

## **COMMUNITY MEETING FORM**

Date of original contact: November 18, 2005 (for required community meeting)

Persons and Organizations contacted with date and explanation of how contacted:  
City supplied list was used to contact interested parties via first class US mail. 14 letters for first meeting, 168 letters were mailed for required community meeting, 173 letters were mailed for the follow-up meeting (see attached mailing lists).

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Date, time and location of meeting:	Meetings were held November 8, 2005, November 30, 2005 (required community meeting) and January 31, 2006. All were held at 7:00 p.m. All meetings were held at Providence Country Club Clubhouse
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Invitation letters attached

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Persons in attendance at meeting: Attendance was taken with 18 persons signing the Sign-in Sheet at the November 8<sup>th</sup> meeting, 26 persons signing at the November 30<sup>th</sup> meeting, and 38 signing at the January 31<sup>st</sup> meeting (see attached sheets).

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Summary of issues discussed and changes made as a result of the meeting:

Shortly after the rezoning petition was filed, the petitioner met on November 8, 2005 with several of the closest property owners to the site to meet with them separately before the required community meeting in order to more specifically speak to their questions and concerns. At this meeting, the petitioner gave a brief history of the project. Now that the rezoning petition had been filed, there was a brief explanation of the rezoning process including key dates for the petition. There was a brief presentation of the 12.5 acre site and layout for 54 townhomes. It was very early in the process, so no staff comments had been received at this time. Many of the main points discussed included if the community would be walled, gated, or fenced, how to abate noise from roads, landscaping, sidewalks along roads and internal sidewalks, location of power line easement (limit on height of plantings in this area), stormwater detention and drainage, setbacks, distance of property line to the cart path, wetlands, covenants and restrictions, phasing, timing if approved, and crime. The petitioner gave an overview of the townhome design features that would be targeted for "Empty Nesters" including size, architectural style, typical layout, height, etc. The Petitioner had held focus groups in October to also aid in the planning for the units. There was also some conversation on the goals of the Planning Commission and their objectives. It was noted that a large community meeting would be held on November 30<sup>th</sup>.

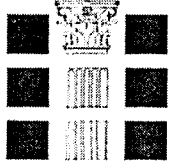
At the community meeting held on November 30<sup>th</sup>, many of the same issues discussed previously with the closest neighbors were also addressed. The meeting began with brief introductions and an explanation of the rezoning process including key dates for the petition. As of the meeting, the staff comments had not been received, so there would

## **Petition # 2006-002**

also be staff comments to address during their revisions. There was a brief presentation of the 12.5 acre site and layout including access points to Ardrey Kell Rd. The petitioner noted the main issues that came from the focus groups included ways to abate noise, view of the golf course, how to address target age group needs, and parking location for units. Many issues were discussed including road improvements, tree save areas and vegetation, similar projects done by East-West Partners, distance of the units to the existing homes and Ardrey Kell Rd., sidewalks along Ardrey Kell Rd., street trees, right-of-way and future City road projects for Ardrey Kell Rd. and Providence Rd., price points of homes, requested zoning district, phasing and timing of project, drainage, and the project's keeping with the existing Providence Country Club covenants and restrictions.

In order to have adequate time to address the staff comments and the community's concerns, the public hearing was deferred one month.

At the follow-up meeting held on January 31<sup>st</sup>, the petitioner went over the changes that had been made since the last meeting was held. After conversations with planning staff, the request was now for a UR-2 (CD) zoning district, mainly because of the need for a smaller setback off of Ardrey Kell in order to preserve the distance on the golf course side. The other changes included meeting the stormwater comments to show small BMP's (Best Management Practices) now on the site for water control and water quality. Also, in relation to CDOT comments there was only one internal street and one access off Ardrey Kell Rd. with a connection for a right-out only on Providence Rd. The follow-up issues since the last meeting included a 15% tree save area, heavy landscaping plan for the project to screen the property from the road frontages, building height, covenants and restrictions, petitioner to contribute their part to the Providence Rd. road project, location for a bus stop pad on Providence Rd., existing concerns with stormwater, commitments to be shown on the zoning plan, timeframe of Providence Rd. widening, timeframe of the project, contract between Providence Country Club and the petitioner, individual lighting on the homes, and property values. The closest distance between the proposed townhome units and the existing houses was also clarified. There were also building elevations shown at the meeting. It was also discussed that a member of the Providence County Club's Architectural Review Board would also sit on the new development's Architectural Review Board. There was also concern noted for the connection to Providence Rd. that the City was requesting because of the potential u-turn activity that could occur at the main entrance of Providence Country Club.



