

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-046

Mallard Creek Associates # 1, LLC

Petitioner: Mallard Creek Associates #1, LLC

Rezoning Petition No.: 2015-046

Property: Approximately 10.70 acres located on the northwest corner of the intersection of Providence Road and Fairview Road in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on June 23, 2015, a representative of 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** by depositing the Community Meeting Notice in the U.S. mail on June 11, 2015. A copy of the written notice is attached as **Exhibit B**. The Petitioner has held individual meetings with a number of the adjoining property owners prior to the filing of the Petition. The Petitioner also held a meeting with the property owners nearest to the Site on Columbine Court on February 11th to review the Petition (Petition was originally filed in January).

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on June 23, 2015 at 7:00 PM**, at Levine Jewish Community Center – Weinberg Senior Center at 5007 Providence Road, Charlotte, North Carolina 28270.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were David Miller with Raley-Miller Associates and Dean DeVillers with Cashel Rock Investors. Also in attendance representing the Petitioner was Dennis Walls with LandDesign, Randy Goddard with Design Resource Group and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

Overview of Petitioner's Presentation.

There were no attendees as the required community meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition were made as a result of the Community Meeting.

MALLARD CREEK ASSOCIATES #1, LLC

cc: Mayor Dan Clodfelter, and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
David Miller, Raley-Miller Associates
Daniel Levin, Levin Properties

Dean DeVillers, Levin Properties
Jefferson W. Brown and Keith MacVean, Moore & Van Allen, PLLC

Case No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-046	Kristen	Brockmeier	Jefferson Park NA	928 Jefferson Drive	Charlotte	NC	28211
2015-046	Olivia	Crowley	Providence Pines NA	1420 Pine Tree Drive	Charlotte	NC	28270
2015-046	Marlyn	Morton	Old Salem/Meredith NA	1338 East Barden Road	Charlotte	NC	28226
2015-046	Allen	Nedrich	Foxcroft HOA	2101 Sedley Road	Charlotte	NC	28211
2015-046	Carole & Fisk	Outwater	Greylyn Heights NA	1319 Greylyn Drive	Charlotte	NC	28226
2015-046	Ross	Payne	Providence Park Neighborhood	242 Beckham Court	Charlotte	NC	28211
2015-046	Jeff	Pease	Southpark Coalition	1335 Greylyn Drive	Charlotte	NC	28226
2015-046	Jeffrey	Pease	Greylyn Drive/Cedar Lane Neighborhood	1335 Greylyn Drive	Charlotte	NC	28226
2015-046	J F	Rice	Jefferson Park NA	1014 Jefferson Drive	Charlotte	NC	28270
2015-046	Marnie	Rodgers	Columbine Court NA	4505 Columbine Court	Charlotte	NC	28226
2015-046	Todd	Stewart	Carmel Park NA	4533 Oglukian Road	Charlotte	NC	28226
2015-046	Scott	Wallace	Greentree NA	951 Greentree Drive	Charlotte	NC	28211
2015-046	Alan	Wells	Hunter Wood	236 Hunter Lane	Charlotte	NC	28211
2015-046	Ronald	Wimberly	Governor's Square HOA	3400 Chevington Road	Charlotte	NC	28226
2015-046	H.C. Woody	Woodward	Robinson Woods Steering Committee	346 Whitestone Road	Charlotte	NC	28270



