



August 17, 2007

RE: Rezoning Petition 2007-105
Community Meeting Report

Persons and Organizations contacted: 82 invitation letters (copy of invitation letter attached) were mailed on August 2, 2007 to adjacent property owners, neighborhood leaders, at-large City Council members, and District 7 City Council Member per the attached lists. Copies of the 4 envelopes returned to sender are also attached.

Date, time and location of meeting:

Thursday, August 16, 2007

6:30 pm to 7:30 pm

Providence Presbyterian Church

10140 Providence Church Lane

Providence Presbyterian Church is approximately 1 mile from the property being rezoned.

Sam Salloum and Carol Salloum of Pebble Creek Parc, LLC and Nancy Homan of Keller Williams Realty attended the meeting as the Petitioner's representatives.

The petitioner's representatives arrived at the location at 6:15 pm with proposed site plans, floor plans, and elevations. No one else arrived prior to representative's departures at 7:40 pm.

Pebble Creek Parc, L.L.C.

PO Box 1315
Harrisburg, NC 28075

Phone (704) 455-4551
Fax (704) 455-4555

August 2, 2007

RE: NEIGHBORHOOD MEETING

Dear Neighbor:

Sam Salloum, a Charlotte area residential developer, invites you to a neighborhood meeting to share his future plans for developing a new residential neighborhood within your community. Please join us at the following location to hear more about this proposal:

Providence Presbyterian Church
Multi-Purpose Room
10140 Providence Church Lane
Charlotte, NC 28277
6:30 PM to 7:30 PM
Thursday, August 16th

We will present information about our vision to develop this 5.34 acre site as a planned residential community of 21 townhomes.

We would like to have your thoughts and feedback while this exciting new project continues to evolve through the design and development process.

Please find directions to the meeting location on the reverse side of this sheet. Thank you in advance for your interest and participation. We look forward to meeting you and answering any questions you may have.

Cordially,



Sam Salloum
Manager

Enclosure: Site Map
cc: Neighborhood Leaders
City Council at Large Members & District 7 Member



Providence Presbyterian Church: 704-846-1079
10140 Providence Church Ln
Charlotte NC
28277 US

Notes:

Only text visible within note field will print.

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DOGGIE-MAIL

Create and personalize a fun message for all your friends.

