

COMMUNITY MEETING REPORT
Petitioner: Chen Development, LLC
Rezoning Petition No. 2016-018

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 February 19, 2016. 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 Tuesday, March 1, 2016 at 6:30 PM at The Unitarian Universalist Church of Charlotte located at 234 North Sharon Amity 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 Ron Turner and Jeff Watson of Chen Development, John Tammara and Alan Simonini of Simonini Homes, Jacob Bachman of ColeJenest & Stone 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. 2016-018. Chen Development, LLC is the Petitioner.

If this Rezoning Petition is approved, Chen Development would develop the site, and Simonini Homes is planned to build and sell the townhome units that would be constructed on the site.

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, March 21, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, March 30, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center and City Council is scheduled to render a decision on this Rezoning Petition on Monday, April 18, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that this Rezoning Petition is for an approximately 1.45 acre site located at the northwest corner of the intersection of South Sharon Amity Road and Woodlark Lane. The site is comprised of 3 lots and currently contains 3 single family homes.

The site is currently zoned R-17 MF, which is a multi-family zoning district that allows the site to be developed with single family homes, or with attached or multi-family dwelling units at a maximum density of 17 dwelling units per acre.

Therefore, if the site were developed under the existing zoning with multi-family dwelling units, up to 25 dwelling units could theoretically be developed on the site. These dwelling units would have to be flats, as 25 townhome units could not fit on the site. John Carmichael stated that Chen Development had a plan prepared for the site that showed 23 multi-family dwelling units on the site over parking.

The parcels of land located to the west of the site along South Sharon Amity Road are also zoned R-17 MF, however, they are developed with single family homes until the Rosewood development, which is located at the intersection of South Sharon Amity Road and Providence Road. The Rosewood site is developed with condominium units, and the Rosewood site is zoned R-17 MF.

The parcels to the rear of the site are zoned R-3, which is a single family zoning district, and the parcel located across Woodlark Lane from the site is zoned R-17 MF and Cotswold Homes Condominiums are located on that parcel.

Across South Sharon Amity Road from the site, the parcels are zoned O-1, which is an office zoning district.

John Carmichael stated that Chen Development is requesting that the site be rezoned from the R-17 MF zoning district to the UR-2(CD) zoning district to allow the site to be developed with up to 19 for sale townhome units. The maximum density would be 13 dwelling units per acre.

This is a conditional rezoning request. Therefore, if the rezoning is approved, the site could only be developed in accordance with the rezoning plan and the building elevations, which will be a part of the Petitioner's rezoning plan.

John Carmichael then reviewed the rezoning plan. He stated that vehicular access into the site would be from Woodlark Lane.

An 8 foot planting strip and a 6 foot sidewalk would be installed along the site's frontage on Woodlark Lane. The existing sidewalk along South Sharon Amity Road would remain in place.

A Duke Power Easement is located along the rear 10 feet of the site.

A minimum 6 foot tall masonry wall would be installed along the rear and western portions of the perimeter of the site, and a 4 foot tall masonry wall would be installed along the site's frontages on South Sharon Amity Road and Woodlark Lane.

Tree save/tree planting areas would be located along the site's frontage on Woodlark Lane.

Each townhome unit would have a two car garage. The garages would be accessed from the internal drive.

The maximum height of the townhome units in stories would be 3 stories. The townhome units would not exceed 40 feet in height.

John Tammamro of Simonini Homes then discussed the proposed townhome units and shared conceptual architectural renderings of the proposed townhome units.

John Tammamro stated that the exterior building materials would be a brick, cementitious siding and stucco.

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.

- In response to a question, John Tammamro stated that the units at the rear of the site would have porches on the second level facing Ferncliff Road. They would stick out approximately 4 feet.
- In response to a question, John Carmichael stated that a rezoning is required to accommodate this proposed development because the rear yard, setback and buffer requirements of the R-17 MF zoning district really pinch the site, and 19 townhome units could not be placed on the site under the existing R-17 MF zoning, even though the maximum allowed density is 17 dwelling units per acre. The UR-2 zoning district has smaller setback and yard requirements than the R-17 MF zoning district, and a buffer is not required in the UR-2 zoning district. The UR-2 zoning district provides more flexibility for urban developments.
- In response to a question, John Tammamro stated that the estimated price points for the proposed townhome units would range from approximately \$575,000 to \$675,000. Price points are market driven.
- In response to a question, John Tammamro stated that it could take approximately 1.5 years to build out the site.
- In response to a question, Jeff Watson stated that the masonry wall would have double sided brick.
- In response to a question, John Carmichael stated that a traffic study was not required to be performed for this rezoning request since only 19 townhome units are being proposed.
- In response to a question, Jacob Bachman stated that the driveway into the site from Woodlark Lane would be located approximately 70 feet from the intersection of Woodlark Lane and South Sharon Amity Road.
- An area resident stated that he felt that the residents would have a difficult time taking a left turn out of the site onto Woodlark Lane, but that this would be their problem.
- An area resident stated that the proposed townhome units offer a nicer view than the single family homes currently located on the site.
- In response to a question, Jeff Watson pointed out on the rezoning plan the trees located along the site's frontage on South Sharon Amity Road that would be preserved.
- In response to a question, John Carmichael stated that the townhome buildings along South Sharon Amity Road would be located approximately 38 feet from the back of the existing sidewalk on South Sharon Amity Road.

