

COMMUNITY MEETING REPORT

Petitioner: McCarly Developers LLC

Rezoning Petition No. 2009-025

Property : approximately 13.8 acres located west of Highway 521, south of Copper Mountain Boulevard.

This community meeting Report is being filed with the office of the City Clerk and the Charlotte Mecklenburg Planning Commission pursuant to the provisions in the City of Charlotte Zoning Ordinance.

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

A representative of the petitioner mailed written notices of the date, time and location of the community meeting to the individuals and organizations set out in Exhibits A & A.1 attached hereto by depositing the Community Meeting Notices in the US mail on March 17th, 2009. A copy of the written notice is attached as Exhibit B.

DATES TIME AND LOCATIONS OF MEETING:

The community meeting was held on March 26th at 6:30 at the Bridgehampton Community Clubhouse located at 16748 Bridgehampton Club Drive, Fort Mill, SC 29707.

PERSONS IN ATTENDANCE AT MEETINGS:

The community meeting was attended by the individuals as indicated on the sign in sheet attached hereto as Exhibit C. The Petitioners representatives at the community meeting were Lindsey McAlpine, Shane Seagle and Jay Cornett. Also in attendance representing the petitioner was Peter Tatge of ESP Associates PA.

SUMMARY OF ISSUES DISCUSSED:

As people began to arrive and prior to the formal meeting presentation, the developer was available to respond to inquiry from meeting participants as they signed in. A series of easels (stations) were set up throughout the main room to allow neighbors to view and study the plan. Each station was staffed to respond to commentary on the Plans which included the Conceptual Site Plan, Technical Data Sheet for Petition #2009-025 along with an illustrative colored rendered version of the conceptual plan. This drawing was developed as an illustrative tool to assist constituents with understanding areas being considered as part of the rezoning. The rendered plan had an aerial background as part of the drawing, so neighbors could view relationships between the proposed project, and existing surrounding properties. A copy of the rendered plan information has been made available to the HOA and residents. A copy of the rendered plan was also sent as "information" to CMPC. Copies of the original approved McCarly TH plan (Petition # 2006-13) were also made available for review.

The meeting was opened by HOA President John Challis to welcome residents and guests from the surrounding area and introduce why the meeting was being held. Which was to meet and listen to the developers of McCarly regarding the revised proposal for a Senior Living facility. Mr. Challis introduced Lindsey as the developer. Lindsey McAlpine introduced the development team.

An overview of the project and request was provided by Lindsey McAlpine. Mr. McAlpine started out by explaining how several of the surrounding property owners probably recalled the McCarly project when the property was being rezoned previously as a Townhome development (Petition #2006-13). They were approved by City Council in 2006, and started construction in 2007 and have since, due to the downturn in the economy, lost their builder partner.

McCarly LLC is now in the process of trying to keep the project from failing by bringing in a new development partner who has experience in Senior Living Community projects. He indicated that this type of request is the reason for the zoning change from MX-2 to Institutional (CD) in order to allow an age restricted Senior Living Community that will include various types of ownership models for the proposed units. These will include owner occupied units and rental units. Average age of people living here will be 62 and above.

The Senior Living facility is the reason for the zoning request. Significant portions of the existing infrastructure investment will remain. This proposed land use will occupy remaining undeveloped areas of the site. He explained how portions of the project will remain unchanged, mainly the roads, access points as well as the location and layout of the perimeter TH's (called cottages) which abut existing Bridgehampton. Changes to these units and areas are not included in the current request. Several of the existing 3 story TH's are already owned both Ryland Homes as well as several others that have been purchased by private individuals up near main entrance to the site at Hwy 521.

Existing access points to both Highway 521 and Copper Mountain Boulevard are permitted and installed and will remain unchanged with the exception of eliminating an internal public street to allow the installation of the main centralized Senior Living facility. Discussions regarding a change from public streets to private inside the development are under consideration in order to allow us to gate certain areas of the site. We are considering changing streets from public to private.

