			10738 OLD BRIDGE LN		CHARLOTTE	NC	28269
FKH SFR PROPCO I LP			ATTN FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900		MARIETTA	GA	30067
LAWLOR	PATRICK J	MICHELLE L	LAWLOR	10726 OLD BRIDGE LN		CHARLOTTE	NC	28269
PUREFOY	JAMES D	MYRA K	PUREFOY	10535 WORSLEY LN		CHARLOTTE	NC	28269
NEWSOM	JACQUELEINE			10541 WORSLEY LN		CHARLOTTE	NC	28269
YOUNG	KRISTEN J			10545 WORSLEY LN		CHARLOTTE	NC	28269
AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
YANKEE	PATTIE R/L/T			10546 WORSLEY LN		CHARLOTTE	NC	28269
TOWNSEND	REGINA	SHEILA T	SULLIVAN	4010 CANBURY CT		CHARLOTTE	NC	28269
BECKER	MATTHEW S	PAMELA M	ARMSTRONG-BECKER	4006 CANBURY CT		CHARLOTTE	NC	28269
2017-1 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
MACDONALD	HEIDI LYNN			4629 HIGHCROFT LN		CHARLOTTE	NC	28269
HUDSON	NICHOLAS	SALEM NICOLE	CARSON	4633 HIGHCROFT LN		CHARLOTTE	NC	28269
ORR	OMAR RASHAD	LAQUISHA LAVETTE	FRAZIER-ORR	4637 HIGHCROFT LN		CHARLOTTE	NC	28269
RAYNA PROPERTIES LLC				1401 FUNNY CIDE DR		WAXHAW	NC	28173
2019-1 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
WILKINSON	WILLIAM A	DONNA M	WILKINSON	4649 HIGHCROFT LN		CHARLOTTE	NC	28269
DIDONATO	DAVID JAMES			4650 HIGHCROFT LN		CHARLOTTE	NC	28269
BOGER	TIFFANY			4646 HIGHCROFT LN		CHARLOTTE	NC	28269
CRAIG	JACQUIN P	CHRISTINE R	CRAIG	4642 HIGHCROFT LN		CHARLOTTE	NC	28269
SUQUINAHUA	JOSE L	JUSTINE G	BONANNO	4636 HIGHCROFT LN		CHARLOTTE	NC	28269

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Ashley Creek Homeowners Association	John	Higdon	3111 Parker Green Tl		Charlotte	NC	28269
Chatham Homeowners Association	Paul	Corkery	3008 Parker Green Trail		Charlotte	NC	28269
Chatham Homeowners Association	William	Shepherd	3040 Parker Green Trail		Charlotte	NC	28269
Chestnut Commons Homeowners Association	Guy E.	Derby, Jr	3111 Parker Green Tl		Charlotte	NC	28269
Devonshire Neighborhood Association	Cindy	Peninger	4816 Avalon Forest Ln		Charlotte	NC	28269
Dilworth West	Linda	Ditroia	4222 Wynborough Lane		Charlotte	NC	28269
Greater Vision Development Corporation, Inc.	Billy	Hopkins	9632 Mersham Court		Charlotte	NC	28269
Highland Creek HOA	Stacie	Purcell	6121 Chavel Ln		Charlotte	NC	28269
Highland Trace Neighborhood	Willie	Caldwell	3111 Parker Green Tl		Charlotte	NC	28269
Katelyn Moors Garden Club	Robert	Harris	10409 Katelyn Dr		Charlotte	NC	28269
Leadership Academy	Irlanda	Ruiz	4706 Ridge Rd		Charlotte	NC	28269
Mallard Glen Village Homeowners Association	Carolyn	Sands	4503 Ridge Rd		Charlotte	NC	28269
Pond Side Homeowners Association	Frank	Erwin	12310 Panthersville Dr		Charlotte	NC	28269
Prosperity Point Homeowners Association	Alan	McDonald	10010 Gardendale Ct		Charlotte	NC	28269
Prosperity Village Area Association	Dr. Brett	Kubricht	10210 Prosperity Park Dr	Unit 400	Charlotte	NC	28269
Prosperity Village Area Association	Shika	Raynor	6403 Ridgeview Commons Dr		Charlotte	NC	28269
Remount/Parker Heights Area	Valeria	Avery	10109 Fairlea Dr		Charlotte	NC	28269
Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269
Rolling Oaks I	Vicky	Howard	12017 Old Timber Rd		Charlotte	NC	28269
Stoney Creek HOA	Raymond	Sheffield	6217 Creek Breeze Road		Charlotte	NC	28269
Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charlotte	NC	28269
University Park North Community Association	Bettye C.	Walker	4528 Highcroft Ln		Charlotte	NC	28269
Villa Heights Community Organization	Hatti	Watkins	3820 Saxonbury Wy		Charlotte	NC	28269
Villages of Leacroft			4400 Highcroft Lane		Charlotte	NC	28269
Villages of Leacroft	Jose	Suquinahua	4636 Highcroft lane		Charlotte	NC	28269
Wyndham Hills	Denise	Williams	6230 Shelley Ave		Charlotte	NC	28262

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-018

Subject: Rezoning Petition No. 2022-018

Petitioner/Developer: Mill Creek Residential

Current Land Use: Residential

Existing Zoning: R-3

Rezoning Requested: MX-2

Date and Time of Meeting: **June 30, 2022, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 6/16/2022

We are assisting Mill Creek Residential (the "Petitioner") on a recently filed request to rezone an approximately ±72.40-acre site located along Johnston Oehler Private Drive in Charlotte, North Carolina (the "Site") from R-3 to MX-2. The request is to allow the development of the Site with a residential single-family detached and townhome community. Access to the Site will be from Johnston Oehler Private Drive.

In an effort to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on June 30, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-018.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Willie Morris, Mill Creek Residential
Lucas Shires, Mill Creek Residential
Katie Bradley, PE, Timmons Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

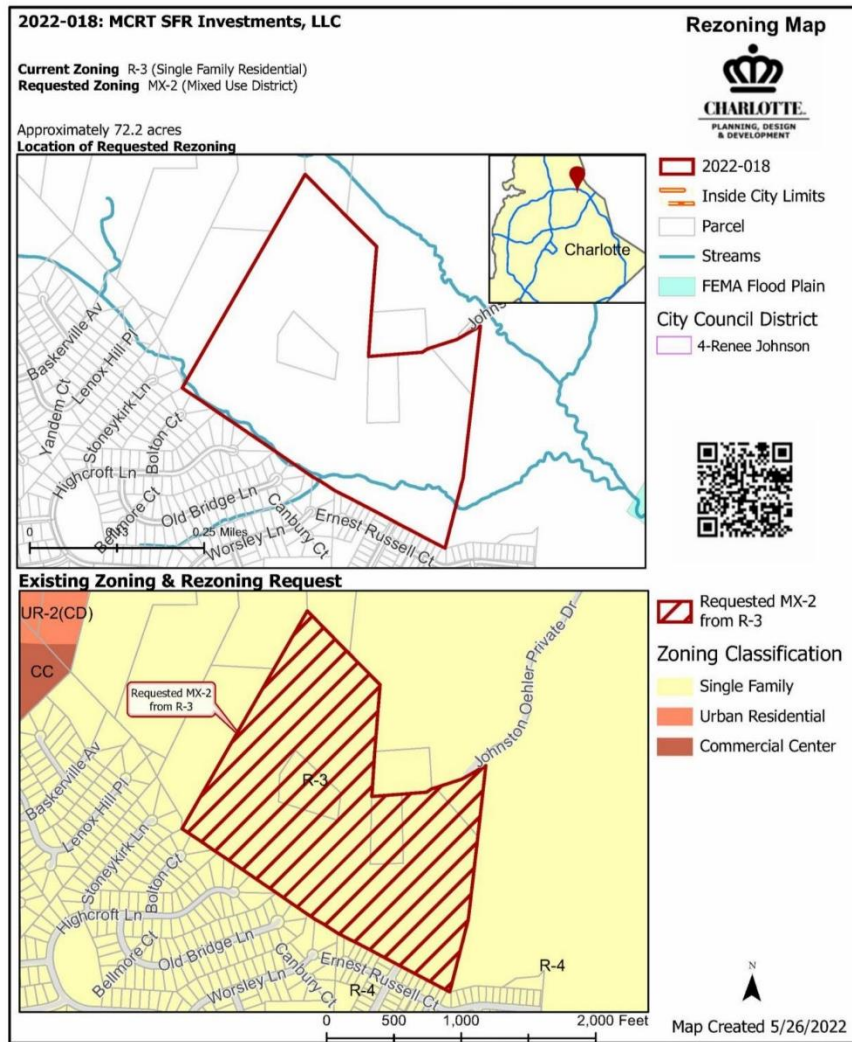


Exhibit C

Name	Email
Kevin Brickman	Kevin.Brickman@mecklenburgcountync.gov
Irlanda Ruiz	ruizirlanda@gmail.com
Pamela Becker	pamela.armstrongbecker@gmail.com
Katie Lloyd	Katie.lloyd@mecknc.gov
Katie Daughtry	Katie.daughtry@mecklenburgcountync.gov
Unable to attend but presentation distributed to:	
Joy & Cheryl Hipp	hippmosaics@yahoo.com