Case No	PID	Owner>LastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-046		MacVean	Keith	Moore & Van Allen PLLC		100 N. TRYON ST., SUITE 4700		CHARLOTTE	NC	28202
2015-046		BROWN	JEFF	Moore & Van Allen PLLC		101 N. TRYON ST., SUITE 4700		CHARLOTTE	NC	28202
2015-046		MILLER	DAVID S	MALLARD CREEK ASSOCIATES # C/O RALEY-MILLER PROPERTIES INC		10815 SIKES PLACE, SUITE 300		CHARLOTTE	NC	28277
2015-046	18701753	925 BEYOND LLC				17464 TUSCANY LN		CORNELIUS	NC	28031
2015-046	18701712	A E Y LIMITED PARTNERSHIP				9906 LARGO CT		MURRELLS INLET	SC	29576
2015-046	18701770	AEY LIMITED PARTNERSHIP				5020-N SARDIS RD		CHARLOTTE	NC	28270
2015-046	18701718	AKHAVANREZAYAT	KOUROSH	FATEMEH	BEHDANIL	6618 LANCE DR		CHARLOTTE	NC	28226
2015-046	18701811	ALEXANDER	H HEATH	ELIZABETH B	ALEXANDER	233 COITAGE PL		CHARLOTTE	NC	28207
2015-046	18701795	ARRINGTON	SHERON G		LISA ARRINGTON	4918 SARDIS RD APT G		CHARLOTTE	NC	28270-4215
2015-046	18701783	BABCHUK	GEORGE J			4912 SARDIS RD #C		CHARLOTTE	NC	28270
2015-046	18701763	BAIRD	HALIA			5020 SARDIS RD #G		CHARLOTTE	NC	28270
2015-046	18701777	BAKER	JAMES D			4906 SARDIS RD APT E		CHARLOTTE	NC	28270-4212
2015-046	18312109	BHOIWANI	NAVIN	JENNIFER T	BHOIWANI	4351 COLUMBINE CR		CHARLOTTE	NC	28211
2015-046	18701826	BIZARDI	GLORIA			4948 SARDIS RD APT B		CHARLOTTE	NC	28270-5288
2015-046	18701778	BOERO	SEAN N	SANDRA L	BOERO	949 PAINTER LN		MANAHAWKIN	NJ	08050
2015-046	18701773	BRYANT	RONALD E	CAROL E	BRYANT	4906 SARDIS RD #A		CHARLOTTE	NC	28270
2015-046	18312117	CAI	ZONGWU	HUIQUN	MA	8719 FAIRVIEW RD		CHARLOTTE	NC	28211
2015-046	18706137	CAMDEN SUMMIT PARTNERSHIP LP				PO BOX 27329		HOUSTON	TX	77227
2015-046	18701760	CAROLINAS RENOVATED PROPERTIES LLC				PO BOX 35586		CHARLOTTE	NC	28235
2015-046	18701795	CASSIDY	ANNE			5026-C SARDIS RD		CHARLOTTE	NC	28270
2015-046	18701774	CHAPPELL	H LYNN			153 LUTOMMA CR		CHARLOTTE	NC	28211
2015-046	18701717	CHESNEY	ROBERT W		CYNTHIA C LUCAS	1600 ANDOVER RD		CHARLOTTE	NC	28211
2015-046	18701715	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2015-046	18701722	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2015-046	18701744	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2015-046	18701750	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2015-046	18701752	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2015-046	18701755	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2015-046	18701899	CHRIST EVANGELICAL LUTHERAN CHURCH OF CHARLOTTE NC			BARBARA JEANETTE	4519 PROVIDENCE RD		CHARLOTTE	NC	28226