The following additional items were specifically highlighted as part of the introductory presentation: existing zoning MX-2 Innovative (CD), proposed Institutional (CD), with the proposed Senior Living community which is projected to have up to 322 units which will be comprised of 200 rental units, 110 condominiums, and 12 Townhome type units each in separate buildings. The main facility located in the central portion of the site, will also house a central dining hall and a variety of support uses that are necessary to provide services to the residents. These are not fully identified but may include uses such as a small branch bank, possible dry cleaner, café, fitness and exercise rooms a optician,

clinic, possible housekeeping, administrative offices, indoor pool, etc. Other examples of these uses are referred to in the technical data sheet, notes summary.

It was outlined that the project will not have a commercial Kitchen and will be operated by a professional management company.

The next steps of the process were discussed and outlined for the meeting attendees, indicating that a public hearing will be held before the Charlotte City Council on Monday April 20th.

QUESTIONS AND COMMENTS FROM THOSE IN ATTENDANCE:

Several of the questions asked, were initiated during portions of the presentation with responses incorporated both as part of the above informational summary and list of responses provided below. A list of these additional questions are as follows:

1) Will the access (connection) to Bridgehampton remain?

Response: We hope not. We are working with the city to try and close this connection as it is inconsistent with the safe operation of the new, proposed Senior Living Facility. Safety is their number one concern and having cut through traffic with seniors out on the grounds of the property is not something the management company or the developer advocate for this type of use.

2) Who is the Management Company?

Response: the petitioners are interviewing several at this time and a final decision has not been made to date.

3) How high will the facility be?

Response: 4 stories. Exact height has yet to be determined as the building is not designed yet. The developer has agreed to reduce the maximum building height from 75 feet maximum to no higher than 68 feet.

4) Why can't the buildings be three (3) stories instead?

Response: The project doesn't work, financially. We need a certain number of units for it to be successful.

The questions about building height, spawned a separate interim discussion during the meeting presentation about the relationship between the adjacent larger 3 story high, single family homes in Bridgehampton and the elevation of buildings in the proposed project. It was pointed out and illustrated how several of the Bridgehampton were much higher in elevation than the TH's that they abutted and almost as high as the mid rise

buildings located almost 250 feet away, based on the changes in elevation between the two adjoining properties.

5) Will landscaping be installed?

Response: Yes , we will have to install a fifty foot planted buffer along the perimeter of the site between the TH's (petition # 2006-13) and the Bridgehampton neighborhood as part of our commitments from the prior petition (2006-13) and as noted on the plan.

6) Will you meet with our landscaping committee to discuss landscaping materials for these areas?

Response: Yes, names and information were exchanged with their landscaping committee representative Mr., Gary Woodward. The developer met the following week with these neighborhood representatives.

7) How many staff will there be to operate the facility?

Response: The management companies we have been interviewing have indicated between 20 -45 staff members will be involved. .

8) What if the proposed project does not work? Will it change?

Response: Our market study indicates a demand for this type of facility at the size, location and scale that is being planned. No, it will not change. Any changes to the proposed land use (Senior Living Facility) from what you are reviewing tonight and to what is eventually approved by the City Council in May, will be binding. The only changes to the plan will be in terms of certain details based on the city's comments as we progress through the review process. Use of the site will not change from what is approved.

9) How much will it cost/ How much will the units be?

Response: Apartment units will be double what other market rate apartments cost in the Ballantyne and south Charlotte area. Estimated total costs for seniors to be apart of the project will be competitive. The exact rate schedule is still under evaluation by our investors. Costs will more than likely "vary" depending on the levels and types of services each individual resident elects to receive. Example - meal services are one example of how costs will vary, based on how many meals each resident wants to sign up for throughout the week or month..

10) What other uses are included?

Response: The plan notes call for a series of accessory uses that will be internal, to be project intended for the use by its residents, example branch bank, clinic, small store;

health club, swimming pool along with other amenities. These are not open to the public and are only available for use by the residents or their guests.

11) What will the building look like?

Response we have not designed the buildings yet, but have been talking with architects who are experienced in designing these types of facilities. Certainly it will be our intention to design an attractive facility so we can compete in the market place and be able to charge competitive rents and fees for resident who would select this facility over another one. We expect to have some representations of these types of facilities by the public hearing that we can share with you and the City Council.

12) What types of materials will be used on the buildings?

