

SECOND COMMUNITY MEETING REPORT

**Petitioner: Century Communities**

Rezoning Petition No. 2017-171

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.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 13, 2018. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Second Community Meeting was held on Monday, February 26, 2018 at 6:00 p.m. at the South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277.

**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 C. The Petitioner was represented at the Community Meeting by Gordon Johnston, as well as by Petitioner's agents Frank McMahan with LandDesign and Collin Brown and Brittany Lins with K&L Gates. Property owners from the Ardrey and Singer families also attended the meeting.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed attendees and introduced the Petitioner's team. Mr. Brown explained that this is the second official community meeting for a rezoning petition that involves approximately 36 acres of land located on the south side of Ardrey Kell Road, west of Wade Ardrey Road and east of Travis Gulch Drive, across the street from Ardrey Kell High School.

Mr. Brown explained that the Petitioner's team is hosting a second official community meeting to discuss changes made to the site plan in response to community and City Council concerns raised at the January public hearing. Mr. Brown briefly explained the history of the property ownership and stated that the property owners, including the Ardrey family, are ready to sell their land for new development. The property is currently zoned R-3, which generally allows for residential uses up to three dwelling units per acre but that developers could take advantage of various by-right density bonuses that would permit more density without requiring a rezoning process. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments.

Mr. Brown explained that the Petitioner's current rezoning proposal is for a conditional rezoning to allow for the development of up to 220 townhome units, with a density of 6 units per acre. This is a reduction from the site plan presented at the first community meeting, which requested 245 units at a density of 6.7 units per acre.

Mr. Brown stated that Planning Staff recommends approval of this petition, pending resolution of several outstanding issues. Mr. Brown then listed the main concerns that were expressed at the public hearing: density, school impacts, lack of amenity areas (including children's play areas), parking, and affordable housing. Mr. Brown then explained the Petitioner's response to those concerns in the revised site plan.

With respect to density concerns, Mr. Brown demonstrated that the proposed MX-2 zoning with 6 units per acre density is consistent with surrounding townhome communities. In response to school impact concerns, Mr. Brown emphasized that a by-right single-family development would generate more students than the proposed townhome development. Additionally, several new schools are anticipated in the next few years that would relieve capacity at schools such as Elon Park Elementary and Ardrey Kell High School, on a similar timeline to the proposed development.

Mr. Brown explained that the Petitioner has redesigned some perimeter townhome units to become front-loaded units instead of alley-loaded units in order to increase the amount of available parking. The development will still be over 70% alley-loaded product. Now, every unit will have a two car garage and room for two additional spots in the driveway. Additionally, the plan provides for approximately 142 on-street recessed parking spaces. This equals approximately 4.4 parking spaces available per unit, which is significantly more than what is required by Ordinance. The front-loaded townhomes also allow for private backyards for those units to provide additional place for children to play. The Petitioner has also incorporated several amenity areas and linear parks, which will be connected throughout the site with a trail network. The site plan includes approximately 2.7 miles of sidewalks throughout the interior of the site and along the site's perimeter on Ardrey Kell Road and Wade Ardrey Road. The Petitioner has not committed to providing a pool as a required amenity at this time because the Petitioner would prefer to allow the market to drive whether a pool should be provided, not a rezoning requirement.

Mr. Brown showed several elevations of rear-load and front-load townhomes and single-family homes, which have a traditional style that complements the area and commitments to architectural standards. Mr. Brown stated that the Petitioner is unable to offer affordable housing at this density.

Mr. Brown explained that the Petitioner's updated rezoning timeline includes a second public hearing on March 19th and anticipated City Council decision on April 16th. Mr. Brown then opened the meeting up to questions.

One attendee asked whether the proposed two-car garages would be capable of fitting two large SUVs or trucks inside them. The Petitioner's agent responded that the garages would be standard size and should not have a problem accommodating typical vehicles, including SUVs.

In response to an attendee's question on proposed square footage, the Petitioner's agent responded that the townhomes would range from approximately 1,800 to 2,400 square feet and the single-family product would be approximately 3,500 square feet.

Another attendee asked for the projected build-out timeline for the project. The Petitioner's agent responded that the project would likely take approximately three years to build out and would be conducted in phases, starting with the single-family homes first.

