

SECOND COMMUNITY MEETING REPORT
Petitioners: Charter Properties, Inc. and Browder Group Real Estate, LLC
Rezoning Petition No. 2016-139

RECEIVED

This Second 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.

OFFICE OF THE CITY CLERK

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioners mailed a written notice of the date, time and location of the Second 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 March 24, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Tuesday, April 4, 2017 at 6:30 PM in the BECO Conference Suite at Innovation Park located at 8335 IBM Drive in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioners' representatives at the Second Community Meeting were John Porter and John Scott Trotter of Charter Properties, Inc., Matt Browder of Browder Group Real Estate, LLC, Tanner Micheli of Top Golf, Nick Bushon of Design Resource Group, Michael Surasky of A. Morton Thomas & Associates, Inc. and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioners' representatives utilized a power point presentation during the Second Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the meeting and he introduced himself and the Petitioners' representatives. John Carmichael stated that this is the Second Community Meeting relating to Rezoning Petition No. 2016-139. The first Community Meeting was held on December 6, 2016.

John Carmichael then provided the agenda for the meeting and the current schedule of events relating to this rezoning request.

John Carmichael stated that since the first Community Meeting, the development plan has changed and the Petitioners have received additional feedback from NCDOT and CDOT.

John Carmichael stated that the site subject to this Rezoning Petition contains approximately 65.7 acres and is located on the northwest quadrant of the I-85 and West Mallard Creek Church Road interchange. The site is located next to Mallard Creek Presbyterian Church, across from Legranger Road.

John Carmichael shared an aerial photograph of the site and the surrounding area.

John Carmichael stated that the site subject to this Rezoning Petition is zoned RE-1, RE-3(CD) and R-3.

Petitioners are requesting that the site be rezoned to the R-12 MF (CD) and MUDD-O zoning districts to accommodate a multi-use development on the site. The proposed development would contain up to 395 multi-family dwelling units, a potential Top Golf entertainment facility, and restaurant, retail, and other commercial uses, which could include a convenience store with or without gasoline sales and restaurants with drive-through windows.

John Carmichael stated that this is a conditional rezoning request, so if this Rezoning Petition is approved, the site could only be developed in accordance with the approved rezoning plan.

John Porter then addressed the meeting. John Porter shared slides depicting some of Charter Properties' recent apartment communities. John Porter stated that at the first Community Meeting, he heard concerns about adjacency issues. Therefore, the Class C buffer has been increased to 75 feet in width and the road and buildings have been moved further from the property line. Additionally, there would be a fence installed within the Class C buffer.

In response to a question regarding the height of the fence, John Porter stated that the fence could be six feet or eight feet in height, whatever was preferred by the neighbors. John Porter stated that he is happy to install an eight foot tall fence.

In response to a question, John Porter stated that the height of the apartment buildings would be 40 feet at the soffits. An individual stated that the rezoning plan provides that the maximum height is 60 feet. John Porter stated that the 60 feet refers to the peak of the roof of the apartment buildings. John Porter stated that the soffits are located above the windows of the building. However, the crown of the roof could be 60 feet in height.

John Porter then shared some of the revisions to the rezoning plan relating to that portion of the site on which the multi-family dwelling units would be located. John Porter described the linear park with the multi-use path and the potential exercise equipment that could be located adjacent to the multi-use path.

In response to a question, John Porter stated that the fence could be a solid wooden fence, a solid vinyl fence or a metal fence, whatever the neighbors prefer. An individual stated that he would prefer a wooden fence with brick tiers. John Porter stated that he could not use brick piers because the brick piers would require the removal of too many trees within the buffer area. John Porter stated that he would commit to a six-foot tall solid wooden fence if that is what the neighbors desire.

In response to a question, John Porter stated that the apartment community would maintain and repair the wooden fence.

In response to a question regarding plant materials in the buffer, John Porter stated that the buffer would have to meet the requirements of a Class C buffer.

In response to a question, Nick Bushon stated that the trees within the buffer would be a combination of evergreen and deciduous trees. Nick Bushon stated that what is required are nine trees per 100 lineal feet and twenty shrubs per 100 lineal feet.

John Porter stated that he would seek to preserve as many trees as possible within the buffer.

An individual asked if an eight foot tall wooden fence could be installed in the Class C buffer. Nick Bushon stated that they will find out if an eight-foot tall fence is allowed.

An individual asked if trees would be planted on top of a berm in the Class C buffer, and Nick Bushon stated that the installation of a berm in the buffer would require the removal of trees, and that is not something that they desire to do. They desire to keep as many trees as possible in the buffer areas.

An individual asked if the internal street would be higher or lower than the adjacent trees. John Porter stated that he believes that the road would be below the trees.

In response to a question, John Porter showed on the rezoning plan where the parking would be located for the multi-family dwelling units. An individual expressed doubts that there would be sufficient parking on the site for the multi-family apartment units. Nick Bushon explained that there would be parking located on each side of the drive aisles within the multi-family apartment community. Nick Bushon stated that there would be more than sufficient parking to serve the multi-family apartment community. John Porter confirmed that there would be more than sufficient parking for the multi-family apartment community.

Nick Bushon stated that trees are required to be planted in the parking areas pursuant to the Tree Ordinance.

An individual asked if the fence to be located in the Class C buffer can cross the stream. Nick Bushon stated that the fence could not cross the stream. However, the fence could change directions at the stream and come across the bridge and then return back to the Class C buffer after it crosses the stream. This individual was concerned that people would cut through his property from the multi-family apartment community, and he wants the fence to be continuous. John Porter stated that he can bring the fence to the bridge at the road where the fence comes to the stream. However, the material of the fence would need to change at that point. The fence at that point would likely be a decorative metal fence, and then after the fence is across the stream and returned to the buffer, it could continue to be an opaque wooden fence.

In response to a question, Nick Bushon stated that there would be two speed tables on the internal street.

An individual asked if John Porter's company had specific requirements for renters? In other words, are there minimum requirements? John Porter stated that they do have minimum requirements dealing with age, financial ability and criminal history. John Porter stated that he is not aware of all of the specifics at this time, but he can provide that information to anyone who desires this information. John Scott Trotter stated that their requirements are consistent with industry standards, and that a software program is utilized. John Porter stated that there are income-ratio requirements for potential renters.

