

COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris, LLC

Rezoning Petition No. 2015-022

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 January 15, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, January 27, 2015 at 6:30 p.m. at the South Charlotte Banquet Center, 9009 Bryant Farms 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 C. The Petitioner was represented at the Community Meeting by Tracy Dodson. The Petitioner's agent, Collin Brown with K&L Gates represented the Petitioner. Project architects Jim Williams and Peter Jones with LS3P and traffic engineer Randy Goddard with DRG also attended on behalf of the Petitioner. Representatives from the City of Charlotte included Bridget Dixon and Solomon Fortune with Planning, Josh Weaver with Subdivision and Mike Davis with CDOT. Councilmember Ed Driggs also attended.

SUMMARY

Collin Brown opened the meeting by welcoming attendees and introducing the Petitioner's team as well as representatives from the City of Charlotte. He then used a PowerPoint presentation to provide an overview of the Petitioner's rezoning proposal. A copy of the Petitioner's presentation is attached as Exhibit D.

Following the presentation, the Petitioner's team took questions from attendees.

In response to questions from residents of the Stone Creek Ranch ("SCR") neighborhood, Mr. Brown explained the Petitioner's plan to provide "choker" street connections to Raffia Road and Wheat Ridge Road. SCR residents said that they appreciated the choker connections but also believe that other traffic calming devices are needed within SCR to mitigate the impacts of cut-through traffic.

Attendees said that they are frustrated that the City has not improved Tom Short Road and that NCDOT has not improved Ardrey Kell. Residents from SCR and Fairway Row said that congestion on Ardrey Kell makes it very difficult to enter and exit their neighborhoods during peak hours. Councilmember Driggs agreed and said that Ardrey Kell is one of the biggest problems in the area.

Mr. Brown said that the Petitioner is in the process of evaluating improvements for Ardrey Kell. He said that new traffic signals on Ardrey Kell would likely make it easier for residents to get in and out of their neighborhoods. In response to a question, Mr. Brown said that the Petitioner had not considered a traffic signal at Avaly Lane. However, he pointed out that new street connections from SCR to the Site will give SCR residents alternate routes to Providence Road which would allow them to avoid the Providence Road Ardrey Kell intersection.

An attendee asked about the likely price points for single-family homes. Mr. Brown said that for legal reasons the Petitioner could not make any zoning commitments regarding housing prices. Mrs. Dodson reaffirmed that there could be no zoning condition regarding minimum housing prices or values. She said the single-family housing types would be driven by market demand but that, based on current discussions with interested builders, prices could range from \$450,000 for townhome style units to \$750,000 for detached units on larger lots.

In response to a question from an attendee, Mr. Brown pointed out that the Petitioner has now agreed to provide a street connection to Red Rust Lane to the north of the Site. The attendee expressed concerns about adding more traffic to the street network north of the Site. She said that Alvarado Way is already used as a short cut between Tom Short Road and Providence Road. She encouraged the Petitioner to consider ways to reduce speeds on Alvarado Way.

An attendee asked if the Petitioner had considered including a Fire Station on the Site. Mr. Brown said that early in the process the Petitioner's team contacted the Police Department, the Fire Department, CMS and the Mecklenburg County Parks and Recreation Department to gauge their interest in opportunities on the Site. He said that the Police Department and CMS showed interest and therefore the Petitioner is working to accommodate those uses. Mrs. Dodson summarized the feedback that the Petitioner received from the Fire Department.

An attendee asked if the Petitioner would be willing to provide traffic calming features on streets within SCR. Mr. Brown indicated that the Petitioner is willing to meet with the Stone Creek Ranch HOA to discuss the possibility of improvements within SCR. However, he said that because SCR is beyond the scope of the Rezoning Petition, if SCR and the Petitioner reach an agreement it would need to be memorialized in a private agreement between the Parties. Mrs. Dodson indicated that the Petitioner would follow up with SCR representatives to get a better understanding of SCR's requests.

An attendee asked if the Petitioner's team could give some examples of existing buildings that are similar to the height of the proposed office buildings on the Site. She pointed out that there is a cell phone tower in the area that is visible for miles. Jim Williams said that a typical six-story office building is about 90 feet tall. He then pointed out that office buildings within the Site would be approximately 900' feet away from SCR and that due to the topography and existing trees, it is unlikely that the proposed office buildings would be visible from SCR. Councilmember Driggs said that the cell phone tower in question is probably about 190' feet tall.

An attendee asked about the types of retailers that are being considered. Mrs. Dodson said that almost all of the retail anchor tenants are grocery related. She noted that the zoning notes limit retail users to a maximum of 65,000 square feet, except in the case of a grocer, which could be up to 85,000 square feet. She said that potential grocery users range from 30,000 square feet to 85,000 square feet.

Mrs. Dodson told attendees that the Petitioner's goal is to find an appropriate balance of uses in order to create a sense of community and place. Therefore, they are focused on smaller, neighborhood-serving retail uses that will draw users from within the Site and from nearby neighborhoods. She said that the Petitioner is not targeting big-box retailers that would be a regional draw.

An attendee asked about the meaning of automobile-oriented uses. Mr. Brown said that the term usually refers to uses that are convenient for users in automobiles. He explained that in this case, he was also referring to drive-through uses. In response to a follow-up question, he clarified that the Petitioner was not pursuing gas stations or automotive repair shops and pointed out that the Rezoning Petition specifically prohibits those uses. Mrs. Dodson said that the drive-through components would be for restaurants, banks or pharmacies.

Mr. Brown concluded the formal portion of the meeting and reminded attendees that the Petitioner would host a follow-up meeting to discuss transportation issues once the traffic study is finalized.

Members of the Petitioner's team answered individual questions and discussed various issues with attendees following the meeting.

FOLLOW-UP COMMUNITY MEETING

The Petitioner held a follow-up community meeting on March 5, 2015 at the Aloft Hotel in Ballantyne in order to review and discuss transportation issues. The meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit E.

Mr. Brown used a PowerPoint presentation to review the off-site transportation improvements proposed by the Petitioner. A copy of the Petitioner's presentation is attached as Exhibit F.

Residents from the Fairway Row neighborhood asked how improvements to Ardrey Kell would impact their neighborhood. Mr. Brown explained that the Petitioner proposes to install a new traffic signal at the entrance of their neighborhood which should greatly benefit Fairway Row. He also pointed out that the Petitioner plans to provide a pedestrian crossing so that Fairway Row residents can easily walk across Ardrey Kell to the Site.

Representatives from the Cato family asked about the location of future street connection to their property. Mrs. Dodson discussed this issue with Cato family representatives.

A resident from Country Club Estates asked about the design of the proposed third southbound through lane on Providence Road. Mr. Goddard explained the challenges in that area and the design option that has been proposed by the Petitioner.

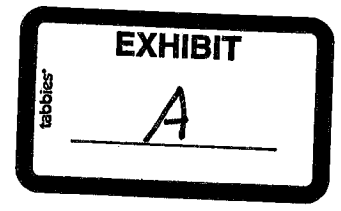
A resident asked if the Petitioner had considered providing additional street connections along the northern boundary of the Site. Mr. Brown said that the Petitioner had explored that possibility, at CDOT's request, but that there are environmentally sensitive areas that prevent additional street connections to the north.