An attendee recognized that the water retention ponds may shrink according to a note on the site plan. She inquired into what would replace the ponds. The Petitioner's agent responded that no additional units could be placed in those areas in the event that the full size of the ponds is not required. The extra area would contain open space, tree save, or other active or passive areas.

One attendee stated that he is a former Planning Commissioner and that the plan is one of the best site plans that he has seen.

An attendee from the adjacent Ardrey Commons neighborhood commented that the Petitioner has been a pleasure to work with throughout the process and that he appreciated the Petitioner's willingness to listen to neighborhood input.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:00 p.m.

Respectfully submitted, this 12th day of March 2018.

cc: Council Member Ed Driggs  
John Kinley, Charlotte-Mecklenburg Planning Department  
Charlotte City Clerk

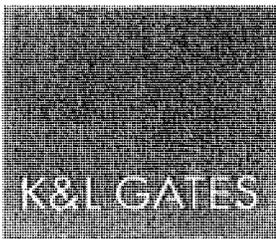
# Exhibit A

| Pat_No.  | TAXPID   | OWNERLASTN                           | OWNERFIRST       | COWNERFIRS            | COWNERLAST           | MAILADDR1                       | MAILADDR2 | CITY         | STATE | ZIPCODE |
|----------|----------|--------------------------------------|------------------|-----------------------|----------------------|---------------------------------|-----------|--------------|-------|---------|
| 2017-171 | 22901123 | ARDREY KELL STORAGE LLC              |                  |                       |                      | 1213 LADY ST SUITE 300          |           | COLUMBIA     | SC    | 29201   |
| 2017-171 | 22901126 | ROSS PROPERTIES LLC                  |                  |                       |                      | 717 WHIPPORHILL CT              |           | BIRMINGHAM   | AL    | 35244   |
| 2017-171 | 22901130 | COUNTY OF MECKLENBURG                |                  |                       |                      | 600 E 4TH ST                    |           | CHARLOTTE    | NC    | 28202   |
| 2017-171 | 22901274 | FANELLI                              | THOMAS J         | JENNIFER              | FANELLI              | 10909 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22901275 | DELMASTRO                            | JILL A           |                       |                      | 10915 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22901301 | RADER                                | RYAN K           | TRACEY L              | RADER                | 9901 ZACKERY AVE                |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902108 | ARDREY                               | JOE M            |                       |                      | 10027 ARDREY KELL RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902105 | WOSCHKOLUP                           | ROBIN P          | CLAUDIO S             | WOSCHKOLUP           | 10115 ARDREY KELL RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902113 | ARDREY                               | JOE M            |                       |                      | 10027 ARDREY KELL RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902114 | SINGER                               | RONALD WAYNE     |                       |                      | 11026 BEAU RILEY RD             |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902119 | SINGER                               | RONALD WAYNE     |                       |                      | 11026 BEAU RILEY RD             |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902122 | JOE M ARDREY LIVING TRUST            |                  |                       | JOE M ARDREY TRUSTEE | 10027 ARDREY KELL RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902187 | ARDREY                               | JOE M            |                       |                      | 10027 ARDREY KELL RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902341 | THORNE                               | MARTA Y          | THOMAS J II           | THORNE               | 11408 CANDLELIGHT CT            |           | CHARLOTTE    | NC    | 28226   |
| 2017-171 | 22902342 | GREENE                               | RENEE R          |                       |                      | 9330 ROYAL HIGHLANDS CT         |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902343 | FARMER JR                            | HENRY            | MIYUKI                | OHIRA                | 9334 ROYAL HIGHLANDS CT         |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902344 | FOSTER                               | EDWARD JR        | LYNNETTE C            | FOSTER               | 9338 ROYAL HIGHLANDS CT         |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902345 | BARRIOS                              | SANTIAGO         | DEBRA J               | BARRIOS              | 11202 DICKIE ROSS RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902346 | MICKLEY                              | ERIC M.          |                       |                      | 11206 DICKIE ROSS RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902347 | MCLEAN                               | JOHN T           | MELISSA B             | MCLEAN               | 11210 DICKIE ROSS RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902348 | JUN                                  | SEONG            | HYUN-JEONG JUN        | SUNG                 | 11216 DICKIE ROSS RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902349 | 2006 SUNG C IM AND HEA J IM          |                  | REVOCABLE TRUST       |                      | 9417 CREEK SUMMIT CIR           |           | RICHMOND     | VA    | 23235   |
| 2017-171 | 22902357 | LEWIS                                | JOHN S           | PAIGE M               | LEWIS                | 11109 OAK POND CIR              |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902358 | SKEEN                                | HOLLY E          |                       |                      | 11223 DICKIE ROSS RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902359 | PALOMINO                             | ADELA I          | MARCIANO              |                      | 11215 DICKIE ROSS RD            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902360 | FAMMICH LLC                          |                  |                       |                      | 9545 OSWALD LN                  |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902361 | PROPERTY OWNER 3 LLC                 |                  |                       |                      | PO BOX 4090                     |           | SCOTTSDALE   | AZ    | 85261   |
