

COMMUNITY MEETING REPORT

Petitioner: Copper Builders
Rezoning Petition No. 2015-090

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-1 attached hereto by depositing such notice in the U.S. mail on August 14, 2015. 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, August 24, 2015 at 6:00 PM in the Community Room at the South County Regional Library located at 5801 Rea Road in 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 Wade Miller, Matt Bramwell of Land Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2015-090. Copper Builders is the Petitioner under this Rezoning Petition.

John Carmichael stated that the site subject to this Rezoning Petition is an approximately 4.5 acre site located on the north side of Pineville-Matthews Road between the Triveny townhome community and the Windswept community. The Mayfair townhome community is located to the north of the site.

John Carmichael stated that the site is currently zoned Institutional (CD). The "CD" signifies that it is a conditional zoning district and that there is an approved conditional rezoning plan for the site. Under the approved conditional rezoning plan, the site may be devoted to a civic/fraternal organization or to a religious institution with less than 750 seats. The maximum size of the building permitted to be located on the site under the current zoning is 10,000 square feet of gross floor area.

John Carmichael stated that the Triveny townhome community site is zoned R-8 MF(CD), and the Mayfair townhome community site is zoned UR-2(CD). The approved conditional rezoning plan for the Mayfair site would allow 68 total townhome units at an overall density of 6.28 dwelling units per acre.

John Carmichael stated that the Windswept community site is zoned R-3.

Copper Builders is requesting that the site be rezoned to the UR-2(CD) zoning district to accommodate the development of a townhome community that could contain up to 29 for sale townhome units. This is an overall density of 6.4 dwelling units per acre.

This is conditional rezoning request, so if this Rezoning Petition is approved by City Council, the only permitted use of the site would be up to 29 for sale townhome units, and the site would have to be developed in accordance with the conditional rezoning plan, and the townhome buildings would have to look like the buildings depicted in the architectural elevations that are a part of the Petitioner's conditional rezoning plan.

John Carmichael stated that Copper Builders previously held a meeting with neighbors regarding this rezoning request on August 4, 2015, and Copper Builders will continue to meet with you as necessary in an effort to address any concerns.

John Carmichael then shared the schedule of events relating to this rezoning request.

John Carmichael stated that the Public Hearing is currently scheduled for Monday, September 21, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session is scheduled for Wednesday, September 30, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, October 19, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Charlotte-Mecklenburg Government Center is located at 600 East Fourth Street.

John Carmichael then shared and discussed the Petitioner's conditional rezoning plan, which had been revised since the August 4, 2015 meeting with the neighbors.

John Carmichael stated that a new entrance from Pineville-Matthews Road has been added, and that the vehicular connection to the Triveny community has been removed from the conditional rezoning plan. The configuration of the buildings on the site has also been revised on conditional rezoning plan.

John Carmichael stated that a 30-foot Class C buffer would be located along the eastern edge of the site next to the Windswept community, and a 20 foot rear yard would be located along the northern edge of the site next to the Mayfair community. Wade Miller advised that the patios of the townhome units could encroach into the 20 foot rear yard located next to the Mayfair community. A tree-save area would be located in the northwestern corner of the site.

The setback from Pineville-Matthews Road has been increased to 100 feet from the back of curb. The Planning Staff requested this increase in the setback from Pineville-Matthews Road. This increased setback is pinching the site somewhat. Additionally, the Petitioner would be required to dedicate additional right-of-way along the site's frontage on Pineville-Matthews Road.

The maximum height in stories of the townhome buildings would be two stories, and the maximum height in feet of the townhome buildings would be 45 feet.

Wade Miller then briefly shared the architectural elevations of the townhome buildings that are a part of the conditional rezoning plan.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments and concerns that were expressed at the meeting.

