

PROVIDENT DEVELOPMENT GROUP, INC.

Neighborhood Informational Meeting

March 22, 2007

Next to The Vineyards on Lake Wylie

Time: 6:30 PM for Petition 2007-050 and 7:30 PM for Petition 2007-048

Location: Westmoreland Baptist Church, 3205 Sam Wilson Road
From Old Dowd Rd. turn left onto Sam Wilson, go across
Wilkinson Blvd. toward I85. Right into church parking lot on
Sam Wilson

Dear Neighbor,

Please join us on Thursday, March 22nd starting at 6:30 PM for an informational meeting concerning two rezone petitions that have been filed with the City of Charlotte Planning Commission. At 6:30 PM we will present and discuss our plans for rezoning 52.65 acres of currently zoned R-MH (Manufactured Housing) residential land located with frontage on Old Dowd Rd. and Amos Smith Rd. to the requested zoning classification of MX-2 for a proposed gated single family home community.

At 7:30 PM, we will present and discuss our plans for rezoning 2 acres of currently zoned R-5 residential land within The Vineyards On Lake Wylie, which is now well under way, to the requested zoning classification of MX-2 (Innovative). The 2 acres is located on Amos Smith Road and will be planned as additional town home sites within The Vineyards On Lake Wylie community. We will also have a presentation about The Vineyards On Lake Wylie by DR Horton Homes and the current status of this newest lake related community.

The Petitioner, Provident Development Group, Inc., is requesting additional input from all citizens in the area. Please come hear our presentations on March 22nd at 6:30 PM. If you are unable to attend, or would like any other information prior to the meeting, please call me at 704-367-0167 ext. 104.

Sincerely,



Tom Waters, President
Provident Development Group, Inc.

Meeting Notes



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Neighborhood Informational Meetings

The Vineyards on Lake Wylie – 2.138 Acre Addition

Petition No. 2007-048

Gateway Vineyards

Petition No. 2007-050

Date: March 23, 2007

Place/Time: Westmoreland Baptist Church / 6:30 PM
3205 Sam Wilson Road Charlotte

Attendees: See attached Attendance Roster

Item:

Introduction:

Tom Waters, with Provident Development Group (petitioner) opened with introductions, and a brief history of the project. He informed attendees that DR Horton is the exclusive builder for the first phases and a custom home builder may be added in the future. He stated that the home price range for Phase 1 will be from \$200 thousand to \$1 million dollars. He invited attendees to visit the sales center for additional information on the project.

Petition 2007-050

Mr. Waters explained the purpose of the petition was to change the existing zoning from R-MH (residential-manufactured housing) to MX-2 (mixed use) to be used for single family detached homes. The petition requests that Provident be allowed to utilize innovative designs, allowing them to keep the existing infrastructure, while making any necessary upgrades and repairs, as well as, improving streetscape and reforesting portions of the site to comply with the city tree ordinance. The proposed community will be gated and consists of approximately 230 single family detached units. The community will offer an amenity area.

Community Questions:

Q: Will this be part of the Vineyards?

Answer: That is yet to be determined, the community is tentatively called Gateway Vineyards and its monimentation will be in similar with that planned for the Vineyard community.

Q: Are some of the remaining trailers already vacant?

Answer: There are some foreclosures.

Q: Will the new community have trailers?

Answer: No, it will be single family owned, but could be single family detached condos.

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Q: No longer manufactured homes?

Answer: No

Q: Will there be electricity and water for each parcel?

Answer: Yes

Q: Will the homes be similar to those across Old Dowd Rd?

Answer: No, it will be a gated community. We are striving to "raise the bar."

Q: Is there a price point at this time?

Answer: It is not known at this time, but it will not be cheap.

Q: Will community have an HOA?

Answer: Yes, a private HOA will be responsible for maintaining landscape for the common areas and community entrance.

Q: Will you keep the existing cul de sacs?

Answer: Yes, we are working with the rezoning to keep cul de sacs. They are needed for financial feasibility of the project.

Q: So is the sale of the property conditional on rezoning?

Answer: No Provident is committed to buying property regardless.

Mr. Tilghman with Provident explained that there will be nice monuments similar to what is planned for the Vineyards.

Mr. Waters explained that additional trees, curb and gutter, lights and etc will be added to Amos Smith.

Q: Is the displayed picture board an actual depiction of the proposed site?

Answer: This display is shows an older layout of the Vineyards site, but the intention of the board is to show relative locations.

Q: The median shown on the display board is not what you told us it would be at the last meeting. Will there be trees in median?

Answer: Dan Latta explained that the median length was reduced due to requirement to provide a left turn into existing manufactured home park. He explained that there will be landscaping in the median.

Q: How far down Amos Smith Road will the median extend?

Answer: Approximately 400 ft. The intentions are to have a right and left turn lane with planted median and street trees 50' on center on both sides of Amos Smith.

Q: Will you be planting under the power lines?

