

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-117

Petitioner: Mungo Homes
Rezoning Petition No.: 2022-117
Property: ±9.13-acres along Old Plank Rd near the intersection of Galesburg Street

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 12/27/2022. 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 Tuesday, January 10, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner’s representatives at the required Community Meeting were Matt Kearns with Mungo Homes, and Eddie Moore and Drew Singleton with McAdams Company. 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 and thanking them for attending the community meeting for Rezoning Petition No. 2022-117. 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 representatives provided the following information during the presentation:

The 9.13-acre site is located along Old Plank Road near Galesburg Street intersection. The Petitioner is proposing a residential community with 54 townhome style units. The petition is seeking a change in zoning from R-3 to R-8MF(CD). Access to the Site will be from Old Plank Road. She explained the site has a future 2040 Plan place type of Neighborhood 1 making it an appropriate location for a residential development. She reviewed the site plan with attendees. She shared photos of precedent images.

The rezoning schedule is for a February 10, 2023, Public Hearing, then a tentative decision on March 20, 2023, however this can change based on comments from City staff.

Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Attendee's questions centered around buffers, potential fencing and concerns related to stormwater treatment. Several participants asked questions related to discharge from the Site and both Mr. Kearns and Mr. Moore confirmed that existing conditions would be maintained. Additional questions regarding stormwater arose and the development team agreed to meet residents on the site to address concerns. Several participants requested additional fencing and/or buffers be provided. Mr. Kearns agreed to include a six-foot fence in response to the request. Additional questions were specific to the price point of the homes and potential impacts on home values.

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 presentation was distributed to the attendees after the meeting. The development team will continue to coordinate efforts as noted above with City Staff and the community.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Matt Kearns, Mungo Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
DE LA CRUZ	DIEGO	7301 VINELEAF LN	CHARLOTTE	NC	28216
MUNOZ	MAI LI	7500 OLD PLANK RD	CHARLOTTE	NC	28216
LEINTHALL	JAMES P	1317 PLUMCREST DR	CHARLOTTE	NC	28216
VILLACIS	ROBERTO	1329 PLUMCREST DR	CHARLOTTE	NC	28216
PRICE	NANCY	1054 TYLER ST	SALINAS	CA	93906
GREGORY	DANA S	1419 PLUMCREST DR	CHARLOTTE	NC	28216
GARCIA	HILARIO	1401 PLUMCREST DR	CHARLOTTE	NC	28216
TERHAAR	KELLY RAYMOND	1500 PLUMCREST DR	CHARLOTTE	NC	28216
VAUGHN	CLARISSA	1442 PLUMCREST DR	CHARLOTTE	NC	28216
CURRIE	GREGORY P	P O BOX 680845	CHARLOTTE	NC	28216
SUMMERVILLE	DWIGHT EDWIN	1410 PLUMCREST DR	CHARLOTTE	NC	28216
THOMAS	SAMUEL L	1400 PLUMCREST DR	CHARLOTTE	NC	28216
JOHNSTON	HOYT CALDWELL	1332 PLUMCREST DR	CHARLOTTE	NC	28216
KIRBY	BRADLEY DALE	14610 SULKY RUN CT	NOKESVILLE	VA	20181
COGBURN	BETHANI ANNA	1316 PLUMCREST DR	CHARLOTTE	NC	28216
WELLS	SARAH S	1300 PLUMCREST DR	CHARLOTTE	NC	28216
OBST	DONALD L	7430 OLD PLANK RD	CHARLOTTE	NC	28216
WATKINS	LEROY	7324 OLD PLANK RD	CHARLOTTE	NC	28216
KAM	CAW	1319 GALESBURG ST	CHARLOTTE	NC	28216
O'NEIL	PATRICK E	1325 GALESBURG ST	CHARLOTTE	NC	28216
MNSF T2 SPE LLC		6836 MORRISON BLVD STE 320	CHARLOTTE	NC	28211
TRICON SFR 2020-2 BORROWER LLC		1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
LEIGH	IVY W	1413 GALESBURG ST	CHARLOTTE	NC	28216
ORELLANA	ELMER DE JESUS GUARDADO	1421 GALESBURG ST	CHARLOTTE	NC	28216
MORELAND	RASHIDA SADE	1427 GALESBURG ST	CHARLOTTE	NC	28215
REED	MICHAEL LEON	1431 GALESBURG ST	CHARLOTTE	NC	28216
SFR JAVELIN BORROWER LP		1717 MAIN ST STE 2000	DALLAS	TX	75201
SFR JV-2 2022-1 BORROWER LLC		15771 RED HILL AVE STE 100	TUSTIN	CA	92780
VARELA	MAGDALENO CELIS	1517 GALESBURG ST	CHARLOTTE	NC	28216
AJAI	ELIZABETH	1523 GALESBURG STREET	CHARLOTTE	NC	28216
CARLYLE	BENJAMIN	1529 GALESBURG ST	CHARLOTTE	NC	28216
HALL	MONTRICE NICOLE	1607 GALESBURG ST	CHARLOTTE	NC	28216
HAYES	VIDYA E	1611 GALESBURG ST	CHARLOTTE	NC	28218
BROWN	SHAMIEK K	1617 GALESBURG ST	CHARLOTTE	NC	28216
KALOUSTIAN	TALIN	PO BOX 61567	SUNNYVALE	CA	94088
THOMPSON	ARTHUR L	1624 GALESBURG ST	CHARLOTTE	NC	28216
TAH MS-2 BORROWER LLC		1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
STRANGE	NICHOLE D	1612 GALESBURG ST	CHARLOTTE	NC	28216
KH REAL ESTATE LLC		11517 LOTTINGLY DR	HUNTERSVILLE	NC	28078
JEFFERIES	LAQUANDA E	1602 GALESBURG DT	CHARLOTTE	NC	28216
PORTER	LETITIA M	1518 GALESBURG ST	CHARLOTTE	NC	28216
PITTS	JAMES B	6444 WEDRON CT	CHARLOTTE	NC	28216
DUNCAN	ELROY II	2227 W CHERRY ST	MILWAUKEE	WI	53205
SAFARI ONE ASSET COMPANY LLC		5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
GREEN	JASMINE ODETTE	6426 WEDRON CT	CHARLOTTE	NC	28216
SFR 2014-NC LLC		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
MERITAGE HOMES OF THE CAROLINAS INC		8800 E RAINTREE STE 300	SCOTTSDALE	AZ	85260
GOMEZ	ALEXANDER RAFAEL ARENCIVIA	7232 OLD PLANK RD	CHARLOTTE	NC	28216
WISE	JONANTHAN M	6919 KARNAK CT	CHARLOTTE	NC	28216