Mr. Brown concluded the meeting by reviewing the rezoning schedule and thanking residents for attending.

Respectfully submitted, this 6th day of March, 2015.

cc: Mr. Ed Driggs
Ms. Tammie Keplinger
Mr. Solomon Fortune
Mr. Mike Davis
Ms. Tracy Dodson
Clerk to Charlotte City Council

Pet No	First Name	Last Name	Org Name	Mail Address	Mail City	Me Mail Zip	Prim Phone	Alt Phone
2015-022	Thomas	Bruce	PROVIDENCE ARBOURS HOMEOWNERS ASSOCIATION	4750 Avonwood Lane	Charlotte	NC 28270	(704) 846-6309	(704) 543-4922
2015-022	Carolyn	Stevens	PROVIDENCE ARBOURS WOMEN'S CLUB	10536 Providence Arbours Drive	Charlotte	NC 28270	(704) 846-4836	
2015-022	Dorothy	Coplon	SOUTHEAST COALITION OF NEIGHBORHOOD ASSOCIATIONS	4316 Bellwood Lane	Charlotte	NC 28270	(704) 846-1109	
2015-022	Santo	Petruso	QUAIL ACRES HOMEOWNERS ASSOCIATION	10512 Quail Acres Road	Charlotte	NC 28277	(704) 846-1874	(704) 543-9815
2015-022	John	Morgan	PROVIDENCE ARBOURS HOMEOWNERS ASSOCIATION	4600 Esherwood Lane	Charlotte	NC 28270	(704) 846-3274	
2015-022	Bob	Mohr	BERKELEY HOMEOWNERS, INC	5400 Crosshill Court	Charlotte	NC 28277		
2015-022	Al	Stevens	PROVIDENCE ARBOURS	10536 Providence Arbours Drive	Charlotte	NC 28270	(704) 846-4836	
2015-022	Harvey	Auger	CADY LAKE HOMEOWNERS ASSOCIATION	4825 King Arthur Drive	Charlotte	NC 28277	(704) 321-2011	(704) 517-0957
2015-022	Jim	Martin	PROVIDENCE COUNTRY CLUB HOMEOWNERS ASSOCIATION INC	6511 Lundin Links Lane	Charlotte	NC 28277	(704) 321-5977	
2015-022	Allan	Morgan	BERKELEY HOMEOWNERS, INC	5438 Kincross Lane	Charlotte	NC 28277	(704) 814-6183	
2015-022	David	Templin	BERKELEY HOMEOWNERS ASSOCIATION	5415 Winsland Lane	Charlotte	NC 28277	(704) 236-5744	

