

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-074

Terwilliger Pappas Multifamily Partners, LLC

Petitioner: Terwilliger Pappas Multifamily Partners, LLC

Rezoning

Petition No.: 2014-074

Property: 10.0 acres located on the northeast quadrant of the intersection of N. Community House Road and Bryant Farms Road.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on November 12, 2014; 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** by depositing the Community Meeting Notice in the U.S. mail on October 31, 2014. A copy of the written notice is attached as **Exhibit B**. It is noted that prior to the required Community Meeting the Petitioners' representatives met with stakeholders such as residents of the Bexley and Vineyards neighborhoods and the Morrison YMCA, among others.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on November 12, 2014 at 7:00 PM, at Morrison Family YMCA, 9405 Bryant Farms Road, Charlotte, North Carolina 28277.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Peter A. Pappas, Tom Barker and Ed Schweitzer with Terwilliger Pappas Multifamily Partners. Also in attendance representing the Petitioner were Sue Freyler with ColeJenest & Stone, and Keith MacVean with Moore & Van Allen. District 7 City Councilmember Ed Driggs also attended the Meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction.

Mr. Peter Pappas opened the meeting by introducing the development team as well as City Councilmember Ed Driggs. Councilmember Driggs recounted briefly the history on the rezoning petition and the evolution of the proposed plans for the Site. He noted some progress that had been made on the Petition and was interested in hearing comments from the audience about the proposed land uses.

Councilmember Driggs then returned the meeting to Mr. Pappas, who provided the attendees with information about himself and his company. Mr. Pappas indicated he was a native Charlottean, and has worked in real estate for many years going back to his work on the master plan for Ballantyne when he worked with Smokey Bissell and Johnny Harris. He indicated that doing quality development was very important to his company. He then provided the attendees with examples of other developments his company had built in North Carolina. He described how the Ballantyne area had

evolved since the approval of the original Ballantyne master plan. He also mentioned how the profile of tenants for residential communities like the one planned for this Site had changed to include “renters by choice” and how that has affected the design of new residential communities. The new residential communities include for example smaller gathering areas, higher quality materials, higher quality amenities areas as well as buildings with elevator access.

The meeting was turned over to Keith MacVean, who provided the attendees information on the current zoning for the property. He indicated, as Mr. Pappas had mentioned in his opening remarks, that the Site was rezoned as part of the Ballantyne master plan in 1991 to B-1(CD), business. The site plan approved for the Site in 1991 contemplated the development of a 70,000 square foot retail shopping center with two separate outparcels. The buildings for the shopping center were planned to be located along the rear of the property line adjacent to the homes in the Bexley neighborhood. Parking areas would be located in front of the shopping center closer to N. Community House and Bryant Farms Roads. One of the two approved outparcels would be located along N. Community House Road across Paradise Ridge Road, the access to the Vineyards neighborhood; the other outparcel would be located on Bryant Farms Road opposite the entrance to the Morrison Family YMCA. Vehicular access to the Site was from five (5) driveways, two from N. Community House and three from Bryant Farms Road.

The Petitioner’s representatives then described the evolution of the proposed rezoning site plan for the Site. The site plan filed in June included two residential buildings with a maximum of 240 residential dwelling units and a maximum building height of four (4) stories. One of the residential buildings was located at the rear of the Site and the other was located at the intersection of N. Community House Road and Bryant Farms Road. A 50 foot buffer with the outer 30 feet being undisturbed was indicated adjacent to the homes in the Bexley Neighborhood. The two previously approved retail outparcels were initially not part of the rezoning petition.

In October, a revised rezoning site plan was submitted to the Planning Department. This revised plan was the result of extensive negotiations (that took over 12 months) between the Petitioner and Harris Land Co., owner of the two outparcels. The Petitioner also incorporated feed back to the original plan and input received from the adjoining property owners. The revised site plan included the entire area zoned B-1(CD) which allowed for a much better arrangement of uses on the Site, and an improved development scenario.