- In response to a question, Alan Simonini stated that these townhome units would be similar to the townhome units being built by Simonini Homes on Lombardy Circle.
- In response to a question, Jacob Bachman stated that underground storm water detention would be provided on the site for this development. The storm water is stored in oversized pipes and then released towards South Sharon Amity Road.
- In response to a question, Alan Simonini stated that it has not yet been determined if a homeowners association would be formed for this site. There could be a shared contract for landscaping. Yard care would be provided by a landscaping company.
- In response to a question, Alan Simonini discussed the likely phasing of this development.
- In response to a question, John Tammaro stated that the typical construction hours would be from 7:30 AM to 5:30 PM.
- In response to a question, John Tammaro stated that the prices of the townhome units are determined by a market study. The townhome units on Lombardy Circle would be more expensive because land on Lombardy Circle is more expensive.
- In response to a question, Alan Simonini stated that the townhome units would contain approximately 2,700 square feet to 3,000 square feet of floor area.
- In response to a question, John Tammaro stated that there would be an option for elevators in these townhome units.
- Alan Simonini stated that when price points are being discussed, we are discussing base pricing. Options can increase the price points.
- In response to a question, John Tammaro stated that the trash cans would be stored in the townhome units when not being emptied.
- In response to a question regarding lighting, John Carmichael stated that the development standards provide that all freestanding lighting fixtures installed on the site shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the site. Additionally, any lighting fixtures attached to the buildings to be constructed on the site shall be capped and downwardly directed.
- In response to a question, Ron Turner stated that if the Rezoning Petition is approved on April 18, 2016, he hopes to start the development of the site as soon as possible.

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:

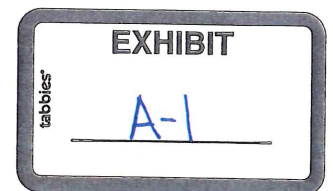
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of March, 2016.

Chen Development, LLC, Petitioner

cc: 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)