- An individual asked if the size of the tree save area had been reduced, and Wade Miller stated that it had been reduced. This individual stated that the neighbors were told that the size of the tree save area would not be reduced. Wade Miller stated that the plans are continuing to evolve.
- An individual asked how far the buildings would be located from the fence line located next to the Mayfair community, and Wade Miller stated that he did not know that distance at this time.
- An individual from the Mayfair community stated that the Mayfair residents would have diminished privacy under this plan.
- John Carmichael stated that the Petitioner received a tree survey today, and the Petitioner will now be able to determine what trees on the site can be saved. Wade Miller stated that he wants to keep as many trees on the site as possible.
- John Carmichael stated that the Petitioner desires to decrease the setback from Pineville-Matthews Road.
- Wade Miller stated that this current plan represents the worst case scenario with respect to the size of the tree save area.
- An individual asked if it is possible that the size of the tree save area will get smaller as plans continue to evolve, and Wade Miller stated that the size of the tree save area would not get smaller.
- An individual stated that he is very concerned about the reduction in the size of the tree save area.
- An individual stated that this plan is worse than the plan that was shared with the neighbors on August 4, 2015.
- An individual asked about vehicular access into the site. John Carmichael stated that the Planning Department has advised that the subdivision ordinance requires two connections into the site, one from Pineville-Matthews Road and one from the Triveny community. That is why the access point to Pineville-Matthews Road was added. John Carmichael stated that in order to have a vehicular access point from the Triveny community, the Triveny community will have to consent to such access and provide an easement. Wade Miller does not know if he can obtain such permission from the Triveny community.
- Another individual stated that this plan is worse than the plan that was previously shared with the neighbors. Wade Miller stated that a goal of this plan is to increase the size of the side yard or rear yard next to the Mayfair community, and the yard has been increased from 5 feet to 20 feet under this plan.
- An individual stated that she is concerned about the patios of the townhome units encroaching into the 20 foot rear yard next to the Mayfair community. Wade Miller stated that the goal is that the patios will not encroach into the 20 foot rear yard, and the goal is that the existing trees within the 20 foot rear yard will be maintained.
- In response to a question, Wade Miller stated that he believes that the finished floor elevation of the proposed townhome units on the site will be similar to the finished floor elevation of the adjacent Mayfair townhome units.

- In response to a question, Wade Miller stated that the townhome buildings could not extend into the 20 foot rear yard.
- In response to a question, John Carmichael stated that a property owner's association would own the tree save areas.
- In response to a question, Wade Miller stated that the patios/courtyards would be separated from other patios/courtyards with brick walls, and that Copper Builders would construct the patios/courtyards. The individual townhome unit owners could then make additional improvements to their patios/courtyards.
- An individual asked if Copper Builders would like help from the neighbors to convince the Planning Staff to reduce the 100 foot setback from the back of curb along Pineville-Matthews Road so as to enable a buffer to be established next to the Mayfair community. John Carmichael stated that any assistance would be appreciated.
- An individual stated that under this revised plan, the Petitioner is not sacrificing any density as a result of the increased setback from Pineville-Matthews Road. The Petitioner could always eliminate townhome units from the site to accommodate the increased setback and to provide a buffer next to the Mayfair community.
- An individual stated that drainage issues could be a justification for reducing the size of the 100 foot setback.
- In response to a question, Wade Miller showed on the plan where the storm water runoff travels at this time.
- Matt Bramwell discussed the storm water measures that would be required to be implemented on the site as a result of this development. An adjacent property owner in the Windswept community described the runoff issues on his property. This individual stated that the solution to his issue does not sit on the site. Wade Miller stated that he would be happy to meet with this neighbor to discuss his storm water runoff issue.
- An individual asked how many townhome units would be located in the longer buildings, and Wade Miller stated that it depends on the type of townhome units in each building.
- In response to a question, Wade Miller stated that the anticipated sales price of the townhome units will be approximately \$500,000.
- An individual stated once again that the revised plan is not as good as the plan shared with the neighbors on August 4, 2015 because there is less tree save area and patios could encroach into the 20 foot rear yard next to the Mayfair community.
- An individual stated that the Petitioner should simply lose some density on the site and provide a 30 foot buffer next to the Mayfair community.
- Wade Miller stated that the townhome units next to the Mayfair community would have retaining walls next to the patios/courtyards.
- In response to a question, Wade Miller stated that brick walls would be constructed around the patios/courtyards, and the patios/courtyards would have some hardscape and landscaping. Wade Miller stated that Copper Builders would construct the patios/courtyards, but the townhome unit owners could enhance their patios/courtyards.