**THE WALTER FIELDS GROUP, INC.**

Consultants for Planning, Zoning & Land Development

October 25, 2005

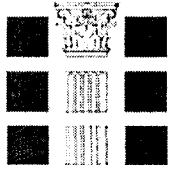
Dear Neighbors:

As many of you are aware, Providence Country Club has selected East West Partners Management Co. Inc. as the company to develop the small 12 acre tract between a portion of Hole #'s 14, 15, and 16 and Ardrey Kell Road. East West Partners would like to invite you to attend a public meeting to receive a presentation on a rezoning to allow a small townhome project.

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. East West Partners would like to take this opportunity to present this proposal to you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Tuesday, November 8, 2005 at 7:00 p.m. The meeting will be held at the Providence Country Club Clubhouse.

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.



**THE WALTER FIELDS GROUP, INC.**

Consultants for Planning, Zoning & Land Development

November 18, 2005

Dear Neighbors and Neighborhood Leaders:

As many of you are aware, Providence Country Club has selected East West Partners Management Co. Inc. as the company to develop the small 12 acre tract between a portion of Hole #'s 14, 15, and 16 and Ardrey Kell Road. John Gilchrist of East West Partners would like to invite you to attend a public meeting to receive a presentation on a rezoning to allow a small townhome project. For your convenience, we have attached a map with the property proposed to be rezoned. For more information on this petition, you may also go to the Charlotte-Mecklenburg Planning Commission website at the link below:

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-002.htm>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. East West Partners would like to take this opportunity to present this proposal to you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Wednesday, November 30, 2005 at 7:00 p.m. The meeting will be held at the Providence Country Club Clubhouse.