| 2017-171 | 22902362 | JOHNSON                              | WENDY            |                       |                      | 9302 WINSTON HALL CT            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902363 | WITHERS                              | PETER J          |                       |                      | 9306 WINSTON HALL CT            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902364 | WANG                                 | LEI              | YUJIE                 | ZHANG                | 14055 LISSADEL CR               |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902365 | RENT CLT PG LLC                      |                  |                       |                      | PO BOX 49054                    |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902366 | HAWTHORNE                            | DONALD           | LILLIAN               | HAWTHORNE            | 9520 WINSTON HALL CT            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902367 | VERICA                               | PAUL T           |                       |                      | 9419 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902368 | PHAM                                 | WILLIAM          | LISA                  | PHAM                 | 9425 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902369 | TSIKATA                              | ASUI Y           |                       |                      | 9429 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902370 | HWANG                                | AN-MING          | LI-PING               | HWANG                | 13601 YELLOW POPLAR DR          |           | CENTREVILLE  | VA    | 20120   |
| 2017-171 | 22902371 | SUPERAK                              | ERIKA O          |                       |                      | 9507 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902372 | SHAH                                 | VIJAY V          | ANJANA V              | SHAH                 | 9511 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902373 | VASWANI                              | HIRO             |                       |                      | 9517 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902374 | ERODE                                | NANJAPPAN N      | BINDU                 | VARSHA VASWANI       | 9523 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902375 | TSUI                                 | CHRISTINE        | PETER M Y             | CHEUK                | 3524 MCPHERSON ST               |           | WAXHAW       | NC    | 28173   |
| 2017-171 | 22902376 | GENESIS INVESTMENTS OF CHARLOTTE LLC |                  |                       |                      | 2603 PEVERELL LN                |           | CHARLOTTE    | NC    | 28270   |
| 2017-171 | 22902377 | WU                                   | BAIXUE           |                       |                      | 11930 ZIRBEL CT                 |           | SAN DIEGO    | CA    | 92131   |
| 2017-171 | 22902378 | AJDARI                               | GAZMENT          |                       |                      | 16326 STURKLE CT                |           | CHARLOTTE    | NC    | 28227   |
| 2017-171 | 22902379 | TARASE                               | MARK             | MILDRED               | TARASE               | 9545 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902380 | LUTTON                               | CAROL D          |                       |                      | 9550 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902381 | OXFORD/CAMBRIDGE HOMEOWNERS          |                  |                       | ASSOCIATION INC      | 5350 SEVENTY SEVEN CENTER DR    | SUITE 100 | CHARLOTTE    | NC    | 28211   |
| 2017-171 | 22902382 | TADIKONDA                            | HEMACHAND        |                       |                      | 8315 TINTINHULL LN              |           | WAXHAW       | NC    | 28173   |
| 2017-171 | 22902383 | LIU                                  | LI               | TIECHENG              | LIU                  | 11714 AVALY LN                  |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902384 | TAIT                                 | JASON W          | MARIBETH V            | TAIT                 | PO BOX 1031                     |           | PINEVILLE    | NC    | 28134   |
| 2017-171 | 22902385 | CAMPBELL                             | SCOTT S          |                       |                      | 9032 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902386 | KOSEY                                | MARIAN           |                       |                      | 9528 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902387 | RUMBLE                               | DEBORAH J        | CLAYTON T             | RUMBLE               | 9524 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902388 | HACKETT                              | LYNN S           |                       |                      | 9518 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902389 | KOEPEL                               | KIPP             | BROOKE                | KOEPEL               | 5701 PROVIDENCE COUNTRY CLUB DR |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902390 | GARCIA                               | ZOILA C          |                       |                      | 9510 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902391 | PHONENIX MANAGEMENT LLC              |                  |                       |                      | 9406 WILLOW TREE LN             |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902392 | LEE                                  | JOANNE ELIZABETH |                       |                      | 9430 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902393 | LIU                                  | ZHUZHAO          |                       |                      | 9426 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902394 | STRATTON                             | SARA V           | MICHAEL K             | STRATTON             | 9422 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902395 | TORRESLANCA                          | JORGE LUIS SALAS | LILIANA ISABEL CABADA | DIAZ                 | 9418 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902396 | CONEA                                | ELVIRA           |                       |                      | 9414 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902397 | ZALINOV                              | TATYANA          |                       |                      | 512 CHADMORE SOUTH DR           |           | CHARLOTTE    | NC    | 28270   |
| 2017-171 | 22902398 | GHRARY                               | QMAR ABOOD AL    |                       |                      | 9406 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902399 | REDER                                | DANIEL JOSEPH    |                       |                      | 9402 SCOTLAND HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902400 | MCCABE                               | KRISTEN W        | ROBERT L              | MCCABE               | 10034 HIGHLANDS CROSSING DR     |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902401 | HOECHE                               | KLAUS G          |                       |                      | 5321 SW 23RD AVE                |           | CAPE CORAL   | FL    | 33914   |