- In response to a question, Wade Miller stated that the townhome units would be two story units.
- Wade Miller stated that once it is determined what trees can be saved, he can determine whether supplemental plantings would be required in a buffer. Wade Miller stated that he wants good screening as well, and his buyers would want good screening, so everyone is aiming at the same target with respect to this issue.
- An individual stated that this proposed development would create a storm water issue.
- In response to a comment, Wade Miller stated that he is not required to do a grading plan at this point in the process.
- An individual asked if an environmental impact study has been done for this site. John Carmichael stated that such a study is not required in connection with the rezoning process. This individual stated that the Petitioner could still have a study performed. This individual stated that there is wildlife on the site.
- An individual stated that if more trees are removed, it will create more erosion.
- An individual asked when the Petitioner would have more information about the ability to provide a 30 foot buffer adjacent to the Mayfair community, and Wade Miller stated that he would have such information after they meet with the Planning Staff to discuss the setback from Pineville-Matthews Road.
- In response to a question, Wade Miller stated that the townhome units that would be constructed on the site would be like the townhome units within the Triveny community. The townhome units would be nice units, and the target market would be empty-nesters.
- In response to a question, Wade Miller stated that the size of the townhome units could range from 2,600 square feet to approximately 3,000 square feet.
- Wade Miller stated that he would prefer to build the larger units.
- In response to a question, Wade Miller stated that the smaller units have a one-car garage, and the larger units have a two-car garage.
- An individual stated that he is concerned with the impact of this proposed development on the Mayfair community.
- An individual stated that he feels that the proposed development is too dense and that it is more dense than the surrounding area. This individual stated that the Windswept community is zoned R-3 and is developed with single-family homes. This individual stated that it is unacceptable to place this townhome community next to R-3 zoning. This individual stated that the proposed development is not an appropriate land use for the site. This individual stated that Copper Builders is trying to ram into a small little pocket a dense residential community.
- In response to a question, John Carmichael stated that the width of the buffer next to the Windswept community is 30 feet, and that patios/courtyards would not encroach into this 30 foot buffer.
- An individual asked if she could assume that the number of townhome units proposed for the site will not be increased, and Wade Miller stated that the number of townhome units would not increase over the 29 that are proposed.

- An individual stated that there is concern about the traffic that would be generated by this proposed development, and the increase in u-turns in front of the Windswept community.
- An individual asked if the Petitioner had spoken with the Department of Transportation about installing a traffic signal on Pineville-Matthews Road at Windswept, and John Carmichael stated that no such discussions have occurred to date. Wade Miller stated that they have reached out to CDOT regarding a no u-turn sign on Pineville-Matthews Road at Windswept.

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:

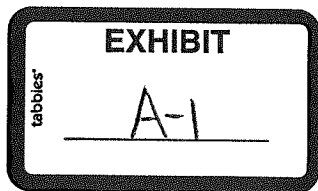
The Petitioner will be revising its conditional rezoning plan so as to provide a 30 foot undisturbed Class C buffer next to the Mayfair community and the Windswept community, to increase the size of the tree save area and to amend the configuration of the townhome buildings. Other changes may be implemented as a result of a meeting held with neighbors after the Community Meeting.

Respectfully submitted, this 11rd day of September, 2015.