2015-046	18701818	CLUNE	DONALD KEITH			4936 SARDIS RD APT F		CHARLOTTE	NC	28270-4217
2015-046	18701803	COEN	JENA B			4924 SARDIS RD #C		CHARLOTTE	NC	28270
2015-046	18701757	COLLINS	MARY N			5020 SARDIS RD Unit A		CHARLOTTE	NC	28277
2015-046	18312108	COLUMBINE PROPERTIES II LLC				10815 SIKES PL SUITE 300		CHARLOTTE	NC	28237
2015-046	18706138	COLUMBINE COURT HOMEOWNER ASSOCIATION INC			C/O RALEY-MILLER PROPERTIES INC	P O BOX 37109		CHARLOTTE	NC	28277
2015-046	18312107	COLUMBINE PROPERTIES LLC				5008-D SARDIS RD		CHARLOTTE	NC	28270
2015-046	18701779	COVINGTON	VINCENZO A			4906 SARDIS RD APT G		CHARLOTTE	NC	28270-4212
2015-046	18312106	CROWDER	MARY W			4315 COLUMBINE CIRCLE		CHARLOTTE	NC	28211-4427
2015-046	18701743	CROWELL	SIDNEY			5024 SARDIS RD # C		CHARLOTTE	NC	28270-5362
2015-046	18701828	CUTHBERTSON	TOMMY KIM			4948 SARDIS RD Unit D		CHARLOTTE	NC	28270
2015-046	18701808	DADKHAH	PAUL G JR	JOY M		3131 PROVIDENCE RD		CHARLOTTE	NC	28211
2015-046	18701817	DARNELL	AMIR		CUTHBERTSON	4936 SARDIS RD		CHARLOTTE	NC	28270-5286
2015-046	18701703	DAVIS	NANCY JEAN			5008-C SARDIS RD		CHARLOTTE	NC	28270
2015-046	18311101	DEN DECKER	CYNTHIA A	JULIANNE	DEN DECKER	8615 FAIRVIEW RD		CHARLOTTE	NC	28226
2015-046	18706191	DENBY	PIETER			4403 COLUMBINE CT		CHARLOTTE	NC	28210
2015-046	18312105	DIXSON	STEPHANIE DAWN	SUSAN M	DIXSON	4301 COLUMBINE CR		CHARLOTTE	NC	28211
2015-046	18701794	DRUM	WILLIAM N	MARTHA C	DRUM	4918 SARDIS RD APT F		CHARLOTTE	NC	28270
2015-046	18701749	DWELLE	JOHN C			715 E 9TH ST		CHARLOTTE	NC	28202
2015-046	18701701	ECONOMIDES	JOY R			16227 LONG TALON WY		CHARLOTTE	NC	28278
2015-046	18701733	EVANS	MARIAN ELIZABETH	MARY R	EVANS	10220 WHITETHORN DR		CHARLOTTE	NC	28277
2015-046	18701804	FAASSEN	CHARLES M	SHARON W	FAASSEN	3007 FOWLER SECRET RD		MONROE	NC	28110
2015-046	18701710	FLYNN	ROLAND W			5012 SARDIS RD APT B		CHARLOTTE	NC	28270
2015-046	18701731	FOX	JAMES I	SUZANNE H	FOX	6530 FOLGER DR		CHARLOTTE	NC	28226
2015-046	18706139	GILL	DAVID A			8600 FAIRVIEW RD		CHARLOTTE	NC	28207
2015-046	18701813	GLASS UNION EXCHANGE CO LLC	JESWANT SINGH		% HELEN BROWN	227 CHADMORE DR		CHARLOTTE	NC	28270
2015-046	18701720	GLOVER	GREGORY W	JODI SUZANNE	GLOVER	4401 COLUMBINE COURT		CHARLOTTE	NC	28226
2015-046	18706192	GOLDBERG	ILENE SUE	GOLDBERG LIVING	TRUSTEE OF THE ILENE SUE	8514 MCALPINE PARK DR STE 190	ATTN: MR DANIEL LEVINE	CHARLOTTE	NC	28211
2015-046	18312114	GOLDEN TRIANGLE #3 LLC	ILENE SUE		C/O LEVINE PROPERTIES INC	4924 SARDIS RD		CHARLOTTE	NC	28270
2015-046	18701802	GOLDSMITH	DORIS					CHARLOTTE	NC	28270

