

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-032

Petitioner: Canvas Residential, LLC
Rezoning Petition No.: 2022-032
Property: ±4.18-acres located at 720 W. Arrowood Road

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 7/6/2022. 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 Wednesday, July 20th, 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 Creighton Call of Canvas Residential, Andrew Grant and Joe Niland of BGE. 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 thanked them for attending the community meeting for Rezoning Petition No. 2022-032. She then introduced the Petitioners 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 representatives provided the following information during the presentation:

The Site is located east of I-77 on the north side of Arrowood Road, west of Nations Ford Road. The Site is a reasonable transition from single family homes to hotel/motels closer to the interstate. The proposed plan is seeking a change in zoning from R-4 to R-8MF(CD) to allow the development of the Site with a residential townhome community. Access to the Site will be from W. Arrowood Road. Ms. Grant explained the Charlotte 2040 Plan place type recommendation of Neighborhood 1. The Site is centrally located between South Boulevard and I-77. It is in close proximity to place types of campus, manufacturing and logistics land uses (employment) and aligns nicely several goals for the plan. It is also located on the bus routes with nearby stops and within a short distance to the bike routes. Ms. Grant also explained the growth in Charlotte and the need for housing for the many jobs Charlotte is attracting. Ms. Grant provided the proposed rezoning schedule.

Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Residents inquired if units would be for rent or for sale. Ms. Grant advised it was still too early to determine this detail about the project. They expressed desire for there to be a mix of rental and ownership units. Ms. Grant stated they are being flexible and the final product type has not been finalized. The community asked about the unit sizes and Ms. Grant explained that there would be 3-bedrooms with 2.5-bathroom units which is typical renter's choice. One attendee expressed appreciation for the proposed buffer and fencing along the periphery of the Site.