In response to a question, John Porter stated that the average monthly rent would be approximately \$1,100. John Porter stated that this proposed apartment community would have one, two and three bedroom units. Approximately 10% of the units would contain three bedrooms. John Porter stated that generally speaking, Charter's multi-family apartment communities do not contain many families.

An individual asked if residents in the top units of the apartment buildings will be able to see over the tree line into the yards of the neighbors. John Porter stated that he is not sure about that, but that the windows would be at a height of approximately 35 feet.

An individual stated that he is concerned that someone can look into his backyard from the apartment buildings. John Porter stated that they will analyze this issue and he can provide

information if people desire it. John Porter stated that the closest apartment buildings would be located approximately 165 feet from the property line.

An individual stated that she is looking for a guaranty that her neighborhood will remain a quiet neighborhood in the event that this proposed development is constructed. John Porter stated that he cannot provide any guaranties, however, he does not think that this proposed development will change the character of her neighborhood.

In response to a question, John Porter stated that this apartment community would not have on-site security. However, it would have on-site management. John Porter stated that the average resident would be 35-40 years old, however, there would be some residents who are just out of school.

Matt Browder then addressed the meeting. Matt Browder said that at the time of the first Community Meeting, a large grocery store was being proposed for the commercial component of the site. A proposed grocery store met with some resistance from the neighbors. Matt Browder stated that he is now working with Top Golf and Top Golf may locate an entertainment facility on the site. Additionally, if this Rezoning Petition is approved, restaurants, retail uses and a convenience store could be located on the site. The restaurants could have drive-through windows.

An individual asked why clearing is currently occurring on a portion of the site. Matt Browder stated that a self-storage facility is being developed across West Mallard Creek Church Road from the site, and the developer of that facility is running a sewer line from this site to the storage facility.

Tanner Micheli of Top Golf then addressed the meeting. He stated that Top Golf is currently building a facility in the Steele Creek area of Charlotte. Tanner Micheli shared a slide that depicts portions of a Top Golf venue. Tanner Micheli stated that Top Golf is a three-story entertainment facility with hitting bays on three levels and an outdoor field. Tanner Micheli said there are microchips in the golf balls and you score points if you hit certain targets. Tanner Micheli described the components of a Top Golf facility, including the lounges and the food and beverage service. Tanner Micheli stated that each Top Golf facility employs an executive chef and it hosts meetings and corporate events. A Top Golf facility would have a rooftop terrace.

An individual asked if a Top Golf facility would have live music. Tanner Micheli stated that there would be live music at the Top Golf facility. However, the music is tied into the house sound system so that Top Golf can control the volume of the music. Top Golf would abide by all noise ordinances.

In response to a question, Tanner Micheli stated that the maximum occupancy of a Top Golf facility is approximately 1,000 people. He stated that approximately 30,000 people visit a Top Golf facility each month.

In response to a question regarding parking, Tanner Micheli stated that this facility would have more than adequate parking.

In response to a question regarding the hours of operation, Tanner Micheli stated that the current hours of operation of a Top Golf facility are 9:00 AM to 12 AM Sunday through Thursday, and 9:00 AM to 2:00 AM on Friday and Saturday.

In response to a question regarding access points into the site, Nick Bushon pointed out the access points on the Rezoning Plan.

In response to a question, Tanner Micheli stated that there would be barrier netting around the outdoor field to keep golf balls from leaving the field. The netting would be 170 feet in height at its tallest point. The netting would be 93% transparent. Additionally, the poles supporting the netting would blend into the skyline as much as possible.

In response to a question, Tanner Micheli stated that the construction of the Top Golf facility would occur at approximately the same time as the construction of the apartment community.

Matt Browder stated that all required transportation improvements would have to be completed prior to the issuance of the first certificate of occupancy for a building on the site.

In response to a question, Matt Browder stated that if there is insufficient lighting on an existing nearby street, that the developers would not correct that deficiency. That would be up to NCDOT or CDOT.

Regarding the new internal street, it would be a public street that would be maintained by the City.

In response to a question regarding lighting within the site, Matt Browder stated that the light fixtures would be cut off fixtures.

Michael Surasky then addressed the meeting. He confirmed that they have received comments from CDOT and NCDOT regarding the traffic study. He also confirmed that all required transportation improvements must be in place prior to the issuance of the first certificate of occupancy for this proposed development. Michael Surasky showed a slide that depicts the study area for the traffic study. Michael Surasky also shared a slide that shows the required transportation improvements for this project. Michael Surasky also described these transportation improvements.

In response to a question, Michael Surasky described the improvements that would be made to the on and off ramps at I-85.

An individual stated that neither the state nor the county has performed a traffic study regarding this proposed development. Michael Surasky stated that his firm performed a traffic study on behalf of the developer and submitted it to CDOT and NCDOT, both of whom have approved the traffic study.

A discussion ensued regarding certain of the required transportation improvements. Michael Surasky stated that the transportation improvements would help to mitigate the traffic impacts of this proposed development.

John Porter stated that the traffic study was done with a 120,000 square foot grocery store, which is no longer going on the site. Top Golf would generate significantly fewer peak hour vehicular trips than the proposed grocery store. Nevertheless, the required transportation improvements are based upon a grocery store being located on the site.

In response to a question, Matt Browder stated that he is proposing this project for the site because he already owns the property. Additionally, the area plan recommends a mix of uses on the site.

With respect to the apartment community, John Porter stated that he and Matt have done business before, and he believes that this is a good site for an apartment community.

Tanner Micheli stated that he feels that this is a good location for a Top Golf facility. There is nearby residential as well as corporate uses. The demographics are good and the access is good as well.

In response to a question, Michael Surasky described the improvements that would be made to West Mallard Creek Church Road in connection with this project.

The Second Community Meeting was then devoted to three break-out sessions. Set out below is a brief description of the discussion at each breakout session.

A. Retail/Commercial/Top Golf Component

An individual asked if birds ever get stuck in the nets that surround the outdoor field. Tanner Micheli stated that he is not aware that this has been an issue.

B. The Multi-Family/Apartment Component

In response to a question, John Porter stated that he will agree to an opaque wooden fence in the buffer. He stated that the height of the fence would be at least six feet, but he will check if eight feet is allowed under the ordinance.

