



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 hew 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,

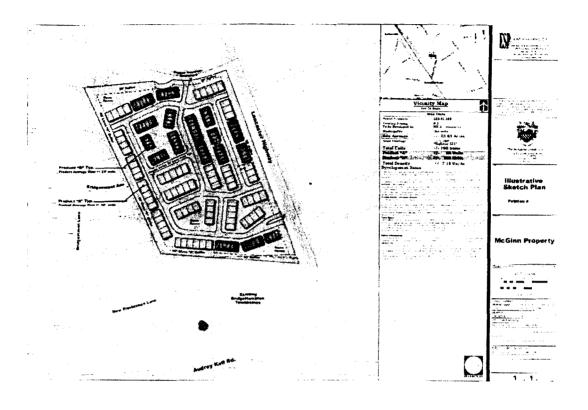
Brian M. Bradley Jr.

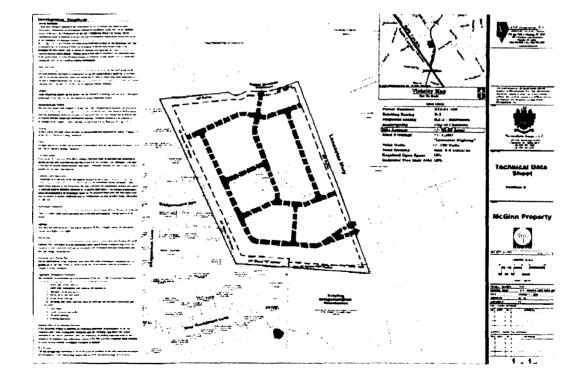
McAlpine Developers, LLC

Branch Carlos Carlos Branch

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







Sign IN

Rezorina Petition 2006-013

email Address AN NAME Ata Bo ROBERT MITCHELL 17104 REOFENTHER On. VCMITCHGLL 17104 16310 Red Stone MTN. Ch, als donn & contra or Alan Bodman 16713 Bridgemount Ave + bmac 71@ Bellsouth Alberta MacDonald 16248 rulstone mtn La. provok@caroline.r.com Michael Brook David Zallar 12020 Belmont Walk Way teflenser@aulicon STEVEN RUDAN 12012 Bridsevier LN Jm: Kidd 12019 Belmont Walk Way ir Kidd 47@bellsouth. n HOYd's ohusoNUC @Aim. LLoyd Johnson 16737 New Providence Ken+Many Bedh Valentine 16736 New Providence Kvalenting @ carding. N. co 12356 Copper MtBlvd N/A Haul Connelly Mary Baldridge 12024 Belmont WalkWay baldsfuffe carolinaire con 1676 Bridgemount Ave Chuck, Fleenor e 1676 " Vinehane Mil. com huck Fleenor Victory Lincham 16718 RIDSTONE HOW LN ERSTEVINE Quarkeyot. No. Ed. Poris Stavens 17164 Red Feather Dr maggie redmond @gmail.u Maggie Redmond 16506 New Providence DV. Manuel Martin Steve Williamson 12031 Belwont Walk leday 17122 Laurel Walk Ct. amarteslo@bellsouth.net Alexis Marteslo KEVIN Glover 1674/ New Fridera LN - glover mama @ad. com 16733 New Providence In equilera carolina vr. com Liz Guiler 16323 Ashlyn Chuse of Crow24@as1. com -thy + Mine fowler Pan Linehan 1676 BRIDGEMONT AT Vihybiscus@aoi Carl & Arleen Rice 16300 New Providence Ln

December 13, 2005 Rezoning Petition 2006-013 Attendance Sheet

December 13, 2005 Rezoning Petition 2006-013 Attendance Sneet		
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