The revised rezoning site plan consolidated the two residential buildings into one three story building located in the center of the Site along a new internal loop street. The total number of allowed residential units was reduced to 199 dwelling units. A 35 foot buffer with the outer 25 feet being undisturbed was indicated adjacent to the homes in Bexley (the buffer width changed due to the reduction of the building height from four stories to three stories). The two retail outparcels were added to the Petition and consolidated into one area located at the intersection of N. Community House Road and Bryant Farms Road. The retail area was limited to no more than 15,000 square feet of development in up to two buildings and only one use with an accessory drive-through window is allowed. The maximum height of the proposed retail buildings would be limited two stories. Storm water detention was also relocated to an underground facility on the revised plan.

The Petitioner’s representatives then described the latest revised rezoning site plan that was filed with the City Planning Department for the December 15th public hearing. This plan is similar to the site plan filed in October in that the residential building location, and building height did not change. The number of units was reduced to 194 from 199. The location of the proposed retail uses remains at the corner of N. Community House and Bryant Farms Road and is limited to 15,000 square feet in no more

than two buildings with a maximum height of two stories and only one use may have an accessory drive-through window.

The changes to the revised rezoning site plan occur at the rear of the Site adjacent to the homes in Bexley. The revised site plan increases the buffer width to 40 feet and maintains the outer 25 feet as an undisturbed area. The revised site plan adds one story garages along the buffer to create an additional barrier between the homes in Bexley and the residential building, a six (6) foot decorative aluminum fence was also added to the buffer treatment. In addition along the eastern side of the full movement driveway from Bryant Farms Road and adjacent to the homes on Otterdale Court, parking abutting the buffer was removed. The Petitioner's representatives also provided additional detail about the buffer plantings abutting the Bexley neighborhood.

Tom Barker then described for the audience the proposed architecture for residential community. The proposed architectural style was described as a Prairie Style; which includes larger windows with more balconies and porches and a lower roof line all of which add interest to the architecture. High quality building materials will be utilized including masonry and/or stone and cementitious siding, the roofing materials include architectural shingles.

II. Summary of Questions and Responses

The meeting was then opened up to questions and answers and comments from those individuals in attendance at the meeting. These items are summarized generally as follows:

Comments on Site Access/Roadways Improvements/Traffic. Questions and comments were made about the proposed access and the roadway improvements planned by the City at the intersection of N. Community House Road and Bryant Farms Road. The Petitioner's representatives described the Site's access points and the improvements that would be made as part of the development of the Site.

The Site will have two access points from each of the adjoining public streets. The access location on N. Community House Road that lines up with Paradise Ridge Road will be a full movement driveway with appropriate left and right turn lanes. The second access point on N. Community House Road will be limited to right-in right-out and left in. A left turn lane on southbound N. Community House Road will be constructed to serve this driveway. The design of this left turn lane has been coordinated with the City's roadway project. The Site's access points on Bryant Farms Road will be limited to one right-in right-out driveway and one full movement driveway. A number of the attendees expressed concerns with the operation of the second access point on N. Community House Road. The Petitioner indicated that design of the left turn lane had been reviewed and approved by CDOT, and that CDOT was comfortable with the proposed configuration of turn lanes and access points. It was also noted that the proposed development with the significant reduction in retail uses is expected to generate 5,000 fewer vehicle trips per day than the previously approved commercial use plan.

The Transportation Technical Memorandum (TTM) preformed for the Site concluded that the proposed development will have a minimal impact on the adjacent roadways and intersections. The proposed development will reduce the total number of trips from the Site when compared to the existing zoning and that the proposed roadway improvements will not only benefit the development they will also benefit the existing users of the adjacent streets and roadways.