2015-046	18701747	GOLDSMITH	JAMES WALTER	CYNTHIA GREENE	GOLDSMITH	131 SOUTH CANTERBURY RD	CHARLOTTE	NC	28211
2015-046	18701776	GOLDSMITH	KAREN MICHELLE			301 WAKEFIELD DR #D	CHARLOTTE	NC	28209
2015-046	18701787	GOODE	BARRETT S			4912 SARDIS RD APT G	CHARLOTTE	NC	28270-4214
2015-046	18701815	GOSSETT	JACKSON R		GOSSETT	4936 SARDIS RD APT C	CHARLOTTE	NC	28270-4225
2015-046	18701761	GREEAR	CALVIN G		GREEAR	1332 COVENANT DR	GASTONIA	NC	28054
2015-046	18701728	GREGORY	ROBBIE			5016 SARDIS RD APT D	CHARLOTTE	NC	28270-4222
2015-046	18701714	GRIFFITH	ROBERT LEE JR			5012 SARDIS RD #F	CHARLOTTE	NC	28270-4206
2015-046	18701819	HARTSOE	RANDY WADE SR		HARTSOE	207 ABERBEEN LN	PISGAH FOREST	NC	28768
2015-046	18701768	HEMPHILL	SUSAN		HEMPHILL	8504 GRUENEWALD LN	CHARLOTTE	NC	28210
2015-046	18701734	HILL	BRYAN HALSEY			5026-B SARDIS RD	CHARLOTTE	NC	28270
2015-046	18701711	HOOVER	JOHN C			5012 SARDIS RD APT C	CHARLOTTE	NC	28270
2015-046	18701723	HUNTE	RONALD C		HUNTE	2544 HOWERTON CT	CHARLOTTE	NC	28270
2015-046	18701772	JESSOP	TWILA A			5020 SARDIS RD	CHARLOTTE	NC	28270
2015-046	18701805	JOHNSTON	ELIZABETH C	ELIZABETH ANN CRANFORD	JOHNSTON	4232 CHELTENHAM RD	CHARLOTTE	NC	28211
2015-046	18701786	KOURAKOS	DIMITRA T			4912 SARDIS RD APT F	CHARLOTTE	NC	28270-4214
2015-046	18701738	LACY	KENNETH			5026 SARDIS RD #F	CHARLOTTE	NC	28270
2015-046	18701821	LANDRUM	PAGE			4942 SARDIS RD APT A	CHARLOTTE	NC	28270-5287
2015-046	18701705	LANDOWNE	MARCIA H			5008 SARDIS RD APT E	CHARLOTTE	NC	28270-4205
2015-046	18701737	LAWRENCE	KARI C			5026 SARDIS RD UNIT E	CHARLOTTE	NC	28270
2015-046	18701736	LEGGATT	DAVID B	LENORA	LEGGATT	5024 SARDIS RD # D	CHARLOTTE	NC	28270-5362
2015-046	18701741	LENTO	MICHAEL S			5024 SARDIS RD #A	CHARLOTTE	NC	28270
2015-046	18701706	LINEBERGER	LOUIS O			PO BOX 308	WACO	NC	28169
2015-046	18701782	LITAKER	BRENDA R			4912 SARDIS RD APT B	CHARLOTTE	NC	28270-5282
2015-046	18312110	MALLARD CREEK ASSOCIATES #1	LLC	PARTNER	C/O GREYSTAR REAL ESTATE PETER J MANNERING (W/H)	PO BOX 56607	ATLANTA	GA	30343
2015-046	18701739	MANNERING	GEORGIA M			5026-G SARDIS RD	CHARLOTTE	NC	28270
2015-046	18512117	MARSH REALTY COMPANY				PO BOX 35329	CHARLOTTE	NC	28235
2015-046	18701807	MARTIN	SANDRA B			4924 SARDIS RD APT G	CHARLOTTE	NC	28270-4216
2015-046	18701775	MASOURAS	GEORGIA			4906 SARDIS RD UNIT C	CHARLOTTE	NC	28270
2015-046	18701789	MAJLDIN	THOMAS CRAIG			4918 SARDIS RD APT A	CHARLOTTE	NC	28270-4223
2015-046	18701830	MCKELPIN	THELMA B		DIANE B & BRENDA NUNNALLY (R/S)	PO BOX 221462	CHARLOTTE	NC	28222
2015-046	18701729	MCNUILITY	EILEEN M			5016 SARDIS RD APT E	CHARLOTTE	NC	28270-5208
