

COMMUNITY MEETING REPORT
Petitioner: Brookline Residential, LLC
Rezoning Petition No. 2016-053

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 attached hereto by depositing such notice in the U.S. mail on February 26, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on March 16, 2016 at 6:30 p.m. at The Residences at Brookline Clubhouse, 8816 Aspinwall Drive, Charlotte, North Carolina 28216.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was held and no one attended. The Petitioner waited at the site for approximately one (1) hour. The Petitioner was represented at the Community Meeting by Neil Kapadia, Russell Ranson, Matt Langston, and Anthony Fox.

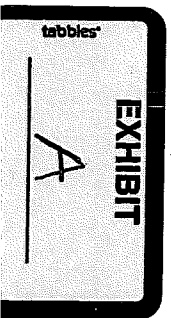
SUMMARY OF PRESENTATION/DISCUSSION:

An outline of the presentation that the Petitioner planned to present is attached as Exhibit C. However, no one attended the community meeting

Respectfully submitted, this ^{28th}~~20th~~ day of March 2016.

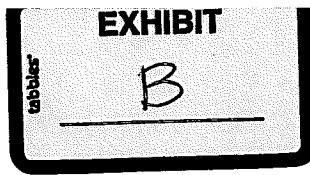
cc: Russell Ranson
Neil Kapadia

Pet_No	TaxPId	ownerlast	ownerfirst	coverfirst	coverlast	mailaddr1	mailaddr2	city	state	zipcode
2016-053	02512101	AUSTON WOODS-CHARLOTTE-PHASE I APARTMENTS L P			C/O HHHUNT CORP	800 HETHWOOD BV		BLACKSBURG	VA	24060
2016-053	02513229	BLANCHETTE	CHRISTOPHER R	KERI A	C/O HHHUNT CORP	800 HETHWOOD BV		BLACKSBURG	VA	24060
2016-053	02513330	BLANCHETTE	CHRISTOPHER R	KERI A	BLANCHETTE	8823 POTOMAC DRIVE		CHARLOTTE	NC	28216
2016-053	02512297	BROOKLINE RESIDENTIAL LLC	CHRISTOPHER R	KERI A	BLANCHETTE	8827 POTOMAC DRIVE		CHARLOTTE	NC	28216
2016-053	02512398	BROOKLINE RESIDENTIAL LLC				3800 POMFRET LN		CHARLOTTE	NC	28211
2016-053	02512399	BROOKLINE RESIDENTIAL LLC				3800 POMFRET LN		CHARLOTTE	NC	28211
2016-053	02512545	BROOKLINE RESIDENTIAL LLC				3800 POMFRET LN		CHARLOTTE	NC	28211
2016-053	02513341	BROOKLINE RESIDENTIAL LLC				3800 POMFRET LN		CHARLOTTE	NC	28211
2016-053	02513421	CAMPBELL	WILLIAM NATHANIEL JR	ROBIN ANN	BROWN	3901 DURHAM LN		CHARLOTTE	NC	28216
2016-053	02513422	CAMPBELL	RONALD BURT			2626 ENGLEHARDT ST		CHARLOTTE	NC	28216
2016-053	02513208	CASILLAS	IMELDA MACHUCA			2626 ENGLEHARDT ST		CHARLOTTE	NC	28216
2016-053	02513210	COMEAUX	DEBRA			4927 EL MUNDO ST		CHARLOTTE	NC	28216
2016-053	02513211	COMEAUX	DEBRA			4933 EL MUNDO CR		CHARLOTTE	NC	28216
2016-053	02513331	DAVIS	HATTIE BELL			4933 EL MUNDO CR		CHARLOTTE	NC	28216
2016-053	02513337	ELLIS	DAVID S			8826 POTOMAC BLVD		CHARLOTTE	NC	28216
2016-053	02513338	ELLIS	DAVID S			2860 TERRA VIEW DR SW		LIBURN	GA	30047
2016-053	02513454	EST PROPERTIES LLC				2860 TERRA VIEW DR SW		LIBURN	GA	30047
2016-053	02513455	EST PROPERTIES LLC				17537 JETTON RD		CORNELIUS	NC	28031
2016-053	02513331	EVANS	HARRY E	ELLABEID	EVANS	17537 JETTON RD		CORNELIUS	NC	28031
2016-053	02513232	EVANS	HARRY E	ELLABEID	EVANS	2732 CAPITOL DR		CHARLOTTE	NC	28208
