

COMMUNITY MEETING REPORT

Petitioner: Cashel Rock Investors

Rezoning Petition No.: 2009-023

Property: Approximately 24.08 acres, Monroe Road and Orchard Lake Drive

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 January 22, 2009. A copy of the written notice is attached hereto as Exhibit B.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The Community Meeting was held on Wednesday, February 4, 2009 at 7:00 p.m. at Levine Properties, 8514 McAlpine Parkway, Suite 190, in Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETINGS:

The Community Meeting was attended by the individuals as indicated on the sign-in sheet attached hereto as Exhibit C. The Petitioner's representative at the Community Meeting was Dean DeVillers and Nate DeVillers. Also in attendance representing the petitioner were Chip Cannon with Urban Design Partners, Mark Ward and Doug Granade with Cline Design Associates and Keith MacVean and Bambi Lohr of King & Spalding.

SUMMARY OF ISSUES DISCUSSED:

Meeting was opened by Keith MacVean and those attending from the community were asked to sign in. The development team was introduced and the rezoning application process schedule and status was reviewed by Keith MacVean. Dean DeVillers and Chip Cannon presented an overview of the location, the surrounding development activity, building design, specifics about the site plan and elevations. Mr. DeVillers also gave an overview of Cashel Rock Investors, their approach to the development of this site and the other projects that the company had constructed.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

1) Several questions regarding traffic and roadway improvements.

Response: The Traffic numbers are prepared by CDOT and they have indicated the amount of trips the proposed development will generate is 8,600 per day, which includes commercial and retail traffic. The number of trips that could be generated under the existing zoning would be 11,000 trips per day. The proposed development will generate fewer trips per day than the existing zoning. The State of North Carolina maintains Monroe Road and at this time they have no plans to put a traffic light in at the entrance. A left-turn lane will be provided by the Petitioner in Monroe Road by re-striping the existing two-way-turn lane as part of the

development. In addition, along Monroe Road a new six foot sidewalk and a 13 foot planting strip will be provided. There will be no access or road frontage on Covedale Drive.

2) What is the project size, height, lighting, etc?

Response: The proposed buildings will be two and three story buildings, and a maximum of 278 multi-family units can be constructed on the site. Two story townhome units will be located adjacent to the nearest existing single-family homes in an effort to create an appropriate transition and minimize the impact of the development on the adjoining properties. The maximum height allowed for the townhome units will be 40 feet the other buildings will have a maximum height of 58 feet. There will be no affordable housing element to this project. Cashel Rock Investors plan to own and manage the property. If the Petition continues to move forward without delay, we are hoping to start building in the fall of 2010 and hopeful to complete the project within two (2) years after ground is broken.

3) What about the buffer for the surrounding neighbors and tree save areas?

Response: There will be a minimum of a 100 foot undisturbed buffer along the rear property line abutting the existing single-family homes. An eight (8) foot fence will be installed within the 100 foot tree save buffer. A minimum of 4.74 acres of tree save areas will be provided (19.69% of the site). The buildings will be located between 122 and 181 feet from the property line.

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

No additional changes were made to the Petitioner's I-1(CD), UR-2(CD) and UR-2(CD) rezoning plan as a result of the community meeting.

CASHEL ROCK INVESTORS

cc: Councilmember's: Andy Dulin, Nancy Carter and Warren Cooksey
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Dean DeVillers, Cashel Rock Investors
Mr. Daniel Levine, Cashel Rock Investors
Mr. Chip Cannon,
Mr. Mark Ward,
Mr. Jeff Brown, King & Spalding LLP

CASHEL ROCK INVESTORS
Rezoning Petition No. 2009-023
Community Meeting Sign-in Sheet
8514 McAlpine Parkway, Suite 190
February 4, 2009
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	JULIE WATSON	1062 STRAS Cove Dr.	704-847-0032	
2	ShanKie Kinnard	959 Sandie Cove Dr.	841-1910	
3	Doug Johnson	1065 STRAS COVE	704-708-6004	
4	JOHN GUNN	901 RIVERWOOD RD	704-847-7503	
5	Norm Parsons	849 Riverwood Rd.	704-706-8377	
6	Judy Clark	9503 Covedale Dr	704-845-1130	
7	Erwin Hinson	1107 Smoke Hse Dr	704-847-9332	erwinantz@aol.com
8	Patrice Long (Chrissy Carella)	9417 Wenlock Cir	704-321-5738	Chrissy2197@yahoo.com
9	Michelle Justice	1316 Longbrack Dr.	704-877-6686	emjustice@Cardinala.nc.com
10	Eric Stoycon	1316 Longbrack Dr	704-944-7476	estoycon@gmail.com
11	PORTER E TABBART	1078 STRAS COVE DR	704 845-5696	
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	George & Kathy Devereux	1136 Smoke House Dr CHAR, NC 28270	704 246 6907	KDEVEREUX@CAROLINA.RR.COM
2	Dann De Haer	1110 BENT PINE Circle Charlotte, NC 28270	704-847-5080	ddehart@rts.edu
3	Larry & Sharon Williams	1501 Longbrook Dr. Charlotte NC 28270	704.847.3511	whstam@aol.com
4	Bob Clark	813 Sardis Cove Charlotte NC 28270	704 712 8144	blanfordclark@gmail.com
5	CASEY COFFIN	9401 WENLOCK Cir Charlotte, NC 28270	704 849-7817	RobertCoffin@caroline.nc.com
6	Maria Kramer / Truliant FCU	9524 Monroe Rd Charlotte, NC 28270	704-522-1955	maria.kramer@truliantfcu.org
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1	Steve Scott	9617 Cloverwood CT 28270	704-649-9520	stevescott00@hotmail.com
2	Mary Lou Brooks	9034 McAlpine Cove Ct	704-998-3104	
3	Ken Brooks	"	"	
4	Rod Turnham	9300 Covedale Drive	704-847-1527	* web page rod@turnham.us webmaster
5	GENE AND LEE ANN STEWART	1113 BENT PINE AVENUE	(704) 321-1215	GeneStewart3@aol.com
6	Tim & Barbara Lockman	1106 Bent Pine Circle	704-377-4777	jim@ethi.com
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