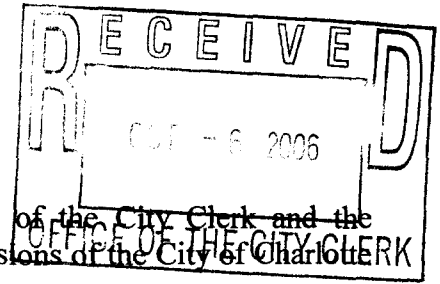


COMMUNITY MEETING REPORT

Petitioner: Centex Homes
Rezoning Petition No. 2006-108



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 August 21, 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, September 7, 2006 at 7:00 p.m. at Living Saviour Lutheran Church, 6817 Carmel 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 included Todd Harrison and Steve Moore of Centex Homes, Mark Van Sickel of ColeJenest & Stone, Tom Thrower of Stantec and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by welcoming those in attendance and introducing the Petitioner's representatives. He stated that this is the Community Meeting relating to Rezoning Petition No. 2006-108. John Carmichael apologized that the Community Meeting was scheduled on the same night as the open house for Endhaven Elementary School, and he stated that when he scheduled the Community Meeting, he was not aware that the Endhaven Elementary School open house was scheduled for September 7, 2006.

John Carmichael then provided the schedule of events relating to this Rezoning Petition. He stated that the Open House Forum will be held on Monday, September 11, 2006 from 5:00 p.m. to 6:00 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center; the Public Hearing will be held on Wednesday, October 18, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session will be held on Wednesday, October 25, 2006 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center; and City Council is scheduled to render a decision on this Rezoning Petition on Monday, November 20, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

John Carmichael then introduced Todd Harrison who provided background information on Centex Homes. Todd Harrison stated that Centex is headquartered in Dallas, Texas and is a \$14.4 billion entity. Centex is involved in mortgage lending and commercial and residential

construction among other things. Centex entered the Charlotte market in 1987 when it purchased John Crosland Homes.

Todd Harrison stated that the site Centex is seeking to rezone contains in excess of 77 acres and is owned by the Roman Catholic Diocese. The site is located on Johnston Road and Community House Road and is adjacent to the British American School.

Todd Harrison stated that the City's General Development Policies would support up to 8 dwelling units per acre on the site, however, the maximum density sought by Centex under its three development options is 5.62 dwelling units per acre. Todd Harrison stated that the infrastructure necessary to support the development exists and the planned development would be complimentary and a natural transition to the surrounding area.

Todd Harrison then shared a Power Point Presentation with those in attendance, a copy of which is attached hereto. The Power Point Presentation includes, among other things, site plans and building elevations.

Todd Harrison described in detail the three development options sought by Centex under this Rezoning Petition. Plan A proposes a total of 364 for sale attached dwelling units, Plan B proposes a total of 381 for sale attached dwelling units and Plan C proposes a total of 439 for sale attached dwelling units. Each plan calls for a minimum of 26 acres of common open space.

Plan A is the preferred plan. There would be two different style dwelling units, townhomes and paired or duplex homes. The townhomes would be located in six unit and four unit buildings. Plan B would also contain a mixture of townhomes and paired homes, and Plan C would contain only townhomes.

The primary exterior building materials for the dwelling units would be a combination of brick, stone, shake and hardi-plank. Vinyl siding would not be permitted.

The clubhouse would contain approximately 5,000 square feet of space. The development would have a lot of curb appeal and beautiful landscaping and signage. The bridges and walls would be ornate with rock and stone.

Todd Harrison indicated that under the site's present zoning, approximately 174 single family detached homes could be built on the site. This would generate 78 students. The most dense version of Centex's development proposals would generate 63 students. Therefore, the proposed development has less of an impact on the area schools than a by right development. This is because in this area, townhomes generate fewer students than single family detached homes.

Steve Moore then discussed traffic and environmental issues as well as the proposed construction schedule. In discussing the traffic impacts, Steve Moore stated that Level of Service A is the very best, and Level of Service F is obviously a failing grade. Steve Moore advised that the traffic impact of the proposed development is not significantly different than the traffic impact of a by right development of the site.

A discussion was held regarding the protection of wetlands and storm water issues, and Steve Moore indicated that Centex would comply with all governmental regulations, and that Centex is sensitive to these issues. Centex has a full time employee that monitors its storm water facilities. Steve Moore advised that the pump station on the site is owned by CMUD and is scheduled to come off line in the next few years.

Steve Moore than provided a projected construction schedule in the event that the Rezoning Petition is approved on November 20, 2006. This schedule is contained in the attached Power Point Presentation.

The floor was then opened to questions. Set out below is a brief summary of the questions, responses to questions and/or concerns expressed by area residents.

- If the site is not rezoned, Centex is not sure whether it would acquire and develop the property under its current R-3 zoning. This is still being evaluated.
- The Community House Road bridge across I-485 is not funded. Light years away.
- An area resident asked how doubling the density from 174 units to well over 360 units helps the area. This neighbor rejects the school generation numbers. Todd Harrison stated that the formula comes from CMS.
- Regarding traffic, attached homes generate less traffic than single family detached homes on a per unit basis.
- A neighbor stated that CMS' student generation numbers are erroneous.
- Neighbors were concerned with the impact of the development on the floodplain, and possible flooding due to the proposed development.
- Steve Moore stated that a flood impact study would not be done prior to the rezoning decision, but that a study would be prepared. Centex will take measures to insure that the proposed development will not have an adverse impact in terms of flooding.
- Neighbors were uniformly against a vehicular connection to the Rougemont neighborhood. They thought it would bring too much traffic into that neighborhood and that it would create a dangerous condition.
- John Carmichael stated that this connection is required by the City. Todd Harrison stated that Centex would be willing to install speed bumps in the Rougemont neighborhood, stop signs and etc. to slow down traffic. Additionally, Centex is willing to meet with Don Lochman and CDOT to try to eliminate this connection.
- Rougemont neighbors were concerned about the buffer along the boundary line between their subdivision and the proposed development. They wanted to preserve these trees and have a wider buffer. Todd Harrison stated that Centex will study this buffer and get back in touch with these neighbors.
- Steve Moore stated that storm water requirements could include detention measures and water quality improvements. Neighbors again reiterated their concerns regarding flooding.
- Neighbors were concerned with construction traffic entering the development site through the Rougemont neighborhood. Todd Harrison stated that Centex would prohibit construction traffic from entering the site from the Rougemont neighborhood and that Centex would place this prohibition on the conditional rezoning plan.
- Todd Harrison stated that Centex initially wanted to make this a gated community, but the Planning Staff would not allow this due to connectivity issues.

- Regarding a connection to the greenway, Centex cannot do this because a bridge would have to be built to make the connection.
- Steve Moore stated that Centex would not dump construction debris in the floodplain. Construction debris is hauled off site.
- Steve Moore indicated that there would be some fill on the site, but that it would be in accordance with all governmental regulations.
- Todd Harrison confirmed that the traffic analysis was based on Centex's most dense development option.
- Steve Moore confirmed that sidewalks would be installed on both sides of the streets within the proposed development.
- A neighbor asked how area residents could be sure that the price points represented would be achieved. John Carmichael said that Centex could not put the price points on the Conditional Rezoning Plan, and that the only way to insure quality was to submit building elevations and commit to building materials. John Carmichael stated that Centex would be submitting these building elevations to the Planning Staff and would commit to exterior building materials on its revised Conditional Rezoning Plan.
- Todd Harrison reiterated that Centex would work with Rougemont to try to eliminate the vehicular connection and on speed bumps.
- A neighbor questioned whether this proposed development would prevent future improvements to Community House Road.
- Todd Harrison stated that he did not know at this time where the project's sales center would be located.
- Steve Moore stated that Centex would not clear more land than it needs. It is to Centex's advantage to leave as many trees as possible. He also stated that he cannot state at this time where the grading limits would be located.
- Todd Harrison confirmed that investors could buy units within the proposed development.
- Steve Moore reiterated that a flood study would be performed only after the rezoning of the site.

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

The Petitioner has submitted elevations of the proposed dwelling units and committed to the primary exterior building materials for the dwelling units; the Petitioner has submitted elevations of the bridges and monument signs proposed for this residential community; the Petitioner has inserted a note on the Conditional Rezoning Plan prohibiting construction traffic from utilizing Barrette Place to access the site; and the Petitioner has inserted a note on the Conditional Rezoning Plan committing to cap and fully shield exterior light fixtures (excluding street lights).

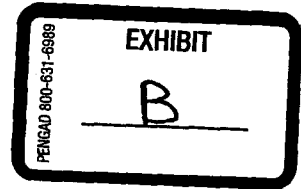
Respectfully submitted, this 6th day of October, 2006.

Centex Homes, Petitioner

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

CENTEX HOMES
Petition No. 2006-108

Community Meeting Sign-in Sheet
Living Saviour Lutheran Church
Thursday, September 7, 2006
7:00 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	A.E. Buddy Ward	10228 Rougemont Ln	704-544-1866	W3 Wood 44 e CAROLINE.RR.COM
2.	JD DORR	10421 Misty Ridge	704-544-8321	
3.	Mary Beth Little	10242 Rougemont Ln	704-542-1537	Mary.Beth.Little@comcast.net
4.	Rick + LEANNE FRYE	10502 Misty Ridge	704-540-0968	
5.	Dave + Gloria Price	6912 Endhaven Ln.	704-542-3303	
6.	Marque Chamberland	10508 Misty Ridge Ln	341-1150	
7.	Charlie + Evelyn Robins	6918 Endhaven Ln	205-542-2207	
8.	Bob + Kelly Straub	10106 Orchid Hill Ln	704-259-3151	kelcnoie@aol.com
9.	DAVID GILPIN	15839 STRICKLAND CT	704-375-3641	dgilpin@igilpinhatch.com
10.	FRED BLOCK	1405 DAIRY CT.	704-542-3396	
11.	Gayle Crowder	9705 Stoney Hill Ln	704-541-1760	
12.	JERRI OTTEN	9424 RAINIER LN	704-543-0667	
13.	BILL COVERSTON	6906 Red Maple Dr	704-231-3329	COVERSTON@AOL.COM
14.	Melissa Kremer	10234 Rougemont Ln.	704-441-9814	RMKREM@AOL.COM
15.	KERRY WAITS	6704 Joliette Ln	704-543-5185	KLWAITS@EARTHLINK.NET
16.	Jayne Benson	10320 Rougemont Lane	704-541-3714	whip96@bellsouth.net
17.	MICHAEL BROWN	10422 ROUGEMONT LN	704-541-2876	MBROWNE@SOUTHEASTCOMMUNICATIONS.NET
18.	ART DENNIS	10501 Rougemont Ln	704-541-1993	ADennis38@CAROLINA.RR.CO
19.	Rich Feller	10217 Rougemont Ln.	704-541-1933	RIFELLER@hotmail.com
20.	DAU SHARTLE	10424 MISTY RIDGE LANE	704-543-2776	DASHARTLE@Bellsouth.net
21.	Jim Montgomery	6728 Joliette Ln.	704-544-9704	JMONTGOMERY4@Bellsouth.net
22.	Steve + Elizabeth HARRIS	10300 Rougemont Ln.	704-541-9349	EAH495@MINDSPRING.COM
23.	Angel + Angela Fisher	9617 Stanton Green Ct	704-341-9063	ANG-L.FISHER@comcast.net
24.	GREG + CARMEN NEAL	6811 BARRETTE PL.	704-541-5214	TheNeals@comcast.net
25.	Debbie Herd Anderson	6435 Red Maple Dr	704-235-4831	
26.	JEFFREY JOHNSON	10508 Rougemont Ln	704-543-1373	JJOHNSON@NOTESPORTS.AVIATION.COM
27.	Dolores Johnson	10534 Rougemont Ln.	542-0517	