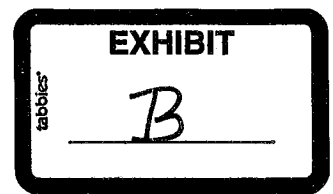


Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-022	22915209	ALLISON	ARTHUR ESTATE	GREGORY	% GWEN PEARSON	5714 EASTBROOK RD		CHARLOTTE	NC	28215
2015-022	22915191	ANTCZAK	DAVID	ALLISON IVY	MASON	4 RIDGEWOOD RD		PLAISTOW	NH	03865
2015-022	22916351	BABCOCK	BRIAN	CYNTHIA W	BABCOCK	11225 WHEAT RIDGE RD		CHARLOTTE	NC	28277
2015-022	22916362	BARB	MICHAEL L		BARB	6415 SPRINGS MILL RD		CHARLOTTE	NC	28277
2015-022	22928301	BONTERRA BUILDERS LLC				5615 POTTER RD		MATTHEW	NC	28104
2015-022	22928302	BONTERRA BUILDERS LLC				5615 POTTER RD		MATTHEWS	NC	28104
2015-022	22928303	BONTERRA BUILDERS LLC				5615 POTTER RD		MATTHEWS	NC	28104
2015-022	22916356	BOUCHER	LOUISE ANDREE			6317 SPRINGS MILL RD		MATTHEWS	NC	28277
2015-022	22915221	CALLOWAY	BRENDA A PRATT			PO BOX 2738		MATTHEWS	NC	28106
2015-022	22916331	CAMPBELL	SCOTTY J II	NATALIE CORDERO	CAMPBELL	6512 SPRINGS MILL RD		CHARLOTTE	NC	28277
2015-022	22915187	CENTEX HOMES				11121 CARMEL COMMONS BLV,STE 450		CHARLOTTE	NC	28276
2015-022	22915188	CENTEX HOMES				11121 CARMEL COMMONS BLV,STE 450		CHARLOTTE	NC	28276
2015-022	22916336	CHAN	MELA M	CHUAN	CHEN	6414 SPRINGS MILL RD		CHARLOTTE	NC	28277
2015-022	22915214	CHEN	PETER K	CHUAN	CHEN	7919 GREENVIEW TERRACE CT		CHARLOTTE	NC	28277
2015-022	22915215	CHEN	PETER K	CHUAN	CHEN	7919 GREENVIEW TERRACE CT		CHARLOTTE	NC	28277
2015-022	22915216	CHEN	PETER K	CHUAN	CHEN	7919 GREENVIEW TERRACE CT		CHARLOTTE	NC	28277
2015-022	22915217	CHEN	PETER K	CHUAN	CHEN	7919 GREENVIEW TERRACE CT		CHARLOTTE	NC	28277
2015-022	22915146	CHINTALAPATI	VENKATA RAMA NAGA	SUGEEA	KAUDINDI	11911 RED RUST LN		CHARLOTTE	NC	28227
2015-022	22915192	COLE	ALTHEA H			11912 RED RUST LN		CHARLOTTE	NC	28277
2015-022	22917108	CVR ASSOCIATES LP			% CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC	28210
2015-022	22916338	DAI	DADI	CHUNHONG	BAO	6402 SPRINGS MILL ROAD		CHARLOTTE	NC	28277
2015-022	22916349	DALY	HELEN B REVOCABLE LT			11202 WHEAT RIDGE RD		CHARLOTTE	NC	28227
2015-022	22916371	DAMODARAN	SHYAM	PREMA	DAVIDTHOMAS	6533 SPRINGS MILL RD		CHARLOTTE	NC	28277
2015-022	22915308	DAVIS	MELISSA EUNICETANE	DEIRDRE DONELLA	DAVIS	807 BETHLEHEM RD		KINGS MOUNTAIN	NC	28086
2015-022	22941220	DAVIS	RAYMOND L JR	LAURIE R	DAVIS	6408 LUNDIN LINKS LN		CHARLOTTE	NC	28277
2015-022	22928325	DECILLIS	DAVID M	JANET S	DECILLIS	6551 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-022	22916355	DESANTIS	DAMON A	KAREN D	DESANTIS	6311 SPRINGS MILL RD		CHARLOTTE	NC	28277
2015-022	22917101	ELM GOLF LLC				FOUR EAST EXECUTIVE PARK	STE 100	ATLANTA	GA	30329
2015-022	22917114	ERRON BRADY PROPERTIES LLC				5402 SHOAL BROOK CT		CHARLOTTE	NC	28277
2015-022	22928310	ESPOSITO	GARY R			6425 FAIRWAY ROW LN		CHARLOTTE	NC	28277
2015-022	22928327	FAIRWAY ROW LLC				1450 ENVIRON WAY		CHAPEL HILL	NC	27517
2015-022	22928328	FAIRWAY ROW LLC				1450 ENVIRON WAY		CHAPEL HILL	NC	27517
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2015-022	22928358	FAIRWAY ROW LLC	DAVID M	ELAINE E	FINKEL	1450 ENVIRON WAY	CHAPEL HILL	NC	27517
2015-022	22928359	FAIRWAY ROW LLC	DONG	XUE MEL	ZHOU	1450 ENVIRON WAY	CHAPEL HILL	NC	27517
2015-022	22928360	FAIRWAY ROW LLC	ROBERT F II	DOROTHY J	GETZ	1450 ENVIRON WAY	CHAPEL HILL	NC	27517
2015-022	22928398	FAIRWAY ROW LLC	GERALD	DIANNE	GIBBONS	1450 ENVIRON WY	CHAPEL HILL	NC	27517
2015-022	22928354	FAIRWAY ROW TOWNHOME OWNERS ASSOCIATION				6433 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928312	FINKEL	DONG	XUE MEL	ZHOU	6420 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916935	GAO	ROBERT F II	DOROTHY J	GETZ	11919 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915148	GETZ	GERALD	DIANNE	GIBBONS	6525 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916969	GIBBONS	GILBERTO	JOAN BURNETTE	GOODE	5533 ALLISON LN	CHARLOTTE	NC	28277
2015-022	22915227	GOMEZ-ALVAREZ	LANE FERRELL	MELISSA B	GRAHAM	11712 DAN MAPLES DR	CHARLOTTE	NC	28277
2015-022	22928167	GOODE	SEAN Y	MELISSA B	GRAHAM	11218 WHEAT RIDGE DR	CHARLOTTE	NC	28277
2015-022	22916947	GRAHAM	JOSEPH B	STEFFANI L	HARDESTY	11700 DAN MAPLES DR	CHARLOTTE	NC	28277
2015-022	22928169	HARDESTY	ANDREAS	JOANNE ELLEN	HOHEISEL	11924 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915189	HEISEY	ANDREW J	ADVISORS LLC	C/O COMMERCIAL PROPERTY	6513 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928317	HOHEISEL		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207	CHARLOTTE	NC	28277
2015-022	22917110	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207	CHARLOTTE	NC	28277
2015-022	22917111	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINK DR #207	CHARLOTTE	NC	28277
2015-022	22917112	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207	CHARLOTTE	NC	28277
2015-022	22917113	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207	CHARLOTTE	NC	28277
2015-022	22917115	HR PROVIDENCE ROAD LLC		LLC	% COMMERCIAL PROPERTY ADVISORS	11301 GOLF LINKS DR N #207	CHARLOTTE	NC	28277
2015-022	22917116	HR PROVIDENCE ROAD LLC	CHARMAINE FAWN		% COMMERCIAL PROPERTY ADVISORS	6501 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928314	HUDSON	KRISTEN	JASON A	IAGNEMMA	11937 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915152	HUMMEL	NICOLE M	HEA J	IM	5519 ALLISON LN	CHARLOTTE	NC	28277
2015-022	22915223	IAGNEMMA	SUNG C	TANA	ISENHOUE	6403 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916360	IM	ROBERT	% JOSEPH C CATO		11945 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915154	ISENHOUE				13777 BALLANTYNE CORPORATE PL	CHARLOTTE	NC	28277
2015-022	22916103	JCC INVESTMENTS LLC	BETHEL PENITEL			6547 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928324	JOHNSTON	GARY M	MANIDEEPA	SAHU	11920 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915190	KEYTEL	ATANU	PRATTI	RAHA	5415 ALLISON LN	CHARLOTTE	NC	28277
2015-022	22915219	KHAMARU	DANIEL L	JENNIFER M	LEE	6541 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928323	KOUT	VIKAS	JAMIE A	LAMBERT	5511 ALLISON LN	CHARLOTTE	NC	28277
2015-022	22915222	KRISHNAKUMAR	SOON I	RYEONG SOOK	LEE	6333 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916359	KWAK	WOOK	ALICIA	LABATTE	6421 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916363	LAMBERT	MICHAEL J			314 SOUTH MANHATTAN PL UNIT 207	LOS ANGELES	CA	90020
2015-022	22916345	LEE	JORDAN C			6426 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916334	LEONARD	MARILYN (LIVING TRUST)			11915 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915147	UCHSTRAHL	MARILYN (LIVING TRUST)			10305 OSPREY DR	PINEVILLE	NC	28134-8555
2015-022	22915231	LONDON	JOSEPH	DONNA-MARIE	MACCHIO	10305 OSPREY DR	PINEVILLE	NC	28134-8555
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2015-022	22928311	MACCHIO	GLORIA J	BRIDGET E	MARTIN	22 SAN PATRICIO	RANCHO SANTA MARGARITA	CA	92688
2015-022	22916365	MACHESKE	GARY G	KIMBER SAMPLES	MCCARTNEY	9611 HINSON DR	MATTHEWS	NC	28105
2015-022	22915224	MANLEY	DANIEL Q	MARTIN	MCCARTNEY	11249 WHEAT RIDGE RD	CHARLOTTE	NC	28277
2015-022	22916954	MARRARO	JASON M	BRIDGET E	MARTIN	6500 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916933	MARTIN	MARC E	BRIDGET E	MARTIN	11108 PINE VALLEY CLUB DR	CHARLOTTE	NC	28277
2015-022	22941221	MCCARTNEY	ARIEN L	KIMBER SAMPLES	MCCARTNEY	6527 FAIRWAY ROW	CHARLOTTE	NC	28277
2015-022	22928320	MCDONALD	WILLIAM	MARIAN	MELTON	6557 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928322	MELTON	STEVEN R	ERIN C	MERRICK	13830 BALLANTYNE MEADOWS DR	CHARLOTTE	NC	28277
2015-022	22928319	MERRICK	RICHARD I	RENEE R	MEYER	11704 DAN MAPLES DR	CHARLOTTE	NC	28277
2015-022	22928168	MEYER	CASERA YOVONNE			5221 ALLISON LN	Charlotte	NC	28277
2015-022	22915225	MICHAEL	NANCY	DONNA L	MITCHELL	11907 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915145	MITCHELL-HOFFMAN	DAWN M R/T	PHERMILA	EDWARD-BALRAJ	11210 WHEAT RIDGE RD	CHARLOTTE	NC	28277
2015-022	22916348	MOLL	SVAKUMAR			5423 ALLISON LN	CHARLOTTE	NC	28277
2015-022	22915220	NATARAJAN	LP			450 SOUTH ORANGE AVENUE SUITE 900	ORLANDO	FL	32801
2015-022	22917107	NATIONAL RETAIL PROPERTIES	KATHLEEN			11100 PINE VALLEY CLUB DR	CHARLOTTE	NC	28277
2015-022	22941222	NICOLAIDES	STEVE E	BEUNDA	PARISH	11941 RED RUST LANE	CHARLOTTE	NC	28277
2015-022	22915153	OLADIGBO	JEONG PIL	CHONLARIOS	PARK	11235 WHEAT RIDGE RD	CHARLOTTE	NC	28277
2015-022	22916352	PARISH				6529 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916370	PARK							