Copper Builders, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Wade Miller (via email)

Pat.No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-090	21125104	BROOKDALE PLACE OF SOUTH	CHARLOTTE LLC	INC	C/O BROOKDALE SENIOR LIVING	111 WESTWOOD PL SUITE 200		BRENTWOOD	TN	37027
2015-090	21125106	NEW LIFE MISSION CHURCH INC				5008 PINEVILLE-MATTHEWS RD		CHARLOTTE	NC	28226
2015-090	21125114	COPPER BUILDERS INC				1235-E EAST BLVD SUITE 155		CHARLOTTE	NC	28226
2015-090	21125115	LINVILLE	JOYCE G			5109 PANSLEY DR		CHARLOTTE	NC	28226
2015-090	21125116	WILLOUGHBY	ANN H	WADE H	WILLOUGHBY	5113 PANSLEY DR		CHARLOTTE	NC	28226
2015-090	21125117	COPPER BUILDERS INC				1235-E EAST BLVD SUITE 155		CHARLOTTE	NC	28226
2015-090	21125118	NASSAR	WALID AMIN	MIRA ARNAOUT	NASSAR	5121 PANSLEY DR		CHARLOTTE	NC	28226
2015-090	21125119	WILLOUGHBY MANAGEMENT COMPAN				1235-E EAST BLVD SUITE 155		CHARLOTTE	NC	28226
2015-090	21125120	HALY	KENNETH			5114 PANSLEY DR		CHARLOTTE	NC	28226
2015-090	21125121	JAMES	MARC	LYNDSI	REIMER	5110 PANSLEY DR		CHARLOTTE	NC	28226
2015-090	21125122	CLAUNCH	CHARLES	KATHLEEN	CLAUNCH	5620 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125123	KILPATRICK	DENNIS G			5616 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125124	SIESEL	CINDY SCHWARTZ			5612 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125125	MENAKER	TAMARA E			5615 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125126	WILLOUGHBY	ANN HODGES			5619 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125127	COPPER BUILDERS INC				1235-E EAST BLVD SUITE 155		CHARLOTTE	NC	28226
2015-090	21125128	MERINO	JOSE J	MARIA J	DAVILA	5627 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125129	TRIVENY COMMONS HOMEOWNERS ASS				5627 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125130	TRIVENY COMMONS HOMEOWNERS ASS				5627 TRIVENY RD		CHARLOTTE	NC	28226
2015-090	21125207	LULLY	KEVIN	KATHRYN V	LILLY	4822 NORA'S PATH ROAD		CHARLOTTE	NC	28226-3466
2015-090	21125208	JACOBUS	CHARLES	LYNN	JACOBUS	4833 NORAS PATH RD		CHARLOTTE	NC	28226-3466
2015-090	21125209	LENAHAN	MICHAEL E			4837 NORAS PATH RD		CHARLOTTE	NC	28226-3463
2015-090	21125210	HUNTER	GEORGE PATRICK III	INGRID POWELL	HUNTER	4844 NORAS PATH RD		CHARLOTTE	NC	28226-3463
2015-090	21125211	PAGANI	THOMAS E	JUDY S	PAGANI	4838 NORAS PATH RD		CHARLOTTE	NC	28226-3463
2015-090	21125212	DE CASTRO	MARYANN	LOURENCO M	DE CASTRO	4832 NORA'S PATH RD		CHARLOTTE	NC	28226
2015-090	21125213	JARVIS	BURNETT K	PAMELA	JARVIS	4822 NORAS PATH RD		CHARLOTTE	NC	28226-3463
2015-090	21125223	RUSSELL	CHRISTOPHER D	AMELIA M	DEANGELIS RUSSELL	4731 BNSFORD RIDGE RD		CHARLOTTE	NC	28226
