

COMMUNITY MEETING MINUTES  
REZONING #07-96  
JULY 2, 2007

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The meeting began at 7:10 p.m. Those present included representatives from Rhein Palisades, LLC (Rick Garner, Ronnie Flehan, Matt Bossert) and five other interested area residents (see attached attendance sheet).

Mr. Garner began by giving an overview of the development plans for The Palisades. He then discussed the rezoning application in detail indicating that the purpose of the rezoning request is to allow for private streets for the Montage subdivision. The portion of the property currently zoned MX-3 was rezoned in 2001 as part of the original Palisades project. The "Existing Lots" are zoned R-5 with some of the parcels developed and others vacant. A minimum of 10 acres is required for the rezoning application and this requirement set the rezoning request limits.

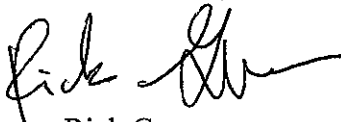
Mr. Garner pointed out that several development notes are included to address the status of the Existing Lots. These lots are subject to different requirements than The Palisades portion of the rezoning application. The notes also reference a private development agreement that exists between The Palisades and the owners of the Existing Lots. Mr. Garner encouraged everyone to carefully review the development notes.

Mr. Garner indicated the public hearing is scheduled for July 16, 2007.

In response to questions, Mr. Garner confirmed that the Lake Wylie buffer for The Palisades lots is 100' while the buffer for the Existing Lots is 50'. This is the buffer requirement that exists under the current zoning. Mr. Garner further indicated that one point of ingress and two points of egress will be provided with the development of the Montage subdivision.

Being no further discussion, the meeting adjourned at 8:15 p.m.

Submitted by:



Rick Garner  
July 3, 2007

**COMMUNITY MEETING**  
**REZONING # 07-96**  
**July 2, 2007**

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<u>Name</u>	<u>Address</u>	<u>Telephone</u>
1. Elizabeth Funck	Crosshaven	519-0775
2. Diane + Larry Biggers	Smug Harbor	541-1507
3. Brenda + Mike Peters	Crosshaven	887-7383
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**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition No. 2007-096 filed by Rhein-Medall Communities seeking to rezone an approximately 10.35 acre parcel of land located on Crosshaven Drive from the R-5 and MX-3 LLWCA zoning districts to the MX-1 LLWCA zoning district to permit the conversion of existing Crosshaven Drive to a private street

**Date of Meeting:** Monday, July 2, 2007 at 7:00 p.m.

**Place of Meeting:** Palisades Construction Office (Palisades Episcopal School)  
17030 Youngblood Road  
Charlotte, NC 28278

**Petitioner:** Rhein-Medall Communities

We are assisting Rhein-Medall Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 10.35 acre parcel of land located on Crosshaven Drive from the R-5 and MX-3 LLWCA zoning districts to the MX-1 LLWCA zoning district to permit the conversion of existing Crosshaven Drive to a private street.

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 the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, July 2, 2007 at 7:00 p.m. at the Palisades Construction Office (look for the sign "Palisades Episcopal School") located at 17030 Youngblood Road. The Petitioner looks forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.**

In the meantime, should you have any questions or comments, don't hesitate to call John Carmichael at (704) 331-7509.

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

cc: Keith MacVean, Charlotte-Mecklenburg Planning Commission  
Rick Garner, Rhein-Medall Communities