

COMMUNITY MEETING REPORT FOR REZONING

PETITION No. 2012-048

Petitioner: GCI Acquisitions, LLC

Rezoning Petition No. 2012-048

Property: Approximately 16.20 acres, generally located on the west side of Lancaster Hwy. between Springwell Street and Johnston 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 the provisions 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 location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing the Community meeting Notice in the U.S. mail on April 5th, 2012. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, April 19th, 2012 at 7:00 p.m. at Sports Connection 11611 Ardrey Kell Road in Charlotte, North Carolina 28208. Prior to the required Community Meeting the Petitioner and the Petitioner's representatives held several meetings with representatives of the Providence Pointe Neighborhood as well as sponsored an open house for the residents of the Providence Pointe Neighborhood to review and ask questions about the rezoning petition. Meetings with the Providence Pointe Board and residents were held on: 1/24, 2/20, 4/18, 4/19 (required community meeting), and 5/30. The sign in sheet from the open house is attached as Exhibit C.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Community Meeting were Jordan Goldberg, Eric Bell and Greg Nichols with GCI Acquisitions, LLC. Also in attendance representing the Petitioner were Jim Guyton with Design Resource Group, PA and Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The Petitioner and the Petitioner's representatives introduced themselves to the attendees. A review of the proposed site plan was provided. The location of buffers, the height of buildings, the access locations, the proposed roadway improvements and the area of the Site to be dedicated to County Parks and Recreation for use as a greenway was provided.

The proposed plan provides a 50 foot buffer abutting the existing single-family homes. The outer 30 feet of the buffer is an undisturbed buffer. This buffer will contain an enhanced tree planting requirement that will exceed class C buffer standards as well as a higher percentage of evergreen trees. The height of the majority of the proposed buildings is three stories, however, the building closest to the adjoining neighborhood is limited to two stories. Two other buildings located adjacent to Clems Branch will be designed to have three stories on the front with basements in the rear overlooking the creek. Access to the Site will be from Old Lancaster Hwy.

via the extension of Landing Place Lane. A left turn lane and right deceleration lane will be constructed on Old Lancaster Hwy. to access the Site.

Mr. Eric Bell and Mr. Jordan Goldberg provided an overview of the philosophy and background of GCI Residential. GCI Residential is a family owned business headquarter in Cleveland Ohio. GCI Residential has been in business for over 30 years and is dedicated to constructing, owning and managing multi-family communities. GCI Residential builds multi-family communities for them selves with the goal of owning the communities generationally. As a result of this goal their communities are designed using quality building materials and designs that can stand the test of time. The use of quality building materials coupled with first class building management and maintenance help create apartment communities that retain their value and are assets to the community. A description of the finishes used in each of the units was provided. Each unit is typically provided with: (i) a washer and dryer; (ii) ceiling fans in all the rooms; (iii) tile floors in the kitchen and bathrooms; (iv) each unit would have a security system that could be activated; and (iv) stainless steel appliances in the kitchen. The decks associated with each of the units and the stairs leading up to the units are constructed of concrete and steel with steel railings.

Attendees wanted to know general information about the types of vehicles that can be parked on the site, would pets be allowed and how applications by prospective tenants are evaluated. Each tenant application undergoes a credit and background check and a minimum monthly income requirement must be met. Commercial vehicles are not allowed to parked on the site and boat and trailer parking is not allowed. Pets would be allowed with limitations on size and breeds.

The attendees also wanted to know if speed bumps would be provided in the parking areas. Speed bumps would be provided in parking areas.

A question about the anticipated monthly rents was asked. The average monthly rent is expected to be above \$1,200 a month.

Eric Bell thanked everyone for attending the meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:

As a result of the meetings with the neighborhood representatives the following changes have been made to the plan: (i) the number of units has been reduced to 248; (ii) the height of an additional building adjacent to the existing single-family homes was reduced so that the ends of the building will be two stories over a basement that faces Clems Branch; (iii) a solid wooden fence was added to over three quarters of the buffer; (iv) additional landscape screening was added along Landing Place Lane to screen the side of the two story building from the home across Landing Place Lane; (v) the trash compactor was moved to be further from the existing single-family homes; (vi) garages where added to some of the buildings and in several areas through out the site; (vii) an indoor half basketball court was added as an amenity for the residents of the apartment community; (viii) the orientation of two of the buildings was changed to create greater separation between the proposed buildings and the adjoining single-family homes; and (ix) the petitioner agreed to provide funds toward the future signalization of the intersection of Old Lancaster Hwy. and Landing Place Lane extension.

In addition at the request of the neighborhood association the Petitioner and the Providence Pointe HOA president organized a meeting with the Planning Department and CDOT to discuss alternatives to connecting Landing Place Lane to Old Lancaster Highway. Many of the residents of the Providence Pointe neighborhood do not want Landing Place Lane to be extended and connected to Old Lancaster Highway. During the course of this meeting with CDOT and the

Planning Department it was suggested that a choker lane be constructed in Landing Place Lane as away to calm traffic using the street. Even though the addition of a choker lane was not what the residents had hoped for it was a solution that help address their concerns of speed and traffic that might use this street. The Petitioner has agreed to build a choker lane in the extension of Landing Place Lane.

GCI ACQUISITIONS LLC

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Warren Cooksey, Council Member District Seven
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Eric Bell, GCI Acquisitions, LLC
Jordan Goldberg, GCI Acquisitions, LLC
Greg Nichols, GCI Acquisitions, LLC

GCI Acquisitions, LLC

Rezoning Petition No. 2012-048
Community Meeting Sign In Sheet
Thursday, April 19, 2012
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	RAMESH GURURAJAN	13839 DAUGREY LN -28277	7046313035	'RAMKGURU97@GMAIL.COM
2	ROBERT F. BIZON	17120 CLEMENTINE CT 28277	7046500681	RFBIZON@HOTMAIL.COM
3	PAUL BLAKE	14229 STEWARTS BOND LN	704-622-3353	pblake@ecslimited.com
4	RON SATCLO	14318 STEWARTS BOND LN	704-564-3602	RATCLO@EARTHLINK.NET
5	CARL MYERS	14406 MYERS MILL	4045533153	Cmyers33@bellsouth.net
6				
7				
8				
9				
10				
11				
12				

EXHIBIT