2015-090	21125224	KILPATRICK	STANLEY J	SUSAN K	CARPENTER	4739 BINFORDS RIDGE RD		CHARLOTTE	NC	28226-4007
2015-090	21125225	CORTINA	PAULIA A SEGURA			4743 BINFORDS RIDGE RD		CHARLOTTE	NC	28226-4007
2015-090	21125226	FRIEMARK	TIMOTHY A	JANE A	FRIEMARK	4747 BINFORDS RIDGE RD		CHARLOTTE	NC	28226-4007
2015-090	21125227	KAMIS	CRAIG E	PATRICIA L	KAMIS	4746 BINFORDS RIDGE RD		CHARLOTTE	NC	28226
2015-090	21125228	DONALDSON	KIRRENE K	PETER B	MCCONAHAY	4740 BINFORDS RIDGE RD		CHARLOTTE	NC	28226-4007
2015-090	21125229	HUNTER	RONALD B	HELEN W	CYNTHIA ANNE	4732 BINFORDS RIDGE RD		CHARLOTTE	NC	28226-4007
2015-090	21125230	HELFNER	JOHN A			4738 BINFORDS RIDGE RD		CHARLOTTE	NC	28226-4007
2015-090	21125340	FINCK	ROTHMAN DENISE			5220 AMHERST TRAIL DR		CHARLOTTE	NC	28226
2015-090	21125341	PRICE	ROBERT G	CAROL H	PRICE	120 OLD MILL CR		COLUMBIA	SC	29066
2015-090	21125342	MILLER	ELIZABETH A	RICHARD F	MILLER	5212 AMHERST TRAIL DR		CHARLOTTE	NC	28226
2015-090	21125353	AMHERST GREEN TOWNHOME				7422 CARMEL EXECUTIVE PARK DR STE 300		CHARLOTTE	NC	28226
2015-090	21125406	THORNHILL	KAREN S			630 EDGEWONT RD		CHARLOTTE	NC	28211
2015-090	21125407	ADAMS	WILLIAM M III	JOAN	ADAMS	6132 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	21125408	GIAIMO	JOSEPH	EMMA J	GIAIMO	6128 FLETCHER CIR		CHARLOTTE	NC	28226
2015-090	21125409	SPEAR	BRENT	LISA	SPEAR	2101 HASTINGS DR		CHARLOTTE	NC	28207
2015-090	21125410	WACHSEL	TIMOTHY WARD	GINA LISA	MICHAEL	5134 ENGLEFIELD WY		CHARLOTTE	NC	28226
2015-090	21125411	YU	QING	WEI	GUO	5130 ENGLEFIELD WY		CHARLOTTE	NC	28226
2015-090	21125412	LOHAVICHAN	VIRAT	CHHOOSANG	LOHAVICHAN	5106 ENGLEFIELD WY		CHARLOTTE	NC	28226
2015-090	21125413	CROFT	TIMOTHY L	MARGARET A	CROFT	5115 ENGLEFIELD WY		CHARLOTTE	NC	28226
2015-090	21125414	CARLSON	DOUGLAS LEE	JANE KNIGHT	CARLSON	6116 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	21125415	MADGE	RANDALL R	PATTI B	MADGE	6112 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	21125416	TODD	MARY ANN			6106 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	21125417	SWAINE	DAVID R	ELLEN	KLEINSCHMIDT	6104 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	21125418	HOOVER	SHEILA			6100 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	21125419	BALSLEY	JOHN C	SUE E	BALSLEY	6403 ALDORTH LN		CHARLOTTE	NC	28226
2015-090	21125420	DEWY	UJAH P			6407 ALDORTH LN		CHARLOTTE	NC	28226
2015-090	21125421	CUNNINGHAM	ROGER H	SUSAN Y	CUNNINGHAM	1601 QUEENS RD		CHARLOTTE	NC	28207
2015-090	21125422	KELLY	DENNIS	MARTHA	KELLY	6415 ALDORTH LN		CHARLOTTE	NC	28226
2015-090	21125423	SWEET	C KENNETH	CATHERINE A	SWEET	6416 ALDORTH LN		CHARLOTTE	NC	28226
