

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-055**

**Providence Road Farms, LLC**

**Petitioner:** Providence Road Farm, LLC

**Rezoning Petition No.:** 2015-055

**Property:** Approximately 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and the extension Golf Links Drive

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on April 28, 2015, 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** by depositing the Community Meeting Notice in the U.S. mail on April 15, 2015. A copy of the written notice is attached as **Exhibit B**.

**TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on April 28, 2015 at 7:00 PM**, at Promenade on Providence Shopping Center – Community Room (above Golf Galaxy entrance at the rear of the building) – 10844 Providence Road, Suite 275, Charlotte, North Carolina 28277.

**PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Peter B. Pappas and Barry James with Crosland Southeast. Also in attendance representing the Petitioner was Brandon Plunkett with McAdams and Keith MacVean with Moore & Van Allen, PLLC.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

**I. Overview of Petitioner's Presentation.**

**Introduction and Overview of Development Plan.**

Mr. MacVean introduced the development team to the attendees and provided a review of the rezoning process and time line. Mr. MacVean provided the attendees the upcoming Public Hearing date, Zoning Committee date and the date of the decision on the Petition. He then explained that rezoning petition had been filed to make minor adjustments to the commercial portion of previously approved conditional plan for Waverly. The proposed changes would not increase the allowed square footage, the number of allowed units or change any of the required roadway improvements

He explained that the original conditional plan for Waverly was approved by the City Council in April 2014. The approved conditional plan for Waverly allowed the Site to be developed with a combination of retail, restaurant office and residential uses; arranged on the Site to be a walkable pedestrian oriented mixed use community. Waverly is currently under development and the first phase of development is expected to be open in the summer of 2016.

The meeting was turned over to Barry James who provided additional details on the portions of Waverly currently under construction. He explained that the Solis Waverly apartments by

Terwilliger Pappas where currently under construction and the utilities for the David Weekley homes were also been installed. He also explained that retail building for Whole Foods was also under construction.

The meeting was then turned over to Mr. MacVean who explained the proposed changes sought by the petition. This rezoning petition is requesting a number of minor changes to the previously approved conditional plan for Waverly, the changes include: (i) allowing additional locations on the Site where limited service restaurants may be located; (ii) eliminating the requirement that a limited service restaurant be located in a building with another tenant; (iii) increasing the allowed size of limited service restaurant from 3,000 square feet to 4,300 square feet; (iv) allowing a digital sign along the Site's internal private street; (v) allowing temporary marketing banners along Providence Road; and (vi) allowing half of the required indoor seats for a limited service restaurant to be located on the exterior of the building.

The attendees were then invited to ask questions.

## **II. Summary of Questions/Comments and Responses**

The attendees asked a number of questions about the proposed roadway improvements and how they would be affected by the recently planned Golf Links development. The attendees also wanted to know if the traffic signal at Golf Links would be installed as part of Waverly. The Petitioners representatives explained that the new signal at Golf Links would be installed as part of Waverly. It was also explained that the Golf Links development would tie into this signalize intersection and would have to make modifications required to accommodate the traffic from the development of the Golf Links property. The other improvements proposed along Providence Road as part of Waverly were also discussed.

One attendee wanted to know if the roadway improvements were going to be done to minimize the impact on rush hour traffic. It was explained that the approved traffic control plan controlled the hours of construction. A review of the traffic control plan would be required to determine the restrictions on when construction could occur.

A number of questions about the alignment of Ardrey Kell Road and its connection to Tilley Morris were asked. The Petitioners representatives explained that Ardrey Kell Road would be extend through Waverly on an alignment that would avoid a large ravine located on the adjacent parcel. The attendees were also informed that Ardrey Kell Road was also been extend from Tilley Morris toward Waverly as part of the development of a portion of the Marsh property.

The attendees expressed concerns with growth in the area and the effect that it would have on traffic and schools. The Petitioner pointed out that the Waverly development was expected to generate less school age children than would have been generated if the site was developed with single-family homes. It was also mentioned that Waverly as well as the other proposed developments in the area were improving the roadway infrastructure.

