

NOTICE TO INTERESTED
PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2014-031 filed by Wilkison Partners, LLC To rezone approximately 6 acres located 13417 Grand Palisades Parkway to allow the development of a 30 Luxury Home Townhomes.

Date and Time of Meeting: Wednesday, September 3rd, 2014 - 7PM

Place of Meeting: The Palisades Country Club – Tennis Clubhouse 13417 Grand Palisades Parkway, Charlotte, NC 28278

Petitioner: Wilkison Partners, LLC
Petition No.: 2014-031

Wilkison Partners LLC (the "Petitioner") has filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately a 6 acre site (the "Site") located at 13417 Grand Palisades Parkway from the MX3 zoning district to MX3 (S.P.A) zoning district. The purpose of the rezoning is to permit the development of 30 Luxury Townhomes that will overlook the Palisades Country Club tennis and swim facilities.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition a second time to review changes required by City Staff, CDOT and NCDOT. The townhouse community requires public roads and a stub road for future public roads to meet city zoning ordinance requirements.

The Charlotte - Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, September 3rd – 7 PM at The Palisades Country Club Tennis and Swim Clubhouse located at 13417 Grand Palisades Parkway, Charlotte, NC 28278.

The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition. We have included a copy of the plan.

In the meantime, should you have any questions or comments about this matter, please contact Robert MacLeod at 704 996 1738 or email at Robert@bostonmacleod.com

cc: Lawana Mayfield - City Council Representative

Date Mailed: Wednesday, August 20th 2014

Summary of Notes: May 3rd, 2014 Meeting

7PM

Present at the Meeting:

Mike Boston – Wilkison Partners

Robert MacLeod – Presenter for Wilkison Partners

Engineer: Mark Houle – Yarborough Williams and Houle.

11 Area Residents attended the open meeting. This the second meeting with area residents was a very compassionate crowd of attendees that were in support of the Townhome Plan. The concerns raised were the following:

1. How will the water run-off be handled from the Property. Engineer Mark Houle told them that the water would be handled by storm drainage that would feed into a larger BMP pond already engineered for the site. The residents were satisfied with the answer.
2. Would the site be accessible through the stub road and what type of barrier would be installed. The engineer described the barrier and said that if pedestrians wanted to get through the heavy terrain on the other side of the barrier from the neighboring community they certainly could use the sidewalks, etc. He mentioned that until the city were to further develop the adjacent neighborhood that the stub road would not be available for through traffic.
3. In attendance was one of the protest individuals on the initial public hearing and he raised the concern about the entrance location. He said that if we (Wilkison Partners) would buffer the area behind his home with landscape that we could expect the full support from the original petition group. Wilkison Partners plans to be supportive.
4. Concerns were raised about the speed cars drive up and down Youngblood Road from existing residents around the lake. We told the group we would include that concern in our meeting notes.
5. One individual mentioned that construction trucks that are working at the Palisades have actually pulled up in his private driveway in the past looking for directions.

The meeting adjourned at 8PM.