| 2017-171 | 22902406 | NGUYEN                               | HIEP T           | HUYEN                 | NGUYEN               | 9432 THATCHER HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902407 | CHEN                                 | MIN              | MIN                   | HE                   | 9428 THATCHER HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902408 | GABRIEL                              | KAREN J          |                       |                      | 9424 THATCHER HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902409 | MEMIJE                               | LAZARO           |                       |                      | 9420 THATCHER HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902470 | QIAN                                 | XIAOFENG         |                       |                      | 2714 BRIDLE BROOK WAY           |           | CHARLOTTE    | NC    | 28270   |
| 2017-171 | 22902471 | MAYE                                 | J BENNETT        | DEBORAH L             | MAYE                 | 710 QUICKSILVER TL              |           | FORT MILL    | SC    | 29708   |
| 2017-171 | 22902472 | AMH 2015-2 BORROWER LLC              |                  |                       |                      | 30601 AGOURA RD STE 200         |           | AGOURA HILLS | CA    | 91301   |
| 2017-171 | 22902473 | COLLINS                              | EMILIE           | JIM R                 |                      | 9004 THATCHER HALL CT           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902474 | OXFORD/CAMBRIDGE HOMEOWNERS          | ASSOCIATION INC  |                       |                      | 5350 77 CENTER DR ,SUITE 100    |           | CHARLOTTE    | NC    | 28211   |
| 2017-171 | 22902475 | BOYETTE                              | DARRELL L        | DEBRA H               | BOYETTE HOMES        | 11009 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902476 | MATHEW                               | JACOB            | JESSY                 | MATHEW               | 11013 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902477 | OXFORD/CAMBRIDGE HOMEOWNERS          | ASSOCIATION INC  |                       |                      | 5350 77 CENTER DR ,SUITE 100    |           | CHARLOTTE    | NC    | 28211   |
| 2017-171 | 22902478 | MILLAN                               | LUCIA            | JULIANA               | MILLAN               | 11017 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902479 | PHAM                                 | THANH D          | KIMCHI B              | TRINH                | 11021 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902480 | MCNGOLD                              | JEFFREY A        | MELANIE C             | MCNGOLD              | 11025 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902481 | VALLABH                              | SUNIL            | INDIRA                | VALLABH              | 11108 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902482 | DENG                                 | JUN              | JUN NANCY             | ZHANG                | 2027 SANDY POND LN              |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902483 | ZHOU                                 | NENGFENG         | JIA                   | YUE                  | 11111 TRAVIS GULCH DR           |           | CJARLOTTE    | NC    | 28277   |
| 2017-171 | 22902484 | FREDERICK                            | JEFFREY L        | SHARON K              | FREDERICK            | 11115 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902485 | VENKATRAMAN                          | BALAJI SALEM     |                       |                      | 11119 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902486 | NEMAN                                | JASON L          | PATRICIA H            | VAN AUDENHOVE-NEWAI  | 11123 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902487 | HELMS                                | C MICHAEL        |                       |                      | 11127 TRAVIS GULCH DR           |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902491 | OXFORD/CAMBRIDGE HOMEOWNERS          | ASSOCIATION INC  |                       |                      | 5350 77 CENTER DR ,SUITE 100    |           | CHARLOTTE    | NC    | 28211   |
| 2017-171 | 22902778 | LUND                                 | SANDRA L         |                       |                      | 9903 EMPIRE WOODS CT            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902790 | DATTA                                | SOMIT            | SWAPNA                | DATTA                | 9908 EMPIRE WOODS CT            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902791 | KRANTZ                               | NICHOLAS T       | JEANETTE C            | KRANTZ               | 9904 EMPIRE WOODS CT            |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22902792 | OXFORD/CAMBRIDGE HOMEOWNERS          | ASSOCIATION INC  |                       |                      | 5350 77 CENTER DR ,SUITE 100    |           | CHARLOTTE    | NC    | 28211   |
| 2017-171 | 22937504 | ARDREY                               | SAMUEL PHILLIP   |                       |                      | PO BOX 187                      |           | VAN WYCK     | SC    | 29744   |
| 2017-171 | 22937507 | MAGILL                               | MARK             | PATRICIA              | MAGILL               | 18303 LIPPARDS HUNT CT          |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937508 | BESSELLIEU                           | DENISE           | JACQUELINE            | YOUNG                | 18307 LIPPARDS HUNT CT          |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937509 | SEN                                  | INDRAJIT         | ANUSREE               | SEN                  | 18306 LIPPARDS HUNT CT          |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937528 | BURTON                               | GREGORY A        | KIMBERLY C            | BURTON               | 18510 CLAVEMORR CASTLE CT       |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937540 | EBISAWA                              | AKIRA            |                       |                      | 18427 LILLIESLEAF GLEN LN       |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937541 | SMITH                                | RAYMOND S        |                       |                      | 18428 LILLIESLEAF GLEN LN       |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937542 | SHAH                                 | MEENA A          | SANKET A              | SHAH                 | 8422 LILLIESLEAF GLEN LN        |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937543 | ASHCROFT                             | JASON W          | TRINA B               | ASHCROFT             | 18418 LILLIESLEAF GLEN LN       |           | CHARLOTTE    | NC    | 28277   |
| 2017-171 | 22937588 | BALLANMOOR MASTER HOMEOWNERS ASSOC   |                  |                       |                      | 11121 CARMEL COMMONS BV STE 450 |           | CHARLOTTE    | NC    | 28226   |
| 2017-171 | 22937589 | BALLANMOOR MASTER HOMEOWNERS ASSOC   |                  |                       |                      | 11121 CARMEL COMMONS BV STE 450 |           | CHARLOTTE    | NC    | 28226   |
| 2017-171 | 22937815 | CHEKURU                              | CHANDRASEKHAR    |                       |                      | 10203 BENDERLOCH DR             |           | CHARLOTTE    | NC    | 282     |