Response: We will be designing the facilities to a standard that meets or exceed what we have already committed to you and the city with the previous project. You can review what these materials and architecture consist of, by looking at the buildings that have been built so far. We will commit to adding notes in the plan to this effect.

The formal presentation aspects and follow-up questions ran for about 45 minutes to an hour, and then the residents broke out into individual groups at the various plan review stations that were described above to look closer at the plan and discussed issues.

End of report



The McAlpine Group, LLC

March 16, 2009

RE: NEIGHBORHOOD MEETING

Dear Neighbor:

The McAlpine Group and ESP Associates invite you to a Neighborhood Meeting to share their future plans for the redevelopment of McCarley. McCarley is located on the west side of Highway 521 between Copper Mountain Boulevard and the Bridgehampton Community. This development will be transitioned into a high-quality Senior Living Community.

We will be meeting at:

Bridgehampton Community Clubhouse
16748 Bridgehampton Club Drive
Fort Mill, SC 29707
6:30pm - 7:30pm
Thursday, March 26, 2009

Our development team will present information about their vision to develop this property. The vision we create for this community is important and we believe that our success is dependent on your involvement.

Thank you in advance for your interest and participation and we look forward to meeting you and answering any questions you may have. Should you have any questions or need additional questions, please do not hesitate to contact me.