2015-090	21125424	HAGAN	ROBERT M III	WENDY MARIE	HAGAN	6412 ALDORTH LN UNIT 5B		CHARLOTTE	NC	28226
2015-090	21125425	NARAYANASWAMY	VENUGOPAL			319 BLAIRFIELD CT		MOORE	SC	29369
2015-090	21125426	GARCIA	CARLOS F	KAREN A	GARCIA	109 FOXHOUND RUN RD		AIKEN	SC	29803
2015-090	21125427	WILLIAMSON	STEVEN J	CATHERINE C	WILLIAMSON	6303 PARISH LN		CHARLOTTE	NC	28226
2015-090	21125428	PROCHASKA	BOBBY J	PAULETTE F	PROCHASKA	6307 PARISH LN 2E		CHARLOTTE	NC	28226
2015-090	21125444	SHELDS	JOYCE	RACHEL E		5213 SHELLEY CT		CHARLOTTE	NC	28226
2015-090	21125445	CARTER				5217 SHELLEY CT		CHARLOTTE	NC	28226
2015-090	21125446	HARINA KINGSLEY BHI TRUST LLC			BESSEMER TRUST	ATTN:MS ALLYSON PERACCA	STE 2500	SAN FRANCISCO	CA	94111
2015-090	21125448	PITTS	LUTHER W JR	KAREN ELIZABETH	PITTS	102 CALIFORNIA		JEFFERSON	NC	28640
2015-090	21125449	ROSENBAUM	HARRY M	THOMAS E	STUTTS	138 CHATEAU CT		CHARLOTTE	NC	28226
2015-090	21125450	YOUNG BLOOD	CARDOLINE C			5212 SHELLEY CT		CHARLOTTE	NC	28226
2015-090	21125451	WELLS	CAVIN B	BARBARA S	WELLS	5208 SHELLEY CT		CHARLOTTE	NC	28226
2015-090	21125452	REEVE	PAUL	APRIL L	WOOD-REEVE	6133 FLETCHER CIR		CHARLOTTE	NC	28226
2015-090	21125455	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125456	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125457	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125458	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125460	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125461	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125490	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125491	RENAISSANCE ON REA LLC				1906 EAST BLVD		CHARLOTTE	NC	28203
2015-090	21125492	MAYFAIR TOWNHOMES OWNERS	ASSOCIATION INC			6102 FLETCHER CR		CHARLOTTE	NC	28226
2015-090	2254101	RODGERSON	BOGUMILA SIENIAWSKA	JAMES WALLACE	RODGERSON	5700 CARY RIDGE DR		CHARLOTTE	NC	28277
2015-090	2254102	KUBINSKY	JOHN J	SHEILA M	KUBINSKY	5710 CARY RIDGE DR		CHARLOTTE	NC	28277
2015-090	2254103	WALTHER	RANDALL M	MARTIN	BORBONE	5718 CARY RIDGE DR		CHARLOTTE	NC	28277
2015-090	2254109	O'HARA	MARTIN	ANTIA	O'HARA	5807 NEWCOMBE CT		CHARLOTTE	NC	28277-2564
2015-090	2254110	CARTLEDGE	KENNETH	TAHMEER B	CARTLEDGE	5801 NEWCOMBE CT		CHARLOTTE	NC	28277-2564
2015-090	2254111	VERGHESE	ABY	PRASANTHI	VERGHESE	5800 NEWCOMBE CT		CHARLOTTE	NC	28277-2590
2015-090	2254301	CARRINGTON PROPERTY OWNERS	ASSOCIATION INC			PO BOX 79032		CHARLOTTE	NC	28271
2015-090	2254302	SOWELL	MAURICE JUDSON JR			5026 CORRIGAN CT		CHARLOTTE	NC	28277-2587
2015-090	2254303	KENNINGTON	CURTIS H	LORETTA F	KENNINGTON	5016 CORRIGAN CT		CHARLOTTE	NC	28277
2015-090	2254304	KNAUB	MICHAEL L	KAREN S	KNAUB	5008 CORRIGAN CT		CHARLOTTE	NC	28277