Comments/Questions to Commercial Portion of Development Plan. A few questions were asked about the development proposed for the corner of N. Community House Road and Bryant Farms Road. The proposed site plan will limit the total amount of square footage in this area to 15,000 square feet and no more than one use with a drive-through window. These restrictions are not part of the existing

conditional rezoning plan. The existing plan includes a 25 foot rear yard and service could be in the rear of the building within the 25 foot rear yard. The Petitioner is also continuing to work with the owner of the corner parcel on what will occur on the parcel, but no specific commitments have been made at this time.

Comments/Questions to Residential Portion of Development. Comments and questions about the proposed residential development were raised with several attendees asking about the mix of units and the expected rent levels. The anticipated mix of units is expected to be approximately 60% one-bedroom units, 32% two bedroom units and 8% three bedroom units, but the final mix has not been determined. The units are expected to rent for between \$1,100 and \$ 2,000 a month depending on the size and the location of the unit. If the rezoning is approved, development of the residential buildings is expected to start in the fall of 2015. The development of the Site is expected to coincide with the City's roadway project. The Petitioner would like the roadway project to be completed prior to the completion of the residential units.

Lighting & Storm Water Aspects. One attendee wanted to know more about the lighting for the Site. Lighting would be limited to 15 feet in height when located between the residential building and the adjoining homes in Bexley, and lighting located between the building and N. Community House Road and Bryant Farms Road would be limited to 20 feet in height. The lighting fixtures on the Site would be full-cut type lighting fixtures. The location of the proposed underground detention was also discussed with the attendees. The proposed water quality and storm water detention structures will comply with the City's current storm water ordinance. The previously approved plan for the Site would not be required to comply with the current storm water regulations.

Landscaping & Streetscape. Questions were asked about the landscape treatment along N. Community House Road. The Petitioner will be providing streetscape treatment along N. Community House Road which will include new street trees as well as additional landscaping between the proposed buildings and the new sidewalk. The existing street trees along N. Community will have to be removed as part of the City's roadway improvement project.

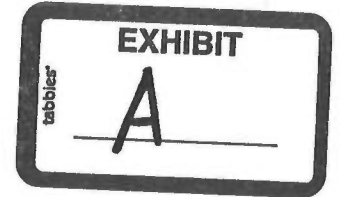
CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made to the rezoning plan as a result of the input received at the meeting, but overall awareness of desires and input were well-received and numerous changes have been made during the process as part of meetings and discussions with stakeholders. In addition, changes are in the process of consideration based on further discussions with the adjoining property owners that will be supportive of some comments received.

