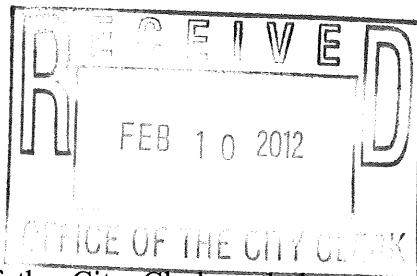


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PLANNING DEPARTMENT

COMMUNITY MEETING REPORT
Petitioner: Chapel Cove at Glengate, LLC
Rezoning Petition No. 2011-065



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-1 attached hereto by depositing such notice in the U.S. mail on August 22, 2011. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, September 1, 2011 at 7:00 PM in the Family Life Center at Steele Creek Presbyterian Church located at 7407 Steele Creek Road, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copies of sign-in sheets):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were James Martin and Creighton Call of the Petitioner, Danis Simmons and Matt Levesque of ESP Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by introducing himself and James Martin, Creighton Call, Danis Simmons and Matt Levesque. John Carmichael stated that this is the Community Meeting relating to Rezoning Petition No. 2011-065.

The site subject to this Rezoning Petition contains approximately 320 acres and is located on the east and west sides of Shopton Road West. That portion of the site designated as "Phase 3" contains approximately 139.8 acres, and that portion of the site designated as "Parcel B" contains approximately 180.11 acres.

The site is currently zoned MX-1 Innovative, and the Petitioner is seeking to rezone the site to MX-1 Innovative S.P.A. zoning district. In other words, the Petitioner is seeking a site plan amendment to the approved conditional rezoning plan for the site.

John Carmichael then stated that prior to James Martin reviewing the conditional rezoning plan, that he wanted to provide the current schedule of events relating to this rezoning request. John Carmichael stated that the Open House Public Forum will be held on Tuesday, September 6, 2011 from 5:00 PM to 6:00 PM on the 8th floor of the Charlotte-Mecklenburg Government

Center. The Public Hearing is currently scheduled for Monday, October 17, 2011 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session is scheduled for Wednesday, October 26, 2011 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is currently scheduled to render a decision on this rezoning request on Monday, November 21, 2011 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then stated that the Petitioner will be deferring the Public Hearing on this rezoning request until Monday, December 19, 2011 in order to provide the Petitioner with sufficient time to have additional meetings with area residents. John Carmichael stated that he and the Petitioner's representatives would like the opportunity to meet with a smaller group of neighbors that is representative of the community in order to discuss potential revisions to the conditional rezoning plan. John Carmichael stated that meeting with a smaller group of neighbors makes it easier to discuss and to implement revisions to the conditional rezoning plan. After these meetings with a smaller group of neighbors, the Petitioner will revise the conditional rezoning plan and then share it.

James Martin of the Petitioner then addressed the Community Meeting. James Martin discussed the area in general and used a map to show where the site is located within the general area. James Martin then discussed the existing zoning of the site.

James Martin then stated that the Petitioner is seeking this rezoning in order to allow the site to be developed with up to 621 for sale single-family detached homes and up to 100 for sale attached townhomes, for a total of 721 dwelling units. The proposed overall density would be 2.25 dwelling units per acre. More specifically, Parcel B would be permitted to be developed with up to 307 single-family detached homes and up to 100 attached townhomes. Phase 3 would be permitted to be developed with up to 314 single-family detached homes. The minimum lot width for the single-family detached homes would be 50 feet, however, alley-loaded homes could have a minimum lot width of 40 feet.

A minimum of 25% of Parcel B would be required to be devoted to open space, and a minimum of 15% of Parcel B would be required to be devoted to tree-save areas. A minimum of 20% of Phase 3 would be required to be devoted to open space, and a minimum of 15% of Phase 3 would be required to be devoted to tree-save areas.

James Martin stated that the neighborhood retail center that was originally proposed on a portion of the site has been deleted from this rezoning request.

James Martin stated that the Petitioner is pursuing this rezoning request because it needs more flexibility on lot sizes, as the current 1/3 acre minimum lot size does not give it sufficient flexibility.