2015-022	22915229	PEBBLE CREEK PARK LLC	EUGENE	GUANGHUA	CAO	CUIHONG	OLGA	PISARSKIY	PO BOX 1315	HARRISBURG	NC	28075
2015-022	22915230	PEBBLE CREEK PARK LLC							PO BOX 1315	HARRISBURG	NC	28075
2015-022	22916367	PISARSKIY							6513 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22928152	PROVIDENCE COUNTRY CLUB							6001 PROVIDENCE COUNTRY CLUB DR	CHARLOTTE	NC	28277-2631
2015-022	22928153	PROVIDENCE COUNTRY CLUB							6001 PROVIDENCE COUNTRY CLUB DR	CHARLOTTE	NC	28277-2631
2015-022	22928154	PROVIDENCE COUNTRY CLUB							6001 PROVIDENCE COUNTRY CLUB DR	CHARLOTTE	NC	28277-2631
2015-022	22928355	PROVIDENCE ROAD ASSOCIATES LLC							190 FINLEY GOLF COURSE RD	CHAPEL HILL	NC	27514
2015-022	22916357	PU							6323 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22915193	RENWICK							11908 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22916337	ROSS							6408 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22915149	RUSPANTINI							12474 NW 50TH PLACE	CORAL SPRINGS	FL	33076
2015-022	22941224	SALVIA							11115 PINE VALLEY CLUB DR	CHARLOTTE	NC	28277
2015-022	22916332	SANBORN							5505 SPRINGS MILL ROAD	CHARLOTTE	NC	28277
2015-022	22928321	SIESEL							3650 NORTH 36TH AVE #13	HOLLYWOOD	FL	33021
2015-022	22915150	SISON							11929 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915302	SMITH							1800 CUMKINGS AVE	CHARLOTTE	NC	28216-4609
2015-022	22915308	SMITH							11116 PROVIDENCE RD	CHARLOTTE	NC	28227
2015-022	22941223	SMYLYE							11107 PINE VALLEY CLUB DR	CHARLOTTE	NC	28277-4037
2015-022	22915307	STATE EMPLOYEES CREDIT UNION							PO BOX 26055	RALEIGH	NC	27611
2015-022	22917105	STATE EMPLOYEES CREDIT UNION							PO BOX 26055	RALEIGH	NC	27611
2015-022	22917117	STATE EMPLOYEES CREDIT UNION							11933 RED RUST LN	CHARLOTTE	NC	28277
2015-022	22915151	STEVENS							4662 FOREST CREEK LN	CHARLOTTE	NC	28277
2015-022	22915210	STITT							7422 CARMEL EXECUTIVE PARK STE 220	LTHONIA	GA	30038
2015-022	22915695	STONE CREEK RANCH HOMEOWNERS							7422 CARMEL EXECUTIVE PARK STE 220	CHARLOTTE	NC	28226
2015-022	22916350	STONE CREEK RANCH HOMEOWNERS							7422 CARMEL EXECUTIVE PARK STE 220	CHARLOTTE	NC	28226
2015-022	22916368	STONE CREEK RANCH HOMEOWNERS							7422 CARMEL EXECUTIVE PARK STE 220	CHARLOTTE	NC	28226
2015-022	22916373	STONE CREEK RANCH HOMEOWNERS							6519 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928318	STRIMKE							6509 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928316	SUCHLA							6409 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916361	TAISHAK							11705 DAN MAPLES DR	CHARLOTTE	NC	28277-9656
2015-022	22928170	THOMPSON							11242 WHEAT RIDGE RD	CHARLOTTE	NC	28277
2015-022	22916344	THORNTON							11711 DAN MAPLES DR	CHARLOTTE	NC	28277
2015-022	22928171	TUCKER							6437 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22928313	VOUDREN							6329 SPRINGS MILL RD	CHARLOTTE	NC	28277
2015-022	22916358	WANG							6555 FAIRWAY ROW LN	CHARLOTTE	NC	28277
2015-022	22915228	WARREN							150 SOUTH 5TH AVE	MT VERNON	NY	10550
2015-022	22916101	WCF LLC							13777 BALLANTYNE CORPORATE PL	CHARLOTTE	NC	28277
2015-022	22916364	WEAVER							6427 SPRING MILL RD	CHARLOTTE	NC	28277
2015-022	22916353	WU							11241 WHEAT RIDGE RD	CHARLOTTE	NC	28277
2015-022	22916346	YU							11226 WHEAT RIDGE RD	CHARLOTTE	NC	28277
2015-022	22916366	ZHANG							6507 SPRING MILLS RD	CHARLOTTE	NC	28277

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**



Subject: Community Meeting -- Rezoning Petition filed by Lincoln Harris to rezone an approximately 188 acre site (the "Site") located South of I-485 in the northwest quadrant of the intersection between Providence Road and Ardrey Kell Road in order to accommodate development of a mixed use commercial and residential community

**Date and Time
of Meeting:** Tuesday, January 27, 2015 at 6:30 P.M.

Place of Meeting: South Charlotte Banquet Center
9009 Bryant Farms Road
Charlotte, North Carolina 28277

Petitioner: Lincoln Harris, LLC
Petition No.: 2015-022

We are assisting Lincoln Harris (the "Petitioner") in connection with a Rezoning Application it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 188 acre site (the "Site") located South of I-485 in the northwest quadrant of the intersection between Providence Road and Ardrey Kell Road from the R-3 zoning district to MUDD-O and MX-1 zoning district. The purpose of the Rezoning Petition is to modify the zoning plan in order to accommodate a development of mixed use commercial and residential community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Application on Tuesday, January 27, 2015 at 6:30 P.M. at the South Charlotte Banquet Center. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Application.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704/331-7531.

cc: Mr. Ed Driggs
Ms. Tammie Keplinger
Mr. Solomon Fortune
Mr. Mike Davis
Ms. Tracy Dodson