|          |          |                                    |                    |               |                             |                                 |             |    |       |
|----------|----------|------------------------------------|--------------------|---------------|-----------------------------|---------------------------------|-------------|----|-------|
| 2017-171 | 22997823 | SABBASANI                          | VENKATA R          | NAGAMALLIKA   | MANUMACHU                   | 9808 WOODLAND WATCH CT          | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22997842 | BALLANMOOR MASTER HOMEOWNERS ASSOC |                    |               |                             | 11121 CARMEL COMMONS BV STE 450 | CHARLOTTE   | NC | 28226 |
| 2017-171 | 22943109 | ARDREY OWNERS ASSOCIATION INC      |                    |               | % HENDERSON PROPERTIES      | 919 NORLAND RD                  | CHARLOTTE   | NC | 28205 |
| 2017-171 | 22943104 | WALLACE                            | DAVISON F          | KENDRA L      | WALLACE                     | 17307 MEADOW BOTTOM RD          | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957101 | RODES                              | GEORGE L           | YOLE E        | RODES                       | 12245 DARBY AVE                 | NORTHBRIDGE | CA | 91326 |
| 2017-171 | 22957102 | BURKE                              | MELINDA            |               |                             | 16909 RED COW RD                | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957103 | CAMPAGNA                           | CARMEN             | SHARON        | CAMPAGNA                    | 16919 RED COW RD                | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957104 | REINTJES                           | STEPHEN A          | CHRISTINE     | REINTJES                    | 16923 RED COW RD                | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957113 | CAMPBELL                           | DAWN K             |               |                             | 17115 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957114 | BRATTON                            | MARY OLDS          | TRUST         | MARY OLDS BRATTON REVOCABLE | 17119 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957115 | NELSON                             | CHERYL             |               |                             | 17123 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957120 | OSTROFF                            | ROBERT P           | DIANNA L      | OSTROFF                     | 17000 RED COW RD                | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957121 | ZURITA-GRAY                        | PATRICIA           | SCOTT WILLIAM | GILLEN                      | 16938 RED COW RD                | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957122 | MCCOY                              | JAMES E JR         | FERNELL       | MCCOY                       | 16934 RED COW RD                | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957174 | ARDREY COMMONS TOWNHOMES           | NEIGHBORHOOD ASSOC |               |                             | 5970 FAIRVIEW RD STE 710        | CHARLOTTE   | NC | 28210 |
| 2017-171 | 22957193 | ARDREY COMMONS TOWNHOMES           | NEIGHBORHOOD ASSOC |               |                             | 5970 FAIRVIEW RD STE 710        | CHARLOTTE   | NC | 28210 |
| 2017-171 | 22957194 | ARDREY COMMONS TOWNHOMES           | NEIGHBORHOOD ASSOC |               |                             | 5970 FAIRVIEW RD STE 710        | CHARLOTTE   | NC | 28210 |
| 2017-171 | 22957223 | PALANICA                           | WILLIAM J          | MARY K        | PALANICA                    | 17124 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957224 | ROLFS                              | TIMOTHY R          | SUSAN E       | ROLFS                       | 17120 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957225 | RICHARDS                           | CRAIG D            | RACHEL M      | RICHARDS                    | 17114 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |
| 2017-171 | 22957226 | MARSHALL                           | ROBERT             | LAURA D       | GIBSON                      | 17110 SULKY PLOUGH RD           | CHARLOTTE   | NC | 28277 |