James Martin then reviewed the conditional rezoning plan in some detail, discussing such matters as the locations of the open space and tree save areas, access points and potential walking trails. James Martin also discussed the architectural commitments that will be incorporated into the conditional rezoning plan.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to questions and a summary of comments that were received at the meeting.

- In response to a question, James Martin stated that pursuant to this rezoning request, the Petitioner is seeking to increase the maximum density allowed on the site to 2.25 dwelling units per acre.
- An individual stated that the 2.25 dwelling units per acre calculation is a trick because it includes open space and street right-of-way in the calculation. This individual stated that the 50-foot lots equate to a much greater density than 2.25 dwelling units per acre.
- An individual stated that there is a concern that the homes that would be built on the site would be vinyl boxes and would be starter homes. This individual stated that these types of homes are not needed in this area, and this individual stated that Crescent should quit playing games.
- An individual stated that there is a concern that this rezoning would cause the City of Charlotte to annex this area. If this occurs, property taxes will increase.
- An individual asked if Crescent intended to develop the site or if Crescent would sell it to another developer. This individual expressed the opinion that Crescent does not develop this type of community. In response, James Martin stated that Crescent would like to develop the site, however, all of Crescent's properties are for sale at the right price.
- In response to a comment, James Martin indicated that architectural standards would be incorporated into the conditional rezoning plan that concern such matters as permitted exterior building materials and roof pitch.
- Another individual expressed the concern that this community would be full of starter homes, particularly with 50-foot wide lots.
- An individual stated that this community would change the look and character of the area.
- An individual asked what are the tree-save requirements today for the site. James Martin stated that under the ordinance, 10% tree-save and 10% open space are required. Additionally, under the current approved conditional rezoning plan for the site, the minimum lot size is 1/3 of an acre.
- An individual stated that the plans are not fully completed in that there are no engineered drawings for the site and no sewer profiles. James Martin stated that engineered plans and sewer profiles are not required for a rezoning.
- An individual asked that if the site were sold, what prevents low-income homes from being developed on the site. James Martin stated that if this rezoning request is approved and the site were subsequently sold, the new owner would have to abide by the approved

conditional rezoning plan. Therefore, the new owner would have to comply with the architectural commitments.

- An individual asked what is the logic of developing such a community after Crescent has developed a community such as The Sanctuary. James Martin stated that this would provide Crescent with greater flexibility in lot sizes in order to meet market demands. Lots larger than 50 feet in width could still be built, however, 50 feet would be the minimum lot width.
- An individual stated that Ryan Homes would purchase lots in this subdivision and that it would be a bottom of the barrel development.
- An individual stated that he was concerned with the impact on the watershed of storm water runoff from the development. James Martin stated that the development of the site would have to meet the requirements of the post-construction controls ordinance.
- A resident of Berewyck stated she hates living in that community. This individual lives in a starter home and indicated that she can see the neighbors through her windows. This neighbor stated that she is also worried about storm water runoff.
- An individual stated that Parcel B has topography issues and that a sewer pump station will be required. This individual stated that if there is a problem with the sewer pump station, raw sewage could be discharged into the lake. Danis Simmons said that the water and sewer systems would be turned over to CMUD for maintenance.
- An individual expressed his objection to the proposed townhomes and the location of the proposed townhomes.
- In response to a question, James Martin pointed out the locations of the open space and tree-save areas on the conditional rezoning plan.
- An individual stated that Lake Wylie is his life, and that he did not want to see it destroyed by development.
- An individual stated that 18 bio-rain gardens are already failing within the developed portion of The Sanctuary, and he asked how silt and runoff would be kept out of Lake Wylie. Danis Simmons advised that there would be storm water controls placed on the site.
- An individual stated that in his opinion this neighborhood would be a development of starter homes.
- An individual asked what is meant by the designation S.P.A. in the rezoning request. In response, John Carmichael advised that the S.P.A. stands for site plan amendment, and that simply means that the zoning district is not being requested to be changed, however, the approved conditional rezoning plan is being requested to be amended to allow the proposed development.

