

## **COMMUNITY MEETING REPORT**

**Petitioner: Faison-Hollow, LLC**

**Rezoning Petition No. 2007-114**

**Property: Redevelopment of 33.70 acres located at the intersection of Quail Wood Drive and Quail Forest Drive for high quality residential community**

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. This matter relates to the redevelopment of the over 30 year old apartments located on the site into a high quality residential community consisting of custom and semi-custom built townhomes and condominiums. As reflected below the Petitioner is pleased with reaction of a number of nearby residents to its redevelopment plans that will replace the existing rental apartments that have exceeded their useful life.

### **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 August 3, 2007. A copy of the written notice is attached hereto as Exhibit B.

### **DATES, TIMES AND LOCATIONS OF MEETINGS:**

The Community Meeting was held on Tuesday, August 21, 2007 at 7:00 p.m. at the Reformed Theological Seminary, Chapel Building A, 2101 Carmel Road, Charlotte, NC. In addition, Faison held several other meetings prior to filing this petition with residents and leaders of the Rockbridge neighborhood that borders the rezoning site.

### **PERSONS IN ATTENDANCE AT MEETINGS:**

Please see the attached sign-in sheet for the formal meeting required by the Ordinance which is attached as Exhibit C. We do note that in part because of significant outreach by Faison with nearby residents, no one attended the public forum held on Monday, August 13, 2007.

### **SUMMARY OF ISSUES DISCUSSED:**

Neil Kapadia of Faison & Associates provided an overview/introduction of the redevelopment plans and the quality of the proposed residential community. Mr. Kapadia then introduced Jeff Brown who reviewed the conditional rezoning process and important dates. Mr. Kapadia reviewed, among matters, that the proposed plan calls for slightly fewer homes than the existing units on the property, the nature of the buffer treatment along portions of the project edge and the conceptual architectural approach to the community.

### **QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:**

Comments and questions were raised generally as follows:

- The phasing of the project will likely start with a model home closer to Carmel Road but the precise approach to the build-out has not been finalized. There will be some spec buildings as part of the development and marketing of the project.

- The nature of MX-2 zoning was discussed and it was made clear that the current plan does not contemplate any retail uses.
- There will be an HOA who will govern the community upon completions to ensure long term quality.
- In response to a question about any negative feedback, Mr. Kapadia explained that the reaction has been positive, partly as a result of the outreach to nearby residents and because of the quality of the development replacing the existing apartments that have seen their better day.
- There will be significant grading as is the nature of projects of this kind but an effort will be made to save certain trees along the perimeter of the property.
- Given that security associated with the existing apartments has been a concern, efforts will be made to deal with security during demolition and development stages of the project. Upon completion, it is contemplated that the community will be gated. The two existing entrances will be maintained but likely gated.
- Given the high end nature of the community high quality materials will be employed.
- Decisions regarding a construction entrance have not yet been made.
- Currently it is contemplated that the homes will range in square footage from 2,000 - 4,500 s.f. and will be high end in keeping with this quality location.
- Petitioner explained the buffer that is contemplated along the common boundary with the Rockbridge neighborhood.
- The Petitioner is not concerned about the risk of stalled project since it is confident of success and will be using a phased approach to vertical construction.
- Comments from several members of the Rockbridge community in attendance were positive.

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

Based on numerous discussions with leaders and residents of the Rockbridge community, Petitioner has committed to certain buffer standards along the common boundary as set out in the rezoning petition.

Respectfully submitted, this 7th day of September, 2007.

FAISON-HOLLOW, LLC

cc: Mayor Pat McCrory, Members of Charlotte City Council  
 Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
 Ms. Brenda Freeze, Clerk to City Council  
 Mr. Neil Kapadia, Faison-Hollow, LLC  
 Mr. Jeff Brown, King & Spalding LLP  
 Ms. Sandy Turnbull, Turnbull Sigmon

Faison-Hollow, LLC  
Attention: Neil Kapadia  
121 W. Trade St., 27th Floor  
Charlotte, NC 28202

AFFANATO MARK  
ELISA AFFANATO  
6936 CAMERON GLEN DR  
CHARLOTTE, NC 28210-7325

ATMA STANLEY J  
MARGARET S ATMA  
3708 TABLE ROCK RD  
CHARLOTTE, NC 28226

BAYLISS DOROTHY ANNE  
7425 ASHFIELD CT  
CHARLOTTE NC 28226

BLACK CHARLES B JR  
4141 BRIDGEWOOD LN  
CHARLOTTE NC 28226

BROWN PETER  
MANN A BROWN  
3914 BRIDGEWOOD LN  
CHARLOTTE NC 28226

BRYANT PATRICIA  
THOMAS DEAN BRYANT  
4117 BRIDGEWOOD LN  
CHARLOTTE NC 28226-7107

CARSON THOMAS C  
CHRISTIE C CARSON  
4031 BRIDGEWOOD LN  
CHARLOTTE NC 28226-7105

CHOW ALEX T  
TIFFANY CHOW  
3224 BROADFIELD RD  
CHARLOTTE NC 28226

King & Spalding, LLP  
Attention: Jeff Brown  
301 McCullough Dr., 4th Floor  
Charlotte, NC 28262