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirst	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-018	18501201	517 SHARON AMITY LLC				2701 COLTS GATE RD STE 300		CHARLOTTE	NC	28211
2016-018	18501134	A & P REALTY COMPANY				421-B S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501135	A & P REALTY COMPANY				421-B S. SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112451	ALBERGOTTI	MARY K	LAURA A		4785 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18111110	ANGE	KELLY			7100 APPLE CROSSLN		CHARLOTTE	NC	28215
2016-018	18111114	BELL	RANDALL MCSWAIN	ANNE YOUNG	BELL	1329 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18112437	BIGGERS	ELIZABETH C	SYLVIA W	CALDWELL	4751 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112420	BRADLEY	DORIS ANNE			4703 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112425	BROOKS	PETER A			5501 ROBINHOOD RD		CHARLOTTE	NC	28211
2016-018	18112428	BROOKS	PETER ANTHONY			5501 ROBINHOOD RD		CHARLOTTE	NC	28211
2016-018	18501101	BRYNN INVESTMENTS LLC				401 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112424	BUNDY	CONSTANCE A	NEIL M JR	BUNDY	13616 HARPENDON LN		CHARLOTTE	NC	28273
2016-018	18112433	CAMPBELL	DAVID SCOTT	NANETTE SMITH	CAMPBELL	WOODLARK		CHARLOTTE	NC	28211
2016-018	18112412	CANNON	SUSAN HALL			3015 ANDOVER RD UNIT A3		CHARLOTTE	NC	28211
2016-018	18502147	CARRAS INVESTMENTS LLC				PO BOX 696		CARTHAGE	NC	28327
2016-018	18502164	CARRAS INVESTMENTS LLC				PO BOX 696		CARTHAGE	NC	28327
2016-018	18502165	CARRAS INVESTMENTS LLC				PO BOX 696		CARTHAGE	NC	28327
2016-018	18112454	CHERYL CARPENTER STEWART	LIVING TRUST			4791 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18501150	CP & CG REAL ESTATE LLC				417-A SOUTH SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501151	CRITTENDON COMMODITIES LLC				417 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501152	CRITTENDON COMMODITIES LLC				417 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112458	DANIEL E & SARA A THOMPSON	REVOCABLE TRUST	DANIEL E	THOMPSON	1309 BRAEBURN RD		CHARLOTTE	NC	28211
2016-018	18112449	DAVIDSON	JAMES CAMPBELL III			4779 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112439	DAY	LINDA			4755 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18111113	DEHART	ROBERT GARY		SUE CHAMBERS	1321 FERNCLIFF RD		CHARLOTTE	NC	28226
2016-018	18111210	DILLARD	HERBERT PENN			1300 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18501132	DWELLE	JOHN M			650 LLEWELLYN PL		CHARLOTTE	NC	28207
2016-018	18501133	DWELLE	JOHN M			650 LLEWELLYN PL		CHARLOTTE	NC	28207
2016-018	18112434	EASTON	BETTY E	ALAN	WILLIAM	4743 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112426	EDMONDSON	JADA O			4723 WOODLARK LN I		CHARLOTTE	NC	28211
2016-018	18112408	EVERETT	NANCY ANNE BYERS			900 SUMMIT WALK DR #204		CHARLOTTE	NC	28270
2016-018	18112422	FAUST	REBECCA G			2729 QUALRUSH RD		CHARLOTTE	NC	28226
2016-018	18112417	FROST	WENDI LEVINE	DOUGLAS N	FROST	4651 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112419	GABRIEL	EMILY KATE			4701 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112441	GIBBONS	BETTY C			4761 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112452	GLENN	ESTHER L			4787 WOODLARK LN # W1		CHARLOTTE	NC	28211
2016-018	18501119	GREATER CHARLOTTE AUTOMOBILE	DEALERS INC			429 S SHARON AMITY RD # 7B		CHARLOTTE	NC	28211
2016-018	18112460	GREEN	PAUL MCRAE			417 JEFFERSON DR		CHARLOTTE	NC	28270
2016-018	18112440	GRINER	MARIAN LEE			4759 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18501121	GTN REAL ESTATE COMPANY LLC				429 SOUTH SHARON AMITY RD #D		CHARLOTTE	NC	28211
2016-018	18112418	HALL	CHARLES F	LINDA H	HALL	3621 W CLUB COLONIAL DR		GASTONIA	NC	28056
2016-018	18112410	HAMILTON	LAURA C			1009 ANDOVER RD UNIT A3		CHARLOTTE	NC	28211
2016-018	18111115	HAMRICK	DAVID R	SCARLET ELY	HAMRICK	1337 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18112447	HAWKINS	ROBIN			4775 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18501106	HAT I LLC			C/O MERRIFIELD PATRICK	6700 FAIRVIEW RD STE 300		CHARLOTTE	NC	28210
2016-018	18112411	HAWES	STEVEN J	STEVEN J	C/O HAWES	1011 ANDOVER RD		CHARLOTTE	NC	28211
2016-018	18112429	HAWKINS	PATRICIA D			4731 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18501118	HIGHLEY	FRANK S	MAUREEN G	HIGHLEY	2508 MONET TERRACE		CHARLOTTE	NC	28226
2016-018	18112421	HILLMAN	DARIS A			4707 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18501126	HINSHAW	FRANKIE T			4024 POMFRET LN		CHARLOTTE	NC	28211
2016-018	18501127	HINSHAW	FRANKIE T			4024 POMFRET LN		CHARLOTTE	NC	28211
2016-018	18501128	HINSHAW	FRANKIE T			425 S SHARON AMITY RD STE A		CHARLOTTE	NC	28211
2016-018	18501129	HINSHAW	FRANKIE T			425 S SHARON AMITY RD STE A		CHARLOTTE	NC	28211
2016-018	18112409	HOCUTT	TOM H			1007 ANDOVER RD UNIT A3		CHARLOTTE	NC	28211
2016-018	18112432	HOLLER	GLENDIA			4737 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18501130	HONOUR	ROBERT C			3512 SEWARD PLACE		CHARLOTTE	NC	28211
2016-018	18502166	HOOD & HOOD LLC				2915 ROBIN RD STE C		CHARLOTTE	NC	28211
2016-018	18111206	HULLINGER	GERALD P	DEBORAH WALLER	HULLINGER	1336 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18111111	JONES	CHARLES A	JANET L	JONES	4811 HADRIAN WY		CHARLOTTE	NC	28211
