



McCarley Developers, LLC

January 6, 2006

City of Charlotte, Office of the City Clerk
Charlotte-Mecklenburg Government Center, 7th Floor
600 E. Fourth Street
Charlotte, NC 28202-2857

RE: Petition 2006-013
Community Meeting Report

Dear County Clerk:

This letter will serve as the report for the Community Meetings for rezoning petition 2006-013. The petitioner conducted a series of meetings with neighbors to discuss and incorporate design changes to satisfy neighborhood concerns over the proposed rezoning. The meetings were held at the BridgeHampton Community Clubhouse, 16748 BridgeHampton Club Drive Fort Mill, SC 29715, on October 4, 2005, December 13, 2005 and January 4, 2006. Below is a summary of these meetings.

October 4, 2005 Meeting

Petitioner met with the BridgeHampton Homeowners Association Executive Committee. The BridgeHampton Neighborhood is contiguous to the proposed rezoning property and incorporates over 500 homes. It is the largest community directly affected by the rezoning petition. This meeting served as an introduction of the rezoning plan to the Executive Committee and served as a precursor outlining their possible issues with the rezoning plan. It was noted that the Homeowner's Association defeated a previous petition, 2002-037. Their contention behind protesting and defeating this petition was the design showing a connection being made to Bridgemont Avenue which would promote cut through traffic and increased traffic problems within the BridgeHampton Neighborhood. Petition 2002-037 also showed commercial usage, of which the community did not approve. Petitioner made note that they would not be pursuing a commercial usage and would were not showing connectivity.

December 13, 2005 Meeting

The December 13, 2005 meeting served as the official community meeting. Attached you will find copies of the invitation letter delivered to neighbors and area community leaders and a list of the recipients of said letter. You will also find an attendance list for those present.

The meeting was structured into two parts. The first was a group overview and introduction to the project and rezoning petition. The second part was a breakout session into three categories of discussion; 1) Products and Amenities, 2) Engineering Standards, Grading Standards, Development Practices and Techniques, 3) Connectivity, Buffer Yards, Zoning Classifications/Clarification.

Group 1: Products and Amenities

- Neighbors requested renderings of the product which would be presented at the January 4 meeting.

- Possible height restrictions

Group 2: Engineering Standards, Grading Standards, Development Practices and Techniques

- Post construction storm water and how it will effect down stream neighbors
- Connectivity and how they are apposed to connectivity with Bridgemont Avenue
- Request that the developer will not use Bridgemont Avenue for construction traffic

Group 3: Connectivity, Buffer Yards, Zoning Classifications/Clarification

- Clarification of a Class C Buffer and what it would look like
- Looking for a tree save buffer around the property
- Will there be a commercial component to the property

January 4, 2006 Meeting

Follow up meeting where Petitioner addressed any outstanding issues to the present product elevation renderings. The meeting discussion included an introduction, review of the petition, overview of the history of the project, product presentation, connectivity discussion and tree save discussion.

The Petitioner will also be walking the property with neighbors on Friday January 6, 2005. This walk though will be an informative look at the tree saves and further clarification of what the tree save will look like.

Thank you for your acceptance of this Community report. Please do not hesitate to call, at (704) 362-2400, if you have any questions or find materials that are missing from this report.

Respectfully Yours,



Brian M. Bradley Jr.
McCarley Developers



McCarley Developers, LLC

Community Meeting – Zoning Petition 2006-013 – McCarley Town Homes

McCarley Developers, LLC, and ESP Associates, P.A., invite you to a community meeting to review the future plans for the **McCarley Town Homes Subdivision**— a 23-acre high-end town home community, located on Lancaster Highway.

Location: BridgeHampton Community Clubhouse– 16748 BridgeHampton Club Drive Fort Mill, SC 29715

Date: Tuesday December 13, 2005

Time: 7:30pm to 9pm

McCarley Town Homes will feature prominent town homes placed in small, old-fashioned English Gardens. Our goal is to create an intimate community where residents can live and relax without the worries of maintenance and security.

Please join us on December 13, 2005 or call Brian Bradley (704) 362-2400 for additional information.

A map of the rezoning plan and location of the clubhouse are attached.