In response to a question, John Porter stated that the fence would be located near the property line. He stated that the fence will be extended to cross the creek at the pedestrian bridge so as not to impair the stream.

John Porter stated that he will check on the percentage of evergreen trees that would be located in the buffer.

In response to a question regarding what the grade of the internal road will be in comparison to the adjacent houses, John Porter stated that he will have a cross section prepared and show this to the neighbors. John Porter stated that the road will fall in elevation as it moves toward the creek.

In response to a question, John Porter stated that there would be two speed tables on the internal street.

In response to a question regarding the view lines from the apartment buildings toward the adjacent property, John Porter stated that he will prepare a cross section analysis to illustrate the view lines and share it with the neighbors.

In response to a question, John Porter stated that lighting from the apartment community would not bleed over onto the adjacent properties. Cut off light fixtures would be utilized on the site.

John Porter stated that he will provide neighbors with the leasing criteria and a resident rules form from another Charter development in Charlotte. Some area residents expressed a concern that crime could be generated from an apartment community.

C. Transportation

A question was asked regarding the meaning of the level of service categories A-F. Michael Surasky stated that the A-F categories denote the amount of delay that is experienced at an intersection.

An individual asked about the specific locations of the access points into the development, and Michael Surasky provided this information and he discussed the signalized access point from West Mallard Creek Church Road.

In response to a question, it was stated that the build-out year was 2018 in the traffic study.

In response to a question, it was stated that the intersection of Galloway Road and Garrison Road was not studied in the traffic study.

The meeting was then adjourned.

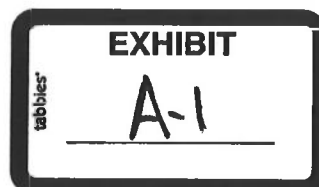
CHANGES MADE TO THE PETITION AS A RESULT OF THE SECOND COMMUNITY MEETING AS OF THE DATE HEREOF:

Other than changes regarding the fence to be located in the 75 foot Class C buffer, no changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Second Community Meeting Report solely as a result of the Second Community Meeting.

Respectfully submitted, this 10th day of April, 2017.