Date Mailed: January 15, 2015

C

CH-3180079 v1

NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS
H. J. AUGER	4825 KING ARTHUR	704-321-2011	LT AUGER @ AOL.
MIKE BALLASIOYES	13220 PROVIDENCE GREEN CT	704-443-7821	MIKE.BALLASIOYES @ GMAIL.COM
Joe Cato	11309 Tom Shortt	704-650-5450	—
Larisa West	11309 Tom Shortt Rd		—
Althea Cole	11912 Red Rust Ln	704-287-6016	altheacole53 @ gmail.com
David Haggart	301 S. Gilge St.	704-372-9000	
Ed Driggs	4901 Old Course Dr.	704-574-7262	
Steven Clayton Cole	6603 Spring Mill Rd	704-615-0089	Steven.Clayton @ gmail.com
Lisa Dardis	11132 Knight Castle Dr.	704-488-5625	LisaD @ ProStead.com
MICHAEL LEONARD	6426 SPRINGS MILL RD	704-789-6977	MIKHAEL_LEONARDEBERK @ HOTMAIL.COM
GILBERT GOMEZ	5533 Allison Ln	704-849-7356	ACIGUST1745 @
JIM WILLIAMS	117 W. TRAVIS ST. STE 704	704-333-6686	jimwilliams @ 6530.com
Maura Sanborn	6506 Springs Mill Rd	704-443-6190	sandboxfive @ gmail.com
CLAES DAHLSTRAND	4812 MESA VERDE RD	704-207-2432	CLAES_DAHLSRAND @ YAHOO.COM
Jason Martin	6500 Springs Mill Rd	704-682-5521	bridget.jasonmartin @ gmail.com

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Community Meeting

Lincoln Harris
Rezoning Petition
2015-022

January 27, 2015

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INTRODUCTIONS

- Property Owner: Rea Family
- Potential Developer: Lincoln Harris (Tracy Dodson)
- Site Design: LandDesign (Shaun Tooley)
- Architect: LS3P (Jim Williams)
- Traffic Engineer: DRG (Randy Goddard)
- Planning Staff: Bridget Dixon, Laura Harmon
- CDOT: Mike Davis
- Subdivision Dept: Josh Weaver
- Land Use Counsel: K&L Gates (Collin Brown)
- City Council District 7: Ed Driggs

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2

Background



EXHIBIT

tabbles

D



CURRENTLY ZONED R-3

- Generally a single-family residential district allowing an overall density of 3 homes per acre
- However, R-3 also allows other uses like schools, churches, etc.
- Can increase allowable density without a rezoning by using other provisions of the Ordinance like tree save, clusterings, mixed-income housing
- It would be possible to develop 1,100+ homes without a rezoning

Development Options

PROPERTY OWNED BY REA FAMILY

- Once the property was no longer controlled by the Golf Links golf course operator, the family opted to evaluate various options for the property's future.
- Great deal of interest in developing the property as single-family subdivision under existing zoning.
- Lincoln Harris assisting with evaluating other development alternatives.

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10

Charlotte Planning Department Developer Response Process

DEVELOPMENT RESPONSE PROCESS

- Meeting with Property Owner: Summer 2014
- Stakeholder Meetings: August 2014
- Market Study: September 2014
- Public Meeting: October 2014
- Design Workshop: October 2014
- Presentation of Recommendations: Nov. 2014
- Rezoning Petition Filed: December 2014

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12

2.) Which area do you live in? (Multiple Choice)

	Responses	
	Percent	Count
Providence Country Club	34%	34
Stone Creek Ranch	27%	27
Other neighborhood north of I-485	18%	18
Other neighborhood south of I-485	21%	21
Totals	100%	100



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13

11.) I would like to see the Golf Links site used for single-family development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	11.7%	11
Agree	25.53%	24
Disagree	28.72%	27
Strongly Disagree	34.04%	32
Totals	100%	94



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14

12.) I would like to see a mix of uses (dining, shopping, office, residential) on the Golf Links site (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	35.79%	34
Agree	33.68%	32
Disagree	22.11%	21
Strongly Disagree	8.42%	8
Totals	100%	95



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15

Golf Links Development Response
Community Meeting

November 24, 2014 Summary Memorandum

Background

The Golf Links Development Response is intended to establish a community-supported vision and provide policy direction to shape the character and pattern of development for the 169 acre site in this growing area of Charlotte. The site was designated to be recreation or single family at a density of three dwelling units per acre in the Providence Road 1-465 Area Plan Update (July 2000).

Planning staff was approached by representatives for the property and were asked to reevaluate the plan recommendations for the site. A community dialog process focused on the former Golf Links site began in August 2014 with stakeholder meetings with homeowners associations and large property owners regarding specific concerns about future development. Following the staff meeting, staff organized a public meetings and stakeholder design workshop intended to understand the points of view of area residents and to develop recommendations for the future land use. A design workshop was held with area stakeholders (HOA members and large property owners) in October 2014. The workshop included small group work sessions and summary presentation.

The final public meeting to present draft land use recommendations and hear community feedback was held November 12, 2014.

Community discussions centered on key areas of concern. These include:

- Connections to existing single family neighborhoods;
- Transportation and traffic impacts of future development;
- Impacts of significant residential development on schools;
- Needs for more places to work and shop; and
- Provision of public open space.

Purpose of this Document

This document provides key land use and design recommendations for the Activity Center, based on the information reviewed and discussed at the Stakeholder Design Workshop. These recommendations will be the basis for refinements to the future land use for the former Golf Links site.

Supporting Information

Additional supporting information is available concerning the Golf Links Development Response. It can be found at charlotteplanning.org under Golf Links Development Response; direct link: <http://bit.ly/1pK5b4Y>

Golf Links Development Response Memorandum

1

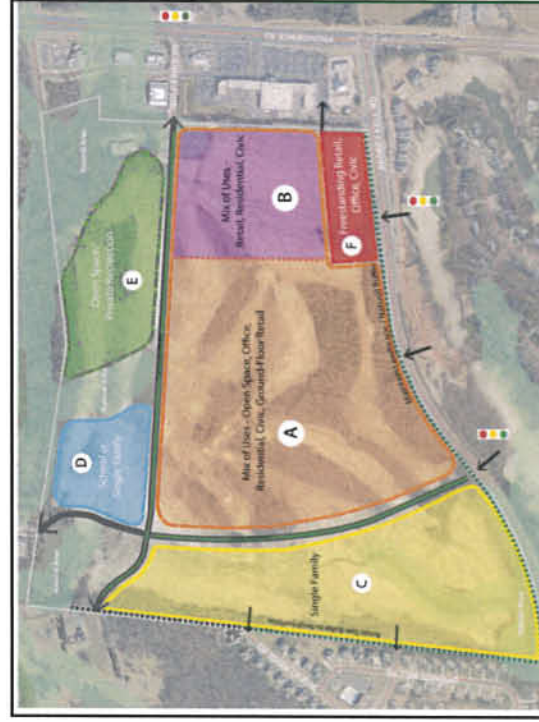
Site Intent Statement

The 109-acre former Golf Links site should be utilized to meet existing community needs for schools, open space and civic uses as part of a mixed-use center that includes office, retail and varying types of residential uses. The design shall utilize a building form that creates a range of both intimate and large community gathering spaces for active and passive uses connected through a variety of pedestrian corridors. The design of the site should maximize existing natural features as amenity areas and to provide buffers between adjoining sites.