2015-046	18701816	MEEK	FAYE M			4936 SARDIS RD APT D	CHARLOTTE	NC	28270-4225
2015-046	18701827	MILLER	BARBARA G			4948 SARDIS RD APT C	CHARLOTTE	NC	28270-5288
2015-046	18701791	MISHLER	DIANA KIM	JUDITH B	MOORE	12109 GROTH COURT	CHARLOTTE	NC	28277
2015-046	18701824	MOORE	WILLIAM D.			4021 DAYLILLY RD	MATTHEWS	NC	28104
2015-046	18701823	MORAN	JEAN			4942-C SARDIS RD	CHARLOTTE	NC	28211
2015-046	18701725	NANCY B GOODSON REVOCABLE TR				9209 PROVIDENCE RD	CHARLOTTE	NC	28270
2015-046	18701740	NANCY B GOODSON REVOCABLE TR				9209 PROVIDENCE RD	CHARLOTTE	NC	28270
2015-046	18701822	NANCY B GOODSON REVOCABLE TR				9209 PROVIDENCE RD	CHARLOTTE	NC	28270
2015-046	18312116	NGUYEN	MYDUYEN V	FRANKLIN	MCKINLEY	8707 FAIRVIEW RD	CHARLOTTE	NC	28226
2015-046	18701781	NICHOLS	JOHN D	PAMELA MINCHEW	NICHOLS	4912 SARDIS RD #A	CHARLOTTE	NC	28270
2015-046	18312111	NR PINEHURST PROPERTY OWNER LL				1057 EAST MOREHEAD ST SUITE 300	CHARLOTTE	NC	28204
2015-046	18701825	OHARA	STEPHAINE	JENNIFER	SHERWOOD	4948 SARDIS RD UNIT A	CHARLOTTE	NC	28277
2015-046	18701716	OIEDA	SOFIA			5604 LANDMARK DR	CHARLOTTE	NC	28270-5362
2015-046	18701766	OLSON	SARAH LYNN			5020 SARDIS RD Unit J	CHARLOTTE	NC	28270
2015-046	18701785	PATEL	ANDY ASHOK			4912 SARDIS RD APT E	CHARLOTTE	NC	28211
2015-046	18312115	PATT	JOSHUA C	RHONDA P	PATT	4343 COLUMBINE CR	CHARLOTTE	NC	28211
2015-046	18701771	PATTERSON	FRANK S	JAMES B JR	PATTERSON	2405 NORTHMONT DR	ASHEBORO	NC	27205
2015-046	18701806	PEARSON	KENNETH WILLIAM			5111 HAVILON CT	CHARLOTTE	NC	28211
2015-046	18701702	PELPS	JACLYN M			5008 SARDIS RD # B	CHARLOTTE	NC	28270-5362
2015-046	18701708	POPE	GEORGE R			5008 SARDIS RD #H	CHARLOTTE	NC	28226
2015-046	18701602	PROVIDENCE LAND TRUST		CATHERINE C (TRUSTEE)	HUNTER	7804 FAIRVIEW RD PMB 311	CHARLOTTE	NC	28270
2015-046	18701801	REID	ANDREA			4924 SARDIS RD #A	CHARLOTTE	NC	28270
2015-046	18701746	REYNOLDS	PETER LEE JR			PO BOX 79122	CHARLOTTE	NC	28271
2015-046	18701793	ROBINSON	MACKENZIE			4819-E SARDIS ROAD	CHARLOTTE	NC	28270
2015-046	18701780	ROWELL	EDWARD THOMAS			3333 STONEHEDGE SQ	ROANOKE	VA	24018
2015-046	18701784	ROWIE	ROBERT L JR			4912 SARDIS RD #D	CHARLOTTE	NC	28270-5282
2015-046	18701745	RUSSELL	KENNETH EDWARD	ANN QUEEN	RUSSELL	3940 AYSICOUGH RD	CHARLOTTE	NC	28211
2015-046	18701727	SAKKO	JENNIFER J	SHAWN A	PETERSON	PO BOX 6	HEALY	AK	99743
2015-046	18512118	SAM'S REAL ESTATE HOLDINGS-GEO, LLC				7935 COUNCIL PL SUITE 200	MATTHEWS	NC	28105
2015-046	18701765	SCAFFE	JAMES E	MELANIE G	SCAFFE	5020 SARDIS RD APT I	CHARLOTTE	NC	28270-4210