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2015-090	Jeff	Horton	Wessex Square HOA	4705 Wilsham Court	Charlotte	NC 28226
2015-090	Everett	Bond	Cherokee HOA	5501 Sunstar Court	Charlotte	NC 28226
2015-090	Charles	Tinsley	Rea Croft NO	6601 Rea Croft Drive	Charlotte	NC 28226
2015-090	Stephen	Smith	Carson's Pond HOA	5104 Tedorill Lane	Charlotte	NC 28226
2015-090	Dick	Beatty	Carson's Pond HOA	5200 Rustlewood Lane	Charlotte	NC 28226
2015-090	Jeff	Filer	Cherokee HOA	5517 Sunstar Court	Charlotte	NC 28226
2015-090	Jeffrey	Race	Ballantrae at Pipeglen HOA	5916 Nuthatch Ct	Charlotte	NC 28277
2015-090	Sandra	Montgomery		5101 Top Seed Ct	Charlotte	NC 28226
2015-090	Linda	Moon	Touchstone HOA	6103 Lexham Lane	Charlotte	NC 28277

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-090** filed by Copper Builders to request the rezoning of an approximately 4.53 acre site located on the north side of Pineville-Matthews Road between Rea Road and Windswept Drive from the Institutional (CD) zoning district to the UR-2 (CD) zoning district

Date and Time of Meeting: Monday, August 24, 2015 at 6:00 p.m.

Place of Meeting: Community Room at the South County Regional Library
5801 Rea Road
Charlotte, NC

We are assisting Copper Builders (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 4.53 acre site located on the north side of Pineville-Matthews Road between Rea Road and Windswept Drive from the Institutional (CD) zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 29 for sale townhome dwelling units.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department'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.

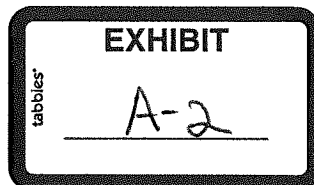
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, August 24, 2015 at 6:00 p.m. in the Community Room at the South County Regional Library located at 5801 Rea Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Ed Driggs, Charlotte City Council District 7 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: August 14, 2015



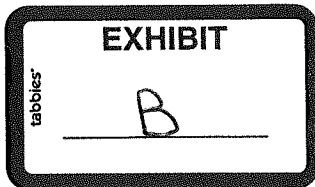
**Copper Builders
Rezoning Petition No. 2015-090**

Community Meeting Sign-in Sheet

**Community Room at the South County Regional Library
5801 Rea Road
Charlotte, NC**

Monday, August 24, 2015

6:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Charles Strickland	6108 Fletcher Cir	704 575-5154	
2.	Mary Ann Todd	" "	704 582-1009	mats1028@aol.com
3.	DAVIDA ELLEN SWANIE	6104 FLETCHER CIR	704-604-4989	WIDSWYNER@GMAIL.COM
4.	JOHN + SUE BALSLEY	6043 RIDGEMAN LN	704-905-3301	JUBSALSLEY@AOL.COM
5.	R. THEODORU - I. CANTIN	6100 FLETCHER CIRCLE	980-498-2117	isabelle.cantin2015@gmail.com
6.	TIM FRIEMARK	4747 Binfords Ridge Rd	704-542-3130	friemarkt@bellsouth.net
7.	Michael Lenahan	4837 Norwood Path	704/81-4855	MEALEN@AOL.COM
8.	Randy Mause	6112 Fletcher Circle	704 807-2576	Randy@Sousareclaves.com
9.	Patty Kamis	4746 Binfords Ridge Rd.	704-544-1100	PKamis@carolina.rr.com
10.	Patrick Hunter	4844 Norms Path Rd.	704-907-9582	phh@ihwta.com
11.	Wendel James	5110 Parsley Dr	704-724-6462	jwinds@verizon.net
12.	JAMMIE CARTLEDGE	5801 Newcombe Ct	704-341-7884	blat@redox.com
13.	JOSEPH GRAIMO	6128 FLETCHER CIRCLE	980 265-1998	JGAIMO409@GMAIL.COM
14.	Cathy + Ken Sweet	6416 Aidworth Ln	704-752-8479	SweetCathy@carolina.rr.com
15.	TOM + JUDY PAGANI	4838 Norms Path Rd.	704-341-4584	judy.pagan15@gmail.com
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