

COMMUNITY MEETING REPORT

Petitioner: Catholic Diocese of Charlotte Housing Corporation.

Rezoning Petition No.: 2011-045

Property: Approximately 20.6 acres located on the north side S. Tryon Street between Moss Road and Erwin Road, in Charlotte NC

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 DATES AND EXPLANATIONS 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 attached hereto by depositing the Community meeting Notice in the U.S. mail on May 27, 2011. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Saturday, June 8, 2011 at 7:00 p.m. at 13640 Steelescroft Parkway, Charlotte, North Carolina 28273.

PERSONS IN ATTENDANCE AT MEETING:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Jerry Widelski with the Catholic Diocese, Lori Gougeon with InReach, Dez MacSorley with Design Resource Group PA, and Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The meeting was opened by Keith MacVean with King & Spalding who introduced the other members of the team representing the Petitioner. He also provided a description of the rezoning process and upcoming meeting dates.

An overview of what a conditional plan is and how a request for a zoning change, that involves a conditional plan, provides an opportunity for residents to have input on how a piece of property is developed was provided. It was also indicated that development of the Site under the current zoning would not provide the residents an opportunity to review and comment on the proposed development of the Site.

Mr. Widelski then described the mission of the Catholic Diocese Housing Corporation to provide quality elderly housing and special needs housing units. He also mentioned the elderly housing project that the Catholic Diocese had built in Mooresville. He also mentioned that the Catholic Church would partner with InReach a 37 year old premier service provider for special needs folks in the Charlotte area to operate and serve the proposed special needs housing units. Mrs. Lori Gougeon then provided some background information about InReach and the services it provides.

Ms. Dez MacSorley then provided a description of the proposed site plan. Ms. MacSorley identified the location of proposed 26 special needs housing units and the location of the

proposed 200 elderly multi-family housing units as well as the location of the proposed adult care center. She also described the location of the proposed tree save areas and the proposed location of the undisturbed 50 foot and 75 foot buffers. The location of the proposed storm water detention/water quality pond was also identified.

Ms. MacSorley also identified the proposed 100 foot no build zone, the 200 foot two story and 300 foot three story building setback that would be established along rear property line to create an appropriate transition to the adjacent single-family homes.

The proposed building elevation for the special needs housing units was presented and the type of building materials to be used was described. It was also mentioned that this building style and proposed building materials would be used thorough out the Site.

The attendees were also informed that the Site would be developed over time in multiple phases. It was anticipated that the first phase would be a 13 unit special needs housing building located along S. Tryon Street.

The attendees were then invited to ask questions. A question about what the average rents for the units would be was asked. The Petitioners representatives indicated rents would be based on a percentage of the annual income of the residents. It was also pointed out that the average age of the residents for the elderly units would be 72 years.

Questions about the type and density of trees to be planted in the buffers were asked. A description of the type of trees to be planted and how they would be arranged was provided.

Several of the attendees had questions about the security measures that would be implement to protect the residents from unwanted visitors and/or relatives. The Petitioners representatives indicated that the units would be professionally managed and the management company would monitor visitors and implement measures such as card readers at access doors, cameras and on site management to assure the residents were would be safe.

Several comments regarding the design of the water quality pond were also made, including concerns that the pond could be hazard to small children in the neighborhood that might wonder over to play near the pond. Ms. MacSorley described how the storm water detention pond would be designed with a shallow shelf along the ponds perimeter that would be no more than a few inches deep that would serve as a protection for anyone playing at the ponds edge.

Several question about the proposed roadway improvements that would be provided along S. Tryon Street were asked. It was indicated that the Petitioner would be working with NCDOT and CDOT to provide a right deceleration lane along the Sites frontage as well as a left turn lane into the Site from S. Tryon Street.

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

As a result of the comments received at the community meeting several changes were made. These changes and additional information regarding on site security for residents is generally summarized on Exhibit D attached hereto.