Sincerely,

Shane Seagle

Bridgehampton Community Clubhouse

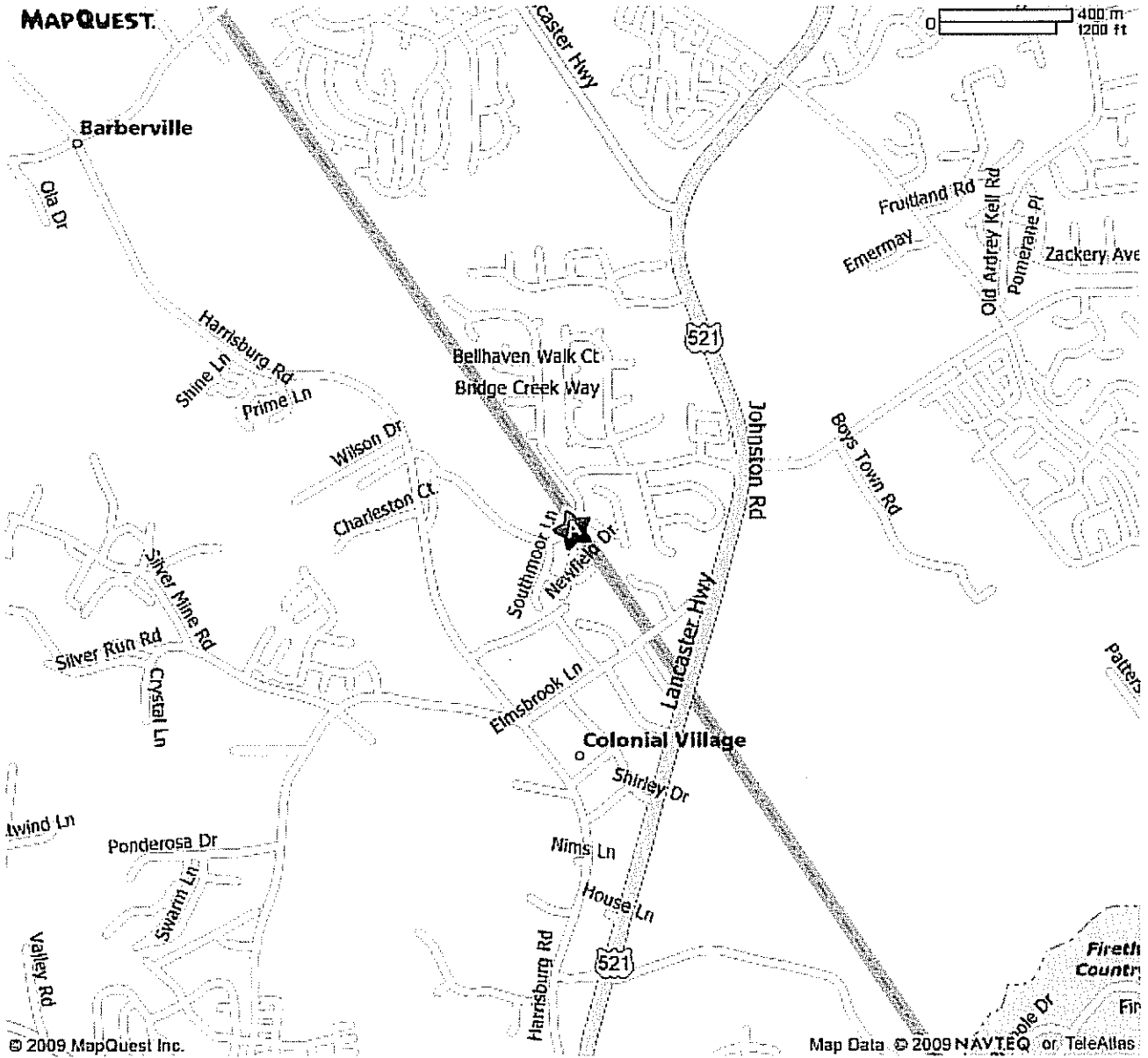
EXHIBIT B

16748 Bridgehampton Club Drive

Fort Mill, SC 29707

Thursday, March 26, 2009

6:30pm - 7:30pm



McCarley

NEIGHBORHOOD MEETING

Petition# 2009-025

Thursday March 26, 2009
Bridge Hampton Clubhouse, 6:30 PM

SIGN-IN SHEET

Name: John J Pasutti
Address: 31525 Villa Terrace
Phone: 718-445-6570
Email: JJPASU@yahoo.com

Name: JEFF MAREK
Address: 16704 BRIDGEMOUNT AVENUE
Phone: 704.541.9846
Email: JEFF@JEFFMAREK.COM

Name: Kevin + Cyndi Mast
Address: 12031 Belmont Walk Way
Phone: 704-544-3309
Email: cmast@cbbhrealtors.com

Name: AARIK EBERHARDT
Address: 20016 MABRY PLACE
Phone: 803 548 3476
Email: AARIKEBERHARDT@GMAIL.COM

Name: Heidi M. Palmer
Address: 16220 Redstone Mtn Lane
Phone: 786-236-3191
Email: heidi_palmer_54@yahoo.com

Name: Wayne Smiley
Address: 16713 Bridgmount Ave.
Phone: 704-604-0613
Email: wsmi26@yahoo.com

Name: MaryBeth Valentine
Address: 16736 New Providence Ln
Phone: 704-542-2153
Email: _____

Name: ROBERT HRITSKO
Address: 16730 New Providence Ln
Phone: 704 341 0230
Email: bhritsko@email.com

Name: MIKE Fawler
Address: 16323 Ashlyn Chase Ct
Phone: 704 543 5599
Email: jMICHAELFAWLER@CSi.com

Name: Kevin Dalton
Address: 17008 Laurelmont Ct
Phone: 803-802-5083
Email: thedaltons@carolina.rr.com

Name: Walter Flood
Address: 10055 Southmoor Lane
Phone: 973-432-7277
Email: WalterFlood@mac.com

Name: Lisa Wasserman
Address: 11733 Easthampton Cr
Phone: 704-301-4940
Email: lisa.wasserman@prcarolinas.com

Name: Deb Habmeister
Address: 11909 Bridgeview Lane
Phone: 704-540-5580
Email: NC.THAWK@bellsouth.net

Name: Terry LANCE
Address: 16826 Hampton Landing Rd
Phone: 7046071422
Email: TLANCE911@MSN.COM

McCarley
NEIGHBORHOOD MEETING

Petition# 2009-025

Thursday March 26, 2009

Bridge Hampton Clubhouse, 6:30 PM

SIGN-IN SHEET

Name: Balbir D. Clambrosio
Address: 12123 Chatsworth Ct
Phone: 704-341-1964
Email: bs.clambrosio@earthlink.net

Name: Ken Valentine
Address: 66136 New Providence Lane
Phone: 704-542-2153
Email: kvalentine@carolina-ll.com

Name: SUSAN FLEMMING
Address: 16723 Ansley Walk Ln
Phone: 704-544-2884
Email: rflemming@carolina.rr.com