TERWILLIGER PAPPAS MULTIFAMILY PARTNERS

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Peter A. Pappas, Terwilliger Pappas Multifamily Partners
Tom Barker, Terwilliger Pappas Multifamily Partners
Sue Freyler, ColeJenest & Stone, P.A.
Jason Dolan, ColeJenest & Stone, P.A.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet. No.	PrefixName	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-074	Ms	Kim	Hombs	Farmington	16303 Farmchase Court	Charlotte	NC	28277
2014-074	Ms	Elizabeth	Peace	Providence Community Club House	8817 Bryant Farms Road	Charlotte	NC	28277
2014-074	Ms	Elizabeth	Peace	Providence Community Assoc. (Lower)	8817 Bryant Farms Road	Charlotte	NC	28277
2014-074	Mr	Bob	Gambon	Providence West HOA	Post Office Box 49312	Charlotte	NC	28277
2014-074	Ms	Debra	Yeatts	Providence West HOA	9014 Bryant Farms Road	Charlotte	NC	28277
2014-074	Mr	Charley	Kale	Southgate Commons HOA	9026 Scotch Heather Way	Charlotte	NC	28277
2014-074	Mr	Bob	Ward	Ballantyne, Troon at	11426 Olde Saint Andrews Court	Charlotte	NC	28277
2014-074	Ms	Julie	Hobbs	Ballantyne HOA	Post Office Box 687	Pineville	NC	28134
2014-074	Ms	Elizabeth	Peace	Providence Community Assoc. (Lower)	8817 Bryant Farms Road	Charlotte	NC	28277
2014-074	Mr	James	Collins	Ellington Park HOA	8817 Bryson Bend	Charlotte	NC	28277
2014-074	Mr	Jeff	Zyats	Providence West HOA	8110 Lansford Road	Charlotte	NC	28277
2014-074	Mr	Bryan	Rothmeyer	Lansford HOA, Inc.	8028 Lansford Road	Charlotte	NC	28277
2014-074	Ms	Pennie	Hirst	Village of Troon HOA	8316 Olde Troon Drive	Charlotte	NC	28277
2014-074	Ms	Kristan	Gehrman	Wyndham Association of Homeowners	15211 Wyndham Oaks Drive	Charlotte	NC	28277
2014-074	Mr	David	McKinnon	Ballantyne Residential HOA	10514 Old Wayside	Charlotte	NC	28277
2014-074	Ms	Peggy	Horton	Village of Troon HOA	8351 Olde Troon Drive	Charlotte	NC	28277
2014-074	Mr	Robert	Rodite	Cobblestone HOA, Inc	9664 Chaumont Lane	Charlotte	NC	28277
2014-074	C/O	Liz & Paul	Payerle	Kensington HOA	9223 Hollybush Lane	Charlotte	NC	28277
2014-074	Mr	Eric	Marshall	Providence West HOA	8115 Sealey Court	Charlotte	NC	28277
		Bryan	English	Vineyard Neighborhood Association	10520 Russian River Place	Charlotte	NC	28277



