

COMMUNITY MEETING FORM

Date of original contact: January 24, 2006

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. 71 letters were mailed (see attached mailing list).

Date, time and location of meetings:	February 2, 2006 and March 2, 2006 at 7:00 p.m. Meetings were held at Assurance United Methodist Church located at 9700 Mt. Holly- Huntersville Road
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Invitation letters attached

Persons in attendance at meetings: Attendance was taken with 14 persons signing the Sign-in Sheet on February 2nd and 10 persons signing the Sign-in Sheet on March 2nd (see attached).

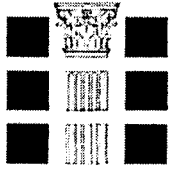
Summary of issues discussed and changes made as a result of the meetings:

The meetings began with a brief explanation of the zoning process by Walter Fields including the key dates for this petition. A brief orientation of the site and description of the proposed site plan was given including the proposed lot number of 267 single-family lots. It was also discussed that the main reason the petitioner was asking for the MX-1 district was because the east side of Reames Rd. was proposed to be gated with private streets. On the west side, it will not be gated based on the number of street stubs being provided. In addition, the request was for a Conditional Zoning district that would tie the commitments to the property, no matter who developed the project. Comments from the city staff had also been received and the plans would go through revisions to address the city staff and community comments. The proposed homes were also discussed including starting price points, exterior materials, range of square footages, and this would be an age targeted subdivision. The original rezoning proposal was submitted for single-story duplexes on the west side of the site. The discussion also included buffers between adjacent properties on the west side, the streetscape along Reames Rd. and Lakeview Rd., there would be a common Homeowners' Association, there would be a clubhouse/pool amenity area on the east side, other projects by the developer in the area, the 4-way intersection at Reames Rd. and Lakeview Rd., recent activity and history of rezonings in the area, location of the amenity area, road improvements that will be done along Reames and Lakeview including installation of sidewalk and left turn lanes, whether it would be best to develop as duplexes or single-family lots on the west side of the site, stormwater services comments, existing stormwater issues in Americana Park, projected timeframe of the project if approved and phasing.

At the follow-up meeting, the petitioner went over the changes that were made to the site plan since the last meeting. It was also noted there were still some errors and omissions on the plan to be corrected. On the west side of the site, the homes were now proposed to

Petition # 2006-038

be single-family lots rather than duplexes based on the comments received at the first neighborhood meeting. The plan would also include a detail of the landscaped berm along Reames Rd. and a portion of Lakeview Rd. Along Lakeview this could include keeping some of the existing trees, which provide screening today, along with some combination of fencing. Around the perimeter of the site on the west side, there would now be a 20' buffer from the adjacent single-family lots. There was also additional discussion including traffic along Lakeview in the mornings, school system memo, notes to be added on the plan, tree save area, name not yet determined for the development, reason for innovation rezoning request, amenity location, price points of the homes, access location along Lakeview Rd., timeframe, and importance of being creative in the design of the homes.



THE WALTER FIELDS GROUP, INC.

Consultants for Planning, Zoning & Land Development

January 24, 2006

Dear Neighbors and Neighborhood Leaders:

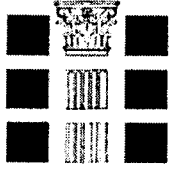
We invite you to attend a public meeting to receive a presentation on a rezoning to allow the construction of a residential community. For your convenience, we have attached the zoning site plan and a map with the property proposed to be rezoned. For more information on this petition, you may also go to the Charlotte-Mecklenburg Planning Commission website at the link below:

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-038.htm>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. The Petitioner, Clarion Homes, 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 Thursday, February 2, 2006 at 7:00 p.m. The meeting will be held at Assurance United Methodist Church in the Worship Center. The Church is located at 9700 Mt. Holly-Huntersville Road and near the intersection of Mt. Holly-Huntersville Road and Vance Road.

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



THE WALTER FIELDS GROUP, INC.

Consultants for Planning, Zoning & Land Development

February 16, 2006

Dear Neighbors and Neighborhood Leaders:

We would like to express our thanks to those that have shown an interest in the proposal by Clarion Homes for a new residential community located off of Reames Road. 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/2006-038.htm>

Based on the questions that were raised at the last meeting as well as some staff comments, we are holding a follow-up meeting in order present our revised plans 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 Thursday, March 2, 2006 at 7:00 p.m. The meeting will again be held at Assurance United Methodist Church in the Worship Center. The Church is located at 9700 Mt. Holly-Huntersville Road and near the intersection of Mt. Holly-Huntersville Road and Vance Road.

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

Attendance at Neighborhood Meeting Zoning Petition # 2006-038
February 2, 2006 Sign-In Sheet

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Attendance at Follow-Up Neighborhood Meeting Zoning Petition 2006-38
March 2, 2006 Sign-In Sheet

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