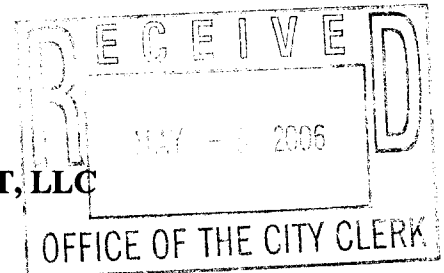


Community Meeting Report  
**Petitioner: FIRST COLONY LAND DEVELOPMENT, LLC**  
Rezoning Petition No.: 2006-064



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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

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-1 attached hereto by depositing such notice in the U.S. mail on March 27, 2006. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, April 6, 2006 at 7:00 p.m. at Sardis Presbyterian Church in the Scout Hut, 6100 Sardis Road, Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Joe Polite, Joe Lesch and Wendy Greer of First Colony Land Development, LLC, Lee McLaren, the Petitioner's land planner, and John Carmichael of Kennedy Covington Lobdell & Hickman.

**SUMMARY OF ISSUES DISCUSSED:**

Joe Polite opened the meeting and informed everyone that the site is now owned by First Colony Land Development, LLC. He advised that the prior owners have moved to Sharon Towers. He apologized that Curt Hathaway of Parker Chandler, the homebuilder for this project, was not available to attend this meeting. Joe Polite then introduced Wendy Greer and Joe Lesch of First Colony, Lee McLaren, the project's land planner, and John Carmichael of Kennedy Covington Lobdell & Hickman.

Joe Polite was asked why only certain people were invited to the meeting. Joe Polite stated that the Planning Commission generates the list of invitees. Property owners within 300 feet of the site and registered neighborhood leaders and organizations located within a mile of the site are invited.

In response to a question, John Carmichael advised that approximately 64 or 65 notices of the meeting were mailed out.

Joe Polite gave a brief overview of First Colony and Parker Chandler, and then an overview of the proposed development. Among other things, he advised that the site contains approximately 5.41 acres, and a maximum of 34 for sale dwelling units would be constructed on the site. This would result in an overall density of 6.3 dwelling units per acre. The units would essentially be single family detached homes, however the units would be connected by an accessory type structure. A 45 foot yard would be established around the perimeter of the site, and the trees located within the exterior 35 feet of the 45 foot yard would be preserved with limited exceptions. There would be one access into the site from Boyce Road.

Joe Polite stated that in the event that the rezoning is approved, it will take approximately 4 to 6 months to develop the site, and then Parker Chandler will begin building the homes. The length of time it will take to finish the entire project is dependent upon the rate that the homes are sold. It usually takes 120 days to build one home.

John Carmichael briefly discussed the City's General Development Policies and how they applied to the site. He stated that the General Development Policies supported a density of up to 8 dwelling units per acre on the site. John Carmichael also briefly discussed the UR zoning classification.

John Carmichael advised that CDOT was not requiring a traffic study because this project would not generate enough traffic to warrant one.

In response to a question, John Carmichael pointed out the two bus stops located near the site. A resident indicated that these bus stops are rarely used.

The conditional rezoning process was discussed and how a developer must comply with an approved conditional rezoning plan in developing a site.

In response to a question, John Carmichael acknowledged that the South District Plan calls for 3 dwelling units per acre, but he stated that the General Development Policies guide the density recommendation for this site.

Joe Polite then showed slides of the rezoning plan and the elevations of the proposed homes.

In response to a question, Joe Polite stated that he would try to preserve as many trees as possible, but trees in the path of the homes and roads would have to be removed. Joe Polite also indicated that First Colony would be planting additional trees on the site.

In response to questions, Lee McLaren discussed the detention pond. He stated that it will not prevent storm water runoff, but it will slow it down. The pond will make sure that the rate of runoff does not increase as a result of this project.

Joe Polite advised that the site, including the detention pond, would be maintained by a homeowners association.

In response to a question, Joe Polite stated that there would not be a turn lane from Boyce Road into the site. CDOT did not recommend the installation of a turn lane, but curb, gutter and sidewalk would be installed along the site's frontage on Boyce Road.

Joe Polite confirmed that there would not be an entrance from Sardis Road into the site. CDOT would not allow an access point from Sardis Road.

Joe Polite and Lee McLaren then discussed the yard requirements of the rezoning plan. Joe Polite advised that there would be no vinyl siding on the homes, and the homes would range in price from the mid \$300,000s to the \$400,000s depending upon the finishes.

Joe Polite stated that this development is targeted to empty nesters and individuals who do not want to maintain a yard. The exterior building materials would be plank, stone, cedar and shake.

In response to a question, Joe Polite stated that Parker Chandler is a publicly-traded company and a quality builder. Parker Chandler can handle this project.

In response to a question, Joe Polite said that there would be no restrictions that would prevent a homeowner from renting his home. He stated that the homeowners association would maintain the grounds after the project is 75% owner-occupied.