| Pet_No.  | ORGANIZATI    | FIRST_NAME | LAST_NAME    | STREET_ADD                 | UNIT_NUM | CITY      | STATE | ZIP   |
|----------|---------------|------------|--------------|----------------------------|----------|-----------|-------|-------|
| 2017-171 |               | Robert     | Barrows      | 10213 Benderloch Drive     |          | Charlotte | NC    | 28277 |
| 2017-171 | Adrey Homec   | Trey       | Plunkett     | 17611 Meadow Bottom Ro     |          | Charlotte | NC    | 28277 |
| 2017-171 | Ardrey Home   | Ronald     | Maccaroni    | 8931 Cotton Press Rd       |          | Charlotte | NC    | 28277 |
| 2017-171 | Ballanmoor    | Dave       | Niederman    | 9830 Ardrey Woods Dr       |          | Charlotte | NC    | 28277 |
| 2017-171 | Cobblestone   | Robert     | Rodite       | 9664 Chaumont Ln           |          | Charlotte | NC    |       |
| 2017-171 | Farmington H  | Kim        | Hombs        | 16303 Farmchase Ct         |          | Charlotte | NC    | 28277 |
| 2017-171 | Kenilworth/A  | Anthony    | Fabiano      | 10491 Gunnison Lane        |          | Charlotte | NC    | 28277 |
| 2017-171 | Kenilworth/A  | William    | Iacoe        | 10483 Guinnison Ln         |          | Charlotte | NC    | 28277 |
| 2017-171 | Landen Mead   | Frances E. | Dattolo      | 8524 Newton Ln             |          | Charlotte | NC    | 28277 |
| 2017-171 | Plaza/Eastwa  | Maxine     | Eaves        | 16907 Commons Creek Dr     |          | Charlotte | NC    | 28277 |
| 2017-171 | Southeast Co. | Dorothy S. | Coplon       | 9924 Highlands Crossing Dr |          | Charlotte | NC    | 28277 |
| 2017-171 | Yorkmont      | Liz        | Clasen-Kelly | 16304 Sturkie Ct           |          | Charlotte | NC    | 28206 |