SEND DOGGIE-MAIL NOW



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Petition #: **2007-105**

Petitioner: Pebble Creek, LLC

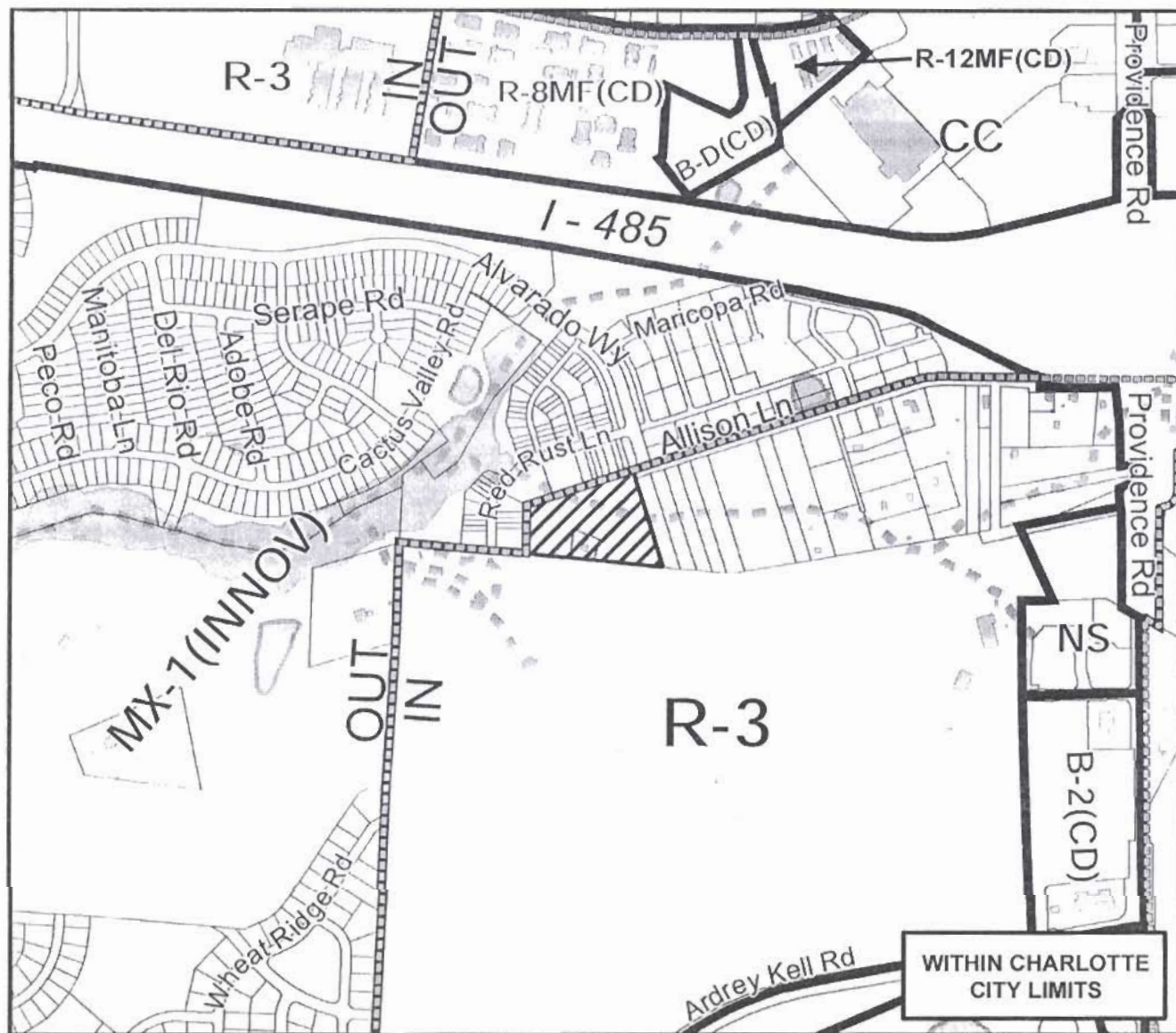
Zoning Classification (Existing): R-3

(Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): R-8MF(CD)

(Multi-Family Residential, up to 8 dwelling units per acre)

Acreage & Location : Approximately 5.34 acres located on the southwest corner of Allison Lane and Alvarado Way.



0 300 600 1,200 1,800 2,400 Feet

Zoning Map #(s) **181**

Map Produced by the
Charlotte-Mecklenburg Planning Department
05-31-2007

Requested R-8MF(CD) from R-3

- | | |
|------------------------------|--------------------|
| Existing Building Footprints | FEMA flood plain |
| Existing Zoning Boundaries | Watershed |
| Charlotte City Limits | Lakes and Ponds |
| | Creeks and Streams |

Pet. No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2007-105	22915191	ANTCZAK	DAVID	GREGORY	MASON	4 RIDGEWOOD RD		PLAISTOW	NH	03865
2007-105	22915133	BOYLES	DALE W	ANDREW T	ANTCZAK	1033 WESTBURY DR		MATTHEWS	NC	28104
2007-105	22915175	BRAMBLE	ANGELA			26 N MAIN ST		PORT CHESTER	NY	10573
2007-105	22915152	CENTEX HOMES				PO BOX 11231		CHARLOTTE	NC	28220-1231
2007-105	22915185	DAVIS	STACEY D.			6706 DUSTY SADDLE RD		CHARLOTTE	NC	28277
2007-105	22915243	DUBBELD	MATTHEW THOMAS			11008 BURNT LEATHER LN		CHARLOTTE	NC	28277
2007-105	22917101	ELM GOLF LLC				FOUR EAST EXECUTIVE PARK	STE 100	ATLANTA	GA	30329
2007-105	22915261	FISHER	JOSEPH F	SUSAN J	FISHER	10839 DANCING WIND RD		CHARLOTTE	NC	28277
2007-105	22915241	GENTILE	MARC SAMUEL	VIRGINIA LEE	GENTILE	11016 BURNT LEATHER LN		CHARLOTTE	NC	28227
2007-105	22915148	GETZ	ROBERT F II	DOROTHY J	GETZ	11919 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915174	HEANEY	SEAN T			10838 DANCING WIND RD		CHARLOTTE	NC	28277
2007-105	22915189	HEISEY	ANDREAS			11924 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915223	HENDERSON	JAMES		% ALBERT HENDERSON	5108 ARCH ST		PHILADELPHIA	PA	19139-2734
2007-105	22915134	HREHA	KATRINA M	DANIEL J	HREHA	12024 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915190	KEYTEL	GARY M			11920 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915132	KING	AGATHA M	GEORGE C JR	KING	12032 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915146	LEHMAN	LINDA B			3016 POPLAR HUE RD		CHARLOTTE	NC	28270
2007-105	22915147	LICHSSTRAHL	JORDAN C			11915 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915224	MANLEY	GLORIA J			9611 HINSON DR		MATTHEWS	NC	28105
2007-105	22915227	MASSEY	LOUISE			5545 ALLISON LN		CHARLOTTE	NC	28277
2007-105	22915128	MATTHEWS	JOHN D	KAREN D	MATTHEWS	12050 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915145	MITCHELL	MARY			295 LINDA ST		BELFORD	NJ	07718
2007-105	22915153	OLADIGBO	MAKANJUOLA I			11941 RED RUST LANE		CHARLOTTE	NC	28277
2007-105	22915242	PAGET	MARIA M.			11012 BURNT LEATHER LN		CHARLOTTE	NC	28277
2007-105	22915131	PARK	BOYOUNG	CHWIWON	LEE	12036 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915130	PLANAS	EDUARDO JR	GERRI	GILBERT PLANAS	12042 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915193	RENWICK	HUGH F			11908 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915129	RIBACK	ERICA M			876 WOODCREST WY		OVELO	FL	32765
2007-105	22915222	RUSH	CRAIG O			5511 ALLISON LN		CHARLOTTE	NC	28277
2007-105	22915149	RUSPANTINI	DANIEL	SUSAN R	RUSPANTINI	12474 NW 50TH PLACE		CORAL SPRINGS	FL	33078
2007-105	22915154	SCRUGGS	CAROLYN J	MACK H	SCRUGGS	11945 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915150	SISON	JAIME R	MARIA LUISA O	SISON	11929 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915186	SMITH	HEATHER			6702 DUSTY SADDLE RD		CHARLOTTE	NC	28277
2007-105	22915192	SPITZER	DEBORAH H			11912 RED RUST LN		CHARLOTTE	NC	28277
2007-105	22915228	WATKINS	MARTHA M		(LIFE ESTATE **)	150 SOUTH 5TH AVE		CHARLOTTE	NC	28277
2007-105	22915151	WHELAN	JEROME PATRICK	JEAN M	WHELAN	12642 FRAMFIELD CT		MT VERNON	NY	10550
2007-105	22915127	YORK	BRYAN M	CAROLE G	YORK	12054 RED RUST LN		HUNTERSVILLE	NC	28078
	37							CHARLOTTE	NC	28277