2015-046	18701748	SHELCH	MANUELA R	KATRINA N	SCHELLHORN	5024-H SARDIS RD	CHARLOTTE	NC	28270
2015-046	18312104	SCHELLHORN	KEITH W			4235 COLUMBINE CIR	CHARLOTTE	NC	28211-4425
2015-046	18701713	SEAWELL	CAROL W			5012 E SARDIS RD	CHARLOTTE	NC	28270-4206
2015-046	18701742	SEAWELL	CATHERINE C			5024 SARDIS RD Unit B	CHARLOTTE	NC	28270
2015-046	18701820	SETTLE	ROY THOMAS			PO BOX 464	WAXHAW	NC	28173
2015-046	18701724	SHAFFER	MICHAEL J			5012-P SARDIS RD	CHARLOTTE	NC	28270
2015-046	18701762	SHAPIRO	LEILA A			5020 SARDIS RD # F	CHARLOTTE	NC	28270-5362
2015-046	18701758	SHARON	GIL			8000 WILBY HOLLOW DR	CHARLOTTE	NC	28270
2015-046	18701754	SHARON	SHIRLEY	SHARON	SHARON	8000 WILBY HOLLOW DR	CHARLOTTE	NC	28270
2015-046	18701796	SHERWOOD	SHIRLEY	SHARON	SHARON	8000 WILBY HOLLOW DR	CHARLOTTE	NC	28270-4215
2015-046	18701730	SIMPSON	JOHN CHILDS III			4918 SARDIS RD APT H	CHARLOTTE	NC	28270-5362
2015-046	18701601	SMITH	CYNTHIA P	ROBERT L	SUTHER	5016 SARDIS RD # F	CHARLOTTE	NC	27102-0167
2015-046	18701726	SPROCK	WINSTON E			PO BOX 167	WINSTON-SALEM	NC	28270-5362
2015-046	18701732	STEINBERGER	WINSTON E			5016 SARDIS RD # B	CHARLOTTE	NC	28270-5362
2015-046	18512129	STRAWBERRY HILL	NORMAN F			PO BOX 221473	CHARLOTTE	NC	28222
2015-046	18512130	STRAWBERRY HILL	ASSOCIATES L P			2448 PARK RD	CHARLOTTE	NC	28203
2015-046	18512131	STRAWBERRY HILL	ASSOCIATES L P			2448 PARK RD	CHARLOTTE	NC	28203
2015-046	18701756	THE COY & HELEN BROWN IRREVOC TRUST	ASSOCIATES L P			2448 PARK RD	CHARLOTTE	NC	28203
2015-046	18701764	THE HELEN & COY BROWN IRREVOC TRUST	MARIA	HELEN H	C/O ELIZABETH B ALEXANDER	1715 BEVERLY DR	CHARLOTTE	NC	28207
2015-046	18701792	THEOFANIDIS	OLIVER C			4918 SARDIS RD APT D	CHARLOTTE	NC	28270
2015-046	18701769	TRIPP	CHARLES B JR	MYRNA R	THOMPSON	5012 SARDIS RD #M	CHARLOTTE	NC	28270-4211
2015-046	18701759	TSOULOS	JOHN			5020 SARDIS RD #M	CHARLOTTE	NC	28278
2015-046	18701751	TSOULOS	VICKY			15000 CROOKED BRANCH LN	CHARLOTTE	NC	28278
2015-046	18701812	ULLOA	DAVID			15000 CROOKED BRANCH LN	CHARLOTTE	NC	28278
2015-046	18701709	VARNER	CHRISTOPHER S	AMY C	VARNER	4930 SARDIS RD #D	CHARLOTTE	NC	28270
2015-046	18701788	WEBER	LISA M			3339 JOHNNY CAKE LN	CHARLOTTE	NC	28226
2015-046	18701767	WILKINS	STEPHANIE E	DEBBIE	WILKINS	5008 SARDIS RD APT G	CHARLOTTE	NC	28270-4205
2015-046	18701814	WILLIAMS	DAVID			4912 SARDIS RD #H	CHARLOTTE	NC	28270-4214
2015-046	18701719	WILSON	DOROTHY B			5020 SARDIS RD #K	CHARLOTTE	NC	28270
2015-046	18701809	ZHONG	SUSAN DIANE			4936-B SARDIS RD	CHARLOTTE	NC	28270
			JING			5012 SARDIS RD # K	CHARLOTTE	NC	28270-5362
						4930-A SARDIS RD	CHARLOTTE	NC	28270