ASHRAFI REZA  
TONYA J ASHRAFI  
4131 OLD STONE RD  
CHARLOTTE, NC 28226

AVERELL ROBERT BARCLAY  
BARBARA W AVERELL  
4048 BRIDGEWOOD LN  
CHARLOTTE, NC 28226

BETHEA WILLIAM LORI ANNE  
3108 BROADFIELD RD  
CHARLOTTE NC 28226

BLALOCK DAVID  
ELIZABETH BLALOCK  
6923 CHATFORD LN  
CHARLOTTE NC 28210

BROWN TYLER W  
7438 ASHFIELD CT Unit 32  
CHARLOTTE NC 28226

CARMEL HOLLOW HOMES ASSOC  
7534 RED OAK LN  
CHARLOTTE NC 28226

CHISHOLM RON EDWARD  
ANGELA MALONE CHISHOLM  
3207 BROADFIELD RD  
CHARLOTTE NC 28226

CLAIBORNE JAMES W  
JO ANN B CLAIBORNE (H/W)  
4224 WOODGLEN LN  
CHARLOTTE NC 28226

CLARK HARRIS E JR  
CAROLYN J CLARK  
3908 BRIDGEWOOD LN  
CHARLOTTE NC 28226

CROWN COMMUNICATION INC  
%CROWN SQUARE AT SOUTHPOINTE  
4017 WASHINGTON RD  
MCMURRAY PA 15317

DANIEL PETAR W  
ELIZABETH S DANIEL  
4108 BRIDGEWOOD LN  
CHARLOTTE NC 28226-7108

DELCASINO JOSEPH  
JULIE DELCASINO  
4148 BRIDGEWOOD LN  
CHARLOTTE NC 28226

DOULAVERIS ZACHARIAS  
4140 BRIDGEWOOD LN  
CHARLOTTE NC 28226

DUGAN JAMES P  
CAROLYN A DUGAN  
4125 BRIDGEWOOD LN  
CHARLOTTE NC 28226

ELDREDGE KENNETH E  
KATHLEEN B ELDREDGE  
4018 BRIDGEWOOD LN  
CHARLOTTE NC 28226

FARRAR PATRICIA LYNN  
7402 ASHFIELD CT  
CHARLOTTE NC 28226

FIELD KAREN WALDEN  
7426 ASHFIELD CT  
CHARLOTTE NC 28226

COIRA CHARLES FORTUNE III  
ROBIN PATERSON-COIRA  
6928 CHATFORD LN  
CHARLOTTE NC 28210

CRUMBLEY CHARLES E  
CAROL ANN  
4221 BRIDGEWOOD LN  
CHARLOTTE NC 28226-7109

DEATON JACQUELINE L  
7412 ASHFIELD CT  
CHARLOTTE NC 28226

DEWITT MAXINE P  
7423 ASHFIELD CT  
CHARLOTTE NC 28226

DUGAN CATHY  
SHAWN DUGAN  
4124 BRIDGEWOOD LN  
CHARLOTTE NC 28226

ELAM AMY N  
4116 BRIDGEWOOD LN  
CHARLOTTE NC 28226

ELEANOR V DIXON F/T  
ELEANOR V DIXON  
7404 ASHFIELD CT # 17  
CHARLOTTE NC 28226-7176

ELKNER PETER H  
MARY MARTHA BLEDSOE FELKNER  
4300 CARNOUSTIE LN  
CHARLOTTE NC 28210

FOSTER HENRY WARREN  
MARY ALICE B  
4118 OLD STONE RD  
CHARLOTTE NC 28226

FOURCHER BRUCE M  
MYRNA C FOURCHER  
4222 WOODGLEN LN  
CHARLOTTE NC 28226

GHOENS SILAS F.  
1200 NORTH CHURCH ST.  
CHARLOTTE NC 28206

GUION KENDALL  
7411 ASHFIELD CT  
CHARLOTTE NC 28226

HARRELL MARY VONDA  
7433 ASHFIELD CT  
CHARLOTTE NC 28226

HEARN REDA CRAIG  
J MICHAEL HEARN (W/H)  
4309 WOODGLEN LN  
CHARLOTTE NC 28226

HILL CARLYLE H  
CHRISTINE C HILL  
4133 BRIDGEWOOD LN  
CHARLOTTE NC 28226

HOFFMAN ROLAND A SR  
MARY S HOFFMAN  
6933 CAMERON GLEN DR  
CHARLOTTE NC 28210

KENT A ATWATER III  
PAMELA A KENT (H/W)  
4024 BRIDGEWOOD LN  
CHARLOTTE NC 28226

KISER NEELY A  
3040 KENNEDY ST  
COLUMBIA SC 29205-3928

GARIEPY PAUL J JR  
BEVERLY B GARIEPY  
17 POPLAR DR  
COVINGTON LA 70433-4327

GOODWIN JACK B  
SP ALYSON G  
4012 BRIDGEWOOD LN  
CHARLOTTE NC 28226

HAAS GUNTHER JR  
RUCKERTSTRASSE 6/D-50935  
KOELN GERMANY 00000

HASHEMLLO HASSAN  
BARBARA H HASHEMLOO  
4300 BRIDGEWOOD LN  
CHARLOTTE NC 28226

HENDERSON WILLIAM R  
AMY L HENDERSON  
4201 BRIDGEWOOD LN  
CHARLOTTE NC 28226

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KATHLEEN D HODGENS  
3101 BROADFIELD RD  
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LIEBE K HULL (H/W)  
4019 BRIDGEWOOD LN  
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KING BESSIE POPLIN  
7429 ASHFIELD CT # 12  
CHARLOTTE NC 28226-7177

KISTENMACHER KAREN K  
4209 BRIDGEWOOD LN  
CHARLOTTE NC 28226

KNIGHT JEFFREY A  
SUSANNAH S KNIGHT  
3208 BROADFIELD RD  
CHARLOTTE NC 28226

LACROIX ROBERT  
JOAN LACROIX  
4216 WOODGLEN LN  
CHARLOTTE NC 28226

MARTIN EVERETTE R JR  
LINDA H MARTIN  
4013 BRIDGEWOOD LN  
CHARLOTTE NC 28226

MC GEE WILLIE E JR  
EMMA JO MC GEE  
4001 BRIDGEWOOD LN  
CHARLOTTE NC 28226

MCMULLEN HOMES ASSOC  
% CHARLES E ZIEGLER JR  
7031 WHITEMARSH CT  
CHARLOTTE NC 28210

MULHEARN DENNIS J  
PATRICIA E MULHEARN  
3200 BROADFIELD RD  
CHARLOTTE NC 28226

NICHOLSON ANDREW W IV  
CARIANNE M NICHOLSON  
4036 BRIDGEWOOD LN  
CHARLOTTE NC 28209

OKHOVAT POORAN  
7436-31 ASHFIELD CT  
CHARLOTTE NC 28226

OLIVA RALPH G  
CATERINA M OLIVA  
4006 BRIDGEWOOD LN  
CHARLOTTE NC 28226

KRAMER STEPHEN CAMPBELL  
TERESA WHITE  
4301 BRIDGEWOOD LN  
CHARLOTTE NC 28226

LILLIOTT PETTUS  
4025 BRIDGEWOOD LN  
CHARLOTTE NC 28226

MARTINETTI DOMINICK P  
MICHELLE E MARTINETTI  
6919 CHATFORD LN  
CHARLOTTE NC 28210

MCKEE GARY L  
JACQUELINE A MCKEE  
4030 BRIDGEWOOD LN  
CHARLOTTE NC 28226

MORRIS GENE A  
NORMA L MORRIS  
7413 ASHFIELD CT  
CHARLOTTE NC 28226

MULLINS CECIL RAY  
BETTY P MULLINS  
4218 WOODGLEN LN  
CHARLOTTE NC 28226

O'NEAL RICHARD KENNETH SR  
4307 WOODGLEN LN  
CHARLOTTE NC 28226

OLD TOWNE SHOPPING CENTER LLC  
% CROSLAND INC  
227 W TRADE ST #800  
CHARLOTTE NC 28202

PAI  
P S MEERA S PAI  
4100 BRIDGEWOOD LN  
CHARLOTTE NC 28226

PATEL KRISHNALAL J  
PRATIMA K PATEL  
6937 CAMERON GLEN DR  
CHARLOTTE NC 28210

PENNINGTON SUZANNE F  
7408 ASHFIELD CT  
CHARLOTTE NC 28226

PLACERES MAURICIO ARNAL  
PATRICIA MARIA PRIETO TREVINO  
4308 CARNOUSTIE LN  
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POTTS CHARLES G TRUST  
6510 RACQUET WOOD CT  
CHARLOTTE NC 28226-6663

PRICE BETTY H  
7428 ASHFIELD CT #27  
CHARLOTTE NC 28226

RAKER SALLY  
7414 ASHFIELD COURT #24  
CHARLOTTE NC 28226

RIPEPI LINDA W  
4042 BRIDGEWOOD LN  
CHARLOTTE NC 28226

ROACH ALBERT S R/D/T  
MARY TODD R/D/T ROACH  
1024 SPYGLASS LN  
WAXHAW NC 28173

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C/O MARJAN WEATRIZI  
3232 BROADFIELD RD  
CHARLOTTE NC 28226

ROYO JOSE A  
ALICE A ROYO  
4130 OLD STONE RD  
CHARLOTTE NC 28226

SAFAIE MASSOUD  
SHAHNAZ E SAFAIE  
7424 ASHFIELD CT # 25  
CHARLOTTE NC 28226-7176

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10614 ANDRION DR.  
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SCANLAN BRETT GERARD WILLIAM  
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CHARLOTTE NC 28226

SCHELLENBERG JEWEL M  
7437 ASHFIELD CT  
CHARLOTTE NC 28226

SHAWVER TIMOTHY S  
ELIZABETH H SHAWVER (H/W)  
3216 BROADFIELD RD  
CHARLOTTE NC 28226

SHENOY B VITTAL  
MAYA B SHENOY  
7036 WHITEMARSH CT  
CHARLOTTE NC 28210

SHERRILL ROBERT T JR  
JACQUELYNE E SHERRILL  
4000 BRIDGEWOOD LN  
CHARLOTTE NC 28226

SILMAN MARY JANE L/T  
(MARY JANE SIMAN TRUSTEE)  
4132 BRIDGEWOOD LN  
CHARLOTTE NC 28226

SNYDER THOMAS J JR  
SAUNDRA SNYDER  
3203 TREFOIL DR  
CHARLOTTE NC 28226

SOLOMON THEODORE J  
MADELEINE SOLOMON  
6925 CAMERON GLEN DR  
CHARLOTTE NC 28210

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PO BOX 638  
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SUTTONCORNELL  
7406 ASHFIELD CT  
CHARLOTTE NC 28226

TEAL ERIC MCCLINDON  
4200 BRIDGEWOOD LN  
CHARLOTTE NC 28226

THIES PHYLLIS G  
4226 WOODGLEN LN  
CHARLOTTE NC 28226-7236

TOLLES FRANCES M  
6403 LONGWOOD DR  
MURRELLS INLET SC 29576-8909

TUDOR EUGENE G  
MARCIA D TUDOR  
4324 BRIDGEWOOD LN  
CHARLOTTE NC 28226-7179

TULUMARIS ANTHONY J  
TERESA P TULUMARIS  
4316 BRIDGEWOOD LN  
CHARLOTTE NC 28226

WAGNER PAUL R  
REGINA K ROBERTSON  
4220 WOODGLEN LN  
CHARLOTTE NC 28226

WALKER PHILIP J  
MURRAY P WALKER  
6927 CHATFORD LN  
CHARLOTTE NC 28210

WALSH DAVID ARTHUR  
CATHERINE WALSH  
3118 BROADFIELD RD  
CHARLOTTE NC 28226

WELCHMAN DAVID B  
ELIZABETH A WELCHMAN  
4129 BRIDGEWOOD LN  
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WEST MAURICIO W  
ROMAN CATHOLIC D/CHLT  
DIOCESAN ADMINISTRATOR OF THE  
PO BOX 36776  
CHARLOTTE NC 28236

WHITE PATSY K  
7400 ASHFIELD CT # 19  
CHARLOTTE NC 28226-7176

WHITLEY ROBERT LEWIS  
CARA R WHITLEY  
5316 GUILDBROOK RD  
CHARLOTTE NC 28226

WILKINSON JOHN WESLEY  
KIMBERLY DAWN WILKINSON  
3130 BROADFIELD RD  
CHARLOTTE NC 28226



WILSON W DAVID  
MARY ANN  
4216 BRIDGEWOOD LN  
CHARLOTTE NC 28226-7110

YU CHAE SONG  
7430 ASHFIELD CT  
CHARLOTTE NC 28226

ZELINSKI ROBERT A  
REBECCA W ZELINSKI (H/W)  
3918 BRIDGEWOOD LN  
CHARLOTTE NC 28226

Beverly Woods Civic Association  
Ms. Connie Farrell  
3332 Champaign Street  
Charlotte NC 28210

Cameronwood HOA  
Hugh Harmon  
P. O. Box 471578  
Charlotte NC 28247-1578

Carmel Acres HOA  
Mr. John Bitter  
3860 Carmel Acres Drive  
Charlotte NC 28226

Carmel Estates East HOA  
Ms. Shelly Swenson  
4424 Parview Drive South  
Charlotte NC 28226

Carmel Valley HOA  
Karl Kasten  
4023 Foxmoor Drive  
Charlotte NC 28226

Montibello HOA  
Mr. Jim Curtis  
5801 McAlpine Farm Rd.  
Charlotte NC 28226

WOODS MARY F  
7427 ASHFIELD CT # 11  
CHARLOTTE NC 28226-7177

YU CHAE SONG  
BONG SUN  
7434 ASHFIELD CT  
CHARLOTTE NC 28226

Beverly Woods Civic Association  
Ms. Sarah Plott  
PO Box 12503  
Charlotte NC 28220

Beverly Woods East Civic Association  
Ms. Mary Amos  
3432 Cotillion Avenue  
Charlotte NC 28210

Canterbury HOA  
Mr. Allen A Acken  
7212 Rea Croft Drive  
Charlotte NC 28226

Carmel Crescent HOA  
Mr. Terry Wise  
2512 Sheffield Crescent Ct.  
Charlotte NC 28226

Carmel Forest Association  
Mr. David Bagby  
4253 Carmel Forest Drive  
Charlotte NC 28226

Kingswood Community Assoc.  
Ms. Shelley Bonnin  
4222 Kingswood Road  
Charlotte NC 28226

Mountainbrook Neighborhood Association  
Mr. Bill Martin  
Post Office Box 472926  
Charlotte NC 28247-2926