Nhood Leaders 07-105

Pet. No.	Text2	Text3	Text4	Text5
2007-105	Allyson Park	Ms. Mary Kay Eisel	15031 Lisha Lane	Charlotte NC 28277
2007-105	Ashton Grove HOA	Mr. Bill Harney	9026 Elrose Place	Charlotte NC 28277
2007-105	Berkeley Homeowners, Inc.	Mr. Allan Morgan	5438 Kincross Lane	Charlotte NC 28277
2007-105	Berkeley Homeowners, Inc.	Mr. Bob Mohr	5400 Crosshill Court	Charlotte NC 28277
2007-105	Cady Lake HOA	Mr. Harvey J. Auger	4825 King Arthur Drive	Charlotte NC 28277
2007-105	Ellington Park HOA	Mr. James Collins	8817 Bryson Bend	Charlotte NC 28277
2007-105	Ellington Park HOA	Ms. Marilyn Pryor	11314 Celandine Court	Charlotte NC 28213
2007-105	Hunter's Gate HOA	Mr. Jon Hedlund	6609 Fairhope Court	Charlotte NC 28277
2007-105	Kuykendall Road HOA	Mr. Dave Gilman	4300 Kuykendall Road	Charlotte NC 28270
2007-105	Landen Meadows HOA	Ms. Frances E. Dattolo	8524 Newton Lane	Charlotte NC 28277
2007-105	Next Door Political Action Committee	Mr. David S. Burnett	P. O. Box 77334	Charlotte NC 28271-7007
2007-105	Piper Glen Estates Association	Ms. Rachel Gold	5970 Fairview Rd., Ste. 710	Charlotte NC 28277
2007-105	Polo View HOA	Board of Directors	P.O. Box 78892	Charlotte NC 28271
2007-105	Pond Side HOA	Mr. Frank Erwin	7912 Willows Pond Court	Charlotte NC 28277
2007-105	Princeton at Southampton Owners Association	Michael E. Kan	16907 Commons Creek Dr.	Charlotte NC 28277
2007-105	Providence Arbours	Mr. Al Stevens	10536 Providence Arbours Drive	Charlotte NC 28270
2007-105	Providence Arbours HOA	Mr. John Morgan	4600 Esherwood Lane	Charlotte NC 28270
2007-105	Providence Arbours HOA	Mr. Thomas W. Bruce	4750 Avonwood Lane	Charlotte NC 28270
2007-105	Providence Arbours Women's Club	Ms. Carolyn S. Stevens	10536 Providence Arbours Drive	Charlotte NC 28270
2007-105	Providence Community Assoc. (Lower)	Mrs. Elizabeth Peace	8817 Bryant Farms Road	Charlotte NC 28277
2007-105	Providence Country Club HOA, Inc.	Mr. Phil Henderson	919 Norland Road	Charlotte NC 28205
2007-105	Providence Country Club HOA, Inc.	Mr. William Pye	11510 Pine Valley Club Drive	Charlotte NC 28277
2007-105	Providence Country Club HOA, Inc.	Ms. Gerrie Martin	6511 Lundin Links Lane	Charlotte NC 28277
2007-105	Providence Crossing HOA	Mr. Al Diaz	5434 Shoal Brook Court	Charlotte NC 28277
2007-105	Providence Forest	Mr. Tim Cropper	9933 Providence Forest Lane	Charlotte NC 28270
2007-105	Providence Plantation	Mr. Harvey Katowitz	4701 Wynfield Lane	Charlotte NC 28270
2007-105	Providence Plantation	Ms. Angela Pumarada	2334 Providence Creek Lane	Charlotte NC 28270
2007-105	Providence Township Assoc.	Ms. Kathern Dunlap	4019 Tilley Morris Road	Matthews NC 28105
2007-105	Providence Woods HOA	Mr. John Collins	4616 Stoneybrook Court	Matthews NC 28104
2007-105	Provincetowne	President	Post Office Box 49432	Charlotte NC 28277
2007-105	Pullengreen HOA	Mr. Wilson Haney	10607 Pullengreen Drive	Charlotte NC 28277
2007-105	Quail Acres HOA	Mr. Santo Petruso	10512 Quail Acres Road	Charlotte NC 28277
2007-105	Raeburn HOA, Inc.	Mr. June Noe	8604 Doe Run Road	Charlotte NC 28277
2007-105	Raintree HOA, Inc. (The Village of)	President	8900 Raintree Lane	Charlotte NC 28277
2007-105	Reavencrest HOA	Mr. Dick Delahunty	8649 Annabel Lee Lane	Charlotte NC 28277
2007-105	South Hall HOA	Mr. Brian Gonsak	10428 South Hall Drive	Charlotte NC 28270
2007-105	South Hampton HOA	Ms. Amy Anthony	Post Office Box 49125	Charlotte NC 28277
2007-105	Southeast Coalition of Neighborhood Assoc.	Ms. Dorothy S. Coplon	4316 Bellwood Lane	Charlotte NC 28270
2007-105	Southpoint at Landen Neigh. Assoc.	Ms. Rosemarie Lappin	6301 South Bend Lane	Charlotte NC 28277
2007-105	Williamsburg at Provincetown HOA	Mr. John Armstrong	11613 Old Surry Lane	Charlotte NC 28277
2007-105	Williamsburg HOA	Mr. John Froeb	10412 William Penn Circle	Charlotte NC 28277
2007-105	Charlotte City Council at Large	Mr. Patrick Mumford	2208 Dilworth Road West	Charlotte, NC 28203
2007-105	Charlotte City Council at Large	Mr. John Lassiter	2632 Winding Oak Drive	Charlotte, NC 28270
2007-105	Charlotte City Council at Large	Mr. Anthony Fox	705 E. 10th Street	Charlotte, NC 28202
2007-105	Charlotte City Council District 7	Mr. Don Lochman	6915 Linkside Court	Charlotte, NC 28277

