

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

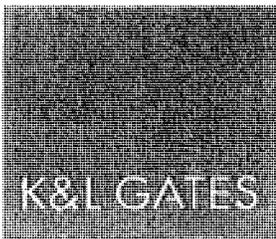
Exhibit A

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		SCOTSDALE	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 NANJAPPAN	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	28217
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	28217
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	28217
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	SUPRIYA	SETHUNATHAN	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	SARAH E	HELMS	11127 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902491	OXFORD/CAMBRIDGE HOMEOWNERS	ASSOCIATION INC			5350 77 CENTER DR ,SUITE 100		CHARLOTTE	NC	28217
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	28217
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	LILING	CUJ	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				

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

T +1 704 331 7531
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,

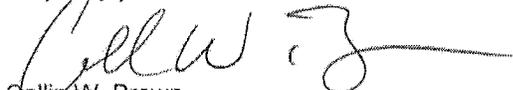
We represent Century Communities (the "Petitioner") in its plans to redevelop an approximately 36-acre property located on the south side of Ardrey Kell Road, west of Wade Ardrey Road and east of Travis Gulch Drive (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district 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.

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