PET. NO.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2014-074	22319270	ALL NATIONS CHURCH INC	ROBERT A	GAIL M	AMES	PO BOX 411008		CHARLOTTE	NC	28241
2014-074	22319357	AMES	DEBORAH		ANDERSON	9607 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22320159	ANDERSON	JAMES R			10422 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22320178	BALLANTYNE JOINT COMMITTEE INC				PO BOX 687		PINEVILLE	NC	28134
2014-074	22319218	BELLIOS	CONSTANCE GEORGE	BELLIOS	TRUSTEE OF CONSTANCE GEORGE	10518 MOSS MILL LN		CHARLOTTE	NC	28277
2014-074	22320171	BELTON	DAVID C	ALFREDA P	BELTON	9605 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22319359	BLACKWELL	LISA M			10216 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319205	BLANTON	OPRAH B		BLANTON	10227 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319214	CASSADY	MICHAEL D JR	MELISSA M	CASSADY	10302 OTTERDALE CT		CHARLOTTE	NC	28277
2014-074	22320154	CHESTNUT	TODD E	ROXANNE M	CHESTNUT	9600 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22319358	CLINTON	JOHN C	LEE A	CHRISTIAN-CLINTON	6400 FAIRVIEW RD		CHARLOTTE	NC	28277
2014-074	22320182	CNH-DWH BALLANTYNE LLC				6225 CREOLA RD		CHARLOTTE	NC	28230
2014-074	22320183	CNH-DWH BALLANTYNE LLC				10220 VENTANA CT		CHARLOTTE	NC	28270
2014-074	22337501	CRAIG	S M JR DECLARATION/TRUST		C/O RUBY WINGATE CRAIG	10416 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22319356	D'APOLLONIO	JOE	DAWN	D'APOLLONIO	10205 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319204	DARLI	RAMESH R	KIRTI R	DARLI	10205 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22320160	DASSEKNO	GARY T/A	LINDA T/A	DASSEKNO	10205 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319211	DEMOS	JAMES J	DANNA B	DEMOS	10205 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319208	DOBBE	ROBERT E	SHEILA	DOBBE	10500 MOSS MILL LN		CHARLOTTE	NC	28277
2014-074	22320173	FLYNN	KENNETH L		MARY M FLYNN (H/W)	10506 MOSS MILL LN		CHARLOTTE	NC	28277
2014-074	22320172	GALLAGHER	ROBERT SEAN	TAMERA C	GALLAGHER	9425 BRIARWICK LN		CHARLOTTE	NC	28277
2014-074	22320169	GEARHART	JIMMY W	DIANNE B	GEARHART	9311 BRIARWICK LN		CHARLOTTE	NC	28277
2014-074	22320158	GOROSKI	DONNA G GRANDE	SCOTT V	GOROSKI	9617 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22319362	GURURAJAN	LAKSHMANAN	RANJANI	KRISHNAMURTHY	9609 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22319360	HALDER	SUBASHIS	KARLI	BOSE	10201 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319210	HOWARD	ERIC L	MARY A	HOWARD	10221 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319215	IVEY	BOBBY JOEL JR		KATHRYN MICHELLE	10221 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22320157	JARRETT	DANNY L	GAIL W	JARRETT	9307 BRIARWICK LN		CHARLOTTE	NC	28277
2014-074	22320153	JEFFUS	JAMES TYSON	Alice	JEFFUS	9425 BRIARWICK LN		CHARLOTTE	NC	28277
2014-074	22320170	JENKINS	MARTIN	COURTNEY ROSE	JENKINS	9919 PARADISE RIDGE RD		CHARLOTTE	NC	28277
2014-074	22319217	KATHROTIA	NATVARLAL H	JAYSHREE N	KATHROTIA	9613 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22319361	KATIAL	RAJESH	NAINDER	KATIAL	VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319216	KEENER	LEIGH J	JEFFREY M	KEENER	10204 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319208	LESUE	JONATHAN D	MARIA P	LESUE	9421 BRIARWICK LN		CHARLOTTE	NC	28277
2014-074	22320168	LEVENSON	ALAN I	MARGARET R	LEVENSON	10507 MOSS MILL LN		CHARLOTTE	NC	28277
2014-074	22320175	MARSHALL	DWIGHT L	ELIZABETH P	MARSHALL	10213 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319213	MARTIN	JAMES A	KIMBERLY A	MARTIN	10200 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319209	MASTERS	MERLE T	DENISE E	MASTERS	10410 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22320161	MAUNEY	FELICIA W			10501 MOSS MILL LN		CHARLOTTE	NC	28277
2014-074	22320174	MCDONNELL	PATRICK J	ELAINE	LEIGH YEOMAN	10415 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22320165	NOVAOSKY	MICHAEL	MIRIAM L	NOVAOSKY	9911 PARADISE RIDGE RD		CHARLOTTE	NC	28277
2014-074	22319202	OSBORNE	MARTIN A	APARNA	ROBINSON	10800 SIKES PLACE STE 340		CHARLOTTE	NC	28277
2014-074	22319207	PHILAR	TARUN	NATALIE G	PHILAR	10301 OTTERDALE CT		CHARLOTTE	NC	28277
2014-074	22320156	RANDAZZO	JAMES C		RANDAZZO	701 CRESTDALE RD		MATTHEWS	NC	28105
2014-074	22320122	RUDDCO MANAGEMENT INC				10404 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22320122	SCHMIDT	KENNETH R	MICHELE L	SCHMIDT	10403 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22320163	SMITH	ALAN P		ELIZABETH A SMITH (H/W)	10224 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319203	STANFIELD	JEFFREY S	DAM	JENNIFER A TEAGUE (H/W)	9905 PARADISE RIDGE RD		CHARLOTTE	NC	28277
2014-074	22319201	SUH	PATRICK L			10209 VENTANA CT		CHARLOTTE	NC	28277
2014-074	22319232	TEAGUE	CHARLOTTE INC THE			PO BOX 472029		CHARLOTTE	NC	28247
2014-074	22319269	VINEYARD HOMEOWNERS ASSOC OF	DONALD J	MARCIA J	WEAVER	9614 BLACK WATCH CT		CHARLOTTE	NC	28277
2014-074	22319355	WEAVER	LISA A	THOMAS ROY	WEAVER	10409 BUFFTON CT		CHARLOTTE	NC	28277
2014-074	22320164	WELLER	LEONARD TYRONE		WELLER	10300 OTTERDALE CT		CHARLOTTE	NC	28277
2014-074	22320155	WHEELER	OF GREATER CHARLOTTE		CHANDRA E WHEELER	500 E MOREHEAD ST STE 300		CHARLOTTE	NC	28277
2014-074	22304130	YOUNG MEN'S CHRISTIAN ASSOC	ROGER ION	CYNTHIA H	ZOELLER	10513 MOSS MILL LN		CHARLOTTE	NC	28202-2610
2014-074	22320176	ZOELLER								28277