2016-018	18112431	JONES	CHARLES A	JANET L	JONES	4811 HADRIAN WY		CHARLOTTE	NC	28211
2016-018	18501124	KAMMERER	DANIEL M		MARY LEWIS	427 S SHARON AMITY RD # 8C		CHARLOTTE	NC	28211
2016-018	18112461	KELLMANN	G BARBARA			348 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501144	KNIGHT	JEFFREY ALAN	SUSANNAH SMITH	KNIGHT	3208 BROADFIELD RD		CHARLOTTE	NC	28226
2016-018	18501145	KNIGHT	JEFFREY ALAN	SUSANNAH SMITH	KNIGHT	3208 BROADFIELD RD		CHARLOTTE	NC	28226
2016-018	18111205	LAWSON	VIVAN RENEE			1400 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18112436	LIVENGOD	JULIA H	JACOB R JR	LIVENGOD	4749 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112448	MADARA	SANDRA SUE			4777 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112414	MARRIN	JOHN MICHAEL			4718 EMORY LN		CHARLOTTE	NC	28211
2016-018	18112435	MCCLURE	KAREN S			4745 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112453	MCCREA	TIMOTHY B			4789 WOODLARK LN #W1		CHARLOTTE	NC	28211
2016-018	18112438	MCLEAN	FRANCES HULENE			4753 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112427	MCSWAIN	RACHEL J			500 FENCE POST LN		MATTHEWS	NC	28105
2016-018	18111116	MOFFATT	PATRICIA E	LAWRENCE S JR	MOFFATT	1401 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18112415	MOORE	ARL VAN JR	MARIE K	MOORE	1817 CRAIGMOORE DR		CHARLOTTE	NC	28226
2016-018	18111132	MORRIS	WILLIAM M	REAGAN S	MORRIS	500 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501131	MSM OF CHARLOTTE	LLC			423 S. SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501138	MSM OF CHARLOTTE	LLC			423 S. SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501139	MSM OF CHARLOTTE	LLC			423 S. SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501140	MSM OF CHARLOTTE	LLC			423 S. SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501141	MSM OF CHARLOTTE LLC	LLC			423 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18502167	MYERS	CHARLES WAYNE SR	ELSIE D	MYERS	200 TIMBER LN		CHARLOTTE	NC	28211
2016-018	18112413	NIXON PROPERTIES				PO BOX 833		MATTHEWS	NC	28104
2016-018	18112442	OXENDINE	MARK EDWARD	KAREN PEACOCK	OXENDINE	4219 RANDOLPH RD		MATTHEWS	NC	28106
2016-018	18501117	PARK ORIENT II				411 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112416	PEARCE	JAMES G III	CATHERINE P	BURKE	1129 TARRINGTON AVE		CHARLOTTE	NC	28205
2016-018	18111209	PERUMAL	SHANKAR	SOPHIA	PERUMAL	731 GOVERNOR MORRISON BV		CHARLOTTE	NC	28211
2016-018	18112407	PHELPS	CAROLYN MARIE			1003 ANDOVER RD		CHARLOTTE	NC	28211
2016-018	18112430	PHELPS	WILLIAM A	MARY JEAN	EASOM	4733 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112455	PILCONIS	ALBERT G			402 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112423	POBUDA	NEIL S	MARIA D	POBUDA	4715 WOODLARK LN # W2		CHARLOTTE	NC	28211
2016-018	18111109	PRIDEMORE	SCOTT A	LAURA T	PRIDEMORE	1401 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18501136	RANGELEY SOUTH,LLC				4517 COUNTRY LN		CHARLOTTE	NC	28270
2016-018	18112459	SHAPIRO-RIEKE	DAISY T		DAISY T SHAPIRO-RIEK TRUST	5419 DUNEDIN LN		CHARLOTTE	NC	28270
2016-018	18111117	SIEVER	DANIEL	MELISSA	SIEVER	3118 MOUNTAINBROOK RD		CHARLOTTE	NC	28210
2016-018	18501125	SLC SERVICES INC				427 S SHARON AMITY RD STE D		CHARLOTTE	NC	28211
2016-018	18501148	SLC SERVICES INC				427 S SHARON AMITY RD STE D		CHARLOTTE	NC	28211
2016-018	18501149	SLC SERVICES INC				427 S SHARON AMITY RD STE D		CHARLOTTE	NC	28211
2016-018	18112406	SMITH	STEPHANIE C			118 BECKHAM CT		CHARLOTTE	NC	28211
2016-018	18501120	SOP HOLDINGS LLC				3008 CLOVERFIELD RD		CHARLOTTE	NC	28211
2016-018	18112457	SPARKS	MARGURITE			358 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18501137	T & T LLC				421 S SHARON AMITY RD STE D		CHARLOTTE	NC	28211
2016-018	18111207	THOMASON	CRAIG A	GRIER L	THOMASON	1328 FERNHILL ROAD		CHARLOTTE	NC	28211
2016-018	18501142	TILLOTSON	ESTHER M			415 S SHARON AMITY RD STE B		CHARLOTTE	NC	28211
2016-018	18501143	TILLOTSON	ESTHER M			415 S SHARON AMITY RD STE B		CHARLOTTE	NC	28105
2016-018	18501146	TILLOTSON	ESTHER M			415 S SHARON AMITY RD STE B		CHARLOTTE	NC	28211
2016-018	18501147	TILLOTSON	ESTHER M			415 S SHARON AMITY RD STE B		CHARLOTTE	NC	28211
2016-018	18111121	TOMLINSON	MICHAEL F	MARGARET W	TOMLINSON	448 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112450	TOMNISSEN	JOHN W JR	ANNE D	TOMNISSEN	124 N MCDOWELL ST		CHARLOTTE	NC	28236
2016-018	18112445	TURNER	ANDREW J III			4773 WOODLARK LN		CHARLOTTE	NC	28226
2016-018	18112446	UMBERGER	JOHN E			460 S SHARON AMITY RD		CHARLOTTE	NC	28211
2016-018	18112456	VEST	SALLY			PO BOX 38367		CHARLOTTE	NC	28211
2016-018	18501122	WEBB	ELIZABETH C	ALLISON LINLEY	WEBB	PO BOX 38367		CHARLOTTE	NC	28278
2016-018	18501123	WEBB	ELIZABETH C	ALLISON LINLEY	WEBB	PO BOX 38367		CHARLOTTE	NC	28278
2016-018	18111107	WHITE	JASON	PAIGE	WHITE	603 GARDINER RD		RICHMOND	VA	23229
2016-018	18112444	WOLFE	JANE W			4767 WOODLARK LN		CHARLOTTE	NC	28211
2016-018	18112443	WOODS	CHARLENE M			4765 WOODLARK LN # W2		CHARLOTTE	NC	28211
2016-018	18111112	YONCHAK	THOMAS S	ADELE	YONCHAK	1315 FERNCLIFF RD		CHARLOTTE	NC	28211
2016-018	18111108	YOUNG	FRANKLIN			13001 MARLSTONE LN		CHARLOTTE	NC	28215
2016-018	18111208	YOUSSEF	CHARLES			1320 FERNCLIFF RD		CHARLOTTE	NC	28211