2016-053	02513233	FANT	FLETCHER	TESSIE D	FANT	2732 CAPITOL DR		CHARLOTTE	NC	28208
2016-053	02513449	FERGUSON	BERNICE S			223 EDGEGREEN DR		CHARLOTTE	NC	28217
2016-053	02513450	FERGUSON	BERNICE S			1027 NORTHWOOD DR		CHARLOTTE	NC	28216
2016-053	02513418	FUNDERBURK	BILL	MARY B	PAMELA DENISE	1027 NORTHWOOD DR		CHARLOTTE	NC	28216
2016-053	02513419	FUNDERBURK	BILL	MARY	FUNDERBURK	5040 SAN FRANCISCO CIR		CHARLOTTE	NC	28216
2016-053	02513420	FUNDERBURK	BILL	MARY	FUNDERBURK	5040 SAN FRANCISCO CIR		CHARLOTTE	NC	28216
2016-053	02513401	GRIER	GEORGE N			8710 POTOMAC BLVD		CHARLOTTE	NC	28216
2016-053	02513333	HANG	TOULEE			8820 POTOMAC BV		CHARLOTTE	NC	28216
2016-053	02513508	HEARN	WILLIAM A			8793 REAMES RD		CHARLOTTE	NC	28211
2016-053	02514191	HIGHLAND PARK APARTMENTS LLC	WILLIAM EDWARD	DONNA MCAULEY	HOLLAR	4064 COLONY RD SUITE 430		CHARLOTTE	NC	28216
2016-053	02513507	HOLLAR	JAMES R	SYDIA G	JEFFERSON	1422 SUNSET RD		CHARLOTTE	NC	28216
2016-053	02513336	JEFFERSON	JAMES R	SYDIA G	JEFFERSON	7717 STONEHAVEN DR		WAXHAW	NC	28173
2016-053	02513335	JEFFERSON	JAMES R	SYDIA G	JEFFERSON	7717 STONEHAVEN DR		WAXHAW	NC	28173
2016-053	02513359	LESS PLASTERING SERVICE	INC	ETTA L	LYNN	PO BOX 30532		CHARLOTTE	NC	28216
2016-053	02513111	LYNN	WILLIE EARL			8601 POTOMAC BLVD		CHARLOTTE	NC	28216
2016-053	02513343	MARSH	JOHN W			PO BOX 176		POMERoy	PA	19367
2016-053	02513344	MARSH	JOHN W			PO BOX 176		POMERoy	PA	19367
2016-053	02513349	MAXWELL	SHIRLEY THOMPSON			6732 CONSTITUTION LN		CHARLOTTE	NC	28210
2016-053	02513212	MOORE	ANNIE MAE CHAPMAN	MARY A MORROW	(BY MARRIAGE)	4912 MIAMI CIR		CHARLOTTE	NC	28216
2016-053	02513423	MORROW	ANNIE MAE CHAPMAN	MARY A MORROW	SUTTON	5017 LAKEVIEW RD		CHARLOTTE	NC	28216
2016-053	02513424	MORROW	ANNIE MAE CHAPMAN	MARY A MORROW	SUTTON	5017 LAKEVIEW RD		CHARLOTTE	NC	28216
2016-053	02512517	RANSON	LLOYD RUSSELL III			2601 LEMON TREE LN		CHARLOTTE	NC	28211
2016-053	02513502	REAMES	THAD COLEMAN			8817 REAMES RD		CHARLOTTE	NC	28216
2016-053	02513503	REAMES	THAD COLEMAN &W			8817 REAMES RD		CHARLOTTE	NC	28216
2016-053	02512103	RESIDENCES AT BROOKLINE LLC	THOMAS H	DORTHEA R	RODDEY	3800 POMFRET LN		CHARLOTTE	NC	28211
2016-053	02513326	RODDEY	DANNY R	MAIRIE P	RODDEY	8910 POTOMAC BLVD		CHARLOTTE	NC	28216
2016-053	02513339	RODDEYS	ALI		RODDEYS	8734 POTOMAC BLVD		CHARLOTTE	NC	28216
2016-053	02513463	SHAH	RAYANEE S	ANESAH& AALINAH SHAH		3103 NOBLES AVE APT 12		CHARLOTTE	NC	28208
2016-053	02513456	SHAH	RAYANEE S			4803 SUNBURST LN		CHARLOTTE	NC	28213
2016-053	02513457	SHAH	RAYANEE S			4803 SUNBURST LN		CHARLOTTE	NC	28213
2016-053	02513458	SHAH	RAYANEE S			4803 SUNBURST LN		CHARLOTTE	NC	28213
2016-053	02513460	SHAH	RAYANEE S			4803 SUNBURST LN		CHARLOTTE	NC	28213
2016-053	02513462	SHAH	RAYANEE S			4803 SUNBURST LN		CHARLOTTE	NC	28213