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2014-074 – Terwilliger Pappas Multifamily Partners, LLC.

Subject: Rezoning Petition No. 2014-074

Petitioner/Developer: Terwilliger Pappas Multifamily Partners, LLC

Property: 10.0 acres located on the northeast quadrant of the intersection of N. Community House Road and Bryant Farms Road.

Existing Zoning: B-1(CD)

Rezoning Requested: NS

Date and Time of Meeting: **Wednesday November 12, 2014 at 7:00 p.m.**

Location of Meeting: Morrison Family YMCA
9405 Bryant Farms Road
Charlotte, NC 28277

Date of Notice: Mailed on October 31, 2014

We are assisting Terwilliger Pappas Multifamily Partners, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 10.0 acres (the "Site") located at on the northeast quadrant of the intersection of N. Community House Road and Bryant Farms Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

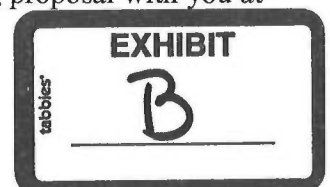
This Petition involves a request to rezone a 10.0 acre Site from B-1(CD) (Neighborhood Business, Conditional) to NS (Neighborhood Services) to allow the Site to be developed with a high quality residential community and up to 15,000 square feet of neighborhood service uses.

The proposed neighborhood service uses will be located on the corner of the property formed by N. Community House Road and Bryant Farms Road. A new private street, built to public street standards, will be constructed through the Site from N. Community House Road to Bryant Farms Road. This new private street will form the boundary between the proposed neighborhood service uses and the proposed residential dwelling units. Access to the neighborhood service uses will be from this new private street.

The building with the proposed residential units will front on this new private street with parking located behind the building. The proposed residential building will be limited to a height of three stories. Access to the residential portion of the Site will be from N. Community House Road and Bryant Farms Road. A significant buffer consisting of existing vegetation and new landscaping with a 6 foot fence will be provided along the Site's common boundary with the Bexley neighborhood.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, November 12 at 7:00 p.m. at Morrison Family YMCA at 9405 Bryant Farms Road Road, Charlotte, North Carolina 28277.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.



In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Peter A. Pappas, Terwilliger Pappas Multifamily Partners
Tom Barker, Terwilliger Pappas Multifamily Partners
Sue Freyler, ColeJenest & Stone, P.A.
Jason Dolan, ColeJenest & Stone, P.A.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Terwilliger Pappas Multifamily Partners, LLC