One attendee wanted to know if the right-of-way for the widening of Ardrey Kell Road to west had already been purchased and would the widening of the road negatively impact the homes in Providence Country Club that backed up to the road. The Petitioners representatives indicated that they thought the state had purchased a majority of the right-of-way for the widening and that a search of the City's web page would reveal how much right-of-way existed for the widening of Ardrey Kell Road.

The attendees were thanked for their time and interest, the meeting was then adjourned.

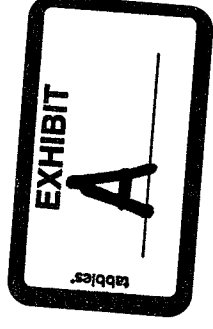
**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes to the Petition were made as a result of the Community Meeting.

PROVIDENCE ROAD FARMS, LLC

cc: Mayor Dan Clodfelter, and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Keith Bryant, Charlotte Department of Transportation (CDOT)  
Peter Pappas; Crosland Southeast  
Barry James; Crosland Southeast  
Chris Thomas; Childress Klein Properties  
Brandon Plunkett; McAdams.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Case No	PID	OwnerLast	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-055	22928301	BONTERRA BUILDERS LLC				5615 POTTER RD		MATTHEW	NC	28104
2015-055	22928303	BONTERRA BUILDERS LLC				5615 POTTER RD		MATTHEWS	NC	28104
2015-055	22928304	BONTERRA BUILDERS LLC				5615 POTTER RD		MATTHEWS	NC	28104
2015-055	22917108	CVR ASSOCIATES LP			% CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC	28210
2015-055	23113108	ENDEAVOR PROVIDENCE PROPCO LLC			ATTN RICARDO CAMPO	848 BRICKELL AVE STE 1010		MIAMI	FL	33131
2015-055	22917114	ERRON BRADY PROPERTIES LLC				5402 SHOAL BROOK CT		CHARLOTTE	NC	28277
2015-055	22928310	ESPOSITO	GARY R			6425 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22928356	FAIRWAY ROW LLC				1450 ENVIRON WAY		CHapel Hill	NC	27517
2015-055	22928354	FAIRWAY ROW TOWNHOME OWNERS ASSOCIATION				1450 ENVIRON WAY		CHapel Hill	NC	27517
2015-055	22928312	FINKEL	DAVID M	ELAINE E		6433 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22926115	FRANCIS	DAVID C	MARY C		5208 PROV COUNTRY CLUB DR		CHARLOTTE	NC	28277
2015-055	22917106	HESTER 5 LLC				PO BOX 97		SELMA	NC	27576
2015-055	22917110	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-055	22917111	HR PROVIDENCE ROAD LLC				% COMMERCIAL PROPERTY ADVISORS LLC 11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-055	22917112	HR PROVIDENCE ROAD LLC				% COMMERCIAL PROPERTY ADVISORS LLC 11301 GOLF LINK DR #207		CHARLOTTE	NC	28277
2015-055	22917113	HR PROVIDENCE ROAD LLC				% COMMERCIAL PROPERTY ADVISORS LLC 11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-055	22917115	HR PROVIDENCE ROAD LLC				% COMMERCIAL PROPERTY ADVISORS LLC 11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-055	22917116	HR PROVIDENCE ROAD LLC				% COMMERCIAL PROPERTY ADVISORS LLC 11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2015-055	22928314	HUDSON	CHARMAINE FAWN			6501 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22926114	ISAACSON	BOND R	BONNIE M		5216 PROV COUNTRY CLUB DR		CHARLOTTE	NC	28277-2616
