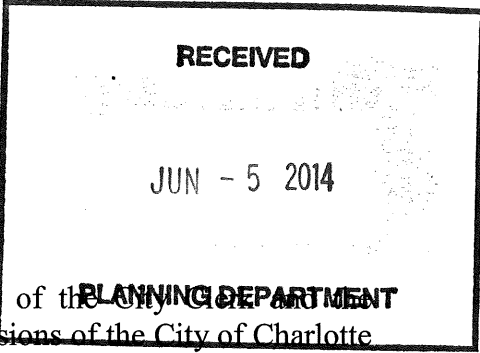


COMMUNITY MEETING REPORT
Petitioner: Hopper Communities
Rezoning Petition No. 2014-047



This Community Meeting Report is being filed with the Office of the City Clerk, 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-1 attached hereto by depositing such notices in the U.S. mail on May 21, 2014. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, June 2, 2014 at 6:00 PM at Sedgefield United Methodist Church located at 2830 Dorchester Place, Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Bart Hopper and Clay McCullough of Hopper Communities, Matt Langston of Landworks Design Group, the Petitioner's engineer, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since only two area residents attended the Community Meeting, the meeting was very informal. John Carmichael opened the meeting by introducing Bart Hopper and Clay McCullough of Hopper Communities, and Matt Langston of Landworks Design Group, Hopper Communities' engineer.

John Carmichael provided the schedule of events relating to the rezoning request. He stated that the Public Hearing will be held on Monday, June 16, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session will be held on Wednesday, June 25, 2014 at 4:30 PM at the Charlotte-Mecklenburg Government Center; and City Council is scheduled to make a decision on this rezoning request on Monday, July 21, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

Bart Hopper briefly provided a summary of his development experience in Charlotte.

John Carmichael stated that the site is currently zoned I-2 and TOD-M(CD). The site is currently a parking lot, and it is owned by the Charlotte Housing Authority.

John Carmichael stated that Hopper Communities is requesting that the site be rezoned to the TOD-MO zoning district to allow the development of a residential community on the site that would be comprised of a minimum of 37 and a maximum of 54 for sale townhomes.

Bart Hopper and John Carmichael then shared the conditional rezoning plan with the area residents in attendance.

John Carmichael stated that the exterior finishes of the buildings would be composed of a combination of brick, stone or similar masonry products and/or hardi-plank/fiber cement board. Vinyl may not be used as a siding material, but it may be used for soffits and trim, including window and door trim.

A discussion then ensued regarding Poindexter Drive and the extension of Poindexter Drive. An area resident noted that the extension of Poindexter Drive is shown on the rezoning plan. Bart Hopper stated that the City is requiring that Poindexter Drive be extended to the edge of the site's property line as shown on the rezoning plan. Regarding when Poindexter Drive may be extended to South Tryon Street, Bart Hopper said that Poindexter Drive would not be extended to South Tryon Street as a part of this project, and he did not know when it would be extended. It would be up to the City and the adjoining property owner.

An area resident asked if a traffic study had been performed, and John Carmichael stated that a traffic study was not required to be performed by the City because the proposed project is a relatively small project. John Carmichael stated that the City is encouraging more density in this area. John Carmichael stated that the reason that Hopper Communities is requesting that the site be rezoned to the TOD-MO zoning district is to provide Hopper Communities with the flexibility to have less density on the site.

An area resident asked when construction of this project would begin. Bart Hopper stated that if the rezoning request is approved, construction will likely begin during the first quarter of 2015.

A general discussion regarding development in the area then ensued.

The meeting concluded and John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

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

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 5th day of June, 2014.

Hopper Communities, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Bart Hopper, Hopper Communities (via email)

Hopper Communities, Petitioner
Rezoning Petition No. 2014-047

Community Meeting Sign-in Sheet

Sedgefield United Methodist Church
2830 Dorchester Place
Charlotte, NC 28209

Monday, June 2, 2014
6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Bart Hopper	229 East Kingston Ave.	704-805-4801	bhopper@hoppercommunities.com
2.	Clay McCallough	229 F. Kingston Ave	704-805-9802	cmcc411oug@hoppercommunities.com
3.	SCOTT WILSON	7021 LITTLE AVE	704.841.1604	SCOTT.WILSON@LAND
4.	MATT LANGSTON	" "	" "	MLANGSTON@LANDWORKS.COM
5.	Clara Hedberg	2830 Sunset Dr.	704-375-9588	hedberg@bellsouth.net
6.	Anne Sheffield	2908 Sunset Dr	704 372 6851	MAY78209@qmc.com
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