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-046 – Mallard Creek Associates #1, LLC

Subject: Rezoning Petition No. 2015-046

Petitioner/Developer: Mallard Creek Associates #1, LLC

Property: 10.70 acres located on the northwest corner of the intersection of Providence Road and Fairview Road.

Existing Zoning: R-12MF and B-1(CD)

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Tuesday, June 23, 2015 at 7:00 p.m.**

Location of Meeting: Levine Jewish Community Center
5007 Providence Road (Weinberg Senior Center)
Charlotte, NC 28270

Date of Notice: Mailed on June 11, 2015

We are assisting Mallard Creek Associates #1, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for 10.70 acres (the "Site") located on the northwest corner of the intersection of Providence Road and Fairview Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the 10.70 acres located on the northwest corner of Providence Road and Fairview Road from R-12MF (Multi-Family Residential) and B-1(CD) (Neighborhood Business Conditional) to MUDD-O (Mixed Use Development District, Optional) to allow the existing Carmel on Providence Apartments and a small convenience store with gasoline sales, located on the Site, to be redeveloped with a high quality residential and retail mixed-use center.

The Site will be designed to create a pedestrian friendly mixed-use neighborhood center that will be a park once integrated development (to include access and walkability to adjacent Pinehurst Apartments) with site and building features that create a sense of place.

The mixed-use center will address the adjoining streets with buildings and/or open space areas, and new sidewalks and other pedestrian improvements will be made to encourage and facilitate pedestrian access to the Site from the surrounding residential communities.

Buffers and screening will be provided where the Site abuts existing single-family homes.

The design of the Site will create an option to live in small town center type of environment without having to be in a larger activity center. The proposed uses for the Site will include residential dwellings units, retail uses, including a grocery store and restaurants.

Vehicular access to the Site will be from Providence Road and from Fairview Road. A private street will also provide access to the adjoining Pinehurst apartments.



Streetscape improvements will be implemented along Providence Road and Fairview Road which will include new six foot sidewalks and an eight foot planting strips with street trees.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission'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 attend the upcoming Community Meeting to be held on Tuesday, June 23rd at 7:00 p.m. at the Levine Jewish Community Center located at 9007 Providence Road – (Weinberg Senior Center), Charlotte, North Carolina 28270.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
David Miller, Raley-Miller and Associates
Daniel Levine, Levine Properties
Dean R. DeVillers, Cashel Rock Investors, LLC
Richard Petersheim, LandDesign
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Mallard Creek Associates #1, LLC (Raley Miller)

Rezoning Petition 2015-046

Community Meeting

Monday, June 23, 2015 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