Respectfully Yours,

Brian M. Bradley Jr.
McAlpine Developers, LLC

BridgeHampton Community Clubhouse
16748 BridgeHampton Club Drive
Fort Mill, SC 29715



SIGN IN

Rezoning Petition 2006-013

NAME	Address	email
Alan Bodman		
Robert Mitchell	17104 Red Feather Dr.	RMITCH@AOL.COM
Alan Bodman	16310 Red Stone Mtn. Ln.	abodman@carolina.rr.com
Alberta MacDonald	16713 Bridgemoor Ave	tbmac71@bellsouth.net
Michael Brook	16248 Redstone Mtn Ln.	mbrook@carolina.rr.com
David Zallar	12020 Belmont Walk Way	
STEVEN RUOZIN	12012 Bridgeview Ln	teplonsr@aol.com
Jim Kidd	12019 Belmont Walk Way	jrKidd47@bellsouth.net
Lloyd Johnson	16737 New Providence	lloydjohnsonNC@Aim.Cd.
Kent & Mary Beth Valentine	16736 New Providence	kvalentine@carolina.rr.com
Paul Connelly	12356 Copper Mt Blvd	N/A
Mary Baldridge	12024 Belmont Walk Way	baldstuff@carolina.rr.com
Chuck Fleenor	16704 Bridgemoor Ave	Chuck.Fleenor@ Piedmont.rr.com
Victoria Linehan	16716 " " "	vlinehan@aol.com
Ed & Doris Stevens	16718 Redstone Mtn Ln	ERSTEVINS@earthlink.net
Maggie Redmond	17104 Red Feather Dr	maggie.redmond@gmail.com
Manuel Martin	16506 New Providence Dr.	
Steve Williamson	12631 Belmont Walk Way	
Alexis Marteslo	17122 Laurel Walk Ct.	amarteslo@bellsouth.net
Kevin Glover	16741 New Providence Ln	glovermama@aol.com
Liz Guiler	16733 New Providence Ln	equilera@carolina.rr.com
Thy & Mike Fowler	16323 Ashlyn Chase Ct	CFow24@aol.com
Pat Linehan	16718 Bridgemoor Ave	
Carl & Arleen Rice	16300 New Providence Ln	Vihybiscus@aol.com

December 13, 2005 Rezoning Petition 2006-013 Attendance Sheet

Name	Address	Email
Robert Mitchell	17104 Redfeather Dr	
Alan Bodman	16310 Redstone Mtn Ln	
Alberta MacDonald	16713 Bridgemount Ave	tbmac71@bellsouth.net
Michael Brook	16248 Redstone Mtn Ln	mbrook@carolina.rr.com
David Zallar	12020 Belmont Walk Way	
Steven Rubin	12012 Bridgeview Ln	
Jim Kidd	12019 Belmont Walk Way	jrkidd47@bellsouth.net
Lloyd Johnson	16737 New Providence	lloydjohnsonnc@aim.com
Ken & MaryBeth Valentine	16736 New Providence	kvalentine@carolina.rr.com
Paul Connelly	12356 Copper Mt Blvd	
Mary Baldridge	12024 Belmont Walkway	baldstuff@carolina.rr.com
Chuck Fleenor	16704 Bridgemount Ave	chuck.fleenor@piedmontnq.com
Victoria Lineham	16716 Bridgemount Ave	vlineham@mail.com
Ed & Doris Stevens	16718 Redstone Mtn Ln.	
Maggie Redmond	17164 Red Feather Dr.	maggie.redmond@gmail.com
Manuel Martin	16506 New Providence Dr.	
Steve Williamson	12031 Belmont Walk Way	
Alexis Marteslo	17122 Laurel Walk Ct	amarteslo@bellsouth.net
Kevin Glover	16741 New Providence Ln	glovermama@aol.com
Liz Guiler	16733 New Providence Ln	equiler@carolina.rr.com
Cathy & Mine Fowler	16323 Ashlyn Chase Ct.	
Dan Lineham	16716 Bridgemount Ave	
Carl & Arleen Rice	16300 New Providence Ln	Vihybiscus@aol.com