

COMMUNITY MEETING REPORT
Petitioner: Wilkison Partners, LLC
Rezoning Petition No. 2014-031

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 03/24/2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held at 7 PM on 04/08/2014 at The Tim Wilkison Sports Complex located at 13417 Grand Palisades Parkway, Charlotte NC 28278.

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 Michael Boston of Wilkison Partners, LLC, Marc Houle of Yarbrough-Williams & Houle, Inc. and Robert MacLeod of Boston MacLeod Realty, LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Robert MacLeod, welcomed the attendees and introduced the Petitioner's team. Mr. MacLeod indicated that the Petitioner proposed to rezone an approximately 5.9 acre site with a current street address of 13417 Grand Palisades Parkway from the MX-3 zoning district to MX-3 Site Plan Amendment to allow attached residential townhomes as an acceptable use of the property. Mr. MacLeod explained that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. MacLeod provided background information about the Petitioner's operation and the forthcoming competing recreational facilities and market conditions that no longer required the use of the subject property for use as additional recreational facilities. He presented the site plan and pointed out various landscaping and buffer commitments made by the Petitioner as well as showed proposed architectural elevations display on 4' x 3' rendering boards to demonstrate the quality of the proposed product and community layout.

The following summarizes the questions and responses made during the meeting:

- Q: Will the proposed fence along the eastern property line allow the deer to migrate through the property?
R: The Petitioner will review the fence design to determine if an overlap can be created that will allow the deer to migrate through the fence.
- Q: How will the storm water runoff be addressed?
R: The Petitioner will direct all of the communities' impervious storm water runoff into the existing BMP for treatment.
- Q: Can the proposed entrance location on Shelburne Farms Drive be relocated to match the existing Pawleys Plantation Lane entrance near Youngblood Road?
R: The Petitioner will review the request with NCDOT and CDOT and relocate if possible.
- Q: Can the Community be served by a new public road constructed through the existing tennis facility to Grand Palisades Parkway?
R: The Petitioner would not favor this location, but would discuss with the Charlotte- Mecklenburg Planning Commission.
- Q: Can the density of the Community be reduced?
R: The Petitioner stated the proposed density was necessary for the Community to be viable and was less than the original R-5 zoning.
- Q: Will the Community allow rentals?
R: The Petitioner stated that some provisions for rentals would be considered.

Respectfully submitted, this 17th day of April, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Commission

Please **PRINT CLEARLY.**

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