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

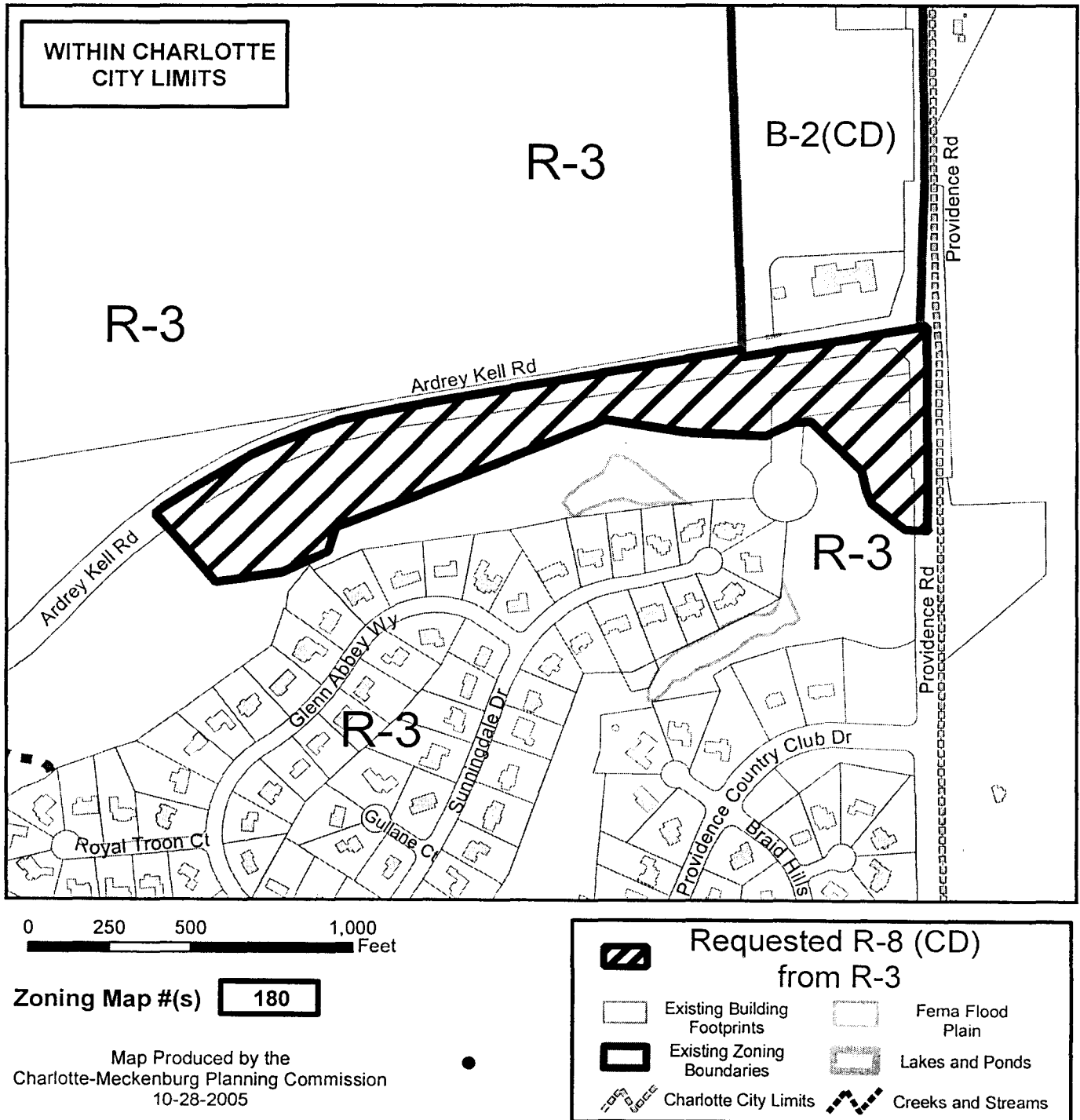
Petition #: **2006-002**

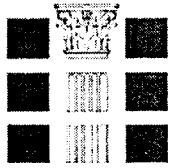
Petitioner: John Gilchrist, East-West Partners Management

Zoning Classification (Existing): R-3  
(Single-family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): R-8 (CD)  
(Single-family Residential, up to 8 dwelling units per acre, Conditional)

Acreage & Location : Approximately 12.145 acres located west of  
Providence Rd and south of Ardrey Kell Rd





**THE WALTER FIELDS GROUP, INC.**  
Consultants for Planning, Zoning & Land Development

December 29, 2005

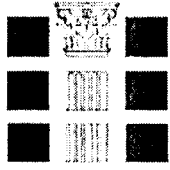
Dear Neighbors and Neighborhood Leaders:

We would like to thank those of you that have expressed an interest in the development of the property located at the corner of Providence Road and Ardrey Kell Road. Again, the proposal is to accommodate a small high-end townhome development. Many of you were able to attend previous meetings to hear more about the proposal and view the proposed site plan. At these meetings we recorded a number of questions and issues. As we mentioned at that meeting, we still had not received the City staff's comments at that time. In order to have adequate time to review the City's comments and make any needed revisions to the plans and to hold a follow-up meeting with the neighbors, we have decided to defer the City's official public hearing for the rezoning petition.

Accordingly, instead of the Public Hearing being scheduled for January, we are now asking that the hearing be deferred an additional month until February 20, 2006 in order to have a chance to address all the outstanding issues and have another meeting with the community. We will send you another letter soon with the date for our next meeting that will likely be held toward the end of January. You may also receive a letter from the planning department about this deferral as well.

If you have any questions, please feel free to call The Walter Fields Group at 704-372-7855.

Thank you.



**THE WALTER FIELDS GROUP, INC.**  
Consultants for Planning, Zoning & Land Development

January 18, 2006

Dear Neighbors and Neighborhood Leaders:

We would like to express our thanks to those that have shown an interest in the development of the property at the corner of Providence Road and Ardrey Kell Road for a small townhouse project. Based on the questions that were raised at the last meeting as well as some staff comments, we decided to defer the hearing until February 20<sup>th</sup> in order to have adequate time to revise our plans and present them back to the community. Accordingly, we invite you to attend a follow-up meeting that will address several of your questions and concerns.