Exhibit A (Cont.)

BAF ASSETS 5 LLC		5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
BARBER	HOWARD N	6550 WEDRON CT	CHARLOTTE	NC	28216
STARR	DELECTRA D	6546 WEDRON CT	CHARLOTTE	NC	28216
CARROLL	ALBERT	6540 WEDRON COURT	CHARLOTTE	NC	28216
YAMASA CO LTD		PO BOX 4090	SCOTTSDALE	AZ	85261
SAMPLE HOMES LLC		129 WEST TRADE ST STE 1525	CHARLOTTE	NC	28202
ANDERSON	MICHAEL	6522 WEDRON CT	CHARLOTTE	NC	28216
WARD	STEPHANIE Y	6516 WEDRON CT	CHARLOTTE	NC	28216
SHIPP	DEJANA E	6510 WEDRON CT	CHARLOTTE	NC	28216
DAVIS	DARWIN Y	6504 WEDRON CT	CHARLOTTE	NC	28216
MURPHY- HOOD	TRACIE	1510 GALESBURG ST	CHARLOTTE	NC	28216
POTTS	BRIDGET D.	1506 GALESBURG ST	CHARLOTTE	NC	28216
CANNON	JAMES W SR	1436 GALESBURG ST	CHARLOTTE	NC	28216
STEVENS	DEBORAH	1430 GALESBURG ST	CHARLOTTE	NC	28216
MILLER	JERMAINE K	1424 GALESBURG ST	CHARLOTTE	NC	28216
FKH SFR PROPCO A LP		1850 PARKWAY PL STE 900	MARIETTA	GA	30067
WRIGHT	PAMELA L	1412 GALESBURG ST	CHARLOTTE	NC	28216
LUCIO	STEPHANIE	1406 GALESBURG ST	CHARLOTTE	NC	28216
ASHECRAFT	ROBERT JR	1400 GALESBURG ST	CHARLOTTE	NC	28216
SMITH	JOHNNY FRANK	1906 ASHLEY ST	PHILADELPHIA	PA	19138
PROGRESS RESIDENTIAL BORROWER 14 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
JOHNSON	DAMIAN A	8301 ROCKMOOR RIDGE RD	CHARLOTTE	NC	28215
GLENHAVEN OWNERS ASSOC INC		PO BOX 3340	FORT MILL	SC	29716

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP
Creekside at Coulwood	Tamara	Henderson	6930 Seney Drive	Charlotte	Nc	28214
Creekside at Coulwood	Wisdom	Jzar	1211 Elise Marie Drive	Charlotte	NC	28214
Glenhaven Neighborhood	Melissa	Eddie	1711 Harland Street	Charlotte	NC	28216
Montclair Park Neighborhood Association	Kevin	Poirier	748 Wilderness Trail Dr	Charlotte	NC	28214
Oakdale Green home owners association	Christine	Stawinsky	1502 Hollow Maple Dr	Charlotte	NC	28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-117