Rezoning Petition 2014-074

Community Meeting

Wednesday, November 12, 2014

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Debra Dwyer	7500 BRANTUS AVE APT 28210	(704) 553-2863	PPAPPAS@PAPPASPROPERTIES.COM
2	Rachel Gold	5970 Fairview Rd SE 710 28210	704 227 0892	rachel.gdd@fresidential.com
3	Charles + Jamie Denschneider	10005 Moss Mill Lane	614-309-3681	chasjamdila@aol.com
4	herfyanna	10501 Moss Mill	704-517-7602	lyemanaacarolina rr.com
5	Tom Gaddy	9701 TENEPENNA CT 28277 CHARLOTTE NC	(704) 995-4462	lvqaddy3@gmail.com
6	Tom Barker	3343 Hammer Dr Ral 27609	919 995 1259	
7	SUE FREYLER		704-971-4504	sfreyler@collegeandstate.com
8	Kelley Ryan Smith	9417 Briarwick Ln	704-644-7854	
9	Gerry Smith	9417 Briarwick Ln.	704-644-7854	gerrysmith@carolina.rr.com
10	Joell & Bert Sicalano	10301 Otterdale Ct 28277	703-300-4508	Bsical@yahoo.com
11	Tom + Lisa Weller	10409 Buffington 28277	214-636-9449 972-345-2850	wellerl@att.net MSLAWeller@aol
12				



Terwilliger Pappas Multifamily Partners, LLC

Rezoning Petition 2014-074

Community Meeting

Wednesday, November 12, 2014

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	David & Althea Belton	10518 Moss Mill Ln Charlotte, NC 28297	(704) 542-2711	dacbelton@msn.com
15	Mary & Ken Flynn	10500 Moss Mill Lane 28277	704 543 1096	Flynn_mke@hotmail.com
16	Jenny & Lillian Fong	9426 Bubbawick Ln		
17	Jim & Debbie Anderson	10422 Buffton CT	704 622-0823	Anderson@bellsouth.net
18	Elisabeth Smith	10403 Buffton Ct.	980-275-9044	lisa9959@gmail.com
19	Tom Keifer	10015 Paradise Ridge Rd	704 543 6491	tkeifer@earthlink.net
20	Michele Schmidt	10404 Buffton Ct	704-544-1833	milschmidt@aol.com
21	Jim Demas	10205 Ventana Ct	704-541-6267	jandemas@bellsouth.net
22	CR Payet	10617 Moss Mill Ln. 28277	704-541-9088	charlespayeto@bellsouth.net
23	Pat Galotto	10303 Rosling Ct	704-488-0108	lpgalotto@gmail.com
24	Jennifer Kaplan	10133 Willowbrook Dr	(704) 543-5585	jkaplan@aatt.net
25	Mary Anne Hamrick	10119 Victoria Mill Ct	(704) 542-8567	
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Terwilliger Pappas Multifamily Partners, LLC

Rezoning Petition 2014-074

Community Meeting

Wednesday, November 12, 2014

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
27	Joey Hughes	Charabk bc 2f377 10604 Moss Mill Lane	704-510-2247	joe.hughes@uswestle.com
28	Mike Novajosky	10415 Buffton	704-574-7071	mNovajosky@cardinalis.net.com
29	Alan Smith	10403 Buffton Ct	704-287-7395	ASMITH720@gmail.com
30	Tammy Mary Kuifer	10015 Paradise Ridge	704-543-6461	MLKEIFER@EARTHLINK.NET
31	Margit Etzel	10421 Sunolance Court	803-448-8263	w.etzel@outlook.com
32	ABHAY KUMAR	10208 VENTANA CT	408-705-5773	abhaykumar@gmail.com
33	Eric Howard	10201 Vinton Ct	704-654-2735	EHoward@comcast.com
34	Linda Dasseuko	10416 Buffton Ct	336-577-7327	gdasseuko@gmail.com
35	Diana Cheng	10421 BUFFTON CT	704-281-0432	RYLINDIANA@GMAIL.COM
36	Tom Dawson	10233 Winderbar Drive	704-543-4372	tomtdawson@aol.com
37	Carol Grinham	10115 Victoria Mill Ct	704-668-4424	carolgrinham@gmail.com
38	JAMES GRINHAM	" "	704-287-1502	jimgrinham@gmail.com
39				

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
40	Chandra Wheeler	10300- Otterdale Ct.	704-962-9776	chandra.wheeler@gmail.com
41	Steve Bowers	8414 Society St.	704-572-0779	Steve.Bowers@usyd.com
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