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 City Staff.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Creighton Call, Canvas Residential, LLC
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
FAISON ARROWOOD PROP LTD				610 E. MOREHEAD STREET	SUITE 100	CHARLOTTE	NC 28202
CMP I CHARLOTTE OWNER LLC		CORP	C/O NORTHSTAR REALTY FINANCE	545 E JOHN CARPENTER FREEWAY STE 1400		IRVING	TX 75062
TPS LODGING LLC			C/O 3-H GROUP HOTELS	505 RIVERFRONT PKWY		CHATTANOOGA	TN 37402
FAISON ARROWOOD PROP LTD				121 W TRADE ST		CHARLOTTE	NC 28202
ROBINSON	JAMES EDWARD			610 COLONY ACRES DR		CHARLOTTE	NC 28217
LOVO	JUAN C	LUIA A CARRANZA	DE HERNANDEZ	600 COLONY ACRES DR		CHARLOTTE	NC 28217
ADAMS	TODD D	DELORES N	ADAMS	528 COLONY ACRES DR		CHARLOTTE	NC 28217
BARNETTE	EARL S		PAMELA D KENNEDY	522 COLONY ACRES DR		CHARLOTTE	NC 28217
RICHARDSON	CLARENCE S	KIM W	RICHARDSON	516 COLONY ACRES DR		CHARLOTTE	NC 28217
MASSEY	ISAAC	ARZEANA J	MASSEY	510 COLONY ACRES DR		CHARLOTTE	NC 28217
SODANVA LLC				500 COLONY ACRES DR		CHARLOTTE	NC 28217
MINGO	GARY J			615 COLONY ACRES DR		CHARLOTTE	NC 28217
CLARK	CAMILLA P			3111 CASTLEMAINE DR		CHARLOTTE	NC 28269
DELCID	EDA M			601 COLONY ACRES DR		CHARLOTTE	NC 28217
PERSON	PEGGY A			539 COLONY ACRES DR		CHARLOTTE	NC 28217
ROSS	SHERRY DEAN			10400 JOHN PRICE RD LOT 90		CHARLOTTE	NC 28273
COLE	ROBERT L			527 COLONY ACRES DR		CHARLOTTE	NC 28217
PEARSON	DAISY L			521 COLONY ACRES DR		CHARLOTTE	NC 28217
MORALES	EDUARDO ANTONIO	ALEXA FRANSISCA	MORALES	515 COLONY ACRES DR		CHARLOTTE	NC 28217
PHARR	ELLIOTT	VIOLET M	PHARR	509 COLONY ACRES DR		CHARLOTTE	NC 28217
RUSH	THOMAS A	MABLE H	RUSH	427 STONE POST RD		CHARLOTTE	NC 28210
JACKSON	WILLIAM	DOROTHY C	JACKSON	421 STONE POST RD		CHARLOTTE	NC 28217
DE MORENO	ADA RAQUEL MENDEZ	MARLON GEOVANI MORENO	ESTRADA	532 FAWN BROOK LN		CHARLOTTE	NC 28217
TRICON SFR 2020-2 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA 92705
SHEPARD	LOUNEAL H			600 FAWN BROOK LN		CHARLOTTE	NC 28217
HEATH	WILLIAM G	PAULETTE M	HEATH	608 FAWN BROOK LN		CHARLOTTE	NC 28210
HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400		DULUTH	GA 30096
WALKER	KARL EDWARD	SANDRA IVEY	WALKER	620 FAWN BROOK LN		CHARLOTTE	NC 28210
SANDOVAL	ANDRES			624 FAWN BROOK LANE		CHARLOTTE	NC 28217
NUNEZ	ROGER DANILO PADILLA	SONIA MARILY PADILLA	ROMERO	630 FAWN BROOK LN		CHARLOTTE	NC 28217
RHYNE	ARAMITA MARIE			636 FAWN BROOK LN		CHARLOTTE	NC 28217
KAKOURAS	PAUL P	AGLAIA LINDA	KAKOURAS	3034 WAMATH DR		CHARLOTTE	NC 28210
KAKOURAS	PAUL			3034 WAMATH DR		CHARLOTTE	NC 28210
ALDANA	OSCAR	NOLVIA	ALDANA	654 FAWN BROOK LN		CHARLOTTE	NC 28217
CAULEY-HILL	MICHELLE			4123 OLD WASHINGTON RD		WALDORF	MD 20602
STRICKLAND	ELIZABETH JEAN	CLIFTON JR	JACOBS	PO BOX 549		MAXTON	NC 28364
BURRIS	JAMES	LILLIE F	BURRIS	535 FAWN BROOK LN		CHARLOTTE	NC 28217
WILSON	JOHNIE	JANIE	WILSON	601 FAWN BROOK LN		CHARLOTTE	NC 28217
HAWKINS	IOSHUA ELTON		LAFAYETTE SUE	609 FAWN BROOK LN		CHARLOTTE	NC 28210
HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400		DULUTH	GA 30096
BOYCE	WINFRED G	EARNIE I	BOYCE	621 FAWN BROOK LN		CHARLOTTE	NC 28217
CHINCHILLA	JULIO C			629 FAWN BROOK LANE		CHARLOTTE	NC 28217
WRIGHT	JAMES A			635 FAWN BROOK LN		CHARLOTTE	NC 28217
SIFONTES	JOSE E CORNEJO	MIRIAM	MATA	641 FAWN BROOK LN		CHARLOTTE	NC 28217
GADDY	CHARLES E			647 FAWN BROOK LN		CHARLOTTE	NC 28217
PERDOMO	EDWIN A			12808 HOPEWELL AVE APT. 208		HUNTERSVILLE	NC 28078
ARROWOOD HIX LLC				3911 AYSCOUGH RD		CHARLOTTE	NC 28211
KCO ARROWOOD LLC				3922 AYSCOUGH RD		CHARLOTTE	NC 28211
KCO ARROWOOD LLC				3922 AYSCOUGH RD		CHARLOTTE	NC 28211
CLARK	TROY A			716 GAYWOOD DR		CHARLOTTE	NC 28273
SULLIVAN	CAROLYN Q			708 GAYWOOD DR		CHARLOTTE	NC 28273
MONTGOMERY	MICHAEL	GLORIA	MONTGOMERY	700 GAYWOOD DR		CHARLOTTE	NC 28273
SEGARS	BERTHA R	SHELETHA LOUISE	MCNEAN	624 GAYWOOD DR		CHARLOTTE	NC 28210
WHITAKER	ROBERT			6130 PATRIC ALAN CT		CHARLOTTE	NC 28216
GRAY	TAMMY R			617 W ARROWOOD RD		CHARLOTTE	NC 28217
GREENE	VICTORIA B			625 ARROWOOD RD		CHARLOTTE	NC 28210
ENTRUST CAROLINAS LLC FBO			CRAIG J TRAMONTANO IRA	4900 COBURN CT		CHARLOTTE	NC 28277
HEATH	BETINA	CYNTHIA HEATH	ROBINSON	701 W ARROWOOD RD		CHARLOTTE	NC 28217
JOHNSON	OLIVIA B			709 W ARROWOOD RD		CHARLOTTE	NC 28217
WASHINGTON	EDNA M			717 W ARROWOOD RD		CHARLOTTE	NC 28210