Charter Properties, Inc. and Browder Group Real Estate, LLC, Petitioners

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfrs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-139	02902357	2014-2 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2016-139	04738108	ALEXANDER VILLAGE ACQUISITION LP					1820 HERITAGE POND DR	CHARLOTTE	NC	28262
2016-139	02901224	ARBOR HILLS HOMEOWNERS ASSOC	INC		C/O HAWTHORNE MANAGEMENT	2221 PARK RD		CHARLOTTE	NC	28203
2016-139	02901298	ARBOR HILLS HOMEOWNERS ASSOC	INC		C/O HAWTHORNE MANAGEMENT	2221 PARK RD		CHARLOTTE	NC	28203
2016-139	02902320	BELL	JACQUELINE M			1687 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902339	BETZ	PETER G	KIMBERLY A	BETZ	10145 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02902301	BUFF	LARRY STEVEN	GAIL M	BUFF	1635 GALLOWAY DR		CHARLOTTE	NC	28262
2016-139	02902336	CASTRO	JOSEPH	NORMA J	CASTRO	1718 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	04742106	CRESCENT RESOURCES INC			C/O PROPERTY TAX DEPT	227 W TRADE ST	SUITE 1000	CHARLOTTE	NC	28202
2016-139	02902124	DANIEL	TIMOTHY L		LINDA GARRISON	1427 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	04738202	DUKE POWER CO	ATTN: TAX DEPT - P805B			422 S CHURCH ST		CHARLOTTE	NC	28242
2016-139	02901127	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2016-139	02902317	FLANNERY	SEAN D	JENNIFER S	FLANNERY	1675 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902337	FREY	PAUL S			10135 LOGANBERRY TL		CHARLOTTE	NC	28262
2016-139	02902349	FULMER	DAVID A	LISA W	FULMER	1709 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02902126	GARRISON	JILL H			1401 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902132	GARRISON	ROBERT ALAN	TERESA A	GARRISON	1501 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02912106	GARRISON	ROBERT H	CARLENE G	GARRISON	1500 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02912107	GARRISON	ROBERT HERNDON	CARLENE G	GARRISON	1500 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02901281	GONZALEZ	RAFAEL E			1721 ARBOR VISTA DRIVE		CHARLOTTE	NC	28262
2016-139	02902351	GREVE	DOUGLAS H	KANDY A	GREVE	1717 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02901233	GUTIERREZ	AURELIO M			10302 OLDE IVY WY		CHARLOTTE	NC	28262
2016-139	02902356	HAMBRIGHT	RICHARD C	KAREN G	HAMBRIGHT	10174 CLAYBROOK DR		CHARLOTTE	NC	28262
2016-139	02902355	HARSHBERGER	DARYL E	HOUA E	HARSHBERGER	10178 CLAYBROOK DR		CHARLOTTE	NC	28262
2016-139	04738203	HERLOCKER LESTER	ASSOC INC			1718 E 8TH ST		CHARLOTTE	NC	28204
2016-139	02902314	HERNANDEZ	DAVID	JACQUELINE	HERNANDEZ	1663 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902344	KENNEDY	SHAWN O			PO BOX 33324		CHARLOTTE	NC	28238
2016-139	02901131	LANIER MALLARD CREEK LLC				PO BOX 1028		PINEVILLE	NC	28134
2016-139	02902346	LAWRENCE	SIDONIE	MAHLON	LAWRENCE	1702 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02912108	LUMPKIN	JAMES PARKER II		C/O HUNTER PROPERTIES	2430 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902316	MACLEOD	MARY ANN			1671 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902338	MAJCHRZAK	LUNDA L	KATRYNA	ROMERO	10139 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02902101	MALLARD CREEK PRESBYTERIAN	CHURCH INC			1600 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2016-139	04738110	MALLARD CREEK PRESBYTERIAN	CHURCH INC			1600 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2016-139	02902322	MANJIGANI	SREEDHAR	SUJATHA C	MANJIGANI	1703 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902318	MASSEY	PAUL M			1679 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902307	MASSEY	TERRENCE W			10274 KENDAN KNOLL DRIVE		CHARLOTTE	NC	28262
2016-139	02902308	MATHEWS	JAMES A	LUNDA	LANGHORNE-MATHEWS	1678 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902312	MIHAR	AYMAN M			1658 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901235	MISHRA	MANEESH	VARSHA	MISHRA	530 NORTH UMBRIA PL		MOUNTAIN HOUSE	CA	95194
2016-139	02902129	MOON	CHARLES E	ROSEMARY S	MOON	1825 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902341	MOORE	ROGER D	JULANE N	MOORE	1723 BREEZEWOOD DR		CHARLOTTE	NC	28262
2016-139	02902352	MOSES	PAUL H	KRISHNAPRIYA	ALAGARSWAMI	1725 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02901279	NADIGER	DEEPAK V	JYOTI D	NADIGER	1713 ARBOR VISTA DRIVE		CHARLOTTE	NC	28262
2016-139	02902350	NAGEL	MARY ANN			1713 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02901232	OZAKI	EUI	LIYAN	ZHANG	10306 OLDE IVY WY		CHARLOTTE	NC	28262
2016-139	02902309	PAGAN	DANNY K	JENNIFER G	PAGAN	1670 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901282	PASUMARTI	KISHORE K	YASODA	KOTA	1725 ARBOR VISTA DRIVE		CHARLOTTE	NC	28262
2016-139	02902340	PATEL	AMIT R	KRISHNA	PATEL	10150 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02902321	PATEL	VIPUL B			1691 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902342	PAYNE	WILLIAM J	BEVERLY F	PAYNE	10142 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02901280	PEREZ-MEZA	PABLO E	CARMEN Z	PEREZ	1717 ARBOR VISTA DR		CHARLOTTE	NC	28262
2016-139	02902319	RAVANEL	LAYSALLE O	KIMBERLY H	RAVANEL	1683 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901234	RICHBERG	ALEXANDER B	DELORIS W	RICHBERG	1695 GRAND CONCOURSE 2L		BROOK	NY	10453
2016-139	02901278	SALEH	MAHMOUD	SAFAA	HEGAZY	1709 ARBOR VISTA DR		CHARLOTTE	NC	28262
2016-139	02912114	SCHNEIDER	BRIAN K	ELLEN BEAVER	SCHNEIDER	220 QUEENS COVE RD		MOORESVILLE	NC	28117
2016-139	02902133	SELBURN CREEK LLC				1401 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902354	SHEPARD	P ANDREW	LAURA A	SHEPARD	1733 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02902306	SISTY	DEBORRAH P	JOHN R	SISTY	10278 KENDAN KNOLL		CHARLOTTE	NC	28262
2016-139	02902343	SNYDER	ERIC	SANDY	SNYDER	10138 LOGANBERRY TRL		CHARLOTTE	NC	28262
2016-139	02902353	STEPHEN	LANCASHIRE		KATHLEEN KERR	1729 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02902121	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2016-139	02902313	VAICKUS	PAUL	LINDA	VAICKUS	1659 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901277	VARGAS	JOSE			1705 ARBOR VISTA DR		CHARLOTTE	NC	28262
2016-139	02902345	WATKINS	DETRINA			10130 LOGANBERRY TL		CHARLOTTE	NC	28262
2016-139	02902310	WENNEMAN	THOMAS			1666 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902348	WERNER	PETER H	KATICA	WERNER	1705 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02902311	WHEELER	KATRINA			1662 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902315	WHITFIELD	LOLITA R			1667 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902358	WOODING	ANTHONY D	LORNA	WOODING	10179 CLAYBROOKE DR		CHARLOTTE	NC	28262
2016-139	02902347	WOUNG	CLINTON R	LORRAINE H	WOUNG	1701 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON STREET, SUITE 1900		CHARLOTTE	NC	28246
2016-139		CHARTER PROPERTIES		JOHN	PORTER	P.O. BOX 37166		CHARLOTTE	NC	28237-7166
2016-139		BROWDER GROUP REAL ESTATE, LLC		MATT	BROWDER	1440 S. TRYON STREET	SUITE 104	CHARLOTTE	NC	28203



Pet. NO.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-139	Myron	Brown	Homewood Acres Comm. Assoc.	12420 Fellowship Drive	Charlotte	NC 28262
2016-139	Wendy	Parks	Arbor Hills HOA	Post Office Box 11906	Charlotte	NC 28220
2016-139	Veronica	Foster	Lexington	2313 Arden Gate Lane	Charlotte	NC 28262
2016-139	Anthony	Wooding	Claybrooke NA	10179 Claybrooke Drive	Charlotte	NC 28262
2016-139	Demie	Hallett	Vulcan Materials Co.	11020 David Taylor Road	Charlotte	NC 28262
2016-139	Clair	Lane	Fountain Grove HOA	2026 Chipstone Road	Charlotte	NC 28262
2016-139	Carolyn	Sands	Mallard Glen Village HOA	10339 Garrett Griggs Road	Charlotte	NC 28262
2016-139	Andre	Christie	Mallard Lake HOA	10503 Greenhead View	Charlotte	NC 28262
2016-139	Ravi	Vallabhapuram	Maplewood	1147 Bowelder Lane	Charlotte	NC 28262
2016-139	Patrick & Heini	Beach	Fountain Grove HOA	11024 Fountain Grove Drive	Charlotte	NC 28262
2016-139	Alton	Caldwell	Sir Anthony/29 North NA	1701 Sir Anthony Drive	Charlotte	NC 28262
2016-139			Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite 200	Charlotte	NC 28202
2016-139	Susan	Lindsay	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2016-139	Kyle	Woudstra	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2016-139	Richard	Toenjes	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2016-139	Clair	Fallon	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-139	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2016-139	Philip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2016-139	Dorothy	Coplon	Southwest Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2016-139	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2016-139	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2016-139	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2016-139	Vickie	Fawell	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2016-139	Carol	Burke	North End Partners	3615 N Tryon Street	Charlotte	NC 28206
2016-139	Mary	Hopper	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2016-139	Al	Winget	Steele Creek Residents Assoc.	12338 Winget Road	Charlotte	NC 28278
2016-139	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273

**NOTICE TO INTERESTED PARTIES
OF SECOND COMMUNITY MEETING**

Subject: Second Community Meeting -- **Rezoning Petition No. 2016-139** filed by Charter Properties, Inc. and Browder Group Real Estate, LLC to request the rezoning of an approximately 65.70 acre site located at the northwest quadrant of the West Mallard Creek Church Road and Interstate 85 interchange from the RE-1, RE-3 (CD) and R-3 zoning districts to the Commercial Center or R-12 MF (CD) zoning district, the MUDD-O zoning district and potentially the Neighborhood Services zoning district

Date and Time of Meeting: Tuesday, April 4, 2017 at 6:30 p.m.