Answer: The planting will be done in accordance with the City Urban Forestry requirements. Trees selected will be from the city pre approved list of small maturing trees.

Q: Will there be trees be planted in trailer park?

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Answer: Yes, the site will need to be reforested to meet the City Tree save area requirement of 10%, and there will be street trees planted at 40ft to 50ft on center.

Mr. Waters stated that only 480 lots could be built in the Vineyards project south of the railroad until the construction of new bridge, which will be built within the next two years.

Q: What is the code for the setback for the manufactured homes?

Answer: The lots are 40 foot wide with building setbacks of 30' in the rear yard.

Q: Will the buildings be 10' apart?

Answer: Zoning requested allows for 3 feet side setback so there will be 6 feet separation between buildings.

Q: So the homes will be similar to the homes that are built across Old Dowd?

Answer: Zoning requested allows for 3 feet side setback so 6 feet separation between buildings.

Q: Is the setback from the eaves and overhangs?

Answer: No, the setback is from foundation vertical wall.

Q: So is the rezoning to change from manufactured homes to single family?

Answer: Yes, the zoning is to change to single family detached homes. The MX zoning allows for mixed use which is residential and some shops, however, we are building strictly residential homes. The reason we are petitioning for the MX designation is because a gated community and private streets are only permitted under the MX designation. We will not be building any gas stations or anything similar.

Q: If the rezoning is not approved, will the manufacture homes return?

Answer: No, we hope not. We agree that there is a lot on the line if the rezoning is not approved.

Q: Have you had any resistance about building the community?

Answer: No, not so far.

Q: Do you need 75% approval from neighbors for the rezoning to be approved?

Answer: No.

Q: What happened to families that lived in mobile home park?

Answer: The property owner relocated families to another one of his parks on other side of lake.

Q: Will property tax and home value go up?

Answer: Tax value may go up. Currently the site is in the City ETJ, but eventually may be annexed within the City Limits. So the property tax will increase eventually.

Tom Water informed neighbors that signs will be going up for construction traffic,

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so they will not end up in areas where they can not turn around.

Q: Will Amos Smith go from 2 lanes to 4 lanes?

Answer: No, it will continue to be 2 lanes until the other bridge is built. The road will be widened to 36 feet and bike lanes will be added. There will also be improvements to include planting strip and sidewalks.

Q: What is it now?

Answer: Approximately 22' wide.

Q: Where is the property coming from that will be included into the widening? Is it coming from the mobile home property?

Answer: The property is already figured into the design.

Q: When will you begin construction?

Answer: Approximately 10 to 12 months.

Q: How many trailers are on the property?

Answer: Somewhere between 110-120, but the property was planned for 273 trailers.

Q: Do you own the trailers outside fence and across the street?

Answer: No.

Q: How many properties do you own on the right?

Answer: We own 14 properties in addition to a 29 acre tract across Amos Smith Road.

Q: Are there plans for stop signs or signal?

Answer: Signs will be established, and there will be a signal at the intersection of Amos Smith and Old Dowd Road when 760 units are built per CDOT. A traffic analysis was conducted.

Q: What about the power lines?

Answer: The lines will be upgraded and re-run to service the Vineyards.

Q: Will the power lines be moved or buried?

Answer: The lines will be upgraded for the additional needed capacity. Some poles will be replaced and relocated but existing lines will not be buried.

Petition 2007-048

Tom Waters opened the floor for discussion on the 2-acre parcel. He described that the 2 acres will be blended with the Vineyard development. Site schematics were passed out to the attendees. They were informed of the 10' wide bike and walking asphalt trail that will meander thru the Duke Power right of way, taking advantage of the cleared area.

Dan Latta mentioned the city's request to extend a road across the site and

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provide an additional connection to Amos Smith.

Community Questions:

Q: Was that a Linda Beverly comment? Did they not want to limit the connections to Amos Smith?

Answer: The comment was made by CDOT.

Q: Will the additional units on the 2 acre site count toward the total occupancy for the Vineyard Plan?

Answer: Parcel is currently zoned R-5 which allows for 10 units, the MX rezoning would allow for 16 units, which would be an additional 6 units.

Q: How long before you develop that parcel?

Answer: We are only going through rezoning process at this time. We do not know the time frame for development.

Q: How long will Amos Smith be closed?

Answer: We are not sure. We anticipate eight to nine months. The goal would be for contractor to complete the upgrades to the roadway as quickly as possible. Amos Smith cannot be closed until an alternate route is built.

Closing:

The attendees were informed that the City Council public hearing will be April 16th, and the decision hearing is scheduled for May 21st.

The meeting adjourned at 7:35 PM.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

STANTEC CONSULTING SERVICES INC.

Claudia Prado PE
Civil Engineer
claudia.prado@stantec.com

Attachment: Attendee Roster
Notice of Meeting
Handouts of Site Plans (2)

C.

COMMUNITY MEETING
PETITION NO. 2007-050

Gateway / Vineyards
9535 Old Dowd Road
March 22, 2007

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