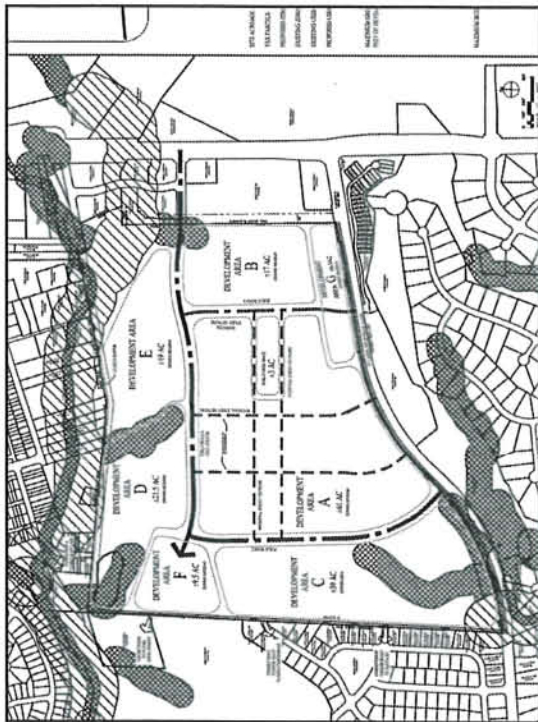
Draft
Land Use
Recommendations

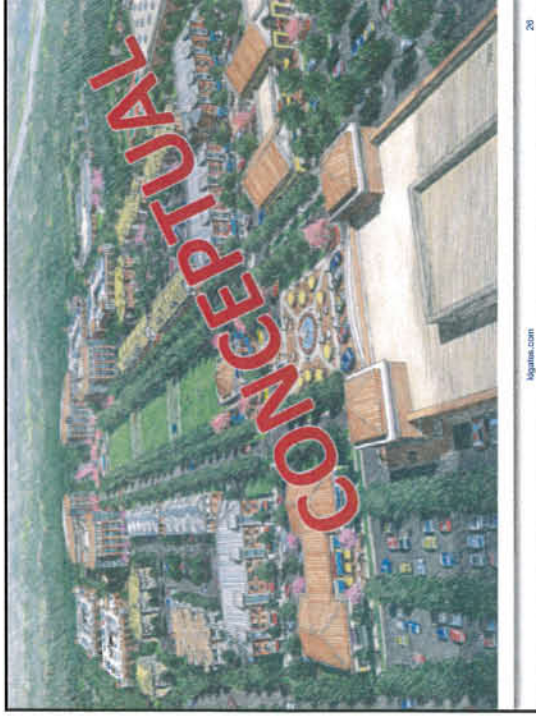
The map on the adjacent page, and the accompanying table that follow, summarize the key land use and design guidelines that were developed by the participants of the Stakeholder Design Workshop. Highlights of these recommendations include:

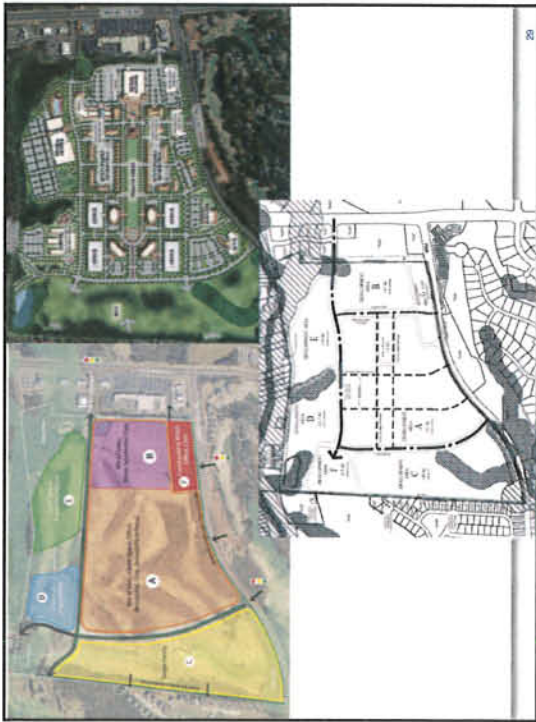
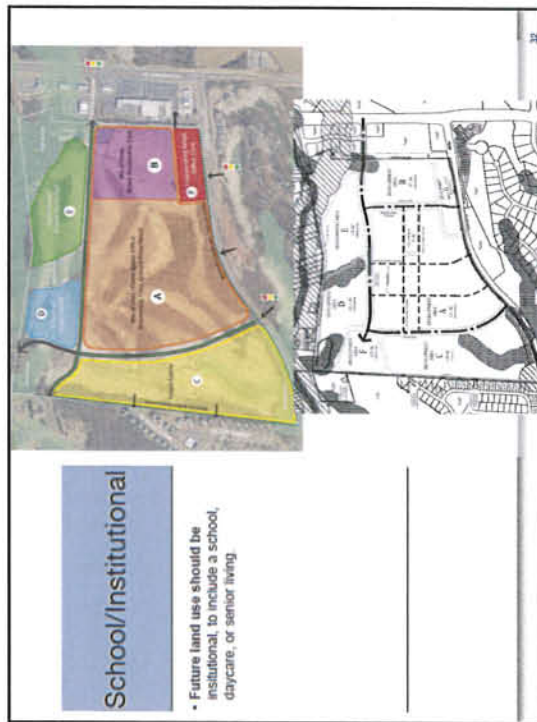
- Providing contextual solutions to site connections adjacent to existing single-family areas
- Limiting the areas where higher density residential is appropriate and enhancing the design guidance provided for these areas.
- Identifying areas for a mix of office and retail uses
- Including parks and open spaces as part of all future development.
- Enhancing the community design guidance to help establish a sense of place for the community, focusing particularly on creating more walkable, connected places.

