

## COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-040

**Petitioner:** Providence Road Farms, LLC  
**Re zoning Petition No.:** 2016-040  
**Property:** 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 Wednesday, March 9th, 2016, 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 February 26th, 2016. A copy of the written notice is attached as Exhibit B.

### TIME AND LOCATION OF MEETINGS:

The **Community Meeting required by the Ordinance was held on March 9th, 2016 at 7:00 PM**, 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, NC 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 was Barry James with Crosland Southeast. Also in attendance assisting the Petitioner was David Malcom with J.R. 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.

There were no attendees at the Required Community Meeting.

This Petition (Site Plan Amendment) 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 a few minor modifications to the approved conditional plan for Waverly centering on allowing an additional location for the previously approved uses with accessory drive-through windows, and to allow a one (1) foot increase in the allowed height of the detached signs along Providence Road and for the new bank location along Ardrey Kell Road from five (5) feet to six (6) feet. 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 fall of 2016.

This rezoning petition (SPA) is requesting two minor changes to the previously approved conditional plan for Waverly, the changes are: (i) allowing an additional location on the Site where a bank with an accessory drive through window may be located; and (ii) allowing the signs for the uses located along Providence Road and for the new bank location to be up to six (6) feet high instead of five (5) feet as currently allowed.

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

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

N/A.

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

No changes to the proposed site plan were made.

**Providence Road Farms, LLC**

cc: Mayor Jennifer Roberts and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Peter Pappas; Crosland Southeast  
Barry James; Crosland Southeast  
David Malcom; McAdams.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet. No.	First Name	Last Name	OrgLabel	MailAddress	MailCity	MailZip
2016-040	Thomas	Bruce	Providence Arbours HOA	4750 Avenwood Lane	Charlotte	NC 28270
2016-040	Carolyn	Stevens	Providence Arbours Women's Club	10536 Providence Arbours Drive	Charlotte	NC 28270
2016-040	Dorothy	Coplon	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2016-040	Bob	Mohr	Berkeley Homeowners, Inc.	5400 Crosshill Court	Charlotte	NC 28277
2016-040	Al	Stevens	Providence Arbours	10536 Providence Arbours Drive	Charlotte	NC 28270
2016-040	Kathern	Dunlap	Providence Township Assoc.	4019 Tilley Morris Road	Matthews	NC 28105
2016-040	Jim	Martin	Providence Country Club HOA, Inc.	6511 Lundin Links Lane	Charlotte	NC 28277
2016-040	David	Templin	Berkeley HOA	5415 Winsland Lane	Charlotte	NC 28277
2016-040	David	Mardjanov	Providence Country Club HOA	6439 Lundin Links Lane	Charlotte	NC 28277
2016-040	Mike	Ballasiotas	Providence Crossings HOA	13220 Providence Green Court	Charlotte	NC 28277