**The follow-up meeting will be held on Tuesday, January 31, 2006 at 7:00 pm. The meeting will again be held at the Providence Country Club Clubhouse.**

If you have any questions about the meeting, please feel free to call The Walter Fields Group at 704-372-7855.

## Sign-In Sheet

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**Attendance at Neighborhood Meeting    Zoning Petition # 2006-002**  
**November 30, 2005                      Sign-In Sheet**

NAME	MAILING ADDRESS	PHONE
James Eric Taylor	5240 Sunningdale Drive	704-846-8754
Mauro Herrera	11405 Glen Abbey Way	704-846-5575
Daniel Wright	6312 Rural Birkdale Ct	704-846-4335
Tom Leslie Hayn	11426 Glen Abbey Way	704-845-1336
Mike Beckamp	11410 Pine Valley Club Dr	704-542-1600
LARRY CARLSON	11526 Glenn Abbey Way, Charlotte NC 28277	704-846-7626
Norma Beacamp	11518 Glen Abbey Way	704-846-0438
Becky Howard	11815 Dan Maples Dr 28277	704-321-0164
GERRI FEWSTER	5427 Lower Shal Creek Ct 28277	704-844-0265
JULIE REGGIE YATES	11508 Glen Abbey 28277	704-847-5287
Richard Cameron	11303 Pine Valley Club Dr. 28277	704-846-5066
Tom Callahan	10832 Congressional Club Dr	844-1016
Michael Segal	10832 Congressional Club Dr	846-0108
Richard P Miller	11405 Glen Abbey Way	714-0591
JIM & BARB WICKERSON	5324 SUNNINGDALE DR.	846-1867
LARRY BALEY	12122 Sherrill Creek Ct	846-6115
Gene Robbins	5300 Sunningdale Drive	846-3801
David ISAACSON	5716 Prosser Ln. DR.	819-4119
John Chaplin	11421 GLEN ABBEY WAY	846-3746
Bob Smith	5311 Lower Shal Creek Ct	321-2897
Jim Hitch	11624 GLEN ABBEY Way	704-846-8422

**Attendance at Neighborhood Meeting    Zoning Petition # 2006-002**  
**January 31, 2006                      Sign-In Sheet**

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>
JULIE Yates	11508 Glen Abbey	704-847-5057
Reefri Yates	11508 Glen Abbey	704-847-5057
Tom Hayes	11426 Glen Abbey	704-845-1336
Jim Gungadlast	10809 Wicklow Brook CT	704-845-0792
LORRAINE FISCHER	11500 GLEN ABBEY WAY	704-708-9708
NORMA DONNA WHITKEY	5217 PCC Dr	704-617-4123
Rob Klawonn	12522 Long Cove Dr. CLT NC	704-849-8097
William Hutaff	12010 Delmar Dr.	704-846-2980
Mike Beauchamp	1140 Pine Valley Club Dr	704-846-7089
Jan Robison	5216 Sunningdale Dr. 28277	704-846-4161
Janet De Gikini	11608 Glenn Abbey 28277	846-6523
Dana Justice	5433 Lower Shoal + 11614 Glenn	704-844-0303
Charles & Beth Ward	5214 Jupiter Hills Ct.	704-708-8458
Robert Walker	6202 PCC Dr.	704-846-4199
Peter Saffari	8200 Jupiter Hills	321-3247
WAYNE R. DOHERTY	5226 PROVIDENCE C.C. DR	846-5035
Jan & Pete Harden	5326 Providence CC Dr.	704-846-7878
Peggy Peterson	11933 Grand Hills Dr	704-846-6761
SILVIA WARDEN	11416 GLEN ABBEY Way	704-849-9041
JOHN EBERT	5910 PROVIDENCE CC DR	704-846-5948
Howard Taylor	5240 Sunningdale Dr	704-846-8754

## Sign-In Sheet

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