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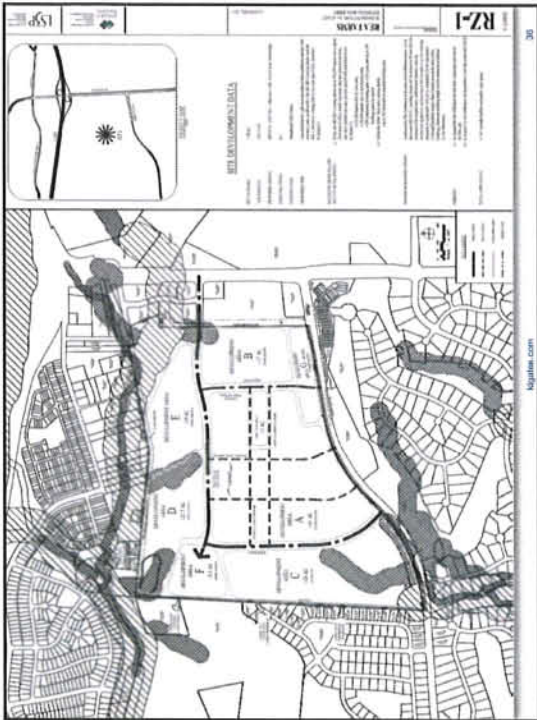
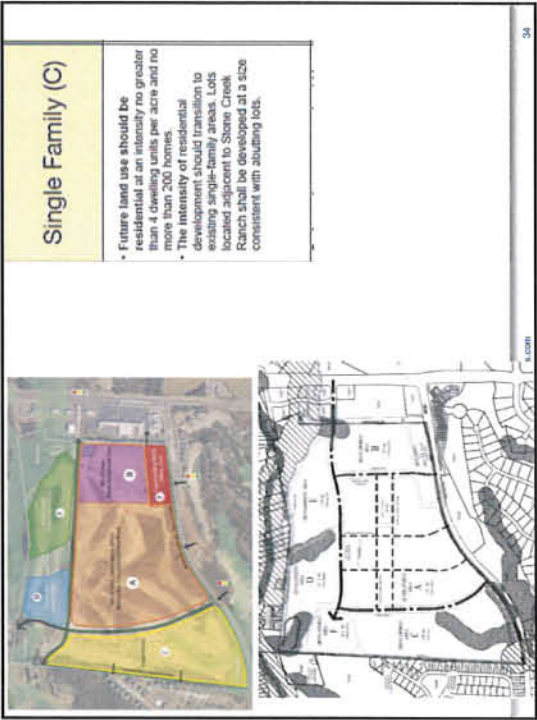
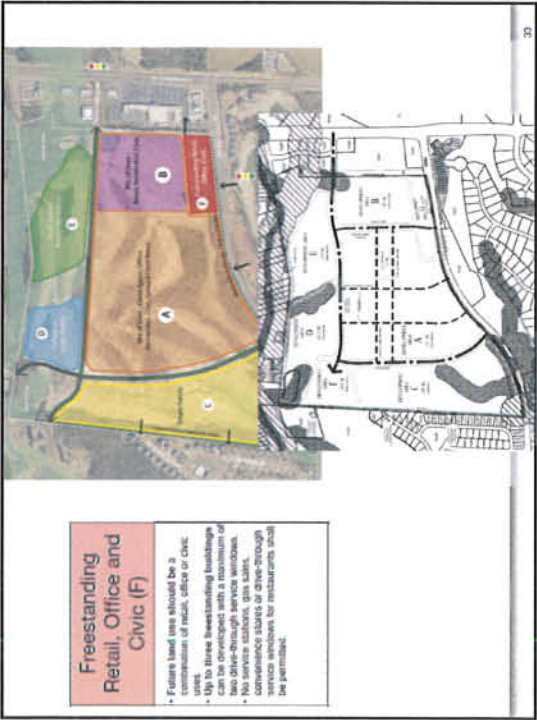
Proposed Rezoning

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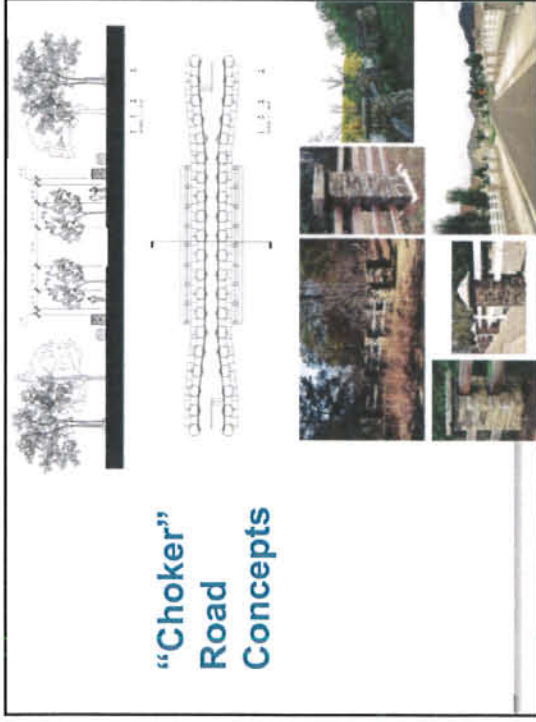
Traffic Study is Underway



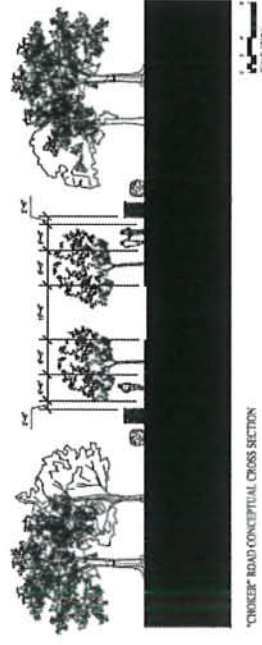
Connections to Stone Creek Ranch
Along the Western Property Boundary



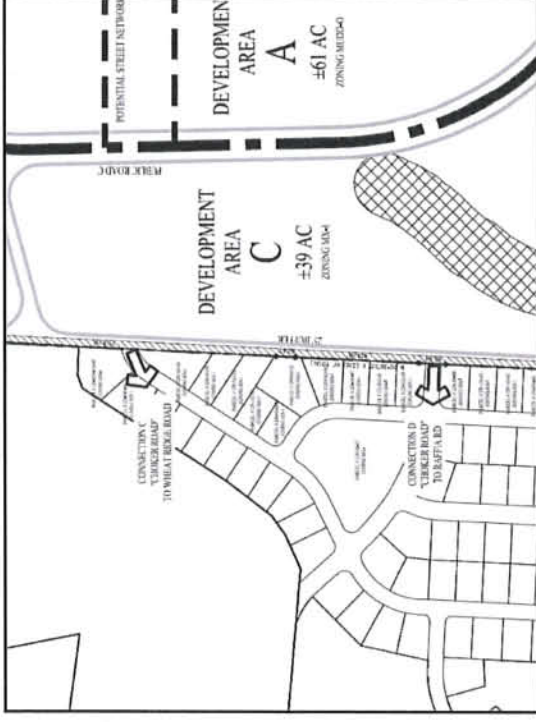
"Choker" Road Concepts



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"CHOKER" ROAD CONCEPTUAL CROSS SECTION



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7. The proposed street connections to adjoining properties along the western boundary of the property shall be provided at the locations specified on the Technical Data Sheet in order to ensure that connections align with existing sub-streets or proposed streets on adjoining properties. These street connections along the western property boundary shall be designed with careful consideration of existing and future single-family neighborhoods. The design and layout of street connections from these external access points to the internal street network will be determined during the design process and efforts will be made to discourage through traffic on Raffle Road and Wheat Road.
8. "Choker" road shall be installed connecting the Site to Wheat Road and Raffle Road in order to discourage and slow traffic through the adjacent Sweet Creek Ranch neighborhood. A Conceptual Cross-Section of the proposed choker connections is illustrated on Sheet R2-4.
9. Street connections to Raffle Road and Wheat Road shall not be completed before Certificates of Occupancy have been issued for homes on at least 80% of the single-family lots proposed within Development Area C.
10. The number and location of internal access not depicted on the Rezoning Plan will be determined during the design process and determined with approval from appropriate governmental agencies. The design and layout of these internal access points will be determined during the design process and efforts will be made to discourage and slow traffic through the adjacent Sweet Creek Ranch neighborhood. While some distributed access may be desired, the average block length for all blocks within Development Areas A, B and C, shall not exceed 1400 feet.