PO Box 1315
Harrisburg, NC 28075

CHARLOTTE NC 282
02 AUG 2007 PM 6 L



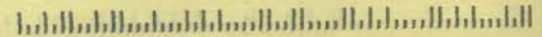
CRAIG O RUSH
5511 ALLISON LN
CHARLOTTE NC 28277

NIXIE 282 CC 1 08 08/05/07

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 28075131515 *2548-20126-02-3

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Pebble Creek Parc, L.L.C.
PO Box 1315
Harrisburg, NC 28075

CHARLOTTE NC 282
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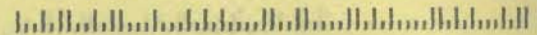
LOUISE MASSEY
5545 ALLISON LN
CHARLOTTE NC 28277

NIXIE 282 CC 1 08 08/05/07

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 28075131515 *2548-20024-02-

282775261280751515



Pebble Creek Parc, L.L.C.
PO Box 1315
Harrisburg, NC 28075

CHARLOTTE NC 282
02 AUG 2007 PM 6 T



Handwritten signature/initials.

MARTHA M WATKINS
150 SOUTH 5TH AVE
MT VERNON NY 10550

NIXIE 105 CE 1 74 08/10/07

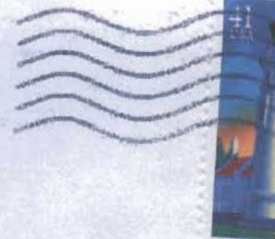
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ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 28075131515 *2548-00562-02-3

Pebble Creek Parc, L.L.C.
PO Box 1315
Harrisburg, NC 28075

CHARLOTTE NC 282

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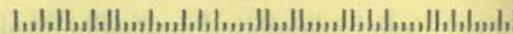
Mr. Tim Cropper
Providence Forest
9933 Providence Forest Lane
Charlotte NC 28270

NIXIE 282 CE 1 08-08/0

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 28075131515 *2548-00283-0

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Zoning Petition 2007-105

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