- An individual stated that it is unfair to average the density of The Sanctuary property and the site to arrive at the overall density for the area.
- An individual expressed a concern regarding the requested increase in density to 2.25 dwelling units per acre.
- An individual stated that people were sold a high-priced concept for this area with respect to single-family homes, and that the proposed development does not meet this concept.
- An individual asked who owns the copyright to the name "The Sanctuary"? James Martin stated that he did not know the answer to this question.
- An individual stated that The Sanctuary logo should not be used on other development projects.
- An individual stated that the original zoning was done to protect the ambiance of the community.
- An individual asked how it is possible to change the zoning of the parcel? John Carmichael explained the rezoning process.
- In response to a question, James Martin confirmed that the 75-foot buffer along Shopton Road West would remain in place under this rezoning request.
- An individual stated that there were concerns regarding safety issues as a result of the homes being located closer together. Danis Simmons indicated that the homes would have to meet the requirements of the zoning ordinance and the building code.
- An individual stated that there is a concern regarding school overcrowding, and that the addition of 721 homes would worsen school overcrowding in this area.
- An individual expressed the concern that if this rezoning request is approved, that the site and the surrounding area will be annexed into the City of Charlotte.
- An individual asked how many trees would be cleared from the site, and James Martin stated that he is not sure of the clearing limits that would be associated with this development. Nevertheless, the tree-save areas designated on the conditional rezoning plan would be required to be respected.
- An individual stated that in his opinion, many trees will be cut, and the site will be bulldozed and flattened.
- An individual stated that she lives in a starter home. She stated that many homes in her neighborhood have been foreclosed or are now for rent. This individual is concerned about how the addition of these homes would impact the marketability of the homes in her neighborhood. James Martin stated that the proposed homes would not be built all at once and would be introduced as the market supports them.

- An individual stated that Crescent wanted the upside of the market originally and now desires the downside of the market. This individual stated that Crescent now wants to change the zoning because the housing market is poor.
- An individual stated that Crescent is proposing 1/8 acre lots.
- An individual asked if Crescent planned to construct Winget Road extension. James Martin stated that Crescent does not desire to construct Winget Road extension.
- An individual asked about the protest petition process, and John Carmichael explained the protest petition process.
- An individual stated that what is being presented tonight is in sharp contrast to what was represented by Crescent initially with respect to The Sanctuary. This individual asked if legal action could be taken.
- An individual stated that he could only conclude as a result of this rezoning request that Crescent wants to increase the value of the property and then sell it.
- An individual stated that she is worried about kids from this development walking down to her lot to play in Lake Wylie, and she is worried about legal liability.
- The location of the proposed townhomes were discussed in some detail.
- Another individual reiterated that there is a concern regarding the children from the proposed subdivision wandering down to Lake Wylie.
- An individual asked if Crescent wants to attract national builders to the site, and James Martin indicated that Crescent currently works with national home builders.

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

The following changes were made to the conditional rezoning plan as a result of smaller group meetings with area residents subsequent to the Community Meeting:

(1) The proposed townhome units were eliminated from the rezoning request, such that only single-family detached homes could be developed on the site pursuant to this rezoning request.

(2) The maximum number of dwelling units was reduced from 721 for sale dwelling units to 559 for sale single-family detached homes. The density was decreased from 2.25 dwelling units per acre to 1.75 dwelling units per acre.

(3) The width of the common open space areas along the site's frontages on Shopton Road West was increased from 75 feet to 100 feet.

(4) The width of the Class C buffer along Withers Cove Road was increased from 50 feet to 75 feet.

(5) Notes were added to the conditional rezoning plan that clarify the use of the open space areas.

Respectfully submitted, this 10th day of February, 2012.