2016-053	02513452	SHAH	WALLACE				CHARLOTTE	NC	28277
2016-053	02513453	SHAH	WALLACE			7624 BRITISH GARDENS LN	CHARLOTTE	NC	28277
2016-053	02513224	SPEARS	DORIS B	MARGARET		8801 POTOMAC BLVD	CHARLOTTE	NC	28216
2016-053	02513425	SPEARS	KENNETH	MARGARET	SPEARS	5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513426	SPEARS	KENNETH	MARGARET	SPEARS	5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513427	SPEARS	KENNETH	MARGARET ANN SWEAT	SPEARS	5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513402	SPEARS	KENNETH WARDELL			5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513404	SPEARS	KENNETH WARDELL			5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513414	SPEARS	KENNETH WARDELL			5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513415	SPEARS	KENNETH WARDELL			5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513416	SPEARS	KENNETH WARDELL			5009 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513227	SPEARS	THEO GILBERT			8801 POTOMAC BLVD	CHARLOTTE	NC	28216
2016-053	02513228	SPEARS	THEO GILBERT			8801 POTOMAC BLVD	CHARLOTTE	NC	28216
2016-053	02513406	TRIBUE	JAMES D	JOHNNIE J	TRIBUE	5019 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513410	TRIBUE	JAMES D		JOHNNIE J TRIBUE	5019 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513411	TRIBUE	JAMES D		JOHNNIE J TRIBUE	5019 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513412	TRIBUE	JAMES D		JOHNNIE J TRIBUE	5019 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513413	TRIBUE	JAMES D	KATHLEEN L	JOHNNIE J TRIBUE	5019 SAN FRANCISCO CIR	CHARLOTTE	NC	28216
2016-053	02513329	ZAVERI	RISHI V		ZAVERI	8832 POTOMAC BV	CHARLOTTE	NC	28216
2016-053	02513330	ZAVERI	RISHI V	KATHLEEN L	ZAVERI	8832 POTOMAC BLVD	CHARLOTTE	NC	28216

Petition Nc FirstName	LastName	OrgLabel	MailAddress	MailCity	Mc MailZip
2016-053 Roosevelt	Noise	Bahama Park Assoc.	8201 Bella Vista Court	Charlotte	NC 28216
2016-053 Lonnie	Newson	Bahama/Havana Park HOA	5024 Casino Drive	Charlotte	NC 28216
2016-053 Calvin	McDougal	Bahama-Havana Park HOA	5121 Hawaii Drive	Charlotte	NC 28216
2016-053 Caroline	Ellis	Bahama-Havana Park HOA, The	8217 Bella Vista Court	Charlotte	NC 28216
2016-053 Eric	Miller	Beaties Ford Comm. Assoc.	9901 Clairmore Place	Charlotte	NC 28216
2016-053 Tamara	Sanders	Laural Woods NA	6929 Silver Garden Lane	Charlotte	NC 28216
2016-053 BJ	Jones	McIntyre HOA	9510 Bayview Parkway	Charlotte	NC 28216
2016-053 Bonnie	Sampson	Towne Meadows at Braemar	8815 Cinnabay Drive	Charlotte	NC 28216



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Brookline Residential, LLC to rezone approximately 14.21 acres located on the west side of Reames Rd. between Lakeview Rd. and Anston Crossing Dr. to allow the development of a planned multifamily apartment development.