THE CATHOLIC DIOCESE OF CHARLOTTE

cc: Mayor Anthony Foxx
Members of Charlotte City Council
Ms. Laura Harmon, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Mr. Rick Grochoske, Charlotte Department of Transportation
Mr. Jerry Widelski, Catholic Diocese of Charlotte
Mrs. Lori Gougeon, InReach
Ms. Dez MacSorley, Design Resource Group, PA

Pet No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2011-45	Agent	King & Spalding		Attn: K. MacVean		100 N. Tryon St., Ste. 3900		Charlotte	NC	28202
2011-45	20135685	A & H REAL ESTATE INVESTMENTS	LLC	HARRY	SWEDENBURG	8050 ROUND MOON CIR		JESSUP	MD	20794
2011-45	21901222	ADKINS	MICHAEL T			213 N CONGRESS ST		YORK	SC	29745
2011-45	20135106	AUCEA	JOSE M		JACQUELINE M RODRIGUEZ	11427 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135657	ANDERSON	JENNIFER			12323 VERDANT CT		CHARLOTTE	NC	28277
2011-45	20135121	ANDRAL	VLADIMIR		ANDRAL	11545 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135104	ARIAS	GEORGINA SOTO			11419 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135104	ARTISTE	INGA S			11123 LIONS MANE STREET		CHARLOTTE	NC	28273
2011-45	20135663	BALLANCE	LISA A			12349 VERDANT CT		CHARLOTTE	NC	28273
2011-45	21901301	BALLENGER	KRISTA K			11103 LIONS MANE DR UNIT D		CHARLOTTE	NC	28212
2011-45	20135624	BELTON	ERIC B			11620 RUTH POLK CT		CHARLOTTE	NC	28269
2011-45	20135140	BELTRAN	DARRIN BRIAN			13015 SHANNON PARK LN		CHARLOTTE	NC	28273
2011-45	21901211	BIGGERSTAFF	SETH D			12245 SAVANNAH GARDEN DR		CHARLOTTE	NC	28273
2011-45	20135661	BLACKMON	ZONDRA D			12341 VERDANT CT		CHARLOTTE	NC	28273
2011-45	20135690	BLAKENEY	NAKEEDA D			11536 SHADED CT		CHARLOTTE	NC	28273
2011-45	21901206	BLUMER	CHRISTALYN			12223 SAVANNAH GARDEN DR		CHARLOTTE	NC	28273
2011-45	21901209	BORDEAUX	RAYMOND L			12237 SAVANNAH GARDEN DR		CHARLOTTE	NC	28273
2011-45	21901236	BOULET	JEAN			230 EAST 91ST ST		BROOKLYN	NY	11212-1348
2011-45	20135178	BOYD	STANLEY CLAIR		BOYD	1104 FOXFIRE DR		GREENSBORO	NC	27410
2011-45	21901220	BOYER	ERIKA L			12230 SAVANNAH GARDEN DRIVE		CHARLOTTE	NC	28273
2011-45	20135687	BRANDL	MICHAEL		BRANDL	11522 SHADED CT		CHARLOTTE	NC	28273
2011-45	21901214	BROGAN	JOSEPH T			12254 SAVANNAH GARDEN DR		CHARLOTTE	NC	28273
2011-45	20135618	BROWN	DANIEL S			10814 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	20135668	BROWN	MONET L			12428 BLOSSOMING CT		CHARLOTTE	NC	28273
2011-45	20135132	BROWN	RANDY N		BROWN	13020 SHANNON PARK LN		CHARLOTTE	NC	28273-8016
2011-45	20135324	BRYSON	HARRY		BRYSON	11524 RIDGE OAK DR		CHARLOTTE	NC	28273
2011-45	20135623	BUCHER	ERNEST			5112 126TH STREET		LOS ANGELES	CA	90250
