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COMMUNITY MEETING REPORT

Petitioner: Celadon Development, LLC

Rezoning Petition No. 2013-069

OFFICE OF THE CITY CLERK

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 DATE AND EXPLANATION 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 such notice in the U.S. mail on September 27, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 8, 2013 at 6:30pm at the Light of Christ United Methodist Church, 9212 Bryant Farms Rd., Charlotte, NC 28277.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Tom Kutz, Ryland Homes; James Lawrence, Celadon Development; and Bill Price, Southern Homes of the Carolinas.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Tom Kutz, welcomed the attendees and introduced the Petitioner's team. Tom Kutz indicated that the Petitioner proposed to rezone an approximately 5.0 acre site (the "Site") at 10532 Providence Road West from the R-3 zoning district to the UR-1(CD) zoning district. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Tom presented the site plan and pointed out various commitments made by the Petitioner. The proposed architectural elevations were shown, approximate house square footages and price points, and a discussion of the design of the proposed site layout.

The neighbors wanted to know the benefit this project brought to them and they understood the increase in property value they would see due to the higher price of the proposed homes in relation to the surrounding area. Neighbors had concerns that the 19 lots would bring in regards to the traffic on Providence Road West and they were informed that the City subdivision standards require road improvements and additional Right-of-Way along Providence Road West. A resident in the Amberleigh neighborhood across Providence Road West expressed concern on what would happen to the deer that

visited this 5 acre property and the discussion realized this urban infill area as it has been developing over the years has seen the deer move to the rural areas. Residents in Wyndham Oaks expressed concern over water pressure in their subdivision and that this project would be reviewed thru CMUD as the water to serve this tract would come from the main on Providence Road West and would be reviewed by the City to meet the standards. It was discussed that sales would be managed via a decorated home with sales staffing from adjacent Ryland neighborhoods in the area. Anticipated ground breaking was expected in the Spring of 2014 to answer neighbor questions. This property was to be a separate HOA and not part of the Wyndham Oaks HOA nearby to address neighbor concerns. Neighbors were wanting to understand what houses would be built on the smaller lots and they were informed that not all houses will fit on all lots and that the house fit study is occurring as part of the final design with the base house square footages ranging from over 2800 square feet to over 4,000 square feet with the customer having the option to increase the square footage with options on certain plans.

Respectfully submitted, this 10th day of October, 2013

Cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

EXHIBIT "C"

COMMUNITY MEETING
SIGN-IN SHEET

PETITIONER: CELADON DEVELOPMENT, LLC
REZONING PETITION NO.: 2013-069
OCTOBER 8, 2013

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

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