Subject: Rezoning Petition No. 2022-117
Petitioner/Developer: Mungo Homes
Current Land Use: Residential
Existing Zoning: R-3 LWPA
Rezoning Requested: R-8MF(CD) LWPA
Date and Time of Meeting: **Tuesday, January 10, 2023 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: 12/27/2022

Moore & VanAllen are assisting Mungo Homes (the "Petitioner") on a recently filed request to rezone an approximately ±9.16-acre site located along Old Plank Road near the intersection of Galesburg Street in Charlotte, North Carolina (the "Site") from R-3 LWPA to R-8MF(CD) LWPA. The request is to allow the development of the Site with a residential single-family community. Access to the Site will be from Old Plank Road and Sidell Lane.

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 Tuesday, January 10, 2023, at 6:00 p.m.

Please send an email by January 9th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-117.

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: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Matt Kearns, Mungo Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

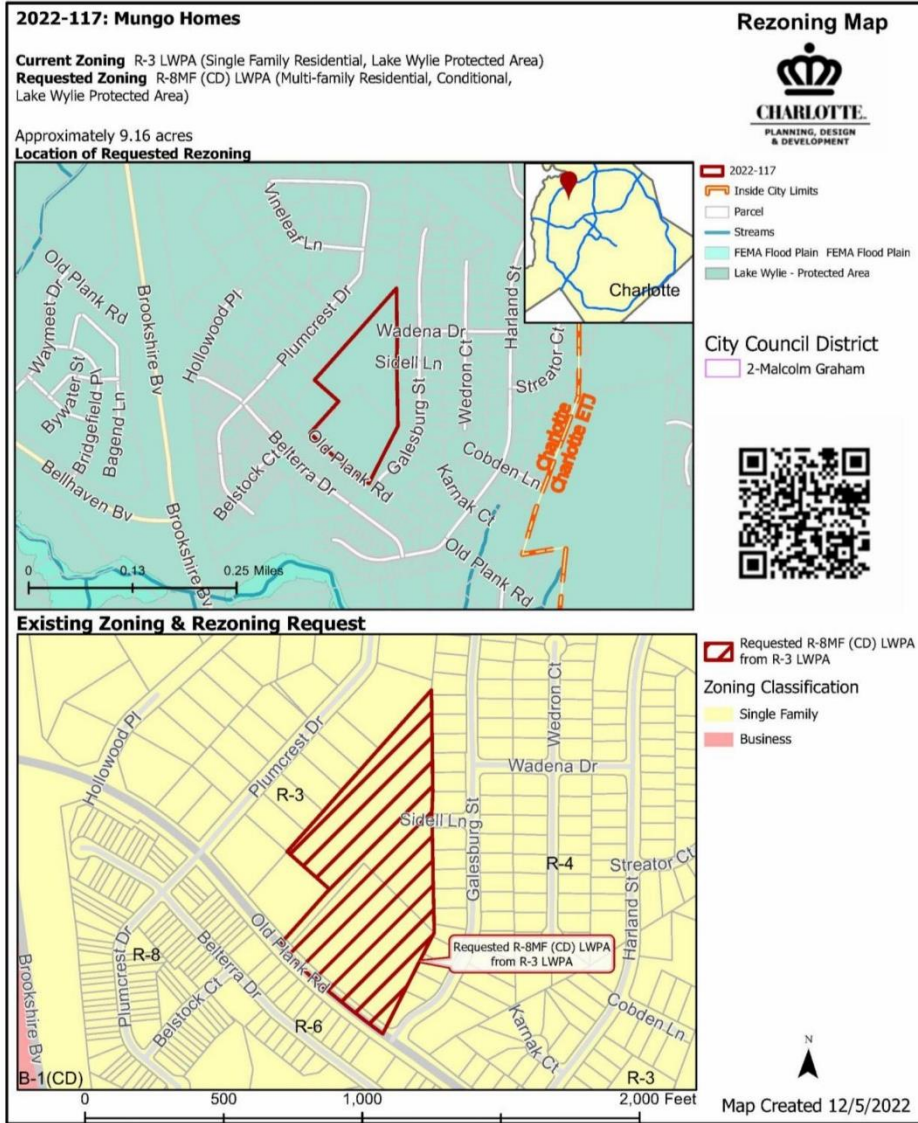


Exhibit C

Name	Email Address
Yvonne & Michael Reed	yvonneareed.yr@gmail.com
Donald Obst	dobst@earthlink.net
Greg Currie	gc1418@aol.com
Dennis Rorie	dennis.rorie@meritagehomes.com
Jared Carpenter	jared.carpenter@meritagehomes.com
Glyn Owen & Elizabeth Thomas	lpdisadog2@gmail.com
Sarah Wells	Sarah.Wells@atriumhealth.org
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Adelene Kirby	adelenekirby@gmail.com