# **Exhibit B**



February 13, 2018

Collin W. Brown  
collin.brown@klgates.com

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F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF FOLLOW-UP COMMUNITY MEETING**

**Date:** Monday, February 26th at 6:00 p.m.  
**Location:** South Mecklenburg Presbyterian Church  
8601 Bryant Farms Road  
Charlotte, NC 28277  
**Petitioner:** Century Communities  
**Petition No.:** 2017-171

Dear Charlotte Resident,

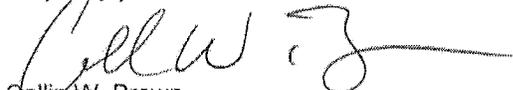
We represent Century Communities (the "Petitioner") in its plans to redevelop an approximately 36-acre property located on the south side of Ardrey Kell Road, west of Wade Ardrey Road and east of Travis Gulch Drive (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district to the MX-2 (Innov.) zoning district in order to accommodate the development of a residential in-fill community of single-family detached homes and townhomes with standards to allow significant areas of active and passive open spaces and street network improvements that, together, will create an attractive, pedestrian-friendly community.

The Petitioner originally held an Official Community Meeting for the Rezoning Petition on November 29, 2017 and a public hearing on January 16, 2018. Since then, the Petitioner has revised several aspects of the Rezoning Plan in response to community and City Council feedback. Therefore, the Petitioner is hosting a second meeting to review and discuss the updated rezoning plan.

Accordingly, on behalf of the Petitioner, we invite you to attend the second Community Meeting regarding this Petition on **Monday, February 26th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the revisions to the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Ed Driggs  
John Kinley, Charlotte-Mecklenburg Planning Staff  
Tammie Keplinger, Charlotte-Mecklenburg Planning Staff

# **Exhibit C**

## Second Community Meeting Sign-In Sheet

**Petitioner: Century Communities**

**Petition: 2017-171**

South Mecklenburg Presbyterian Church

8601 Bryant Farms Rd,

Charlotte, NC 28277

**February 26, 2018**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

| Name                 | Address                                     | Phone No.                         | Email                     |
|----------------------|---|-----------------------------------|---------------------------|
| Jane Hunter          | 9528 Scotland Hall Ct. 28277                | 704-575-8688                      | coco.hunter@aol.com       |
| Deborah Rumble       | 9524 Scotland Hall Ct.                      | 704-819-2877                      | isai4031@bellsouth.net    |
| Clay Rumble          | ← same                                      | 704-540-4868                      | rumblecte@hotmail.com     |
| SAM CAMPBELL         | 169192 AND Caw                              | <del>704-75-703</del><br>555-5111 | CSCAMPBELL@ATT.NET        |
| Elizabeth Pratt      | 12400 Pine Valley Club Dr                   | 704-737-6179                      | epratt1967@gmail.         |
| Victor R. Newsite    | 6912 Morgan Ct                              | 571-228-4192                      | vpm87590@gmail.com        |
| Larry SAGEHORN       | 17715 Meadow Bottom R<br>Charlotte NC 28277 | 704-773-7573                      |                           |
| KENT RAREY DEDRICK   | 9528 COTTON<br>STAND RT                     | 425-753-4632                      | K.DEDRICK1030@gmail.com   |
| DAN TRAY             | 17104<br>HEDGEROW PARK RD                   | 987-2673825                       | Danich21TRAY@gmail.com    |
| Richard PULLK        | 9703 COTTON STAND                           | 704-953-4163                      | Richard.PULLK26@gmail.com |
| Kathy + Rick Monas   | 17243 Sully Plough Rd                       | 704 307 5854                      | Kathy.monas@gmail.com     |
| DAWN + Mickey Gowd   | 9734 White Frost Rd.                        | 704-779-5859                      | mickeygaw@aol.com         |
| Kathy + Bill Consler | 17127 Hedgerow Park Rd.                     | 980-299-5488                      | wconsler@gmail.com        |
| Sarah + Mike Helms   | 1127 TRAVIS CROUCH                          | 704 225 3236                      | srhelms@aol.com           |
| David Scribo         | 8501 Bucklebill Dr                          | 704-808-0909                      | dauidscribo@kw.com        |
| SEAN STRAIN          | 3347 MILL RACE RD                           | 704 307 3183                      | ukhokie93@gmail.com       |
| Robert Marshall      | 17110 Sully Plough Rd                       |                                   | remarshall@gmail.com      |
|                      |   |                                   |                           |
|                      |   |                                   |                           |
|                      |   |                                   |                           |
|                      |   |                                   |                           |