Exhibit A (Continued)

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
British Woods	Debra	Wilson	8224 Carrolwood Dr		Charlotte	NC	28217
British Woods	Samuel	Wilson	8224 Carrolwood Dr		Charlotte	NC	28217
Colony Acres Homeowners Association	Carolyn R.	Fountain	301 Stone Post Rd		Charlotte	NC	28217
Colony Acres Homeowners Association	Wilkins	Smith	308 Stone Post Rd		Charlotte	NC	28216
Country Walk Homeowners Association	Michelle	Ross	308 Stone Post Rd		Charlotte	NC	28217
Foxboro Neighborhood Association	James	Shepard	600 Fawnbrook Lane		Charlotte	NC	28217
Foxboro Neighborhood Association	James	Shepard	600 Fawnbrook Ln		Charlotte	NC	28217
Kings Creek Neighborhood & SWAN (Southwest Area Neighborhood Coalition)	Joi	Mayo	409 Goldstaff Lane		CHARLOTTE	North Carolina	28273
Montclair South Homeowners Association	Tyler	Heaggans	559 Goldstaff Lane		Charlotte	NC	28273
Near South Arrowood	Jacqueline	Lopez	8930 mont carmel lane	102	Charlotte	NC	28217
Quail Hollow West	Peter	Rieke	10022 Nations Ford Rd		Charlotte	NC	28273
Quail View Homeowners Association	Scott	Nelson	9835 Garth Wood Rd		Charlotte	NC	28273
Radbourne Homeowners Association	Brent	Charles	10112 Woody Ridge Rd		Charlotte	NC	28273
Ramblewood Neighborhood Association	James	Barnes	9835 Garth Wood Rd		Charlotte	NC	28273
Ramblewood Neighborhood Association	John L.	Oakman	10041 Garth Wood Rd		Charlotte	NC	28273
Ramblewood Neighborhood Association	Virginia	Keogh	9909 Woody Ridge Rd		Charlotte	NC	28273
Whiteoak Homeowners Association	Walter	Donham	617 Echo Cove Ln		Charlotte	NC	28273
Wilkinson Boulevard Residents Association	Frances	Harkey	717 Peaceful Glen Rd		Charlotte	NC	28273
Williamsburg Homeowners Association	John	Froeb	8932 Windsong Dr		Charlotte	NC	28273
Wilora Lake Neighborhood Association	Cheryl B.	Higgins	808 Echo Cove Ln		Charlotte	NC	28273
Windsong Trails Neighborhood Association	Cassandra	Tate	9117 Shadowood Ln		Charlotte	NC	28273

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-032

Subject: Rezoning Petition No. 2022-032

Petitioner/Developer: Canvas Residential, LLC

Current Land Use: Residential

Existing Zoning: R-4

Rezoning Requested: R-8MF(CD)

Date and Time of Meeting: **July 20, 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: 7/6/2022

We are assisting Canvas Residential, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±4.18-acre site located at 720 W. Arrowood Road in Charlotte, North Carolina (the "Site") from R-4 to R-8MF(CD). The request is to allow the development of the Site with a residential townhome community. Access to the Site will be from W. Arrowood Road.