Olde Georgetowne  
Ms. Patricia Heard  
7930 Whistlestop Rd.  
Charlotte NC 28210

Providence Landing Atrium HOA  
Mr. Hank Panzer  
6300 Saddlebrook Court  
Charlotte NC 28226

Cherokee HOA  
Mr. Everett Bond  
5501 Sunstar Court  
Charlotte NC 28226

Giverny HOA  
Mr. Price Sloan  
5301 Germaine Terrace  
Charlotte NC 28226

Giverny HOA  
Ms. Maryrose Turner  
3609 Castellaine Drive  
Charlotte NC 28226-6387

Quail Hollow II HOA  
Mr. Tom H. Roberts  
4020 Winterberry Place  
Charlotte NC 28210

Reacraft Neighborhood Organization  
Mr. Charles Tinsley  
6601 Reacraft Drive  
Charlotte NC 28226

Royden HOA  
Mr. Ed Brea  
3719 Mooreland Farms Road  
Charlotte NC 28226

Shadowlake Neighborhood Assoc.  
Ms. Claire Gargiulo  
7322 Shadowlake Drive  
Charlotte NC 28226

Providence Community Club House  
Mrs. Elizabeth Peace  
8817 Bryant Farms Road  
Charlotte NC 28277

Providence/Old Providence  
Ms. Valerie Martin  
6955 Olde Providence Road  
Charlotte NC 28226

Giverny HOA  
Mr. Scott Campbell  
3507 Castellaine Drive  
Charlotte NC 28226

Giverny HOA  
Ms. Patricia Baldwin  
5321 Colony Road  
Charlotte NC 28226

Giverny HOA  
Ms. Robin Gill  
5718 Colony Road  
Charlotte NC 28226

Quail View HOA  
Mr. Scott Nelson  
4310 Asherton Drive  
Charlotte NC 28226

Rockbridge HOA  
Ms. Liz Daniel  
4108 Bridgewood Lane  
Charlotte NC 28226

Seven Eagles HOA  
Mr. Norman Cohen  
9055 Winged Bourne  
Charlotte NC 28210

Sharon Hills Advocacy Group  
Mr. Patrick George  
6348 Sharon Hills Road  
Charlotte NC 28210

Stonecroft HOA  
Ms. Carla Leinbach  
7117 Fairway Vista Dr.  
Charlotte NC 28226

Tuckaway Park Maintenance Assoc.  
Ms. Tina Patton  
5140 Carmel Club Drive  
Charlotte NC 28226

Wilton Wood  
Mr. & Mrs. Al Brown  
2339 Carmel Road  
Charlotte NC 28226

Doug & Cindy Hooper  
3802 Bridgewood Lane  
Charlotte, NC 28226

Lisa Rogers  
3809 Bridgewood Lane  
Charlotte, NC 28226

Gayle Daly  
3135 Lauren Glen  
Charlotte, NC 28226

Andy Dulin  
Charlotte City Council, District 6  
6846 Morrison Boulevard  
Charlotte, NC 28211

Mary Cox  
Faison  
121 W. Trade Street, 27<sup>th</sup> Floor  
Charlotte, NC 28202

Stunbridge HOA  
Mr. Paul G. Frye  
4301 Meadowridge Drive  
Charlotte NC 28226

Wellesford  
Ms. Darlene Jones  
7715 Walthall Court  
Charlotte NC 28210

Winding Brook Civic Assoc.  
Mr. Dan Medvid  
5117 Little Brook Lane  
Charlotte NC 28226

Carroll Thomas  
3800 Bridgewood Lane  
Charlotte, NC 28226

Richard & Marshall Murrell  
4119 Old Stone Road  
Charlotte, NC 28226

Reformed Theological Seminary  
2101 Carmel Road  
Charlotte, NC 28226-6399

Mr. Keith MacVean  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street, 8<sup>th</sup> Floor  
Charlotte, NC 28202

Sandy Turnbull  
Turnbull Sigmon Design, PA  
1001 Morehead Square Drive, Suite 530  
Charlotte, NC 28203