Place of Meeting: Innovation Park (See Enclosed Map)
BECO Conference Suite
8335 IBM Drive
Charlotte, NC

We are assisting Charter Properties, Inc. and Browder Group Real Estate, LLC (the "Petitioners") in connection with a Rezoning Petition they have filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 65.70 acre site located at the northwest quadrant of the West Mallard Creek Church Road and Interstate 85 interchange from the RE-1, RE-3 (CD) and R-3 zoning districts to the Commercial Center or R-12 MF (CD) zoning district, the MUDD-O zoning district and potentially the Neighborhood Services zoning district. The purpose of this rezoning request is to accommodate a multi-use development on the site that could contain up to 395 multi-family dwelling units, a potential golf entertainment facility with an outdoor field utilized as a driving range, and retail, restaurant, office and other commercial uses.

The Petitioners 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 Petitioners, we give you notice that representatives of the Petitioners will hold a Community Meeting regarding this Rezoning Petition on Tuesday, April 4, 2017 at 6:30 p.m. in the BECO Conference Suite at Innovation Park located at 8335 IBM Drive in Charlotte. See the enclosed map for directions, and please be sure to turn into Entrance 1 into Innovation Park from IBM Drive. Representatives of the Petitioners look forward to sharing this rezoning proposal with you and to answering your questions.

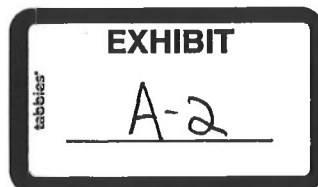
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 23, 2016

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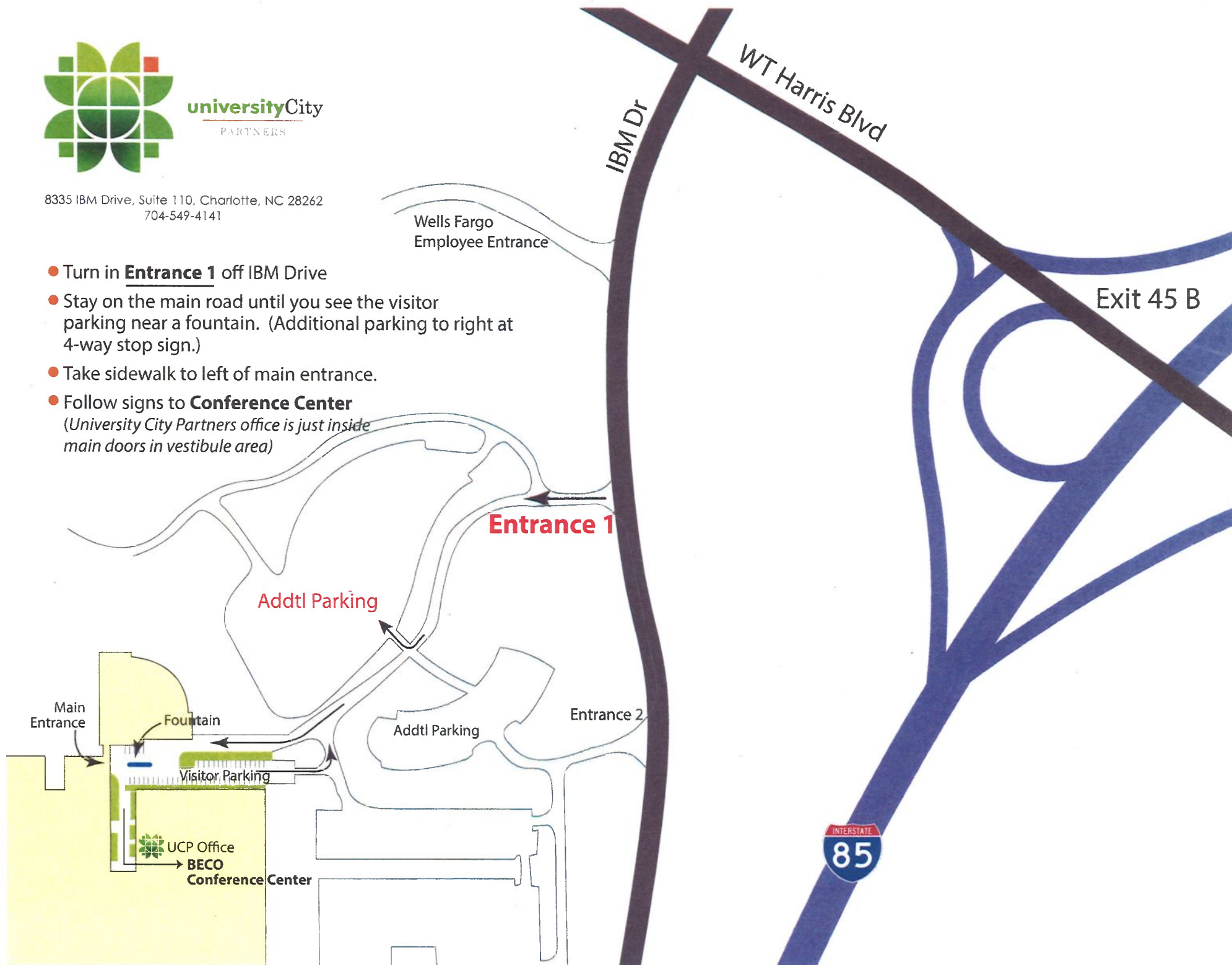




universityCity
PARTNERS

8335 IBM Drive, Suite 110, Charlotte, NC 28262
704-549-4141

- Turn in **Entrance 1** off IBM Drive
- Stay on the main road until you see the visitor parking near a fountain. (Additional parking to right at 4-way stop sign.)
- Take sidewalk to left of main entrance.
- Follow signs to **Conference Center**
(University City Partners office is just inside main doors in vestibule area)