Date and Time of Meeting: 16, March 2016 at 6:30 p.m.

Place of Meeting: The Residences at Brookline Clubhouse
8816 Aspinwall Drive
Charlotte, NC 28216

Petitioner: Brookline Residential, LLC

Petition No.: 2016-053

We are assisting Brookline Residential, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 14.21 acre site (the “Site”) located on the west side of Reames Rd. between Lakeview Rd. and Anston Crossing Dr. from the MX-1 (Innov.) zoning district to UR-2(CD) zoning district. The purpose of the rezoning is to permit the development of a planned multifamily apartment development.

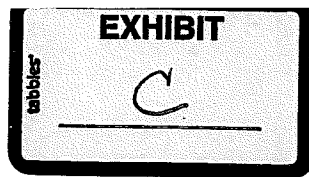
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission'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 16 March 2016, at 6:30 p.m. at The Residences at Brookline Clubhouse, 8816 Aspinwall Drive, Charlotte, NC 28216. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Anthony Fox at (704) 335-9841.

cc: Al Austin, City Councilmember District 2

Date Mailed: February 26, 2016



Outline for Brookline Community Meeting
Wednesday, March 16, 2016
Brookline Clubhouse
Aspinwall Drive
Charlotte, NC 28269

- Welcome the attendees and thank everyone for coming out to discuss the future expansion of Brookline west of Reames Road.
- Introduce the Petitioner's team.
- Explain the rezoning process and state that the purpose of the meeting is to discuss the rezoning request and the conditional site plan and to respond to questions.
- Briefly discuss the history of Brookline.
 - Brookline was originally envisioned in 2006 as a gated upper end neighborhood.
 - The plan was first developed as the market began collapsing and only 9 homes were built with four sold to owners.
 - Five homes went into foreclosure along with the development. We have rescued Brookline from uncertainty and now propose a plan that will find market success.
 - Rezined and built 320 residences East of Reames.
 - One of the most successful lease ups for Greystar in recent history with 57 leases in February.
 - Discuss the proposed rezoning of approximately 14.51 acres. Discuss that the rezoning will change the property's use from MX1 zoning district to UR-2 ((CD) zoning districts.
- We have filed a rezoning request with the City of Charlotte to meet current market conditions and modern land planning techniques while protecting values for existing owners:
 - The western portion of Brookline is proposed for 266 apartment homes. Four story buildings with elevators.
 - Compare with other product along the Reames Road corridor. family homes.

- The rezoning was originally contemplated in 2013 and this petition seeks to move forward on the vision for buildings opposite each other along Reames road.
- Show aerial photographs of the site and discuss its orientation to surrounding properties:
 - Discuss the proposed apartment rezoning plan and compare it to the existing zoning plan.
 - Describe the product and discuss the treatment between the multi-family apartment complex and the existing residential single family homes.
 - Four story buildings are concentrated around the pool.
- Discuss other site amenities and compatibilities with the single family neighborhood.
- Show architectural elevations and discuss building materials and design.
- Share additional apartment community developments done by Petitioner.
- Discuss apartment household incomes:
 - We are continuing research but remain well pleased with the direction apartments are heading in this submarket.
 - In stark contrast to the single family communities that have dramatically lowered pricing
 - new apartments in this area are commanding rents that are rapidly rising. Some former uptown residents are now moving this way in favor of an easy commute, larger homes and an exceptionally convenient location.
 - We predict future owners in the Single family portion of the neighborhood will reside in these apartment homes first or possibly move into these apartments while they await construction.
- Open the meeting for questions