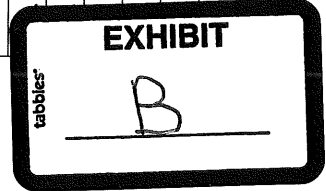
CHAPEL COVE AT GLENGATE, LLC, Petitioner

cc: Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Mr. James Martin, Chapel Cove at Glengate, LLC (via email)

Chapel Cove at Glengate, LLC, Petitioner
Rezoning Petition No. 2011-065

Community Meeting Sign-in Sheet
Steele Creek Presbyterian Church
Thursday, September 1, 2011
7:00 P.M.

| | NAME | ADDRESS | TELEPHONE | EMAIL ADDRESS |
|-----|------------------------|--|-------------------------|----------------------------|
| 1. | DANIS SIMMONS | P.O. Box 7030 CHARLOTTE, NC 28241 | 803-802-2440 | dsimmons@expassoc.hhs.com |
| 2. | MATT LEVESQUE | " " | " " | MLEVESQUE@ " " |
| 3. | Spence Deal | 2112 Highland St. 28208 | 704-604-2158 | sdeal2@carolinasat.com |
| 4. | CLARE FALLON | Planning Commission | 704-546-8258 | |
| 5. | NANCY NYBERG | 13824 CLAYSPARROW RD | 704-588-8023 | nancy.nyberg@att.net |
| 6. | WAYNE FARBS | 9901 Hatfield Rd. | 704-587-1171 | alicecanning@bellsouth.net |
| 7. | Alice Farbis | 10848 Wilshire Cove Rd. Charlotte 28228 | 704-588-2000 | afarbis@ " " |
| 8. | Bryan Drake | | | |
| 9. | Hannah Mauch | 12815 Withers Cove Rd 28278 | 704-588-1299 | |
| 10. | Megan Kimpitruk | 12821 Withers Cove Rd 28278 | 704-588-3684 | mkimpas@yahoo.com |
| 11. | Tommy Kimpitruk | 12827 Withers Cove Rd 28278 | 704-588-3684 | |
| 12. | Linda Elliott | 12700 Withers Cove Rd. | 704-588-2817 | helliot4@bellsouth.net |
| 13. | Maureen Elliott | 12700 Withers Cove Rd | 704-588-2817 | |
| 14. | Jarvisha Abraham Rorie | 2839 Mayflower Road 28208 | 704-499-7847 | jarrisharorie@gmail.com |
| 15. | Laura M. Ziel | 14000 Lawrence Farm Lane | 704-998-9563 | James.M.Ziel@gmail.com |
| 16. | Astid Lannes | 10335 Island Point Rd | 704-697-8303 | ajannes@ahtglobal.net |
| 17. | Ana Arcoyo | 13414 CLAYSPARROW Rd. | 704-504-9587 | Betty Yanez@gmail.com |
| 18. | MIGUEL A. YANET | 13414 CLAYSPARROW RD | 704-504-9587 | miguel@mac.com |
| 19. | Quon Arnold | 13504 CLAYSPARROW Rd | 704-587-0365 | arnold-carone@gmail.com |
| | HARRY ARNOLD | 13304 CLAYSPARROW RD | 704-587-0365 | |
| | Alice A. Herald | 10320 Sweetleaf Place Charlotte | 704-543-0278 | alicherald@hotmail.com |
| | Pick Thomas | 13824 Claysparrow Rd | 704-588-8023 | pick.thomas@dentel.com |
| | David M. Herald | 10320 Sweetleaf Place Charlotte | 704-543-0278 | daveherald@hotmail.com |
| | Miriam A Patel | 13523 Girl Scout Rd Charlotte 28278 | | miriampatel@bellsouth.net |
| | Leslie Ladan | 10930 Green Heron Ct Charlotte 28278 | | leslie@ladan.com |