2015-055	22926307	JAMES	VINCENT L			5205 JUPITER HILLS CT		CHARLOTTE	NC	28277
2015-055	22928308	KNOX	EDWARD R	SHARON		3400 SW 27TH AVE STE 1502		MIAMI	FL	33133
2015-055	22926306	KUTLUK	CHRISTOPHER W	LINDSEY C		5201 JUPITER HILLS CT		CHARLOTTE	NC	28277
2015-055	22928311	MACCHIO	JOSEPH	DOMINA-MARIE		6429 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	23113107	MATTHEWS	J HOUSTON III	ANNABELLE MATTHEWS		PO BOX 3737		GASTONIA	NC	28054
2015-055	22928306	MOTLEY	STEPHEN	JOYCE		6407 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22917107	NATIONAL RETAIL PROPERTIES LP				450 SOUTH ORANGE AVENUE SUITE 900	ATTN: SHARON SOSA	ORLANDO	FL	32801
2015-055	22928307	POLITES	ALEXANDER J	MARIAH C		6411 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22926301	PROVIDENCE COUNTRY CLUB	HOMEOWNERS ASSOC INC			6729-A FAIRVIEW RD		CHARLOTTE	NC	28210
2015-055	22926116	PROVIDENCE COUNTRY CLUB	HOMEOWNERS ASSOCIATION IN			6729 FAIRVIEW RD STE A		CHARLOTTE	NC	28210-3358
2015-055	22928152	PROVIDENCE COUNTRY CLUB				6001 PROVIDENCE COUNTRY CLUB DR		CHARLOTTE	NC	28277-2631
2015-055	22928153	PROVIDENCE COUNTRY CLUB				6001 PROVIDENCE COUNTRY CLUB DR		CHARLOTTE	NC	28277-2631
2015-055	22928355	PROVIDENCE ROAD ASSOCIATES LLC				190 FINLEY GOLF COURSE RD		CHapel Hill	NC	27514
2015-055	23113107A	PROVIDENCE ROAD FARMS LLC				201 S COLLEGE ST	SUITE 1300	CHARLOTTE	NC	28202
2015-055	23113107B	PROVIDENCE ROAD FARMS LLC				201 S COLLEGE ST	SUITE 1300	CHARLOTTE	NC	28202
2015-055	23113111	SHILOH I LLC	ERNEST	PIERRETTE		ONE TELEVISION PL		CHARLOTTE	NC	28205
2015-055	23113118	SLV NC 1 LLC	DOUGLAS E	ETHAN LEIBOWITZ		3650 NORTH 36TH #13		HOLLYWOOD	FL	33021
2015-055	22926304	SMITH		DARA W		680 5TH AVE	25TH FLOOR	NEW YORK	NY	10019
2015-055	23113117	SOLIS WAVERLY OWNER LLC				1111 METROPOLITAN AV	SUITE 325	CHARLOTTE	NC	28204
2015-055	23113105	STAR CITY DEV CO INC				1 TELEVISION PL		CHARLOTTE	NC	28205-7038
2015-055	22917105	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2015-055	22917117	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2015-055	22928315	STINE	LARRY W	JUDITH ANN		6505 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22928302	SUCCOP	RYAN B	PAIGE C		6432 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22928316	SUCHLA	JANE M			6509 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	22926305	SUTTONI	PETER G			5200 JUPITER HILLS CT		CHARLOTTE	NC	28227
2015-055	22928313	VOUDREN	KENNETH P	MARCIA J		6437 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055	23113116	WALTONWOOD AT PROVIDENCE LLC				2601 WESTON PARKWAY	SUITE 203	CARY	NC	27513
2015-055	23113119	WAVERLY MOB LLC				301 S COLLEGE ST	SUITE 2800	CHARLOTTE	NC	28202
2015-055	22928309	YEON	JULIA			6421 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-055		Brown	Jeff			100 N. TRYON ST, SUITE 4700		CHARLOTTE	NC	28202
2015-055		MACVEAN	KEITH			100 N. TRYON ST, SUITE 4700		CHARLOTTE	NC	28202
2015-055		PAPPAS	PETER B.		c/o CROSLAND SOUTHEAST PROVIDENCE ROAD FARMS LLC	201 S. COLLEGE ST, SUITE 1300		CHARLOTTE	NC	28202