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2016-018	Jan	Abrams	Cotswold Homes Condominlums HOA	110 Wonderwood Drive	Charlotte	NC 28211
2016-018	Sandy	Rook	Olde Foxcroft HOA	2727 Rothwood Drive	Charlotte	NC 28211
2016-018	Maureen	Cherry	Randolph Park Civic Assoc.	4733 Gaynor Road	Charlotte	NC 28211
2016-018	Richard	Alexander	Sedgewood Circle/Meadowbrook	3853 Sedgewood Circle	Charlotte	NC 28211
2016-018	Alan	Wells	Hunter Wood	236 Hunter Lane	Charlotte	NC 28211
2016-018	Kelly	Voler	Churchill Downs	4808 Walker Road	Charlotte	NC 28211
2016-018	Albert	Busedu	Gaynor Arms HOA	4527 Gaynor Road, Unit 301	Charlotte	NC 28211
2016-018	Michael	Long Nguyen	Vietnamese Assoc. of Charlotte	338 S Sharon Amity Road, Unit 305	Charlotte	NC 28211
2016-018	Bill	Thorpe	Sedgewood Lake Drive HOA	514 Sedgewood Lake Drive	Charlotte	NC 28211
2016-018	Catherine	Armstrong	Forest Drive NA	2505 Forest Drive	Charlotte	NC 28211
2016-018	Scott	Wallace	Greentree NA	951 Greentree Drive	Charlotte	NC 28211
2016-018	Mary Caroline	Lee	Olde Cotswold NO	2627 Danbury Street	Charlotte	NC 28211
2016-018	William	Mileham	Sedgewood Place HOA	1111 Sedgewood Place Court	Charlotte	NC 28211
2016-018	Eric	Banks	Providence Park Neighborhood Watch	4619 Montclair Avenue	Charlotte	NC 28211
2016-018	Ross	Payne	Providence Park Neighborhood	242 Beckham Court	Charlotte	NC 28211
2016-018	Heather	Renner	Cotswold/Sheraton Park NO	2611 Danbury Street	Charlotte	NC 28211
2016-018	Nelson	Lemmond	Randolph Park NA	516 Chillingworth Lane	Charlotte	NC 28211
2016-018	Dan	Owens	Olde Foxcroft HOA	2701 Rothwood Drive	Charlotte	NC 28211
2016-018	John	Carmichael		4910 Hardwick Road	Charlotte	NC 28211
2016-018	John	Carmichael	Randolph Park HOA	4910 Hardwick Road	Charlotte	NC 28211
2016-018	Diedrich	Oglesbee	Heathmoor HOA	2938 Heathmoor Lane	Charlotte	NC 28211
2016-018	Kathryn	Horne	Providence Park	1341 Kingscross Drive	Charlotte	NC 28211
2016-018	James	Kimble	The Cotswolds Condominium Homeowners Association	313 Sloane Square Way	Charlotte	NC 28211
2016-018	Bill	Williams	The Cotswolds Condominium Homeowners Association	209 Sloane Square Way	Charlotte	NC 28211