Charter Properties, Inc. and Browder Group Real Estate, LLC, Petitioners
Rezoning Petition No. 2016-139

Community Meeting Sign-in Sheet

Innovation Park
BECO Conference Suite
8335 IBM Drive
Charlotte, NC

Tuesday, April 4, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	TANNER MICHELI	8750 N. CIRCLE EPRVY DALLAS	214.377.0663	TANNER.MICHELI@TOPGOLF.COM
2.	Jennifer Blair	7708 WINDSWY FINEST/PI 28075		jenniferblair@ording.ev.com
3.	Tim Daniel	1427 GALLOWAY RD		tim.daniel@bellsouth.net
4.	WEST HUNTER	2436 Galloway		wph@HUNTER Construction Group
5.	JOE PAYNE	10142 LOGANBERRY TRAIL 88862	704-549-4913	wjpayne@aol.com
6.	Rebecca Quick	1624 Sansberry Rd		RQUICK02@yahoo.com
7.	AMIT PATEL	10150 LOGANBERRY TRAIL	704 705 0631	ARPHARM1@GMAIL.COM
8.	Janice Woods	10233 Claybrooke Dr.	704.451.9389	jellis055@Carolina.rr.com
9.	FRANK C. WOODS	10233 CLAYBROOKE DR	" " "	FWART514@yahoo.com
10.				
11.				
12.				

**Charter Properties, Inc. and Browder Group Real Estate, LLC, Petitioners
Rezoning Petition No. 2016-139**

Community Meeting Sign-in Sheet

**Innovation Park
BECO Conference Suite
8335 IBM Drive
Charlotte, NC**

Tuesday, April 4, 2017

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	<i>[Signature]</i>	<i>12233 Eastfield Rd</i>	<i>704 948 7010</i>	<i>UNIVERSALREACTY247@Gmail</i>
2.	<i>Gail Buehl</i>	<i>1635 GALLOWAY RD</i>	<i>704-509-2020</i>	<i>SBaFF38735@AOL.COM</i>
3.	<i>John & Deborah Sisty</i>	<i>10278 Kendal Knoll Dr.</i>	<i>980-226-5664</i>	<i>jsisty@yahoo.com dpsisty@yaho.</i>
4.	<i>Linda Majchrzak</i>	<i>10139 Loganberry Trail</i>	<i>704-293-4831</i>	<i>lindalmaj@yahoo.com</i>
5.	<i>JEFF GARRISON</i>	<i>3017 McLAUGHLIN LN 28269</i>		
6.	<i>XAVIER HARLOW</i>	<i>10191 CLAYBROOK DR</i>	<i>704-661-7764</i>	<i>harlowx@bellsouth.net</i>
7.				
8.				
9.				
10.				
11.				
12.				

tabbies®

EXHIBIT

C

**CHARTER
PROPERTIES
INC.**



**REZONING PETITION NO. 2016-139
SECOND COMMUNITY MEETING
APRIL 4, 2017**

**WEST MALLARD CREEK CHURCH RD./ I-85
SITE**

Development Team

- Matt Browder, Browder Group Real Estate
- John Porter, Charter Properties
- John Scott Trotter, Charter Properties
- Tanner Micheli, Top Golf
- Jim Guyton, Design Resource Group
- Nick Bushon, Design Resource Group

Development Team - Continued

- Michael Surasky, AMT Engineering
- John Carmichael, Robinson, Bradshaw & Hinson

Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Information on Charter Properties
- V. Information on Browder Group Real Estate
- VI. Information on Top Golf
- VII. Review of Site Plan and the Proposed Development

Agenda - Continued

VIII. Transportation

IX. Breakout Sessions

A. Retail/Commercial Component/Top Golf

B. Multi-Family Component

C. Transportation

Rezoning Schedule

- Public Hearing: Monday, May 15, 2017 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, May 30, 2017 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, June 19, 2017 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center



drg
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
TRANSPORTATION PLANNING
URBAN PLANNING

10000 W. GARRISON RD., SUITE 200
CHARLOTTE, NC 28226
704.488.1111
www.drginc.com



REZONING PETITION
FOR PUBLIC HEARING
2016-139
REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC &
BROWDER GROUP

AERIAL ROAD
EXHIBIT

SCALE: 1" = 125'

PROJECT # 2016-139
DATE: 04/04/17
REVISIONS:

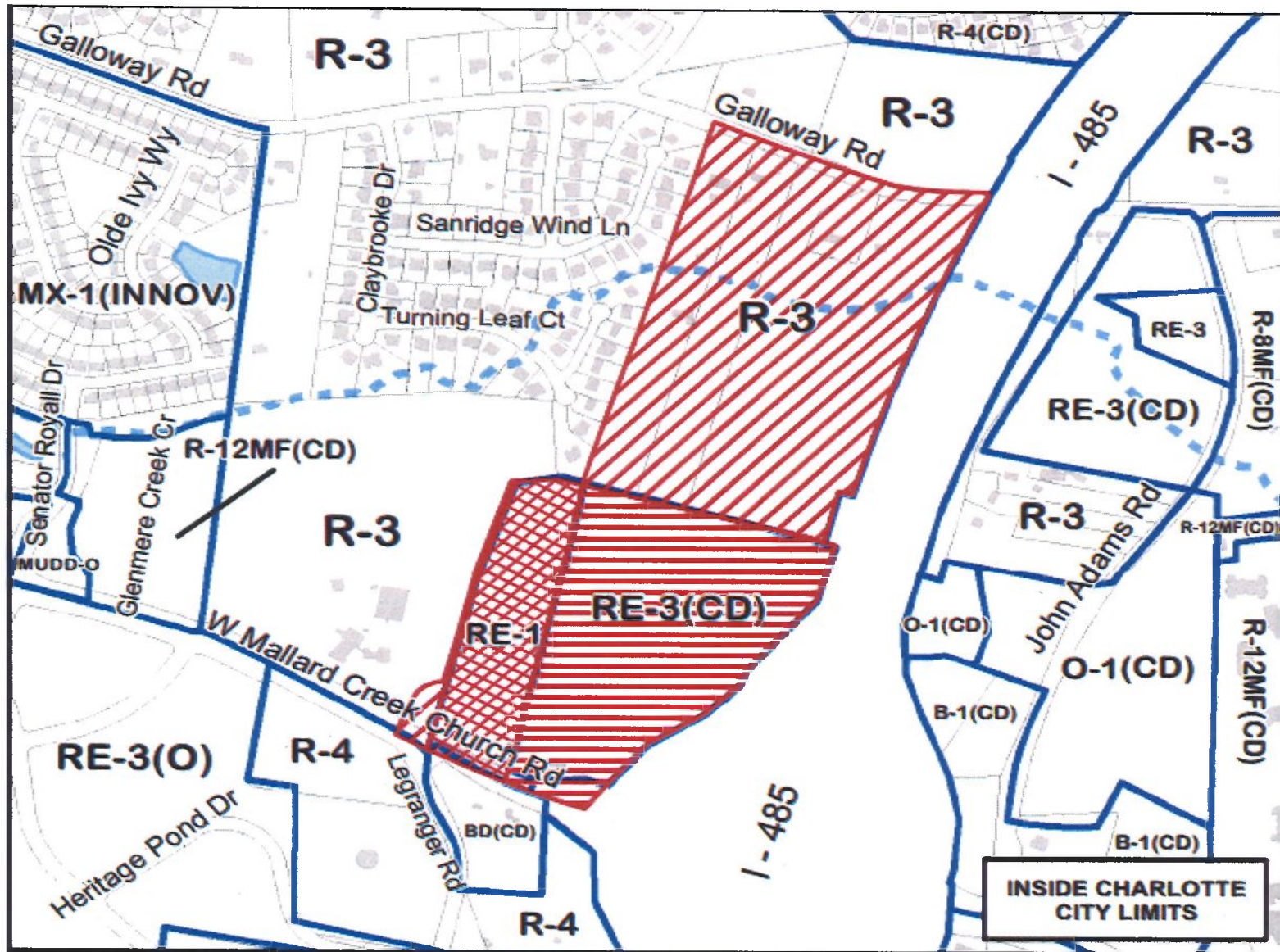
EXHIBIT



AERIAL OF SURROUNDING AREA



Existing Zoning of the Site and Surrounding Parcels





RECENT DEVELOPMENTS BY CHARTER



**Ridge at Highland Creek
Charlotte, NC**

**Brayden
Fort Mill, SC**





BRAYDEN FORT MILL, SC TOWNHOMES





POTENTIAL ARCHITECTURAL ELEVATION





EXTERIOR



LOBBY



MAIN BAR



CORPORATE EVENTS



BAYS



TEE LINE



OUTFIELD

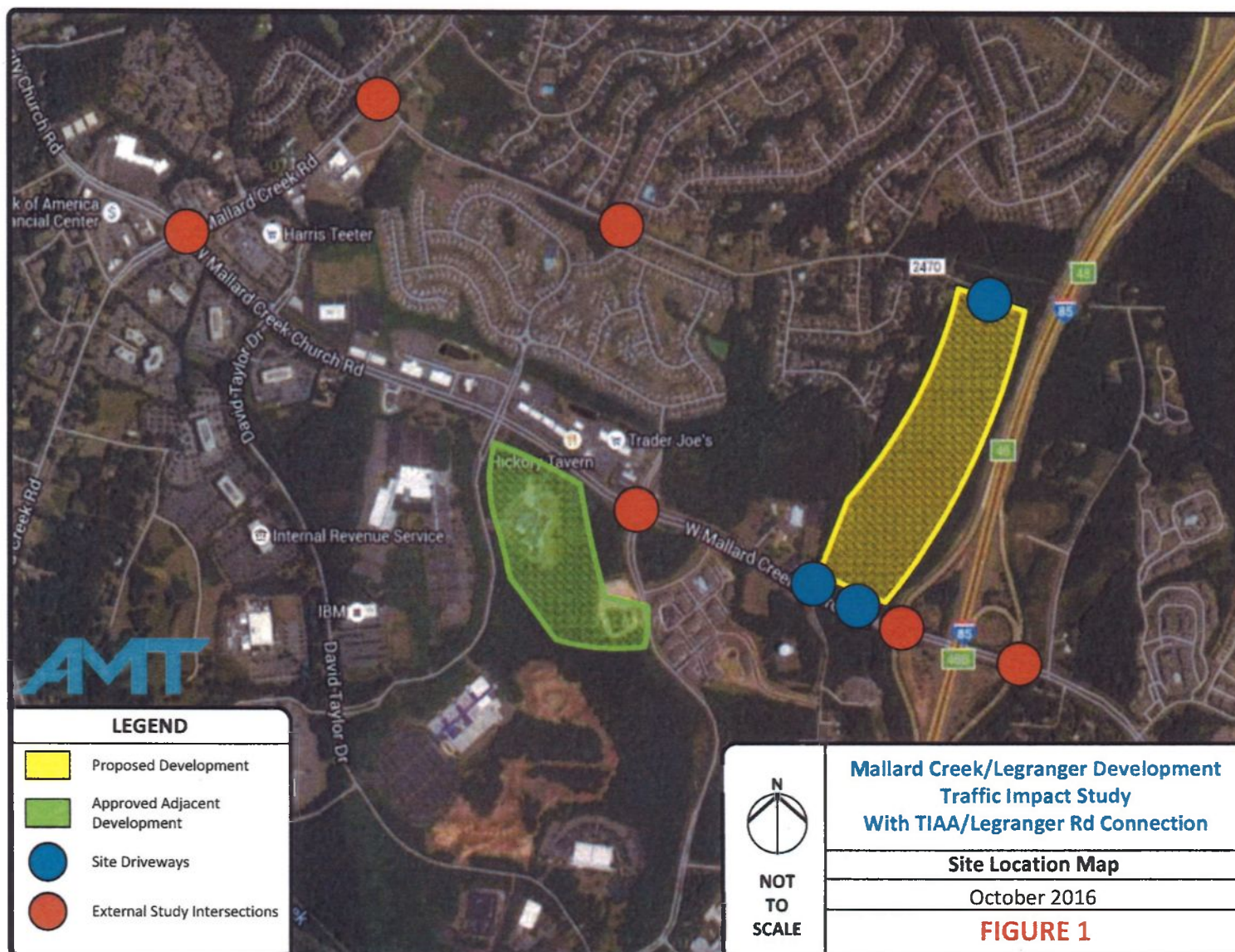


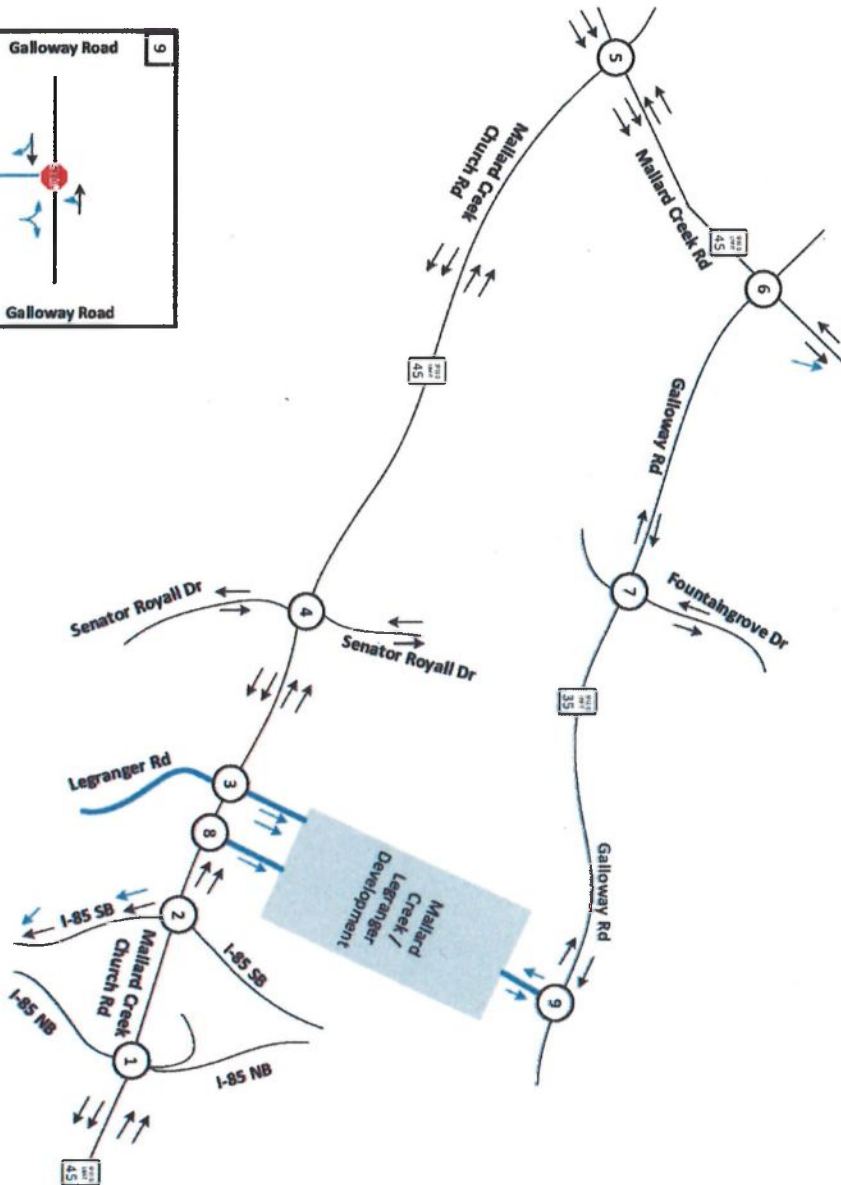
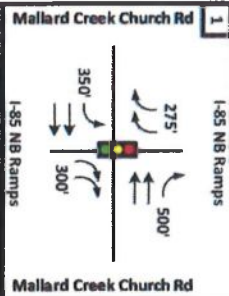
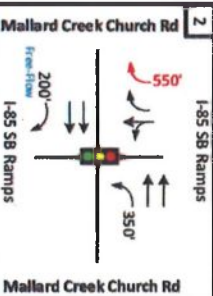
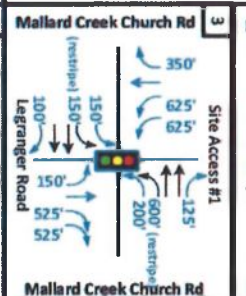
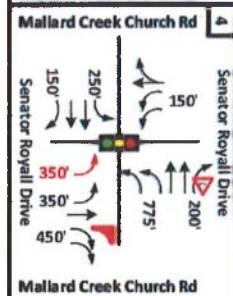