In response to a question, Joe Polite stated that under the current zoning, the site could possibly be developed with 16 homes.

Joe Polite stated that he did not know how much the homeowners fees would be at this time.

A resident indicated that the density of this proposed project would not be compatible with the Medearis subdivision.

Joe Polite stated that the proposed development has not been named yet, but he would like to tie it to the Medearis family.

The meeting then concluded.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

Although changes have been made to the Conditional Rezoning Plan, no changes were made solely as a result of the Community Meeting.

Respectfully submitted, this 5<sup>th</sup> day of May, 2006.

First Colony Land Development, LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Mr. Joe Polite

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting — Rezoning Petition filed by First Colony Land Development, LLC to rezone an approximately 5.413 acre site located at 6725 Sardis Road

**Date of Meeting:** Thursday, April 6, 2006 at 7:00 P.M.

**Place of Meeting:** Sardis Presbyterian Church  
Scout Hut  
6100 Sardis Road  
Charlotte, NC

**Petitioner:** First Colony Land Development, LLC

**Petition No.:** 2006-064

We are assisting First Colony Land Development, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 5.413 acre site located at 6725 Sardis Road from the R-3 zoning district to the UR-2(CD) zoning district. The purpose of the requested rezoning is to accommodate the development of up to 34 for-sale residential units located in townhouse style, duplex buildings.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, April 6, 2006 at 7:00 P.M. at Sardis Presbyterian Church in the Scout Hut, 6100 Sardis Road, Charlotte, NC. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition. The Petitioner may subsequently amend the conditional rezoning plan that was filed with the Rezoning Petition as a result of comments received at the Community Meeting, comments received from the Charlotte-Mecklenburg Planning Commission Staff and/or the Charlotte Department of Transportation, or as a result of modifications deemed necessary by the Petitioner for any other reason.**

In the meantime, should you have any questions or comments about this matter, please call John Carmichael at (704) 331-7509.

Kennedy Covington Lobdell & Hickman, L.L.P.

cc: Mr. Andy Dulin, City Council District 6  
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Mr. Joe Polite, First Colony Land Development, LLC  
Mr. Joe Lesch, First Colony Land Development, LLC  
Mr. Lee McLaren, DPR Associates  
Ms. Ju-Ian Sheen, DPR Associates  
Ms. Julie Presley, Sardis Presbyterian Church



First Colony Land Development, LLC

Community Meeting Sign-in Sheet  
Sardis Presbyterian Church  
Scout Hut  
Thursday, April 6, 2006  
7:00 P.M.

#2 marpea@earthlink.net

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Lois Hensel	248 Bentley Oaks Lane	704 388-0660	lhensel@bafa.com
2.	Irvin Mary Pearce	101 Medearis Dr.	704-364-9795	marpea@earthlink.net
3.	Patricia Weather	7025 Thumal Rd	704-366-1636	
4.	Samuel Levy	7058 Bmwwood Rd	704 366 6362	levyollie@aol.com
5.	Teresa Wagner	129 Medearis Dr	704 364-9206	jfwags@carolina.rr.com
6.	Luc & Eliza McLean	6706 Atwell Court	704-365-0406	
7.	Angela Shannon	201 Greengate Lane	704-366-4869	
8.	Bonnie Case	1614 Glenleaf Ct	704-365-9155	
9.	April Carstensen	1619 Glenleaf Ct	704-364-1411	
10.	Bryan Carroll	6100 Springhouse Ln	704 364 5490	
11.	ASTRID + MICHAEL DOYNE	7100 TERRACE DR	704 362 1367	MIKEE@ATYD-DOYNE.COM
12.	Jeff Stallworth	7214 Tobin Ct	704 366-8080	
13.	Judy Clark (Sardis)	9503 Cove Lake Dr	704-545-1130	Judy sin charge@carolina.rr.com
14.	Alvin + Woody Nail	6705 Atwell Ct.	366-8085	Wnail@ad.com
15.	Dad Leonard Fox	219 Bentley Oaks Lane	704-365-5049	IMAFox@carolina.rr.com
16.	David Lyke	652 Bay Rd	704-366-2872	
17.	Rick Peckle	721 Bentley Oaks Ln	366-0822	(C.P.)
18.	Matt Spence	140 Medearis Drive	364-6148	mattspence@mac.com
19.	STUART HARBORNE	200 GREENGATE LN	364-2387	stuart.harborne@carolina.rr.com
20.	Jeff Pease		364-4116	
21.	Rick Neil	159 Sunnywood Ln	364-0815	rgneil@aol.com
22.	David Adams	222 Greengate Ln	362-6717	SBAAND3@carolina.rr.com
23.	Sherry + Martha Blackley	801 Sardis Rd N	364-0391	
24.	Eric + Laura Butler	148 Medearis Drive	364-3112	eric.butler@carolina.rr.com
25.				(PowerAP)
26.				
27.				