

COMMUNITY MEETING REPORT
**Petitioner: Harper Lavelle Properties
LLC**
Rezoning Petition No. 2016-148

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 24, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 9, 2016 at 6:00 pm at Lure Oyster Bar, 8420 Rea Road, Charlotte, NC 28277.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by James P. Houser, property owner.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Michael Lavelle, welcomed the attendees and introduced the Petitioner's team. Michael Lavelle indicated that the Petitioner proposed to rezone an approximately 0.9 acre site (the "Site") 8149 Williams Pond Lane, Charlotte, NC from the NS- Neighborhood Services to NSSPA – Neighborhood Services Site Plan Amendment. The agent, Michael Lavelle explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

James Houser provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Jim Houser and Michael Lavelle showed proposed architectural elevations and discussed the design of the proposed facility. They used the elevations and renderings to explain the facility's design concepts, and operations.

Councilman Edmund Driggs was the only attendee and was satisfied with our explanation and answers to his questions

Respectfully submitted, this 14th day of November, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit A

A	B	C	D	E	F	G	H
1	Pet. No	FirstName	LastName	REZONING NEIGHBORS	OrgLabel	MailAddress	MailCity
2	2016-148	Bill	Harney	Ashton Grove HOA		9026 Elrose Place	NC 28277
3	2016-148	Elizabeth	Peace	Providence Community Club House		8817 Bryant Farms Road	NC 28277
4	2016-148	Wilson	Haney	Pullengreen HOA		10607 Pullengreen Drive	NC 28277
5	2016-148	Bob	Gambon	Providence West HOA		Post Office Box 49312	NC 28277
6	2016-148	Debra	Yeatts	Providence West HOA		9014 Bryant Farms Road	NC 28277
7	2016-148	Frank	Erwin	Pond Side HOA		7912 Willows Pond Court	NC 28277
8	2016-148	Thomas	Fault	Provincetowne		Post Office Box 49432	NC 28277
9	2016-148	Charley	Kale	Southgate Commons HOA		9026 Scotch Heather Way	NC 28277
10	2016-148	John	Armstrong	Williamsburg at Provincetown HOA		11613 Old Surry Lane	NC 28277
11	2016-148	Elizabeth	Peace	Providence Community Assoc. (Lower)		8817 Bryant Farms Road	NC 28277
12	2016-148	Dick	Delahunty	Reavencrest HOA		8649 Annabel Lee Lane	NC 28277
13	2016-148	James	Collins	Ellington Park HOA		8817 Bryson Bend	NC 28277
14	2016-148	Jeff	Zyats	Providence West HOA		8110 Lansford Road	NC 28277
15	2016-148	Bryan	Rothmeyer	Lansford HOA, Inc.		8028 Lansford Road	NC 28277
16	2016-148	Pennie	Hirst	Village of Troon HOA		8316 Olde Troon Drive	NC 28277
17	2016-148	Peggy	Horton	Village of Troon HOA		8351 Olde Troon Drive	NC 28277
18	2016-148	Eric	Marshall	Providence West HOA		8115 Sealey Court	NC 28277
19	2016-148	June	Noe	Raeburn HOA, Inc.		8604 Doe Run Road	NC 28277
20	2016-148	Elizabeth	Peace	Providence Community Assoc. (Lower)		8817 Bryant Farms Road	NC 28277
21	2016-148	Bob	Ward	Ballantyne, Troon at		11426 Olde Saint Andrews Court	NC 28277
22	2016-148	Charles	Williams	Village of Trune HOA		11349 Olde Turnbury Court	NC 28277
23	2016-148	Chris	Matthew	Ravencrest Homeowners Association		7916 Noland Woods Drive	NC 28277
24							

Exhibit A

	A	B	C	D	E	F	G	H	I	J	K
1	Pet No.	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2	2016-148	22910115	CAMDEN SUMMIT PARTNERSHIP	LP		C/O CAMDEN STONECREST	PO BOX 27329		HOUSTON	TX	77227
3	2016-148	22328431	CAMFIELD CORNERS INC			C/O COMELY INT'L TRADING INC	303 FIFTH AVE STE 1903		NEW YORK	NY	10016
4	2016-148	22504605	DOZIER	JAMES ALLAN	REBECCA	DOZIER	8100 WILLIAMS POND LN		CHARLOTTE	NC	28277
5	2016-148	22328107	HOPE OF ISRAEL	CONGREGATION INC			11630 ELM LN		CHARLOTTE	NC	28277
6	2016-148	22504602	JUGIS	PETER J	DIOCESE OF CHARLOTTE	BISHOP OF THE ROMAN CATHOLIC	PO BOX 36776		CHARLOTTE	NC	28236
7	2016-148	22910116	PEMBROKE PARTNERS LP				300 EAST BV STE B4		CHARLOTTE	NC	28203
8	2016-148	22910109	VILLAGE AT ROBINSON FARM LLC			JAMES P HOUSER JR	300 EAST BV STE B4		CHARLOTTE	NC	28203
9	2016-148		MICHAEL L. LAVELLE				1000 MEDINAH COURT		MARVIN	NC	28173

Exhibit B

HARPER LAVELLE
PROPERTIES, LLC

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Pembroke Partners LP to rezone approximately 0.9 acres located 8149 Williams Pond Lane, Charlotte, NC 28277 to allow the development of a Sherwin Williams.

Date and Time
of Meeting: Wednesday, November 9 2016 at 6:00 pm.

Place of Meeting: Lure Oyster Bar, 8420 Rea Rd, Charlotte, NC 28277

Petitioner: Pembroke Partners LP

Petition No.: 2016-148

We are assisting Pembroke Partners LP (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.9 acres site (the "Site") located at 8149 Williams Pond Lane, Charlotte, NC 28277 from the NS - Neighborhood Services zoning district to NSSPA - Neighborhood Services Site Plan Amendment zoning district. The purpose of the rezoning is to permit the development of a Sherwin Williams store

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte- Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, November 9 2016 at 6:00 pm at Lure Oyster Bar, 8420 Rea Road, Charlotte, NC 28277. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Michael Lavelle at 704-705-5411

cc: **Edmund H. Driggs, district 7 representative**

Date Mailed: October 24, 2016