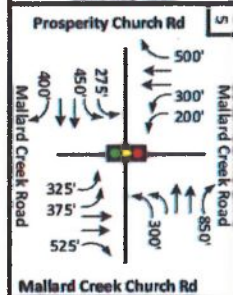
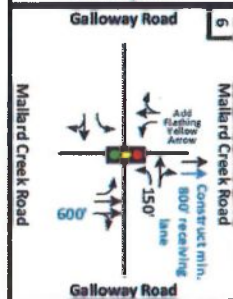
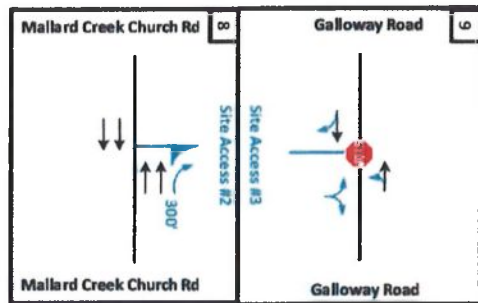
LOWER LOUNGE



ROOFTOP TERRACE







LEGEND

- Existing Traffic Control
- Recommended Traffic Signal
- Existing Roadway
- Existing Laneage
- Approved Development Mitigation Improvements
- Recommended Laneage
- XXX' Storage Bay Length
- Existing Posted Speed
- Approved Development Storage Bay Length
- Recommended Storage Bay Length



NOT TO SCALE

Mallard Creek / Legranger Site Traffic Impact Study With TIAA / Legranger Rd Connection

Recommended Improvements

July 2016

FIGURE 22



Breakout Sessions