NAME

ADDRESS

Phone

email

| | | | | |
|-----|-------------------|-------------------------------------|----------------|-------------------------------|
| 26. | DREW LADAN | 10930 Green Heron Ct, Charlotte | 980 939 1150 | drew@ladan.com |
| 27. | Gayle McKeithan | 11404 Charlotte Tanager Chapel Cove | 919-4512 | McKeithan@gmail.com |
| 28. | Tom Wollenberg | 12821 Withers Cove Rd. | 704 583-1731 | TheWollyW@proppco.com |
| 29. | FRANCES MAUCH | 12801 Withers Cove Rd | 704-588-4319 | |
| 30. | LouAnne Mauch | 12815 Withers Cove Rd | 704 588 1299 | loumauch@yahoo.com |
| 31. | Thomas Mauch | 12815 Withers Cove Rd | 704 588 1299 | |
| 32. | Heidi Mauch Klein | 10001 Barrards Ln | 704-301-4195 | heidimauch@hotmail.com |
| 33. | Roger Galloway | 10001 Hatfield Rd | 704 588 4296 | |
| 34. | Phyllis Galloway | 10101 Hatfield Rd | 704 588 4296 | |
| 35. | Charles Turner | 10111 Hatfield Rd | 704 588-2904 | |
| 36. | Jenney G. Turner | 10111 Hatfield Rd | 704-588-2904 | Jenny-Turner@BellSouth.net |
| 37. | Lee Garrett | 10752 Traymore Ln | 704-650 9029 | leeg@carolina.rr.com |
| 38. | Sonia Patel | 10835 Hermit Thrush Lane | 704-588-1277 | sonia.patel@live.com |
| 39. | A. Patel | 10835 Hermit Thrush Ln | 704 588-1277 | |
| 40. | M. Patel | 10835 Hermit Thrush Ln | 704 588-1277 | |
| 41. | L. Black | 11112 Limehurst Ln | 704-877-2807 | EBlack676@gmail.com |
| 42. | M. Black | 11112 Limehurst Ln | 704-491-3929 | MLB704@bellsouth.net |
| 43. | Sue Pini-Williams | 11112 Limehurst Ln | 704-231-6500 | SAPini@AOL.com |
| 44. | Bob Williams | 11112 Limehurst Ln | 704 233-1049 | RobertP@williams.com |
| 45. | Wendy G. Hagan | 4300 Carolina Avenue Rd | 704-545-0764 | |
| 46. | | WITNESS Lane Rd | | |
| 47. | Ellen Lampert | 10731 Hermit Thrush Ln | 704 888 2622 | ellenlampert@bellsouth.net |
| 48. | Ron Shabo | 10512 Green Heron Ct | 704 919-1366 | LSHABO@AOL.com |
| 49. | Edith Chaabington | 13726 Clarkswood Rd. | 704 719-3492 | dchaabington@aol.com |
| 50. | Dave Charoystra | 13726 Clarkswood Rd | 704-919-1343 | jshughes49@yahoo.com |
| 51. | Ennifer Hughes | 10526 Green Heron Ct | 704 641-8554 | Stacy550Candlin@earthlink.net |
| 52. | Staff Gough | 9725 Hatfield Rd | 704. 588. 0284 | ellefran@bellsouth.net |
| 53. | Ellen Linares | 12825 Ninebark TH | 704. 588. 0284 | ellefran@bellsouth.net |
| 54. | Fran Linares | 12825 Ninebark TH | 704 588 0284 | |
| 55. | Chad Clark | 10424 Sweetleaf Pl | 704 853-4463 | clade_chad@yahoo.com |
| 56. | Amy Clark | 10424 Sweetleaf Pl | 704 333 7406 | amywilliamsclark@yahoo.com |
| 57. | Michael McKay | 10500 Sweetleaf Pl | 704. 504. 9627 | michael.d.mckay@bellsouth.net |
| 58. | Susan McKay | 10500 Sweetleaf Pl | 704 504 9627 | sonmckay@yahoo.com |
| 59. | Heide Grooms | 10330 Sweetleaf Pl | 704-587-7164 | hgrooms@earthlink.net |
| 60. | D. Oscar Grooms | 10330 Sweetleaf Pl | 704-587-7164 | dogrooms@yahoo.com |
| 61. | Renee Jackson | 9801 Hatfield Rd | 704-641-1924 | maleithappen2day4u@gmail.com |

please dont over flow the
6th grade school there already filled
and and below mile of home