Name: Jane Kaminsky
Address: _____
Phone: _____
Email: _____

Name: Sheri Zallar
Address: 12020 Belmont Walk Way
Phone: 704-540-1860
Email: sherilbrower@netscape.net

Name: Kathleen Tuss
Address: Coppin Ridge
Phone: KathyTuss@hotmail.com
Email: _____

Name: LORRAINE DUNDEE
Address: 12714 COPPER HAVEN BLVD
Phone: (704) 910-2573
Email: N/A

Name: BRAD JAMES
Address: 16727 New Proc Ln
Phone: _____
Email: _____

Name: R.M. CHAMBERS
Address: 16511 BRIDGE HAMPTON CL. DR.
Phone: 704-540-9719
Email: RCHAMBERS@SPRICH.COM

Name: KALE HINNANT
Address: 11729 East Hampton
Phone: _____
Email: _____

Name: Lacey Lehman
Address: 16716 Bridgemannt
Phone: 704 543 2747
Email: lehman.lawrence@bellsouth.net

Name: John B. Lewis
Address: 16712 New Providence Ln
Phone: 704 604 7420
Email: John.B.Lewis@BankOfAmerica.com

Name: Robert Miller
Address: 23095 Norwalk Lane
Phone: 803-547-3959
Email: rmiller2@carolina.rr.com

Name: _____
Address: _____
Phone: _____
Email: _____

McCarley
NEIGHBORHOOD MEETING

Petition# 2009-025

Thursday March 26, 2009
Bridge Hampton Clubhouse, 6:30 PM
SIGN-IN SHEET

Name: MTJ BRIDGES
Address: 1206 GAINSBORO DR
Phone: 778-2249(284)
Email: _____

Name: Mike Classe
Address: 4832 Easthampton Circle
Phone: 704-719-0136
Email: mhc4e@hotmail.com

Name: Judith A. Wallace
Address: 12353 Copper Mountain
Phone: 980-875-19517 Blvd.
Email: _____

Name: Walter K. Benge
Address: 12328 Copper Mountain Blvd
Phone: 704-544-8105
Email: _____

Name: Jesse M. Odenbeck
Address: 12355 Copper Mtn Blvd
Phone: 704-759-8575
Email: _____

Name: Diana + Josh Rubin
Address: _____
Phone: _____
Email: _____

Name: Phil Brown
Address: 12115 Chatsworth Ct
Phone: 704-341-5954
Email: _____

Name: Mary Buxton
Address: 12031 Copper Mtn Blvd
Phone: 503-680-2934
Email: _____

Name: TOM HODGES
Address: 16270 REDSTONE MOUNTAIN LN
Phone: 704/362-4838
Email: _____

Name: Nicole Jucilite
Address: 12360 COPPER MOUNTAIN BLVD
Phone: 704-341-2018
Email: _____

Name: PATRICK BEER
Address: 11824 EASTHAMPTON GRACE
Phone: 704-540-9384
Email: _____

Name: Michelle Davis
Address: 16356 Redstone Mountain LANE
Phone: (704) 491-2322
Email: DAVMICH2003@YAHOO.COM

Name: John Charlis
Address: 5074 Karriken Ct
Phone: 704-771-1986
Email: _____

Name: Charles Thornton
Address: 14208 Cassadell Circle
Phone: 704 491 8257
Email: Charles @ Cassadell Circle.net

McCarley
NEIGHBORHOOD MEETING

Petition# 2009-025

Thursday March 26, 2009

Bridge Hampton Clubhouse, 6:30 PM

SIGN-IN SHEET

Name: WILKEN Name: _____
Address: 11813 Easthampton Cir Address: _____
Phone: 704 719 9241 Phone: _____
Email: _____ Email: _____

Name: Steven Rubin Name: _____
Address: 12012 Bridgeview LN Address: _____
Phone: 704-542-3401 Phone: _____
Email: teflonsur@aol.com Email: _____

Name: David & Chandel Dundee Name: _____
Address: 11925 Bridgeview lane Address: _____
Phone: 704-969-2167 Phone: _____
Email: DDUNDEE@carolina.rr.com Email: _____

Name: _____ Name: _____
Address: _____ Address: _____
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