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 July 20, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by July 18th to receive a secure virtual meeting link and reference Petition #2022-032.

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: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Creighton Call, Canvas Residential, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

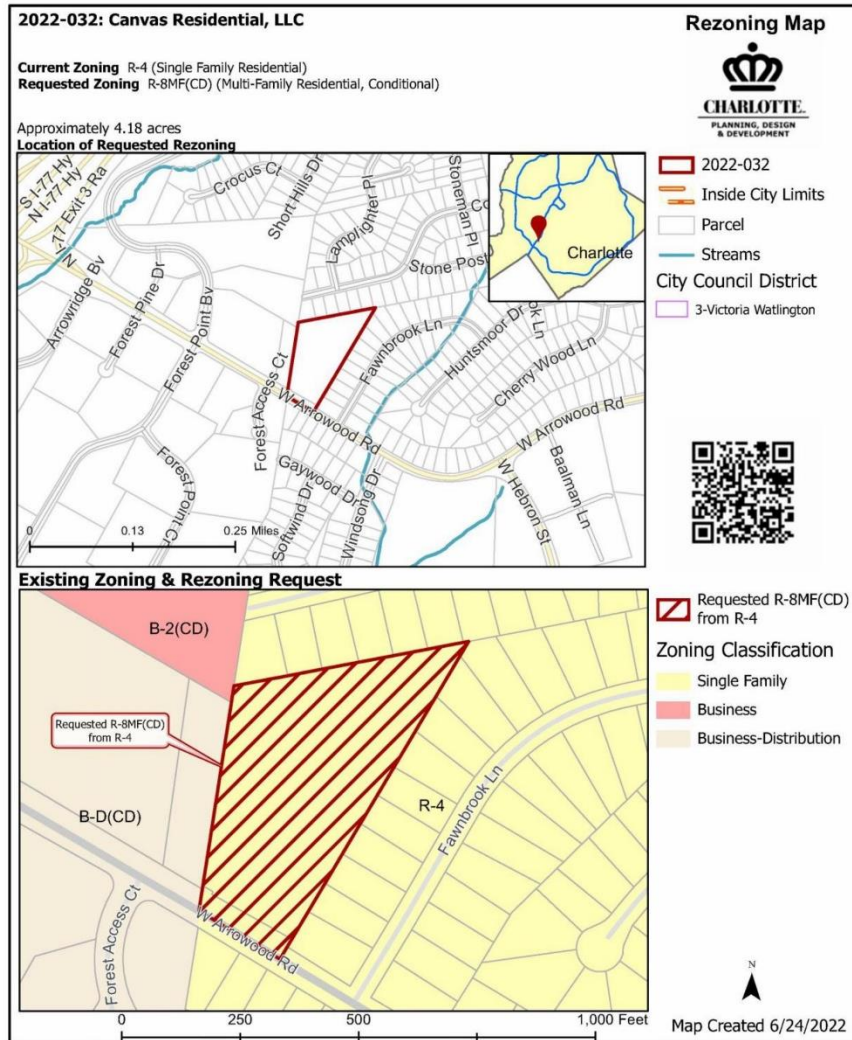


Exhibit C

Name	Email
Betina Heath	betinaheath@yahoo.com
Rush Dunaway	rdunaway@percivalpartners.com
Elizabeth Jean Jacobs	Jeanstrickland2014@gmail.com
Clifton Jacobs Jr.	cliffjrfamily@gmail.com
Marc Harris	Maharri43@gmail.com
Robert Cole	sfb36bcole@aol.com
Carolyn R Fountain, Colony Acres HOA Pres.	fount10@aol.com
Eda Williams	edawilliams2011@icloud.com