2011-45	21901231	BURKHOLDER	KAREN A			11532 SAVANNAH CREEK DR		CHARLOTTE	NC	28273
2011-45	20135109	CHAPKO	WILLIAM T		CHAPKO	11439 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135180	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28204
2011-45	20135631	CHEESEMAN	MARTH ANN M			10843 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	20135621	CHEN	ZI R		HUANG	10802 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	20135602	CORNEJO	DAVID ORLEY ALCIVAR			11022 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	21901508	COWAN	DEBORAH L		MORA	11622 LIONESS ST		CHARLOTTE	NC	28273
2011-45	20135662	CRAWFORD	NATASHA S			12345 VERDANT CT		CHARLOTTE	NC	28273
2011-45	20135196	CROSSINGS COMMUNITY ASSOC	INC THE			7009 QUEENSBERRY DR		CHARLOTTE	NC	28226
2011-45	21901225	CRUMP	ALAN			110 VILLA LAKE		FORT MILL	SC	29708
2011-45	20135650	CUTLER	KRISTA MARIE		CUTLER	5801 WEDGEWOOD DR		CHARLOTTE	NC	28210
2011-45	20135603	DANIELS	HELEN E			11018 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	20135124	DESAI	ROHIT		DESAI	11544 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135649	DEVINE	PATRICK J		MICHELE S DEVINE (H/W)	12320 VERDANT CT		CHARLOTTE	NC	28273
2011-45	21901202	DICRISTOFARO	GEMMAMARIA			12207 SAVANNAH GARDEN DR		CHARLOTTE	NC	28273
2011-45	21901233	DIGREGORIO	JENAH A			11522 SAVANNAH CREEK DR		CHARLOTTE	NC	28273
2011-45	20135666	DILLEY	WILLIAM JOSEPH			12436 BLOSSOMING CT		CHARLOTTE	NC	28273
2011-45	20135625	DODDS	JAIME J			121 KESTREL CT		MOUNT HOLLY	NC	28120
2011-45	21901523	DRAGO	MARY KAY			14722 LIONS PRIDE CT		CHARLOTTE	NC	28273
2011-45	21901532	EPFS	ANNTINETTE			10883 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	20135641	ESCOBAR	NORA A			12215 SAVANNAH GARDEN DR		CHARLOTTE	NC	28273
2011-45	21901204	EVAN	GAIL MARIE			PO BOX 650043		DALLAS	TX	75265-0043
2011-45	21901543	FANNIE MAE	LISA A			11508 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135131	FERRARO	MICHAEL J		FIORE	11516 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135130	FIORE	LATCHIA D			10831 GARDEN OAKS LN		CHARLOTTE	NC	28273
2011-45	20135628	FLEMING	ROBERT			13012 SHANNON PARK LN		CHARLOTTE	NC	28273
2011-45	20135133	FORBES	JERRY L			11507 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135112	FRANKLIN	MACK JR		YOLANDA D GADSDEN (H/W)	11546 LAUREL VIEW DR		CHARLOTTE	NC	28273
2011-45	20135123	GADSDEN	DONDRIA M		WINGFIELD	12319 VERDANT COURT		CHARLOTTE	NC	28273
2011-45	20135656	GADSEN	BENNY R JR			12327 VERDANT CT		CHARLOTTE	NC	28273
2011-45	20135658	GALLIHER	ASSOCIATION INC			P O BOX 79032		CHARLOTTE	NC	28271
2011-45	20135697	GARDEN OAKS TOWNHOME								



2011-45	20135680	MCDONALD	KEITH L			12427 BLOSSOMING CT	CHARLOTTE	NC	28273
2011-45	20135644	MCOWAN	TIMOTHY M JR		KATHERINE M TUTTLE	10895 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135142	MCGRATH	ROGER W JR	BETTY W	MCGRATH	11437 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	21901537	MCNUJT	ETHEL M			14733 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	20135630	MEGORDEN	PATRICIA A			10839 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135681	MELTON	DEMETRIA A			12431 BLOSSOMING CT	CHARLOTTE	NC	28273
2011-45	20135611	MENDELSONH	TREVOR D	JAIME HEATHER	GOLDMAN-MENDELSONH	10930 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135622	MILBURY	CHRISTINA			10807 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	21901109	MITCHELL	REGINA A	JANET SAMANTHA	MCMLLEN	12236 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	20135613	MOBLEY	STACY MIKEY			11405 S TRYON ST	CHARLOTTE	NC	28273
2011-45	20135636	MOORE	ROBIN W			10850 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	21901357	MOORE	ETHAN T			10863 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	21901522	MURRAY	SHEILA A		MURRAY	11137 LIONS MANE ST	CHARLOTTE	NC	28273
2011-45	20135643	NELMS	HOWARD B	RUTH		14726 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	20135322	NICHOLSON	DEBORAH A		NICHOLSON	4300 SHARON RD APT #326	CHARLOTTE	NC	28211
2011-45	20135679	OGUNDIPE	CHRISTOPHER P	CAROLYN A		11519 RIDGE OAK DR	CHARLOTTE	NC	28273
2011-45	21901230	OLSON	TEMI			12423 BLOSSOMING CT	CHARLOTTE	NC	28273
2011-45	20135125	OSBORNE	SHANNON		OSBORNE	11540 SANANNAH CREEK DR	CHARLOTTE	NC	28273
2011-45	21901228	OUTLAW	MARC D	PAMELA		11542 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	20135110	PATEL	DONNA RAYCHELLE			11548 SAVANNAH CREEK DR	CHARLOTTE	NC	28273
2011-45	21901356	PATTON	JAGRUTIV	VIJAY R	PATEL	11445 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	21901539	PELHAM	JANAYA			11131 LIONS MANES ST	CHARLOTTE	NC	28273
2011-45	21901358	PERRY	LISA Y			14741 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	21901212	PHANKHATSY	JOHN J			11141 LIONS MANE ST	CHARLOTTE	NC	28273
2011-45	21901213	PILLI	VILAY	JOSHUA OREN	BYRUM	12249 SANANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	21901210	PLYER	VIJAY R			12258 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	20135667	PORTALANZA	DANIEL S	PATSY W	ROBERTS	12241 SAVANNAH GARDEN DR	CHARLOTTE	NC	28217
2011-45	21901512	PRESTWOOD	GERMAN EDUARDO			12432 BLOSSOMING CT	CHARLOTTE	NC	28278
2011-45	21901232	QUEZADA	NATALIYA C			16024 RIVERPOINTE DR	CHARLOTTE	NC	28273
2011-45	20135616	RAGAN	CATALINA A			11528 SAVANNAH CREEK DR	CHARLOTTE	NC	28273
2011-45	20135634	RAMSLAND	BILLY A	RITA J	RAGAN	186 RAGAN -CULLER RD	BOONE	NC	28607
2011-45	20135143	RICHARDS	ASHLEY	JACK		10871 GAREN OAKS LN	CHARLOTTE	NC	28273
2011-45	21901207	RILEY	BARBARA		RICHARDS	11422 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	20135605	RODRIGUEZ	JOHN F			12229 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	21901536	ROHADOX	ALEJANDRO			11010 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135177	ROMAN	JAIME L		CHLT THE	14729 LIONS PRIDE CT	CHARLOTTE	NC	28236
2011-45	20135323	ROPER	CATHOLIC DIOCESE OF			PO BOX 36776	CHARLOTTE	NC	28273
2011-45	20135647	RUFFIN	SUSAN MARIE S			11521 RIDGE OAK DR	CHARLOTTE	NC	28273
2011-45	21901208	SADLER	JANEE M			12330 VERDANT CT	CHARLOTTE	NC	28273
2011-45	21901518	SANCHEZ	CASSANDRA			12233 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	21901533	SANTOS	JORGE TALAVERA	MARIA GABRIELA VILLACRES	ANDRADE	14742 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	21901298	SAVANNA OWNERS ASSOCIATION INC	ROMMEL		% HOWARD NANCE CO	14717 LIONS PRIDE CT	CHARLOTTE	NC	28204
2011-45	21901106	SAVANNAH CHARLOTTE LLC				215 QUEENS RD	CHARLOTTE	NC	28208
2011-45	21901493	SAVANNAH OWNERS ASSOC INC	% HOWARD NANCE CO			2857 WESTPORT RD	CHARLOTTE	NC	28204
2011-45	20135678	SELF	CHRISTOPHER CHAD			215 QUEENS RD	CHARLOTTE	NC	28273
2011-45	20135648	SHAFFER	ADONICA VIRGINIA			12417 BLOSSOMING CT	CHARLOTTE	NC	28273
2011-45	20135129	SHANDS	QUINTIN J	BARBARA	SHANDS	12326 VERDANT CT	CHARLOTTE	NC	28273
2011-45	21901203	SHEPARD	MARY KATE			11520 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	20135118	SHOOK	PATRICK ADAMS	NICOLE FRANCES	BARE	12211 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	21901235	SIBLEY	DORIS ELAINE			11531 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	20135659	SIMPKESS	JAY	COURTNEY	SIMPKESS	11514 SAVANNAH CREEK DR	CHARLOTTE	NC	28273
2011-45	21901216	SLAUGHTER	ANGELA REBECCA			12331 VERDANT CT	CHARLOTTE	NC	28273
2011-45	21901352	STALEY	NORMA JEAN			12246 SAVANNAH GARDEN DRIVE	CHARLOTTE	NC	28273
2011-45	21901219	STEIGERWALD	SUSAN B			11115 LIONS MANE ST	CHARLOTTE	NC	28273
2011-45	20135629	STEVENS	SUSAN 8			12234 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	20135617	STEVENS	BARBARA A			10835 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135606	STEWART	SUSANNA			10818 GARDEN OAKS LANE	CHARLOTTE	NC	28273
2011-45	21901201	STEWART	KATHERINE B	ROBERT STEWART JR (H/W)		10950 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135141	STOKES	MARLA D			12203 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
			JEFFREY L	ANA B	STOKES	11440 LAUREL VIEW DR	CHARLOTTE	NC	28273

2011-45	21901540	STOKLOSA	JOANNE A	GREG A	STRACHAN	14745 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	20135119	STRACHAN	ROBIN E			11538 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	21901515	STRONG	CHARLES OSCAR			11128 LIONS MANE ST	CHARLOTTE	NC	28273
2011-45	21901351	TANNENBAUM	RIKIAH			11111 LIONS MANE ST	CHARLOTTE	NC	28273
2011-45	20135683	THAYER	CHRISTOPHER L	KATIE R	THAYER	12499 8LOSSOMING CT	CHARLOTTE	NC	28273
2011-45	20135693	TILL	DANIEL			11548 SHADED CT	CHARLOTTE	NC	28273
2011-45	20135120	TURNER	WARREN FITZGERALD		SHAWN GORMLEY	11543 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	20135614	VERGARA	JESSE J	AMANDA C	TATE	10846 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135635	VON TRAPP	RYAN G			10867 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135126	WALSH	DANIEL E	GELIN LIZETH	WALSH	11538 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	21901226	WARNKE	PHILIP	NANCY	WARNKE	12204 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	20135639	WATERS	AMBER N			10875 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135199	WEEKLEY HOMES LP	(BY MERGER)		% RASH	PO BOX 1600	ROWLETT	TX	75030-1600
2011-45	20135607	WELLS	TIMOTHY M	LORIE LYNN	LOWANS-WELLS	10946 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135176	WEST	MAURICIO W	ROMAN CATHOLIC D/CHLT	DIOCESAN ADMINISTRATOR OF THE	PO BOX 36776	CHARLOTTE	NC	28236
2011-45	21901224	WETHERILL	MISTY 8			12212 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273
2011-45	20135682	WHITE	BRANDY J			12435 8LOSSOMING CT	CHARLOTTE	NC	28273
2011-45	20135619	WHITE	HAROLD	WILLA	WHITE	10810 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	20135638	WHITE	LONDON MATTHEW			10855 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	21901520	WILBORN	ERICA			14734 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	20135686	WILHEM	BRYAN R			11518 SHADED CT	CHARLOTTE	NC	28273
2011-45	21901538	WILKIE	SUSAN E			14737 LIONS PRIDE CT	CHARLOTTE	NC	28273
2011-45	21901516	WILLS	RUTH			11124 LIONS MANE ST	CHARLOTTE	NC	28273
2011-45	20135117	WOOD	DONALD W	MICHELE M	WOOD	11527 LAUREL VIEW DR	CHARLOTTE	NC	28273
2011-45	20135610	YEVCHAK	STEVEN P	DEBORAH R	YEVCHAK	10934 GARDEN OAKS LN	CHARLOTTE	NC	28273
2011-45	21901217	ZAMBRANO	JOSE			12242 SAVANNAH GARDEN DR	CHARLOTTE	NC	28273

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2011-45	D	Flynt	Bennington Place	Post Office Box 427029	Charlotte	NC	28247
2011-45	Warren	Turner	Crossings Comm. Assoc., The	11543 Laurel View Drive	Charlotte	NC	28273
2011-45	David	Willard	Huntters Ridge II Comm. Assoc.	12309 Shadow Ridge Lane	Charlotte	NC	28273
2011-45			Huntington Forest HOA	Post Office Box 26844	Charlotte	NC	28221
2011-45	Kevin	Silver	The Crossing HOA	11507 Ridge Oak Drive	Charlotte	NC	28273
2011-45	James	Eskew	Yorkshire HOA	11907 Tanton Lane	Charlotte	NC	28203

NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS

Subject: Rezoning Petition No. 2011-045

Petitioner: Catholic Diocese of Charlotte Housing Corporation

Property: Approximately 20.6 acres located on the north side S. Tryon Street between Moss Road and Erwin Road in Charlotte, NC

Existing Zoning: R-12(CD) and R-3

Rezoning Requested: Institutional (CD)

Date and Time of Community Meeting: June 8th, 2011 at 7:00 p.m.

Location of Community Meeting: 13640 Steelescroft Parkway
Charlotte, NC 28273 (CMC-Steele Creek Community Room)
Phone Number 704-512-5500
Corner of Steele Creek Road (Hwy. 160) and S. Tryon Street (hwy. 49)

Date of Notice: May 27, 2011

We are assisting the Catholic Dioceses of Charlotte Housing Corporation (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for the 20.6 acre parcel located on the S. Tryon Street between Moss Road and Erwin Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it. The Petitioner wants to ensure that residents and business owners in the area have a chance to learn about the Petition.

Background and Summary of Request:

This Petition involves a request to rezone the 20.6 acres involved in this Petition from the Residential Twelve Conditional Zoning district (R-12(CD)) and Residential Three (R-3) to the Institutional Conditional Zoning District (Institutional (CD)) to allow the Site to be developed with 200 multi-family senior housing units, an adult care center and 26 special needs adult housing units. Access to the Site would be from S. Tryon Street via a divided private street. At the perimeter of the Site a 50 foot class C buffer and tree save areas will be provided. The rezoning Petition also includes a proposed building elevation for one of the special needs adult buildings. The architectural style and quality illustrated for this building will be utilized throughout the Site. It is expected that the first phase of development will be a 13 unit special needs adult housing building located along S. Tryon Street. The remainder of the Site would be developed over time as funding becomes available.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on June 8th, 2011 at 7:00 p.m. at 13640 Steelescroft Parkway (CMC-Steele Creek) in Charlotte.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

The Petitioner may later amend the conditional rezoning plans as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-503-2637).

King & Spalding, L.L.P.

cc: Mayor Anthony Foxx, Members of Charlotte City Council
Warren Turner, City Council District 3
Jerry Widelski, Catholic Diocese of Charlotte Housing Corporation
Lori Gougeon, InReach
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Jeff Brown, King & Spalding LLP

Catholic Diocese of Charlotte Housing Corporation

Rezoning Petition No. 2011-045
Community Meeting Sign In Sheet
Wednesday, June 8, 2011
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	LISA FERRARO	11500 LAURELVIEW DR		gidget21@live.com
44	DON WOOD	11527 LAURELVIEW DR		DonWood38@yahoo
45	QUINTON J. SHANDS	11520 Laurel View Dr		quintonshanda@aol.com
46	Donna George	11532 Shaded Ct.		dngeorge@bellsouth.net
47	Roosevelt St. Louis	10814 Garden Oaks Lane		rousevelt.st.louis@yahoo.com
48	Yolanda Gadsden	11546 Laurel View Dr		Ygadsden@bellsouth.net
49	Bill Chapko	11439 Laurel View Dr		WTChapko@aol.com
50	Mary Chapko	11439 Laurel View Dr		machapko@aol.com
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EXHIBIT

Catholic Diocese of Charlotte Housing Corporation

Rezoning Petition No. 2011-045

Community Meeting Sign In Sheet

Wednesday, June 8, 2011

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	DONALD MAY	11524 Laurel View Dr	704.504.9675	donxm355@aol.com
16	Kent Leonard	11530 Laurel View Dr		
17	M. W. Wood	11527 Laurel View Dr	704-258-4961	nwood2854@hotmail.com
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Catholic Diocese of Charlotte Housing Corporation

Rezoning Petition No. 2011-045

Community Meeting Sign In Sheet

Wednesday, June 8, 2011

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	FRANK + DENISE KANIA	12406 Blossoming Ct	803-684-4876	N15E1325@aol.com
2	Vladimir Andral	11545 Laurelview Dr.	704-969-4334	Vandral@gmail.com
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King & Spalding LLP
100 N Tryon Street
Suite 3900
Charlotte, NC 28202

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Fax: +1 704 503 2622
www.kslaw.com

Keith H. MacVean
Consultant
704-503-2637
kmacvean@kslaw.com

June 29, 2011

Re: Rezoning Petition No. 2011-045 -- Catholic Dioceses of Charlotte, S. Tryon Street Site.

Dear Neighbors:

We are writing to update you on the changes we have made to the proposed conditional plan for the Catholic Diocese of Charlotte Housing Corporation property on S. Tryon Street that make up Rezoning Petition No. 2011-045.

Based on the input we heard at the community meeting we held on June 8th we have made the following changes to the proposed conditional plan;

- Reduced the total number of allowed elderly multi-family units from 273 to 240.
- Reduced the total number of allowed special need housing units from 26 to 13
- Increased the amount of tree save area from 15% of the Site to 20%
- Increased the setback for three story buildings from the northern property line from 300 feet to 400 feet. Maintained a 100 foot no build zone and a 200 foot two story building setback.
- Maintained 50 a foot and a 75 foot undisturbed buffers along the northern, eastern and a portion of the western property boundary.
- Agreed to plant the required buffer trees within the 75 foot undisturbed buffer with the first phase of development (currently anticipated to be the 13 special needs housing units located along S. Tryon Street)
- Provided a list of building materials that would be used on the Site (vinyl may only be used on windows and soffits)
- Agreed to extend the right turn deceleration lane across the Site's frontage on S. Tryon Street as part of the first phase of development.

Attached you will also find a copy of the revised conditional plan that illustrates the commitments mentioned above as well as other site details.

In response to questions at the community meeting regarding how security for the residents would be handled and how guest of residents would be treated, we have attached a memo that

EXHIBIT

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June 29, 2011

Page 2

includes the typical lease provisions that address guests as well as some details on how security would be addressed.

We would like to continue to discuss this request with you in advance of our scheduled public hearing.

Please feel free to contact me or Jerry Widelski with questions or if you would like to meet to discuss the request we would be happy to do so.

Thank you.

Keith H. MacVean

cc: Jerry Widelski
Lori Gougeon
Dez MacSorley, RLA

Jerry Widelski contact information:

Director
Catholic Diocese of Charlotte Housing Corporation
1123 S. Church St
Charlotte, NC 28203
Office: 704-370-3248
Mobile: 704-451-5585
Fax: 704-971-4312
Email: jvwidelski@charlottediocese.org

Catholic Diocese of Charlotte Housing Corporation
June 21, 2011

South Tryon rezoning application additional information

Guest/Nonresident control tools:

Supportive Housing for the Elderly—HUD 202 Lease selected terms:

“This agreement made and entered into...between _____, LANDLORD, and _____, as TENANT.”

“(i) The LANDLORD may terminate this Agreement for the following reasons:”

“9. TENANT agrees that the family income, family composition and other eligibility requirements shall be deemed substantial and material obligations of his/her tenancy...”

“11. The TENANT shall not assign this lease, sublet the premises, give accommodation to any roomers or lodgers, or permit the use of the premises for any purpose other than as a private dwelling solely for the TENANT and his/her family.”

Typical management policy regarding suspected unauthorized guests:

If management has any reason to suspect that Tenant is housing an unauthorized guest or guests, the Tenant must prove to management that said person has permanent residence elsewhere. If Tenant doesn't provide acceptable proof within 14 days from the date of management request, management may begin eviction proceedings for material noncompliance.

If Tenant plans to have a guest making reoccurring overnight visits, the Tenant must contact the Landlord. Visits by an unauthorized person for a continuous period exceeding seven (7) days or fourteen (14) days in a calendar year are prohibited and a material violation of the Lease.

Security of Premises

All entrance and exit doors are secured by automatic locks upon exit and only selected doors allow entrance via coded push buttons or swipe cards. Security cameras are expected to be installed as needed and an intercom system is installed to allow visitor access controlled by the Tenant being visited.

As the campus is developed, one apartment will be offered at a special rate as a residence for a law enforcement officer or security officer/maintenance person who works for the campus management.