

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Maple Multi-Family Land SE, LLP
Rezoning Petition No. 2022-082

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 November 14, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Monday, December 5th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation. No hard copies of the presentation were requested in advance of the meeting.

MEETING PARTICIPATION AND SUMMARY:

The Virtual Community Meeting did not have any attendees from the community or any RSVP requests prior to the meeting.

Representatives of the Petitioner's team closed the meeting at 6:45pm. No correspondence was received by community members after the meeting, as of the date of this report submittal.

Respectfully submitted this 12th day of December 2022.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

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!

2022-082	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-082	02902202	LIQUID DEVELOPMENT LLC				231 POST OFFICE DRIVE STE B8		INDIAN TRAIL	NC	28079
2022-082	02903116	LYONS PARK CENTER LLC			C/O JOSEPH XIRAS	48 SOUNDVIEW DR		GREAT NECK	NY	11020
2022-082	02903192	LATITUDE AT MALLARD CREEK I LP			C/O AMERICAN LANDMARK	4890 W KENNEDY BLVD STE 240		TAMPA	FL	33609
2022-082	02965102	FDG-GID MALLARD CREEK JV LLC				1100 BROOKSTONE CENTRE PY		COLUMBUS	GA	31904
2022-082	02965110	MALLARD GLEN APARTMENTS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD		WILMINGTON	NC	28405
2022-082	02965111	ROBINSON & KOURI PARTNERSHIP LLC			C/O SOUTHEST CAPITOL ASSOC	6000 FAIRVIEW RD SUITE 110		CHARLOTTE	NC	28210
2022-082	04718102	BECKHAM	LILY ANN ELIZABETH			3218 HAMPTON DOWNS DR	JENNIFER METROSKY/HARRIET METROSKY/GUARDIANS	MONROE	NC	28112
2022-082	04718103	KING	MIRIAM L	DONALD F JR	KING	933 WEST MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2022-082	04718104	HUFFMAN	ROXANA HILLMAN	GLADYS SMITH HILLMAN FAMILY	TRUST	PO BOX 1661		HILDEBRAN	NC	28637
2022-082	04718107	MALLARD CREEK STORE #2 LLC				PO BOX 71870		SALT LAKE CITY	UT	84171
2022-082	04718142	PINNACLE POINT INVESTMENTS LLC				ATTN;MARCEL POPESCU	PO BOX 8	WAXHAW	NC	28173
2022-082	04718149	PINNACLE POINT MASTER ASSOCIATION INC				4523 PARK RD STE 201A		CHARLOTTE	NC	28209
2022-082	04718150	ACCENT BERKELEY PLACE CHARLOTTE LP			C/O WESTPLAN INVESTORS	3715 NORTHSIDE PKWY NW		ATLANTA	GA	30328
2022-082	04718151	HARGETT	ANN ADAMS	RONALD HOPE	ADAMS	205 SPRING RUN RD		MOORESVILLE	NC	28117

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2022-082	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-082	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2022-082	Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2022-082	Hyde Park	Kerrie	Stewart	10656 Hill Point Court		Charlotte	NC	28262
2022-082	Mallard Grove Homeowners Association	Christine	Sylvester	10339 Garrett Grigg Rd		Charlotte	NC	28262
2022-082	Smallwood In Action	Odessa	Alexander	1701 Sir Anthony Dr		Charlotte	NC	28262
2022-082	Tryon and Mallard Creek	Cassandra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2022-082	Tryon and Mallard Creek	Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
2022-082	Tryon and Mallard Creek	Tenaeya	Barrett	10125 PINESHADOW DR	206	Charlotte	NC	28262
2022-082	University City	Cassandra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262

Exhibit B

November 14, 2022

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Monday, December 5th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Maple Multi-Family Land SE, LP
Petition No.: 2022-082

Dear Charlotte Neighbor:

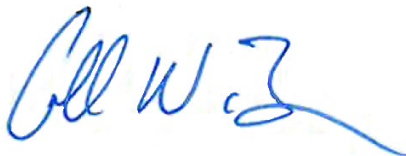
Our firm represents Maple Multi-Family Land SE, LP (the "Petitioner") in its proposal to rezone an approximately 13.26 acres located on the south side of West Mallard Creek Church Road, east of Interstate 85, and north of Berkeley Place Drive. The Petitioner is requesting a rezoning from the R-43MF (residential) and R-3 (residential) zoning districts to the UR-2(CD) (urban residential - conditional) zoning district to accommodate its development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment 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 Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, December 5th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("Mallard Creek Church") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown