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THIRD COMMUNITY MEETING REPORT

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

AUG 14 2017

This Third 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 Third 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 July 28, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Third Community Meeting was held on Wednesday, August 9, 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 Third Community Meeting was attended by those individuals identified on the sign-in sheets attached hereto as Exhibit B. The Petitioners' representatives at the Third Community Meeting were John Porter and John Scott Trotter of Charter Properties, Inc., Matt Browder of Browder Group Real Estate, LLC, Nick Bushon of Design Resource Group and John Carmichael and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioners' representatives utilized a power point presentation during the Third 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 Third Community Meeting relating to Rezoning Petition No. 2016-139. The Second Community Meeting was held on April 4, 2017.

John Carmichael then provided the agenda for the meeting and the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, September 18, 2017 at 5:30 PM
- Zoning Committee: Tuesday, October 3, 2017 at 5:30 PM
- City Council Decision: Monday, October 16, 2017 at 5:30 PM

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, including landmarks, surrounding neighborhoods, and employers in the area.

John Carmichael stated that the site subject to this Rezoning Petition currently is zoned RE-1, RE-3 (CD) and R-3. The R-3 zoning at the rear of the site permits up to three single-family detached homes per acre; the RE-1 and RE-3(CD) zoning designations are “research zoning districts.”

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. John Carmichael explained that, since the last community meeting, Topgolf ended its interest in this location, so the current site plan is very similar to the original plan shared at the first community meeting in December 2016, except that the Petitioners have included an optional hotel use. The proposed development could contain up to 395 multi-family dwelling units, up to 160,000 SF of non-residential uses that could include retail, restaurant, office and service uses. The commercial uses would be reduced to 142,000 SF if a hotel (up to 110 rooms) is built on the site. The site also calls for restaurant, retail, and other commercial uses along West Mallard Creek Church Road, which could include a convenience store with or without gasoline sales and restaurants with drive-through windows.

Nick Bushon gave an overview of the site plan. He pointed out the four “development areas” on the site. Area D, which fronts on West Mallard Creek Church Road, will include an entrance into the site at a signalized intersection with Legranger Road, which will continue through the site as a public street. Legranger Road will continue to a roundabout internal to the site, and the road will continue to Galloway Road at the rear of the site. The frontage along West Mallard Creek Church Road in Area D is broken into three outparcels, and likely uses would be a gas station [see clarification below], fast food restaurant, Starbucks, or potential small office uses. Area C along Legranger Road internal to the site would accommodate small business uses or retail uses that will front the connector road through the site. Nick Bushon noted that the plan includes a focus on pedestrian connectivity throughout the site, and also preservation of green spaces. Area B, which is where the Topgolf was to be located, could contain retail uses (including a grocery), office or other business uses. Area A is the same multi-family proposal included in prior plans.

Nick Bushon noted that the area between the site and the neighboring residential subdivision will include a 50 feet undisturbed buffer, and an 8 foot screening fence. He also explained that the connection to Galloway Road is preserved on this site plan. He also pointed out the proposed BMP areas, which are the low spots on the site. Finally, he noted the location of the existing stream on the site and the proposed crossing.

A neighbor asked for specifics about the location of the BMPs on the site, and expressed some concerns that they are “potential” locations at this point. Nick Bushon noted that the preliminary engineering indicates that these are the only likely locations for BMPs on the site, but that the

size could change, and it is possible that another BMP would be necessary in Area B. John Carmichael noted that the Petitioners are not allowed to lock in the exact location of BMPs when the rezoning plan is submitted, but that the Petitioners' engineers have a good sense of where they would be located given the site topography.

A resident asked for confirmation that the site plan calls for preservation of the area discovered to include slave gravesites. Nick Bushon confirmed that the gravesite area has been maintained and will not be disturbed.

An attendee asked for clarification about the proposed gas station use. This individual understood that a stand-alone gas station would not be permitted. John Carmichael clarified that the actual allowed use is a convenience store, with or without a gasoline sales.

In response to a question, Nick Bushon explained the site topography, pointing out high points and how the site falls away. He also explained that the development would not result in drainage or water run-off into the neighboring subdivision. He also pointed out the existence of a natural berm along the site's boundary with the neighboring subdivision.

An attendee asked about the size of the hotel, and whether a particular hotel has been identified. John Carmichael noted that the plan restricts any hotel to no more than 110 hotel rooms. Matt Browder said that the developer has had no discussions with any particular hotel. The neighbor then explained why it would be very important to residents to know what hotel operator could be on the site, and this neighbor stated that a Motel 6 or other lower price-point hotel would have a different impact on their property values than if the site housed a Hilton or Marriott. Matt Browder confirmed that the Petitioners would be willing to agree to a list of hotels that would not be permitted on the site.

In response to a question about the buffer between the site and neighboring residential uses, Nick Bushon clarified that the total buffer width would be 75 feet, the outer 50 feet of which would be undisturbed.

An attendee noted that Charlotte Water previously has indicated that sanitary sewer at this site already is at capacity, and inquired as to whether the Petitioners believe the existing system will be able to accommodate their new development. Nick Bushon responded that the Petitioners and their engineers have had conversations with Charlotte Water on this topic and Charlotte Water sent a "Willingness to Serve" letter to the Petitioners. In response to a question, he explained this process and the significance of a Willingness to Serve letter. Nick Bushon stated that the response the Petitioners received from Charlotte Water is that the system has capacity, based on the Petitioners' projected use of the site and review of the as-built conditions. Nick Bushon explained that the letter is good for one year, and that the Petitioners would have to seek another letter after that period. John Porter said that the Petitioners are willing to provide a copy of that letter to anyone interested in seeing it.

A resident was skeptical of the process, and stated surprise that Charlotte Water apparently changed its conclusion that there was no capacity for this site. Nick Bushon confirmed that the Willingness to Serve letter was issued within the past year. John Porter noted that the letter is only valid for one year, and referred the questioner to Charlotte Water with any questions about their position.

A representative of University City Partners in attendance responded to fellow attendees by providing additional information about water and sewer capacity in the area, and explained “pinch points” for capacity in the system, and why Charlotte Water concluded there is capacity at this point in the system.

John Carmichael repeated the Petitioners’ willingness to provide a copy of Charlotte Water’s letter to anyone interested in seeing it.

A neighbor asked the Petitioners to describe what will be done to accommodate all of the additional traffic that this development will add to the existing road network. Nick Bushon explained that the Petitioners are required to provide curb and gutter, planting strips and sidewalks. The questioner followed up by explaining that there is not adequate room at present to accommodate the additional traffic. John Porter noted that he believes CDOT is attuned to traffic issues in general and traffic issues related specifically to Galloway Road, and that the Petitioners have agreed to donate \$25,000 to CDOT to study or, alternatively, to do work on, Galloway Road in the event CDOT deems that necessary.

A resident asked if the Petitioners plan to install speed bumps on, or a bike path along, Galloway Road. John Carmichael noted that the \$25,000 to be donated to CDOT would be used for speed bumps on Galloway Road if CDOT deems that necessary; if CDOT does not want to put in speed bumps, then the money would be returned to the Petitioners. John Carmichael explained that because it is a public road, the Petitioners cannot simply decide they want to put speed bumps in Galloway Road. He advised that if this is something the public wants to see, they can make that request known to CDOT. Matt Browder explained that CDOT has told the Petitioners that CDOT will not want speed bumps on Galloway Road until it thinks there is a traffic issue. John Carmichael added that he is not aware of any plans for bike lanes.

In response to a question about the financial plan for the development and likely rents, John Porter reintroduced Charter Properties and gave some examples of the types of projects it has built in the past.

A few neighbors raised concerns during this portion of the presentation that Charter Properties previously had represented to them that “it did not do townhomes.” John Carmichael explained that Charter Properties had previously stated that it did not build townhomes for sale, and that these other examples of properties were rental communities. He also explained the legal significance of the term “townhomes” and pointed out that the information disclosed in this slide presentation is identical to what was shown to the community during the Second Community meeting. This discussion did not satisfy several of the attendees.

A resident asked how tall the apartment buildings would be. John Porter explained that they would be 48 feet tall at the height of the ridge (i.e. highest part of the roof), which is required under the R-12 MF (CD) zoning. John Carmichael noted that they would be three story buildings.

In response to a follow-up question about the size of units and the rents, John Porter explained that the average square footage would probably be in the 900 SF range. There will be one, two, and three bedroom options, with average rent in the \$1.25/SF range (\$1,100/mo. +/- for a 900 SF

apartment). He noted that the average age of residents in their suburban properties like this one is 37 years old, and the average household income is between \$60,000-\$75,000 per year.

A lengthy discussion of the height of the apartment buildings then ensued. An attendee believed that the site plan was not consistent with the height restriction that John Porter explained, and she stated her belief that the Petitioners are proposing to build in excess of 48 feet. John Porter explained that the Petitioners are required, and the site plan requires, that they can build up to 48 feet, and no more. Nick Bushon explained how that height is measured from the front building plane. John Porter reiterated that the Petitioners are only asking for the height that is allowed under the zoning ordinance. The same neighbor alleged that anything behind the front line could be built higher than 48 feet and did not accept the explanation offered by the Petitioners. John Porter offered to send the neighbor information about the Petitioners' plan and invited her to contact Planning Staff for an explanation of how the zoning ordinance's building height restrictions apply to this project.

A neighbor raised the residents' concerns about the impact of this development on their home values. She noted that the neighbors had purchased their homes with an expectation that something very different from the Petitioners' proposal would eventually be built on this site. She believes that nothing in the Petitioners' proposal would preserve their property values. John Porter responded by explaining that in the Petitioners' experience with the other Class A properties they've built across Charlotte, there has been no negative impact on the value of surrounding properties. He also noted that studies performed on this question routinely confirm that conclusion.

Residents followed up by noting their concern that once this site is developed in this fashion, all of the undeveloped land around it will fall into the same pattern of development, and not the single-family development it is currently slotted for. John Porter said that any future development would be required to go through the same rezoning process; he also noted that from a developer's perspective, it is highly unlikely that anyone would want to build single-family residential communities next to the Interstate.

Returning to the building height of the apartment community, a resident asked if all of the multi-family buildings behind the front row of buildings would have to be no more than 48 feet. John Porter explained that 48 feet is the maximum height allowed, and that as the property approaches the BMP area, given the topography, it's possible that buildings could be four stories tall on the back side while the height on the front side is no greater than 48 feet. These would be "garden level" or walkout basement-style apartments where the grade on the site allows.

An attendee asked if the layout on the proposed site plan was the confirmed, final layout; another resident expressed some concern about the grading and the site topography requiring changes to building layout and orientation once construction begins. John Porter explained that the Petitioners had looked at different layouts, but were constrained by the need to get a public road through the site, planning's desire to see some units up along that road, topography issues, the fact there are few locations on the site where a BMP could be placed, and the need to preserve the creek running through the site.

Several attendees reiterated concerns about the negative impact of this development on the value of surrounding homes, and that this is largely dependent on the types of retail and hotel

development that eventually comes to the site (e.g. a McDonald's vs. a nice restaurant; a Motel 6 vs. a Hilton). They noted that what eventually comes into the site will largely determine if they can hope to maintain the value of their homes. John Porter noted that Matt Browder will be able to discuss the commercial component of this development and address those questions.

A resident asked if the Petitioners had considered higher ceilings on the first floor of the multi-family buildings to accommodate retail or office uses, or studio-style dwellings. John Porter said this would be an expensive change to implement, due to changes in the construction code requirements; he also said this was not considered because it would create spaces that compete with the shop space in Development Area C.

A resident noted that the site plan appears to preserve only a thin line of trees to buffer this site from I-85. Nick Bushon noted that it is a 25 foot buffer constructed to Class C standards. The resident noted concerns that this is a very small buffer, and is inconsistent with the desire expressed by University City Partners and others that we preserve strong buffers along I-85. John Porter acknowledged that the buffer to I-85 is smaller, but noted the buffer along Area B is smaller because it is a proposed commercial use, not a residential use.

Matt Browder then addressed the meeting. He explained that the current proposal is proceeding without Topgolf. A resident asked him whether the types of retail allowed on the site would be limited, and for additional information about what kind of retail will occupy various points on the site. Matt Browder said that Area B ideally would house a grocery store, but that there is no tenant currently lined up for the site. He noted that the parcels along West Mallard Creek Church Road likely would house a convenience store with gasoline sales and a few restaurants, and perhaps a small office.

A neighbor explained that knowing the identity of retail occupants is very important to their ability to evaluate the impact of this development on their properties, and Matt Browder noted that the Petitioners understand this concern. Matt Browder explained in response to a follow-up question that the site plan does restrict drive-thru uses to the parcels fronting West Mallard Creek Church Road, and that nothing behind those parcels could have drive-thru windows.

John Carmichael followed by explaining what the current area plan recommends for the site, which is a mix of research, retail and office uses except for a portion of the site next to the existing neighborhood. An attendee alleged that this was not true, and alleged that the Petitioners previously stated that the site was slotted for residential use in the larger portion along Galloway Road. John Carmichael explained that he very clearly stated at the beginning of the meeting what the existing zoning is, and that it is indeed R-3 in that portion; however, his most recent comment was to explain what the area plan recommends for this site, which is different.

A resident asked if the Petitioners believe they will have an anchor tenant for the site identified prior to the vote on the rezoning. Matt Browder responded that he did not think so. That resident noted that it was difficult for the neighbors to have an opinion on this site without knowing that, and that it is unfair to the residents to not have this information at present. The resident also wondered how City Council could be asked to make a decision on this petition without having that knowledge, and only a vague plan. Matt Browder explained that he can only

provide them with the information he has, but that the Petitioners have agreed to restrict the development to certain types of uses in the site plan notes. He then read through those uses.

Matt Browder confirmed that Development Area B is where the anchor retail tenant will be located. A resident asked if a hotel would take that entire area, and Matt Browder noted that a hotel would not be the only tenant in Area B.

John Carmichael reviewed some additional slides, and John Porter explained a cross-section representing elevations and views of the multi-family buildings, which was prepared in response to questions raised at the Second Community Meeting. A resident believed that representation was deceptive, and that the Petitioners chose the two lowest lying houses to manipulate the view and present misinformation. John Porter responded that the Petitioners chose what they believed would be representative. He denied the allegation that this was done to deceive the neighbors, and noted that he understands the concern presented.

Returning to the potential anchor tenant, a resident noted that the list of uses read were mostly small operations, but Matt Browder noted that retail sales and shopping centers are uses that includes large operators. An attendee asked if that meant a Walmart and hotel could operate together on this space. Matt Browder said that any combination of the allowed uses would be permitted, but that the site is limited to 160,000 SF of commercial space or, if a hotel operates on site, 142,000 SF of commercial space. He confirmed again that there is no tenant currently identified.

An attendee noted that she believes the reason an anchor tenant hasn't been identified is because an anchor tenant will not commit this early in the process. John Porter agreed and noted that many commercial tenants will not commit to a space until a site's rezoning has been approved.

In response to Matt Browder's indication that a hotel likely would operate in Area C along the connecting street, a resident said she did not believe a hotel could fit into one of the buildings depicted in that area of the site plan. Matt Browder said that the hotel likely would be a structure combining those two building sizes, with parking in the rear.

An attendee asked the Petitioners' representatives if they would feel comfortable with this kind of development coming to their neighborhood, without knowing what tenants would be in the site. John Porter responded that he would be primarily concerned about who the developer and the operate were and that, knowing what he knows, he would be okay with this kind of development if there was a good developer and a good operator for the site. Other representatives of the Petitioners agreed.

A resident asked about building heights for the hotel and its placement if in Area C. Matt Browder explained that the maximum building height in Area C is 40 feet, except that "Building 1" in Area C can be up to 60 feet. Building 1 is the structure furthest from the neighboring residential uses. Matt Browder explained that if the hotel were to go in Area B to gain more space, the maximum building height in Area B could be up to 80 feet if the building is placed closer to I-85.

A number of residents stated concerns about the amount of traffic that this development will bring to the area, and the trip generation numbers. John Porter admitted that this will bring a

great deal more traffic than the current conditions. Matt Browder and Nick Bushon explained the off-site traffic improvements that the Petitioners have agreed to provide, including deceleration lanes, left turn lanes, and additional ramp lanes. Matt Browder also explained that Mallard Creek Presbyterian Church will have access to the traffic signal so that congregation members can turn left onto West Mallard Creek Church Road.

A representative of a number of neighborhood organizations and residents addressed the Petitioners and the meeting, and stated that he was a member of a committee that has been formed to address issues related to this petition and the plans that have been presented at various points. He stated that the committee and its members are not "anti-development," but that they want to ensure that what is done on this site is done properly, done in a way that protects the community's character and harmony, and also to protect the values of neighboring homes. He also noted that this committee was deeply concerned to protect potential slave gravesites on the site, and alleged that despite having made the Petitioners aware of this issue many times throughout this process, the committee believes the Petitioners have chosen to ignore this issue and continued to ignore it until the committee pressed the issue publicly and the press picked up the story. He also stated that they have found evidence of slave gravesites outside of the area identified as the location of a graveyard and that they have been in touch with State archaeological officials and have informed them of this issue. The representative continued by noting that Dr. Dan Morrill, who was engaged by the Petitioners to investigate the location of slave gravesites on the property, informed this person that he was given only a small area of the site to investigate. John Porter responded that Dr. Morrill said that he expected to find roughly 20 graves in that area, and that his investigation revealed 19 using ground-penetrating radar devices; he admitted that the entire property was not investigated, and stated that the Petitioners hired experts to evaluate the issue and relied on their expertise. The attendee/representative alleged that Dr. Morrill's report quotes a witness report that there are likely 50 or more graves on this site, and a belief there likely would be more. A discussion between the Petitioners' representatives and this attendee followed, and the attendee repeated his allegation that Dr. Morrill was not permitted to broaden his investigation beyond the area previously identified as a slave graveyard.

The same attendee asked the Petitioners if they had read the sections of the North Carolina General Statutes concerning what must be done in response to identification of gravesites, and proceeded to read at length from those provisions. John Porter said that the Petitioners are taking the steps required by the statute, and that the statute addresses what is done when graves are disturbed. The Petitioners have not disturbed any graves, and have hired experts to study the matter and to advise them. The Petitioners will commit to protecting what is discovered during construction as required by state law

The same attendee explained his belief that the Petitioners have been untruthful about the extent of Dr. Morrill's investigation of the property, and also that the radar process used does not detect bones. John Porter expressed the Petitioners' belief that they have and will continue to respond appropriately to the cemetery issue. Matt Browder explained his understanding that the detection process identifies density changes as likely locations of gravesites. John Carmichael summarized the Petitioners' commitment that, in the event any additional gravesites are detected, the Petitioners will follow all rules and laws that apply.

A neighbor asked how this project would be funded. John Porter explained that the funding would be a mixture of debt and equity, if the site is rezoned. Matt Browder added that until the zoning is approved, the costs are out-of-pocket.

A resident noted that the community's top concern with the last plan was Topgolf; now that it is out, is there anything in this plan that prevents someone exactly like that moving into the space? John Carmichael referred the resident to the list of uses. He explained that the Petitioners removed the use category they created to define the Topgolf use, and offered to include a note that explicitly restricts Topgolf or any like competitors from the uses allowed on the site.

Another attendee returned to the issue of the slave cemetery and, while he appreciates the research that has been done, noted that the community's concern was not just limited to the church property, but the entire property from the existing cemetery wall down to I-85. He noted that Dr. Morrill believes there may be graves outside of the area next to the church and that this is a reasonable assumption based on his understanding of pre-emancipation and post-emancipation burial practices in the slave and emancipated African American communities, respectively, during the relevant time periods. He noted that the community's research shows a number of likely grave sites between the cemetery wall and I-85, and a few areas that appear to have been marked or tagged. Matt Browder explained that those markings were likely markings for wetlands areas. The resident then presented a brief slide show with photographs of areas on the site in Area B and Area D that have similarities to gravesites, and the community wants to make sure those sites are marked, maintained and evaluated. John Carmichael asked the resident to provide the information they have, and said that the Petitioners would discuss it and follow up on it. The attendee asked if the Petitioners are willing to discuss the possibility of gravesites being found at other locations on the site, and John Carmichael responded that, at this time, without having all of the information the attendee is referencing, all the Petitioners can commit to doing is to reviewing that information and following up on these questions. He committed to doing that in a timely fashion, consistent with the same promptness with which he has responded to all other inquiries during this process. John Carmichael did state that he will be out of town next week so it will not be next week.

In response to a question about when the Petitioners will know what tenant will anchor the site, Matt Browder and John Porter explained that they do not know when that might occur—they could receive interest very soon, or they might have to wait until the zoning process plays out before any potential tenants are willing to commit to the site.

John Porter responded to a question about construction by noting that the Petitioners would have to complete traffic and road improvements before the first certificate of occupancy for the site.

A neighbor asked how the Petitioners will be able to mitigate traffic issues without knowing what the anchor tenant would be. John Porter explained that you look at the categories of allowed uses proposed for the site and calculate the traffic impact by assuming the highest number of trips.

The committee representative closed the question and answer session of the meeting by reiterating their concern that the value of neighboring homes be protected, and that the aesthetics and character of the community be maintained. He stated three requests that he believes would go a long way toward winning the support of the neighbors: (1) respect for the gravesites; (2) a

brick wall, rather than a wood fence, along the property line; and (3) that the first set of apartment buildings closest to Claybrooke be one story tall, like at Alexander Village, and then increase the height of the buildings going back toward I-85. John Porter and Nick Bushon noted that a brick wall is not a good idea because the footings would damage too many of the existing trees and require removal.

After the meeting, a letter that contains a list of requests from neighboring residents was presented to the Petitioners. A copy of that letter is attached as Exhibit D and is being submitted along with this Community Meeting Report.

The meeting was then adjourned.

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

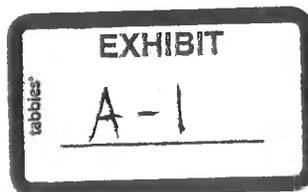
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Third Community Meeting Report solely as a result of the Third Community Meeting.

Respectfully submitted, this 14th day of August, 2017.

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

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirsts	ownerlast	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	HELL	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 - PB05B			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	02901332	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	GUTTERREZ	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 G			PO BOX 33324		CHARLOTTE	NC	28233
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	LINDA 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	LINDA	LANGHORNE-MATHEWS	1678 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902312	MIHAR	AYMAN M			1658 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901235	MISHRA	MANEESH	VARSHA	MISHRA	530 NORTH UMBRIA PL		MOUNTAIN HOUSE	CA	953914
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	EJI	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	XISHORE 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 ZL		BRONX	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	SHEPHARD	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			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	CLUNTON 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	Denise	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 Grigg Road	Charlotte	NC 28262
2016-139	Andre	Christie	Mallard Lake HOA	10503 Greenhead View	Charlotte	NC 28262
2016-139	Ravi	Vallabhapuram	Maplewood	1347 Boxelder Lane	Charlotte	NC 28262
2016-139	Patrick & Helin	Beach	Fountain Grove HOA	11024 Fountaingrove Drive	Charlotte	NC 28262
2016-139	Alton	Caldwell	Sir Anthony/29 North NA	1701 Sir Anthony Drive	Charlotte	NC 28262
2016-139	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite B220	Charlotte	NC 28202
2016-139	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2016-139	Richard	Toenjes	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2016-139	Claire	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2016-139	Mawne	Eaves	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-139	Phillip	Davis	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2016-139	Dorothy	Coplon	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2016-139	Darrell	Bonapart	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2016-139	Susie	Hines	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2016-139	Heather	Ferguson	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2016-139	Vickie	Fewell	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2016-139	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2016-139	Mary	Hopper	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2016-139	Al	Winget	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2016-139	Dave	Wiggins	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
			Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: 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 R-12 MF (CD) and MUDD-O zoning districts

Date and Time of Meeting: Wednesday, August 9, 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 R-12 MF (CD) and MUDD-O zoning districts. The purpose of this rezoning request is to accommodate the development of a multi-use development on the site that could contain up to 395 multi-family dwelling units, up to 160,000 square feet of retail, restaurant, office and other commercial uses and a maximum 110 room hotel.

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 Wednesday, August 9, 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.

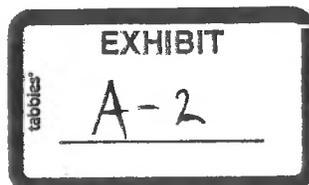
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: July 28, 2017

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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)

Wells Fargo
Employee Entrance

IBM Dr

WT Harris Blvd

Exit 45 B

Entrance 1

Addtl Parking

Main Entrance

Fountain

Visitor Parking

UCP Office

→ BECO

Conference Center

Addtl Parking

Entrance 2



Charter Properties, Inc., Petitioner
Rezoning Petition No. 2016-139

Community Meeting Sign-in-Sheet



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

Wednesday, August 9, 2017
6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	XAVIER HARRISON	1091 CLAYBROOKE	704-661-7764	HARRISONX@BELMONTA.NET
2.	AYMAN mihic	1658 Sanridge wood ln	704-941-4071	SZAYMAN@gmail.com
3.	CURTIS CORDAR	10236 CLAYBROOKE	704-390-5757	
4.	JOE PAPPONE	10112 LOGANBERRY TRAIL	704-577-3914	wjoepp@aol.com
5.	ERIC SNYDER	10138 LOGANBERRY TRAIL	(704) 689-3635	ERIC.SNYDER@APHEXIS.COM
6.	WEST HUNTER	484 Beaten Path	704-201-9164	westhunter@constructiongroup.com
7.	Linda Majchrzak	10139 Loganberry Trail	704-293-4831	lindalmaj@yahoo.com
8.	Greg Phipps	⁶⁰⁰ 700 E. 4th Street	704-336-3436	gaphipps@charlottenc.gov
9.	Tobee Holmes	8335 IBM DR SFG 110	843-345 7709	tholmes@universitycitypost.com

any

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
10.	Twyla Taylor	10317 Scotch Pine Cir	(204) 962-9235	++16876@AOL.com
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Charter Properties, Inc., Petitioner
Rezoning Petition No. 2016-139

Community Meeting Sign-in-Sheet

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

Wednesday, August 9, 2017
6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Joel Beff	1635 Galloway Rd	704-509-2020	SBeff38735@AOL.com
2.	Darim K. Fagan	1670 SANDIDGE WIND LN.	704-236-6633	DKFAGAN@GMAIL.COM
3.	Enelyn Becoats	1942 Copperplate Rd.	704-717-7109	ebecoats@carolina.rr.com
4.	DARRIN RANKIN	11610 TAVERNIER PKWY	704-661-4428	darrin.rankin@gmail.com
5.	David + Linda Fisher	1420 Berkshire Lane	704-510-1058	dfisher10@Carolina.rr.com
6.	JEFF GARRISON	3017 McLAUGHLIN LN	704 547.0376	
7.	Jackie Kaye	10282 Zenden Trail	704 549 9311	jt7747@bellsouth.net
8.	WIL RUSSELL		704 309 9575	WIL RUSSELL w.russell78@gmail.com
9.	THOMAS DAY	10183 CLAYBROOKE DR	704 598 6461	TDay@BdandH.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
10.	Bridget McHugh	10229 Claybrooke Charlotte NC 28262	704- 572-6095	bridget.mchugh@aigm.com
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EXHIBIT

**CHARTER
PROPERTIES
INC.**



**REZONING PETITION NO. 2016-139
COMMUNITY MEETING
August 9, 2017**

**WEST MALLARD CREEK CHURCH ROAD/ I-
85 SITE**

Development Team

- Matt Browder, Browder Group Real Estate
- John Porter, Charter Properties
- John Scott Trotter, Charter Properties
- Nick Bushon, Design Resource Group

Development Team - Continued

- John Carmichael, Robinson, Bradshaw & Hinson
- Ty Shaffer, Robinson, Bradshaw & Hinson

Agenda

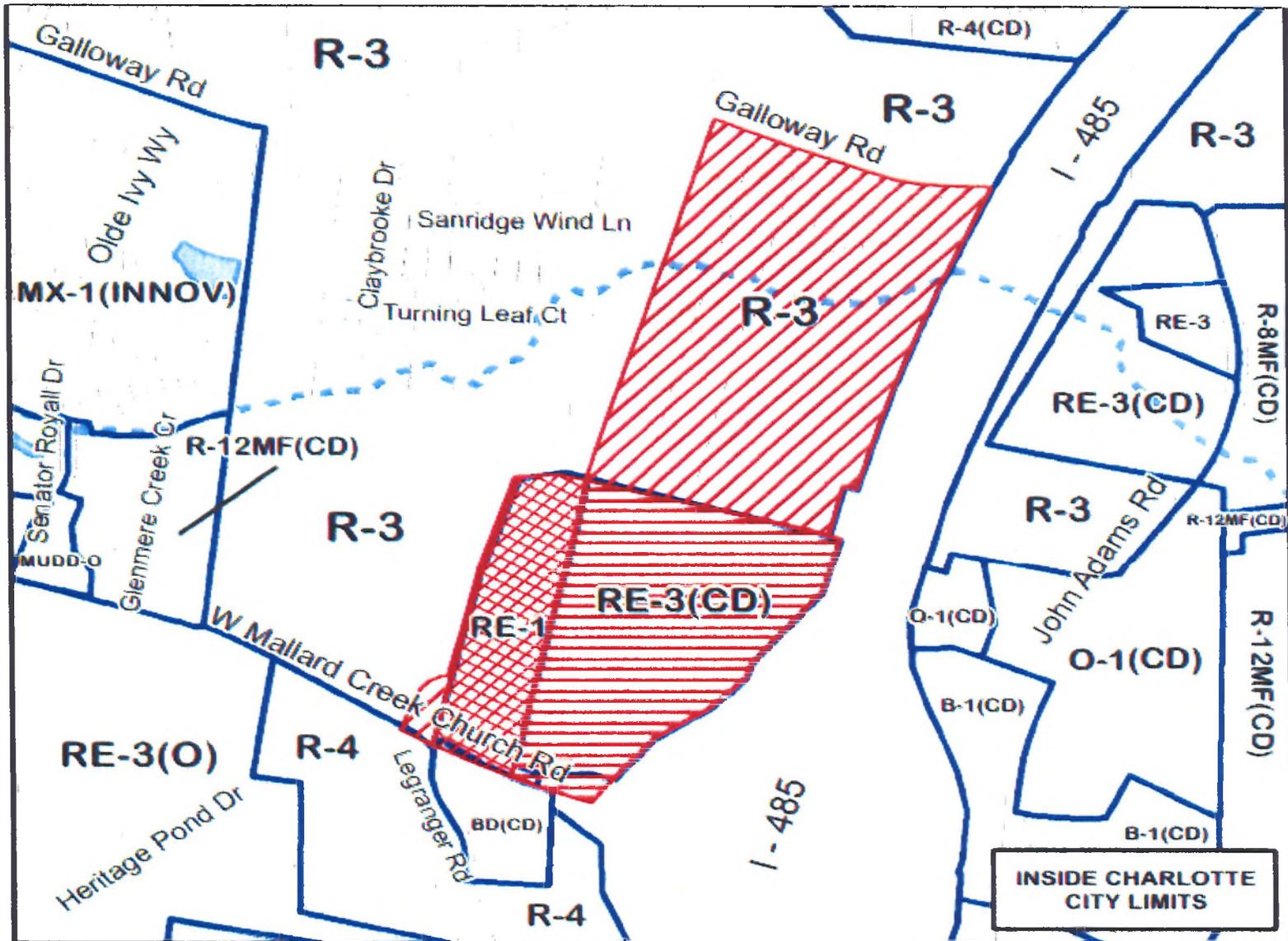
- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of Site Plan and the Proposed Development

Rezoning Schedule

- Public Hearing: Monday, September 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 3, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 16, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center



Existing Zoning of the Site and Surrounding Parcels



Rezoning Request

- Requesting the rezoning of the site to the MUDD-O and R-12 MF (CD) zoning districts to accommodate a multi-use development on the site that would be comprised of:
 - Up to 395 multi-family dwelling units
 - Up to 160,000 square feet of non-residential uses that could include retail, restaurant (with or without accessory drive through windows), office and service uses and a convenience store with or without gasoline sales and an automotive service facility
 - A maximum of 110 hotel rooms
- If a hotel is built on the site, the maximum square footage of the non-residential uses allowed on the site (excluding a hotel and its accessory uses) would be reduced to 142,000 square feet.

**CHARTER
PROPERTIES
INC.**

RECENT DEVELOPMENTS BY CHARTER



**Ridge at Highland Creek
Charlotte, NC**

**Brayden
Fort Mill, SC**



**CHARTER
PROPERTIES
INC.**

**BRAYDEN
FORT MILL, SC
TOWNHOMES**

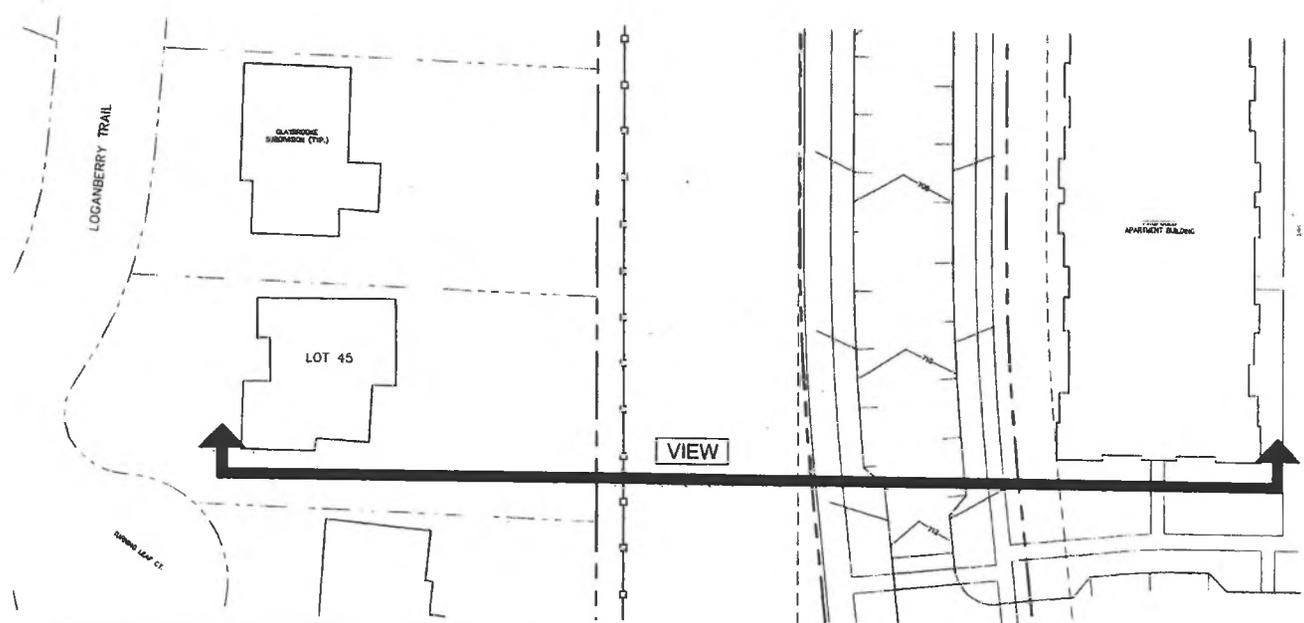


**CHARTER
PROPERTIES
INC.**

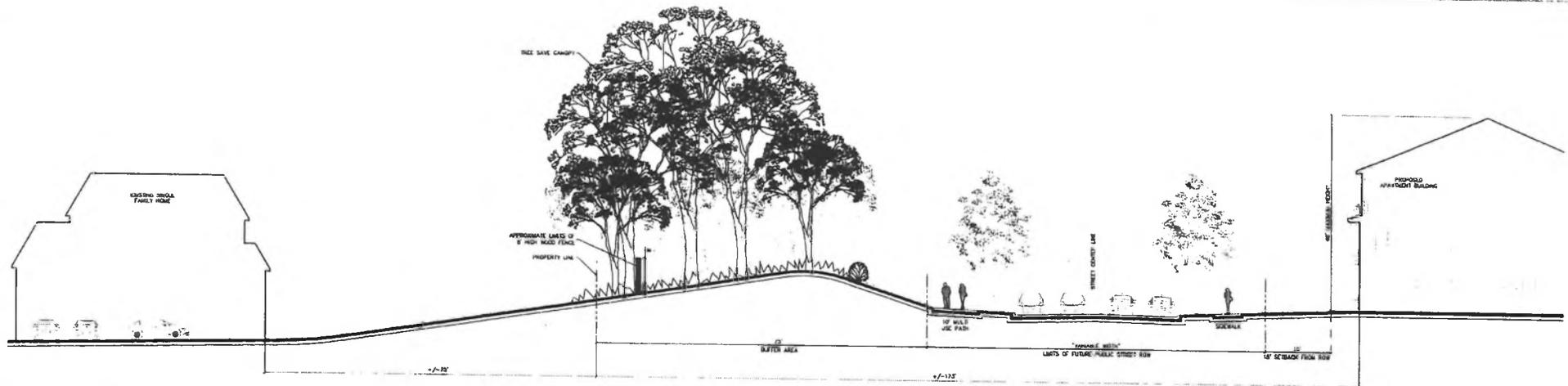
POTENTIAL ARCHITECTURAL ELEVATION



LOT 45 - 10130 LOGANBERRY TRAIL

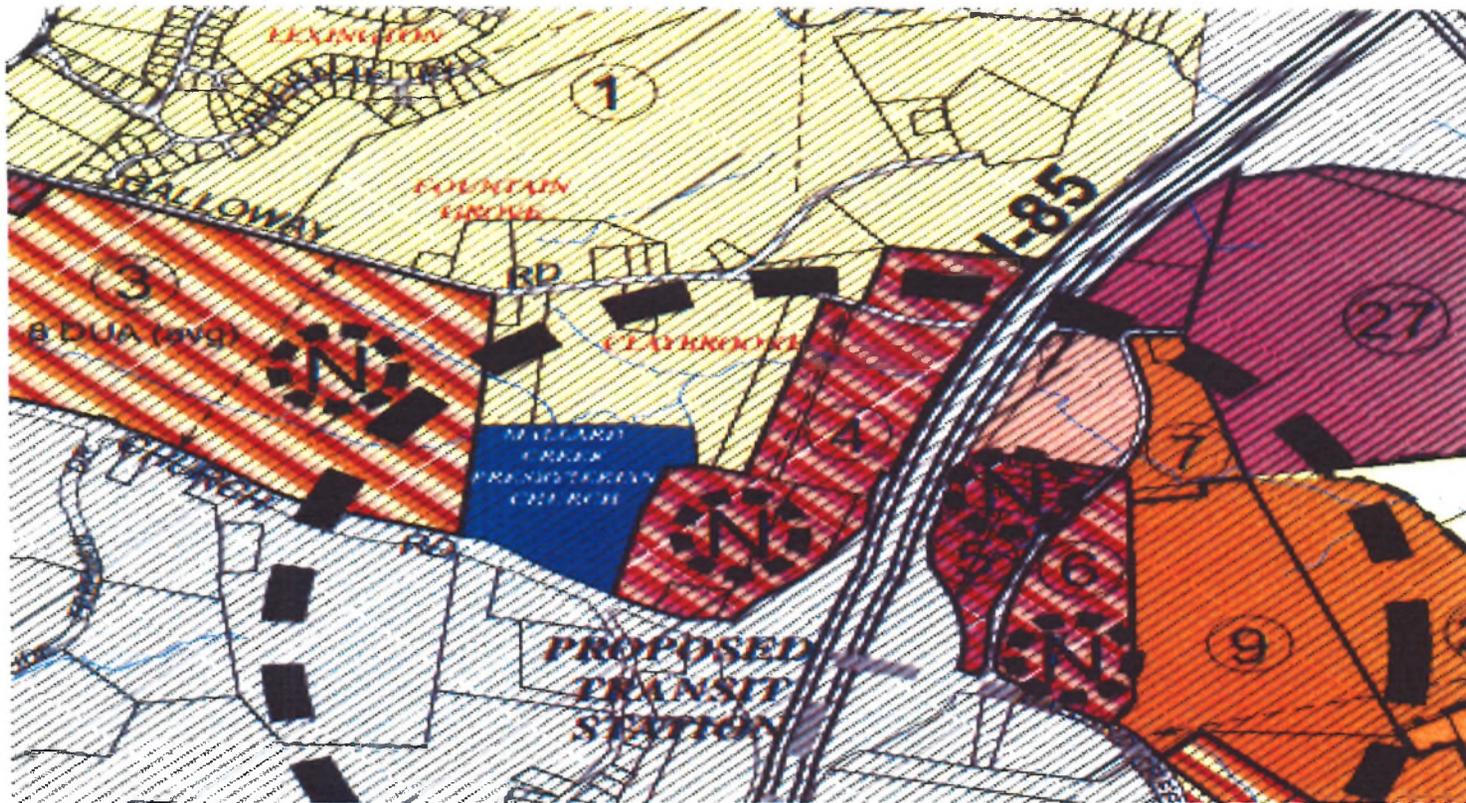


PROPOSED BUILDING AND ADJACENT PROPERTY LINE - SITE PLAN (1" = 20')



PROPOSED BUILDING AND ADJACENT PROPERTY LINE - SECTION (1" = 10')

Northeast Area Plan



Land Use

- | | | | |
|--|---|--|---|
|  Residential (Up to 4 DUA) |  Retail |  Single Family, Multi-Family, Retail |  Charlotte City Limits |
|  Residential (Up to 8 DUA) |  Office |  Single Family, Multi-Family, Office |  Greenway Facility |
|  Residential (12+ DUA) |  Industrial |  Single Family, Multi-Family, Institutional |  Neighborhood Center |
|  Multi-Family, Retail |  Research |  Single Family, Multi-Family, Retail, Research |  Regional Center |
|  Retail, Office |  Utility |  Single Family, Multi-Family, Retail, Office, Institutional | |
|  Retail, Office, Research |  Institutional |  Charlotte Extra-Territorial Jurisdiction | |
|  Multi-Family, Retail, Office |  Open Space | | |

Questions

Part Two.

1. First and foremost, the slave cemetery issue needs to be resolved. This includes the additional graves sites not verified by Dr. Morrill but seen by County Commissioner George Dunlap.
2. We would like an 8' solid brick wall separating the apartment complex and any retail and hotel space from our homes the entire distance from Mallard Creek Church Rd. to Galloway Road. A wooden fence is not adequate. See attached pictures. Many existing wooden fences are in disrepair and can be easily scaled, destroyed or burned.
3. We would like to see the first row of apartments closest to our neighborhood as single story units. The height of the apartments can increase as you move farther away from our homes. Similar to Alexander Village Apartments, pictures attached.
4. The architectural details of the outside of these apartments could be varied to look more like a neighborhood rather than being all the same. Like Alexander Village.
5. This should be a gated community. We realize that this will require you to maintain the roads within the community. But it will reduce cut through traffic on Galloway Rd.
6. Please install angled speed bumps every 100' along the road closest to our neighborhood. Not gentle speed tables. These can be tall and steep speed bumps that will require a car to nearly stop to pass over them safely.
7. In accordance with your plans for connectivity, shouldn't there be a continuous sidewalk connecting your development to the existing sidewalk on Mallard Creek Church Rd?
8. We would like to see a total tree save in the 75' buffer between our community and the apartments.
9. Your original design plans did not include any architectural standards for the retail area in section D. Please specify what kinds of businesses would be there. We are particularly concerned about too many drive through fast food restaurants clustered together and the traffic hazard this would create.
10. The intersection at Garrison and Galloway roads needs to be realigned to avoid future accidents and the site distance issue needs to be addressed for safety.
11. We would like to see a complete traffic study including micro simulations. This should include the traffic impact of the new Goddard School and the upcoming development approved under Petition 2016-115 at Mallard Creek Church Rd. and Senator Royale Dr.

We look forward to discussing these matters with you in the future. Please sign below to acknowledge receipt of this document.

Matt Browder _____

John Carmichael _____

John Porter _____



The Claybrooke and Lexington Neighborhood Committee:
