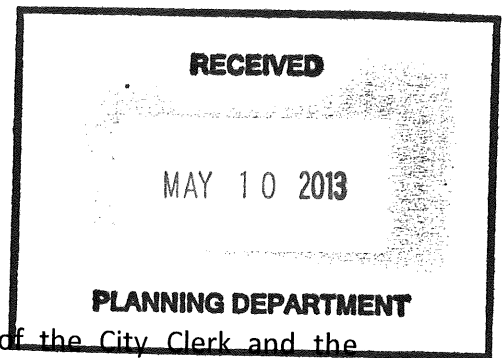


COMMUNITY MEETING REPORT
Petitioner: WFG Associates, LLC
Rezoning Petition No. 2013-044



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 attached hereto by depositing such notice in the U.S. mail on April 26, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on May 6, 2013 at 6:00pm at Christ Church, 1412 Providence Road, Charlotte, NC 28207.

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 C. The Petitioner was represented at the Community Meeting by Wendy Field, Lynn Wheeler (Wheeler Communication Group), Tom Dorsett (Dorsett Construction Company), Jeff Orsborn (Orsborn Engineering Group), Brian Bunce (BB+M Architecture), and Heath Wickline (BB&M Architecture).

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Wendy Field, welcomed the attendees and introduced the Petitioner's team. Wendy Field indicated that the Petitioner proposed to rezone an approximately 4.25 site (the "Site") at Providence Road and Providence Drive from R-3 to R-8MF(CD). The agent provided a brief history of previous neighborhood meetings conducted prior to the filing of the rezoning petition and stated that the purpose of this meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Wendy Field presented the site plan and pointed out various commitments made by the Petitioner including a reduction in density, moving the driveway location to Providence Road, and increasing parking ratio on site. Wendy Field showed proposed architectural elevations and discussed the design of the proposed buildings. She used the elevations and renderings to explain the anticipated materials, building massing, and architectural style.

The following is a list of topics/issues raised by various neighbors:

1. Traffic on Providence Drive continues to be a topic of discussion for the neighbors that live on Providence Drive. In earlier versions of the site plan, the development entrance was on Providence Drive due to initial staff recommendations. After neighbors expressed their concern over the narrow road and how it's difficult to maneuver when cars are parked along the road, the plan was revised to propose access off Providence Road. Neighbors continue to have concern over the narrowness of Providence Drive and have suggested that the property frontage along Providence Drive be designated "No Parking". Petitioner has reviewed this with staff and has determined that "no parking" studies are preferred to be completed by CDOT after the project is completed. This was explained to the neighbors. Follow up conversations with neighbors have suggested recessed dedicated parking along the site frontage of Providence Drive. Petitioner has committed to providing this recessed parallel parking along Providence Drive with a reduction in the setback equal to the required additional width of street pavement. Petitioner is following up with the neighbors to confirm this is the preferred solution of the neighbors.
2. The Petitioner reviewed the conditional notes related to the allowed building materials for the buildings. Petitioner agreed to remove stucco and synthetic stucco from the allowed list.
3. Neighbors inquired as to why the proposed driveway connection to Providence Road did not align with Harris Drive. Jeff Orsborn explained that NCDOT determined the driveway connection should not align with Harris Drive in order to reduce the number of turning conflicts.
4. Neighbors inquired if the Petitioner intended to expand this development into the parcels closer to Wendover Road. Petitioner explained that scenario was considered early during conceptual design but that negotiations did not bear fruit. The project as presented is the final plan.
5. Neighbors inquired as to how many plants would be installed in the required buffers and what species they would be. Jeff Orsborn explained that the zoning ordinance outlines the number of trees and shrubs and the Petitioner has not advanced design far enough to determine the plant species. Petitioner has committed to following up with the adjacent neighbors at a later time to identify if certain trees or shrubs are less desirable to the neighbors.
6. A few neighbors expressed their desire to leave the property as is. They would like it noted that they are not supporting the petition.

Respectfully submitted, this 10th day of May, 2013.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Exhibit C

May 6, 2013 neighbors in attendance

First name	Last name
Beth	Machen
Martin	Machen
Becky	Leitch
Ed	Leitch
Mary	Huffstetler
Jenny	Teague
Shana	Suris
Oscar	Suris
Rob	Murphy
Mike	Balie
William	Brown
Lane	Brown
Jon	Brady
Evan	Dodds
Sinclair	Little
Steve	Carpenter
Brian	Boones
Kathy	Boones
Jim	Hinsdale
Bailey	Patrick
Chan	Comer
Angie	Elsberry
Weston	Garrett
Peggy	Morgan
Bree	Hoppenfeld
JD	Hoppenfeld