## **NOTICE TO INTERESTED PARTIES OF REZONING PETITION**

**Subject:** Rezoning Petition No. 2007-114  
**Petitioner:** Faison-Hollow, LLC  
**Property:** Approximately 33.70 acres located at the intersection of Quail Wood Drive and Quail Forest Drive  
**Existing Zoning:** R-3 & R-20MF  
**Rezoning Requested:** MX-2 (Innov.)  
**Date and Time of Community Meeting:** Tuesday, August 21, 2007  
7:00 p.m.  
**Location of Community Meeting:** Reformed Theological Seminary  
Chapel Building A  
2101 Carmel Road  
**Date of Notice:** August 3, 2007

Ladies and Gentlemen:

We are assisting Faison-Hollow, LLC (the "Petitioner" or "Faison") on a rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission. We take this opportunity to invite you to attend a Community Meeting to learn more about the petition and development plans.

### **Background and Summary of Request**

As many of you may be aware, Faison plans to redevelop the Summit Hollow Apartments into a high-quality residential community consisting of custom built townhomes and condominiums. Summit Hollow, constructed in the 1970s, is a 232 unit apartment complex situated on approximately 34 acres. Faison believes that the existing buildings have exceeded their useful life and seeks to redevelop the site into a high quality residential community that will feature high quality design and architectural features. Faison has had numerous discussions with leaders of the adjacent Rockbridge neighborhood and is pleased to have the support of the Rockbridge neighborhood's leadership.

### **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 rezoning site. Accordingly, we invite you to attend a Community Meeting to be held on **Tuesday, August 21, 2007 at 7:00 p.m. at the Reformed Theological Seminary, Chapel Building A, 2101 Carmel Road.**

Please be advised that the Petitioner may later amend this conditional rezoning plan 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 or concerns about this matter, you may call Jeff Brown (704-503-2564), who is assisting Faison on this matter. Representatives of the Petitioner

look forward to discussing the technical aspects associate with this matter with you at the Community Meeting.

King & Spalding, LLP

cc: Andy Dulin, Charlotte City Council District 6  
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Mr. Neil Kapadia, Faison-Hollow, LLC  
Ms. Mary Cox, Faison-Hollow, LLC  
Ms. Sandy Turnbull, Turnbull Sigmon  
Reformed Theological Seminary