K. References:

- a. Personnel shall provide a buffer area at least twenty feet (20') from the centerline of the Site's western property boundary which matches the Sweet Creek Ranch neighborhood. The buffer area shall be designed with careful consideration of existing and future single-family neighborhoods. The design and layout of these internal access points to the internal street network will be determined during the design process and efforts will be made to discourage and slow traffic through the adjacent Sweet Creek Ranch neighborhood. While some distributed access may be desired, the average block length for all blocks within Development Areas A, B and C, shall not exceed 1400 feet.

Key Dates

REZONING DATES

- Community Follow-Up: February
- Public Hearing: March 16
- Zoning Committee: March 25
- City Council Decision: April 20

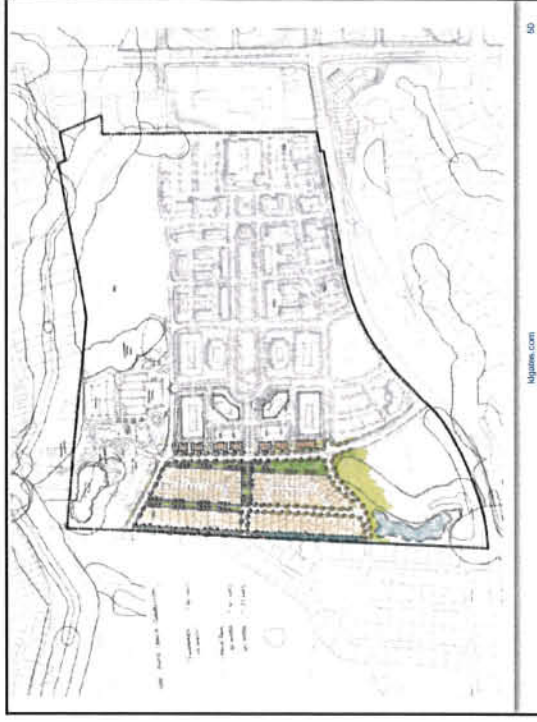
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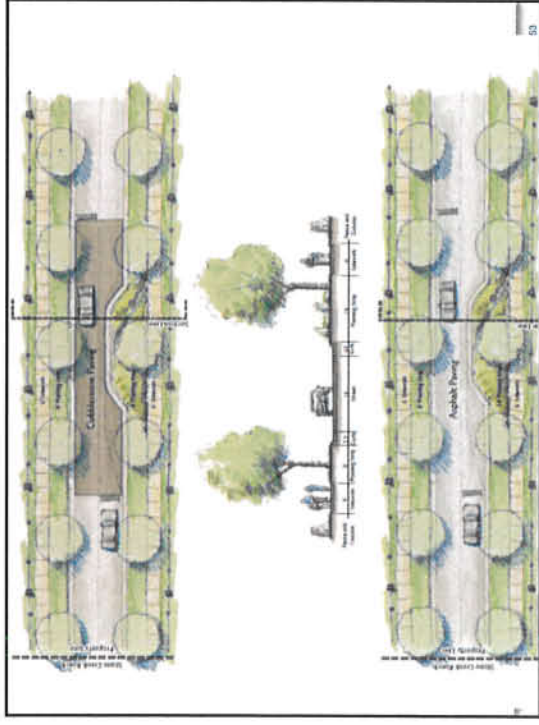
48

Questions?

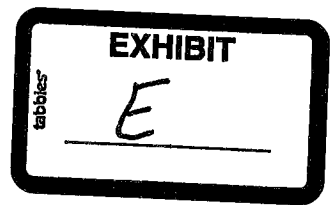
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Follow-up
Community meeting
Reopening petition 2015-22
March 5 2015



NAME	Address	Phone	Email
Theresa Eckhardt		704-542-5678	
Mike Kessler	Providence Crossing	704-996-2499	
Steve Merrick	Fairway Row	304-280-6261	SRMSPIRIT@hotmail.com
Dave + Sandy Strimike		980-245-2477	STRIMIKES@SNET.NET
Carisa Warr			
Joe Cato		704 650 5450	
David Haggart	301. S. College St. Ct	704-584-3975	



Follow-Up
Community Meeting
**Lincoln Harris
Rezoning Petition
2015-022**
March 5, 2015

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INTRODUCTIONS

- Property Owner: Rea Family
- Potential Developer: Lincoln Harris (Tracy Dodson)
- Traffic Engineer: DRG (Randy Goddard)
- Land Use Counsel: K&L Gates (Collin Brown)

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2



Background



EXHIBIT

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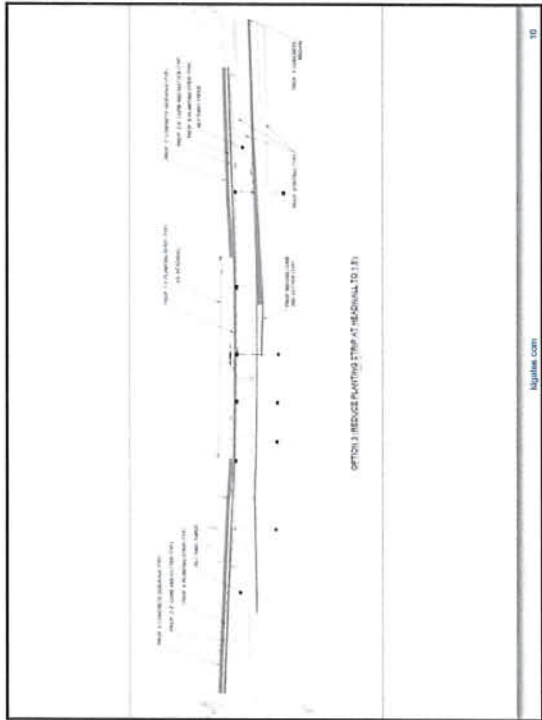
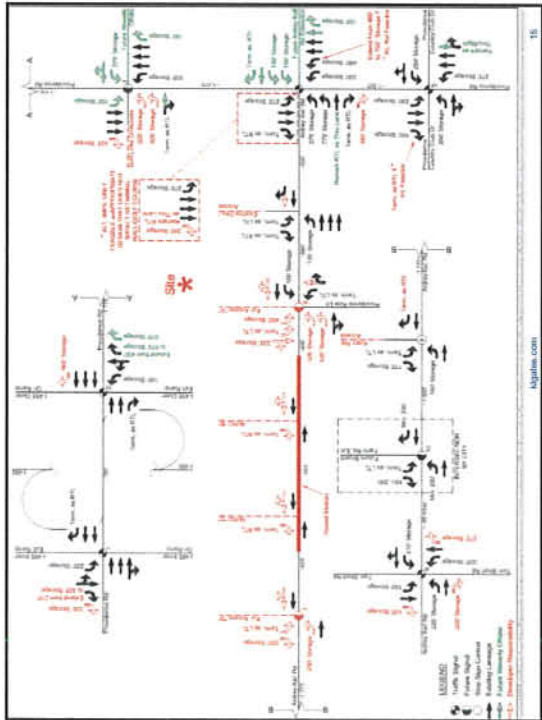
Transportation Issues



City Connectivity Requirements







Key Dates

REZONING DATES

- Community Follow-Up: February
- Public Hearing: March 16
- Zoning Committee: March 25
- City Council Decision: April 20

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18

Questions?

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