| | | | | |
|-----|----------------------|----------------------------------|--------------|-------------------------------|
| 62. | Tyler Graham | 9801 Rutledge Rd | 704-588-3965 | port have one upst |
| 63. | Doug Diamond | 13625 Woody Point Rd | 704-258-6587 | apd1@carolina.rr.com |
| 64. | Lynol Diamond | " " | 704-277-9908 | lynoldiamond@yahoo.com |
| 65. | Julie Albright | 4400 Clayspring Rd | 704-504-4791 | jpalbright@earthlink.net |
| 66. | J.P. Albright | " " | " | " |
| 67. | Fred Kanos | 12601 Withers Love Rd | 704-301-4777 | KanosF@bellsouth.net |
| 68. | JOHN McKeithan | 11404 Scarlet Tanager Dr | 706-513-4039 | JOHN.McKeithan@Electrolux.com |
| 69. | Scott Campbell | 13715 Woody Pt. Rd. | 704-589-1125 | Campbell@t-lsdc.com |
| 70. | BILL MAUCH | 12735 WITHERS COVE RD. | 704 583 2373 | MAUCH@BELLSOUTH.NET |
| 71. | Margie Mauch | 12735 Withers Cove Rd | 704-583-2373 | mauch@bellsouth.net |
| 72. | Earl Coulston | 10419 Wildlife Rd. Charlotte, NC | 986-233-8414 | Sabrinaska@aol.com |
| 73. | Sabrina Coulston | 10419 Wildlife Rd. | 986-233-8414 | Sabrinaska@aol.com |
| 74. | Patricia Guin | 10724 Traymore lane | 704-361-8910 | FG900mhz@aol.com |
| 75. | Fred C. Guin | 10724 Traymore lane | 704-588-0222 | PATRICIA-GUIN@AOL.COM |
| 76. | Ann Graysworth | 13910 Clayspring Rd | 704-910-4420 | graysworth@carolina.rr.com |
| 77. | TOM YAKSZEWSKI | 13910 CLAYSPRING RD | 704-910-4420 | TYANIC@EXCISE.RIBB.COM |
| 78. | DAVID PRITCHETT | 8523 Island Point Rd | 704-426-6969 | DAVID-PRITCHETT@BELL.COM |
| 79. | Pam Pritchett | 8523 Island Point Rd | 704-604-5259 | pritchett@qmh.org |
| 80. | Pat Williams | 13224 Woody Point Road | 704 588-4451 | Patathome2010@yahoo.com |
| 81. | Tony Quinn | 13302 Woody Point Road | 704 587 7163 | Tony@PostUp.com |
| 82. | Dan Woodruff | 13809 Woody Point Rd | 704 583 1092 | WoodruffB@AOL.com |
| 83. | Barbara Woodruff | 13809 Woody Point Rd | 704-607-7440 | woodruffb@AOL.com |
| 84. | CAROL BONAR | 13631 Woody Point Road | 914-850-5840 | carolbonary@yahoo.com |
| 85. | JEFF STALLARD | 13639 Woody Point RD | 704-451-7781 | jstallard@carolina.rr.com |
| 86. | Krista Stallard | 13639 Woody Point Rd | 704-451-6960 | KSTALLARD@CAROLINA.rr.com |
| 87. | Steve Nelli | 12835 Vineback Trail | 704 588 2353 | 9540297n@aol.com |
| 88. | Gretchen Nelli | " | " | " |
| 89. | Margaux Nelli | " | " | " |
| 90. | ED TONEY | 13712 KENSAL GREEN DR. | 704-905-4249 | CANCA@BELLSOUTH.NET |
| 91. | Mary Grace Lostetter | 13306 Withers Cove Rd | 704-588-4448 | lostetter@hoftmail.com |
| 92. | Steve Lostetter | 13306 Withers Cove Rd | 704-588-4448 | lostetter@hoftmail.com |
| 93. | Lamar Nesbitt | 10124 Sweetheat Place | 704-588-7675 | TheNesbitts@hotmail.com |
| 94. | | | | |
| 95. | | | | |
| 96. | | | | |
| 97. | | | | |