Petition #: **2007-114**

Petitioner: Faison-Hollow, LLC

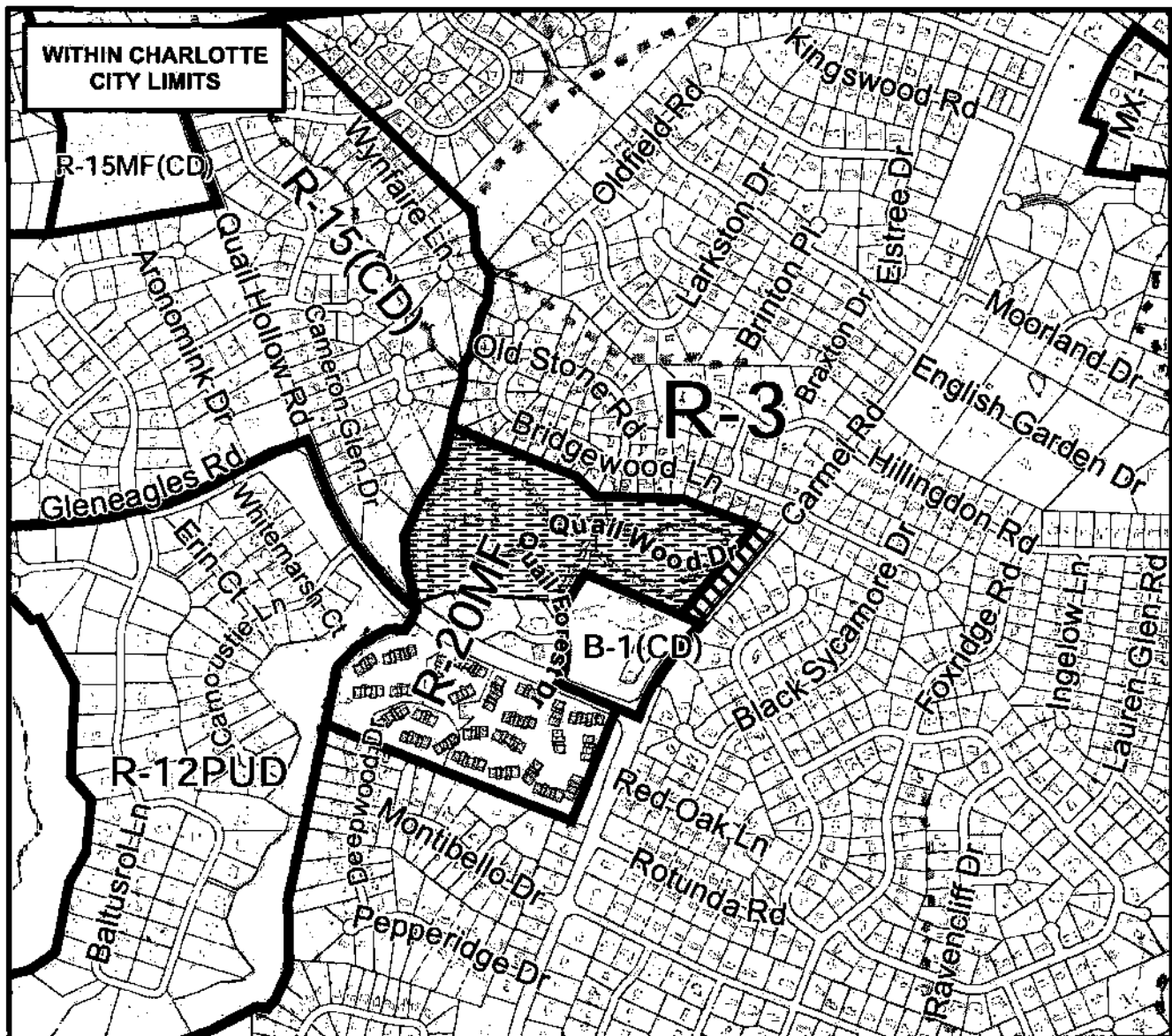
Zoning Classification (Existing): R-3 and R-20MF

(Single-Family Residential, up to 3 dwelling units per acre  
and Multi-Family Residential, up to 20 dwelling units per acre)

Zoning Classification (Requested): MX-2 (Innovative)

(Mixed-Use Residential/Retail, Conditional, Innovative Design Standards)

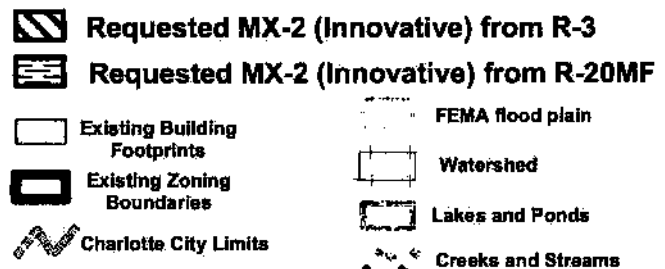
Acres & Location : Approximately 33.70 acres located at the intersection  
of Quail Wood Drive and Quail Forest Drive.



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

Zoning Map #(s) **158**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
06-21-2007



Faison

Neighborhood Meeting Sign-In Sheet  
Reformed Theological Seminary - Chapel Building A  
Tuesday, August 21, 2007  
7:00 p.m.

	Name	Address	Telephone	Email Address
1.	Cornell Thomas	3800 Bridgewood Lane	704-542-6280	
2.	Pat Janner	7402 Ash Grove Way, Charlotte, NC 28226	704-542-6682	
3.	Pat Janner	7428 Ashfield Ct, Charlotte, NC 28226	704-542-8576	
4.	Mary Woods	7427 Ashfield Court	704-752-5091	
5.	Pat White	7400 Ashfield Ct	704-341-3377	
6.	C. E. M. M. M.	4228 Woodway Ln.	704-542-3792	
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