PeT_No	TaxPID	ownerlastn	ownerfirst	ownerfrirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-040	23113110	CLARK	DALE E	CLARK	REVOCABLE TRUST OF DALE E	625 WINGRAVE DR		CHARLOTTE	NC	28270
2016-040	22957108	CVR ASSOCIATES LP			% CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC	28210
2016-040	23113108	ENDEAVOR PROVIDENCE PROPCO LLC			ATTN RICARDO CAMPO	848 BRICKELL AVE STE 1010		MIAMI	FL	33131
2016-040	22917114	ERRON BRADY PROPERTIES LLC				5402 SHOAL BROOK CT		CHARLOTTE	NC	28277
2016-040	22928310	ESPOSITO	GARY R			6425 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928356	FAIRWAY ROW TOWNHOME OWNERS				1450 ENVIRON WAY		CHAPEL HILL	NC	27517
2016-040	22928354	FAIRWAY ROW LLC				1450 ENVIRON WAY		CHAPEL HILL	NC	27517
2016-040	22928312	FINKEL	ASSOCIATION			6433 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928312	FINKEL	DAVID M	ELAINE E	FINKEL	5208 PROV COUNTRY CLUB DR		CHARLOTTE	NC	28277
2016-040	22928312	FRANCIS	DAVID C	MARY C	FRANCIS	6424 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928304	GRANT-TURNER	BEVERLY	SAMUEL P	GRANT	PO BOX 97		SELMA	NC	27576
2016-040	22917106	HESTER 5 LLC				101 N TRYON ST		CHARLOTTE	NC	28255
2016-040	22917110	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2016-040	22917111	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2016-040	22917112	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2016-040	22917113	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2016-040	22917115	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2016-040	22917116	HR PROVIDENCE ROAD LLC				11301 GOLF LINKS DR N #207		CHARLOTTE	NC	28277
2016-040	22926305	JOHANSSON	VIKTOR ANDERS			5200 JUPITER HILLS CT		CHARLOTTE	NC	28277
2016-040	22928303	KEELY	MICHAEL W			6428 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928303	KEELY	EDWARD R	SHARON	THE EDWARD R KNOX LIVING TRUST	3400 SW 27TH AVE STE 1502		MIAMI	FL	33133
2016-040	22928308	KNOX	CHRISTOPHER W	LINDEY C	KUTLICK	5201 JUPITER HILLS CT		CHARLOTTE	NC	28277
2016-040	22926306	KUTLICK				6429 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928311	MACCHIO	JOSEPH	DONNA-MARIE	MACCHIO	6407 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928306	MOTLEY	STEPHEN	JOYCE	MOTLEY	450 SOUTH ORANGE AVENUE SUITE 900	ATTN: SHARON SOSA	ORLANDO	FL	32801
2016-040	22917107	NATIONAL RETAIL PROPERTIES LP				6411 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928307	POLITES	ALEXANDER J	MARIAH C	POLITES	6729-A FAIRVIEW RD		CHARLOTTE	NC	28210
2016-040	22926301	PROVIDENCE COUNTRY CLUB	HOMEOWNERS ASSOC INC			6729 FAIRVIEW RD STE A		CHARLOTTE	NC	28210
2016-040	22926116	PROVIDENCE COUNTRY CLUB				6001 PROVIDENCE COUNTRY CLB DR		CHARLOTTE	NC	28277
2016-040	22928152	PROVIDENCE COUNTRY CLUB				6001 PROVIDENCE COUNTRY CLB DR		CHARLOTTE	NC	28277
2016-040	22928153	PROVIDENCE COUNTRY CLUB				190 FINLEY GOLF COURSE RD		CHAPEL HILL	NC	27514
2016-040	22928355	PROVIDENCE ROAD ASSOCIATES LLC				201 S COLLEGE ST		CHARLOTTE	NC	28202
2016-040	23113107	PROVIDENCE ROAD FARMS LLC				SUITE 1300		CHARLOTTE	NC	28202
2016-040	23113107B	PROVIDENCE ROAD FARMS LLC				SUITE 1300		CHARLOTTE	NC	28202
2016-040	22928305	SIESEL	ERNEST			3650 NORTH 36TH #13		HOLLYWOOD	FL	33021
2016-040	23113118	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113229	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113230	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113233	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113234	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113237	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113238	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113239	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113240	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113241	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113244	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113245	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113246	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113247	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113268	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113271	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	23113279	SLV NC 1 LLC				680 5TH AVE		NEW YORK	NY	10019
2016-040	22926304	SMITH	DOUGLAS E			5206 JUPITER HILLS CT		CHARLOTTE	NC	28277
2016-040	23113117	SOLIS WAVERLY OWNER LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2016-040	23113105	STAR CITY DEV CO INC				1 TELEVISION PL		CHARLOTTE	NC	28205
2016-040	22917105	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2016-040	22917117	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2016-040	22928302	SUCCOP	RYAN B	PAIGE C	SUCCOP	6432 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928301	SUTTON	DARREN L			6437 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2016-040	22928353	VOUDREN	KENNETH P	MARCIA J	VOUDREN	2601 WESTON PARKWAY		CHARLOTTE	NC	28277
2016-040	23113116	WALTONWOOD AT PROVIDENCE LLC				SUITE 203		CARY	NC	27513

2016-040	23113119	WAVERLY MOB LLC	C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST	SUITE 2800	CHARLOTTE	NC	28202
2016-040	23113120	WAVERLY RETAIL LLC		121 W TRADE ST SUITE 2550		CHARLOTTE	NC	28202
2016-040	23113231	WEEKLEY HOMES LLC		1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-040	23113232	WEEKLEY HOMES LLC		1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-040	23113263	WEEKLEY HOMES LLC		1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-040	23113264	WEEKLEY HOMES LLC		1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-040	23113265	WEEKLEY HOMES LLC		1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-040	23113266	WEEKLEY HOMES LLC		1111 NORTH POST OAK RD		HOUSTON	TX	77055
2016-040	22928309	YEON		6421 FAIRWAY ROW LN		CHARLOTTE	NC	28277

JULIA

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-040 – Providence Road Farms, LLC**

Subject: Rezoning Petition No. 2016-040

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:** **Wednesday, March 9, 2016 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 February 26, 2016

We are assisting Providence Road Farms, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change (Site Plan Amendment) 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 a few minor modifications to the approved conditional plan for Waverly centering on allowing an additional location for the previously approved uses with accessory drive-through windows, and to allow a one (1) foot increase in the allowed height of the detached signs along Providence Road from five (5) feet to six (6) feet. This Site Plan Amendment does not add additional square footage or residential units to the previously approved conditional plan.

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This rezoning petition (SPA) is requesting two minor changes to the previously approved conditional plan for Waverly, the changes are: (i) allowing an additional location on the Site where a use with an accessory drive through window may be located; and (ii) allowing the signs for the uses located along Providence Road to be up to six (6) feet high instead of five (5) feet as currently allowed.

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 Wednesday, March 9th 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.

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cc: Mayor Jennifer Roberts and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Peter Pappas; Crosland Southeast  
Barry James; Crosland Southeast  
David Malcom; McAdams.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Providence Road Farms, LLC (Waverly)**  
**Community Meeting – Rezoning Petition 2016-040**  
**March 9, 2016 @ 7:00 PM**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
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