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-018** filed by Chen Development, LLC to request the rezoning of an approximately 1.445 acre site located at the intersection of South Sharon Amity Road and Woodlark Lane from the R-17 Multi-Family zoning district to the UR-2 (CD) zoning district

**Date and Time
of Meeting:** Tuesday, March 1, 2016 at 6:30 p.m.

Place of Meeting: The Unitarian Universalist Church of Charlotte
234 North Sharon Amity Road
Charlotte, NC

We are assisting Chen Development, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.445 acre site located at the intersection of South Sharon Amity Road and Woodlark Lane from the R-17 Multi-Family 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 19 for sale single family attached 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.

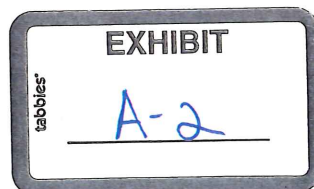
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, March 1, 2016 at 6:30 p.m. at The Unitarian Universalist Church of Charlotte located at 234 North Sharon Amity Road. Representatives 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. Kenny Smith, Charlotte City Council District 6 (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: February 19, 2016



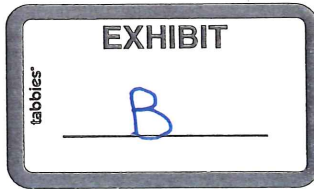
Chen Development, LLC, Petitioner
Rezoning Petition No. 2016-018

Community Meeting Sign-in Sheet

The Unitarian Universalist Church of Charlotte
234 North Sharon Amity Road
Charlotte, NC

Tuesday, March 1, 2016

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Steve Unberger	Randstone Ct		
2.	JACK	4713 Woodlark Ln	704-488-6059	JACK Unberger@gmail.com ✓
3.	Jim Kimbler	373 Sharon Square Way	704-264-6187	jim.kimbler@me.org ✓
4.	Wynne Shapiro-Friede	354 S. Sharon Amity	704-900-6731	daisynierke@caroline-rr.com ✓
5.	Sally Vest	400 S. Sharon Amity	704-995-5350	sally_vest@hotmail.com ✓
6.	DANIEL SIEVER	1411 FERNCLIFF	980-322-2929	mellisassievere@yahoo.com ✓
7.	JOHN MONTETH	1610 COVENTRY RD	704-577-6688	johnsmonteth@gmail.com ✓
8.	Steven Hirsman	423 S Sharon Amity	704 650 6176	Steven.Hirsman@properties.com ✓
9.	Allen Gamble	429-D. S. Sharon Amity	704-366-0554	Allen@rockworthfinancial.com ✓
10.	Jeff Mardock	205 Spare Sq. Way	205-276-6488	jeffmardock@bellouth.net ✓
11.	Esther G. Bodman	4787 Woodlark Lane	704-288-6741	ebodman@seniorhelpers.com ✓
12.	Randall Bell	1329 Ferncliff Rd.	704-651-8669	mbelle@ccchrealtors.com ✓