2015-055	Bob	Mohr	Berkeley Homeowners, Inc.	Berkeley		5400 Crosshill Court	Charlotte	NC	28277
2015-055	Al	Stevens	Providence Arbours	Providence Arbours		10536 Providence Arbours Drive	Charlotte	NC	28270
2015-055	Kathern	Dunlap	Providence Township Assoc.	Providence Township		4019 Tilley Morris Road	Matthews	NC	28105
2015-055	Jim	Martin	Providence Country Club HOA, Inc.	Providence Country Club	Chair	6511 Lundin Links Lane	Charlotte	NC	28277
2015-055	David	Templin	Berkeley HOA	Berkeley		5415 Winsland Lane	Charlotte	NC	28277
2015-055	Thomas	Bruce	Providence Arbours HOA	Providence Arbours		4750 Avonwood Lane	Charlotte	NC	28270
2015-055	David	Mardjanov	Providence Country Club HOA	Providence Country Club	President	6439 Lundin Links Lane	Charlotte	NC	28277
2015-055	Mike	Ballasiotis	Providence Crossings HOA	Providence Crossings	Board Member	13220 Providence Green Court	Charlotte	NC	28277
2015-055	Dorothy	Coplon	Southeast Coalition of Neighborhood Associations			4316 Bellwood Lane	Charlotte	NC	28270

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-055 – Providence Road Farms, LLC**

Subject: Rezoning Petition No. 2015-055

Petitioner/Developer: Providence Road Farms, LLC

Property: 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and the extension Golf Links Drive.

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O SPA

**Date and Time of Meeting:** **Tuesday, April 28, 2015 at 7:00 p.m.**

Location of Meeting: Promenade on Providence Shopping Center Community Room (above Golf Galaxy entrance at the rear of the building)  
10844 Providence Road, Suite 275  
Charlotte, NC 28277

Date of Notice: Mailed on April 15, 2015

We are assisting Providence Road Farms, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 47.55 acres (the "Site") located on the east side of Providence Road between Providence County Club Drive and the extension of Golf Links Drive. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

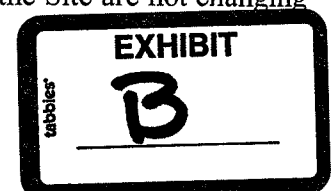
**Background and Summary of Request:**

This Petition involves a request to rezone a 47.55 acre Site from MUDD-O (Mixed Use Development District Optional) to MUDD-O SPA (Mixed Use Development District Optional Site Plan Amendment), to allow various minor modifications to the approved conditional plan for Waverly centering on the location and design of the allowed limited service restaurants. This Site Plan Amendment does not add additional square footage or residential units to the previously approved conditional plan.

The existing conditional plan for Waverly was approved by the City Council in April 2014. The approved conditional plan for Waverly allowed the Site to be developed with a combination of retail, restaurant office and residential uses; arranged on the Site to be a walkable pedestrian oriented mixed use community. Waverly is currently under development and the first phase of development is expected to be open in the summer of 2016.

This rezoning petition is requesting a number of minor changes to the previously approved conditional plan for Waverly, the changes include: (i) allowing additional locations on the Site where limited service restaurants may be located; (ii) eliminating the requirement that a limited service restaurant be located in a building with another tenant; (iii) increasing the allowed size of limited service restaurant from 3,000 square feet to 4,300 square feet; (iv) allowing a digital sign along the Site's internal private street; (v) allowing temporary marketing banners along Providence Road; and (vi) allowing half of the required indoor seats for a limited service restaurant to be located on the exterior of the building.

The previously approved road network, roadway improvements and access points to the Site are not changing and will be constructed as previously approved.



## Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, April 28 at 7:00 p.m. at Promenade on Providence Shopping Center – Community Room (above Golf Galaxy entrance at the rear of the building) at 10844 Providence Road, Suite 275, Charlotte, North Carolina 28277.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Keith Bryant, Charlotte Department of Transportation (CDOT)  
Peter Pappas; Crosland Southeast  
Barry James; Crosland Southeast  
Chris Thomas; Childress Klein Properties  
Brandon Plunkett; McAdams.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Providence Road Farms LLC (Crosland SE)

Rezoning Petition 2015-055

Community Meeting

Tuesday, April 28, 2015 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	ERIN HAGL	12101 SHOAL CREEK 28277		erin@haighomey.com
2	MIKE BACCASOTTES	13220 PROVIDENCE GREEN CT	704-443-7824	MIKE.BACCASOTTES@COMNIL.COM
3	ED TUBEL	13225 PROVIDENCE GREEN CT	704-321-3235	ED@TRICORP.NC.COM
4	Angela McGaha	12227 Pine Valley Club	704-847-0528	angela.mcgaha@ephas.com
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