

COMMUNITY MEETING REPORT

Petitioner: 521 Partners, LLC

Rezoning Petition No. 2015-116

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 November 9, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on November 19, 2015 at 6:00 pm at Ballantyne Country Club, Governors Room, 11120 Ballantyne Crossing Ave., Charlotte, NC 28277

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 (list all persons present representing the petitioner).

SUMMARY OF PRESENTATION/DISCUSSION:

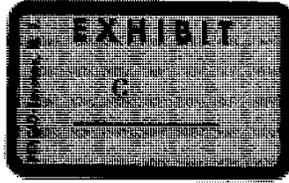
The Petitioner's agent, Doug Baumgartner welcomed the attendees and introduced himself and Brian Rollar to Mr. Gregg McCallister & Mr Eric Howard. Mr. Baumgartner indicated that the Petitioner proposed to rezone an approximately 13 Ac site (the "Site") at the intersection of HWY 521 and Providence Rd West from the current O-I (CD) to CC (CD) as recommended by Planning Staff. Doug explained the rezoning process in general and stated 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.

Doug Baumgartner and Brian Rollar provided background information about the Petitioner's experience in developing commercial projects in the Ballantyne Area over the past 15 years. Doug presented the site plan and pointed out various commitments made by the Petitioner. Doug and Brian showed proposed architectural elevations and discussed the design of the proposed facility. Brian used the elevations and renderings to explain the facility's design concepts, and operations.

(Detailed minutes of the conversation about the rezoning should be provided including questions, responses and any commitments made by the petitioner.)

Respectfully submitted, this 23 day of November, 2015.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department



NOTICE TO INTERESTED
PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by 521 Partners, LLC to rezone approximately 12.5 acres located 11125 Providence Rd West Charlotte, NC 28277 to allow the development of Colinayre; a mixed use project consisting of office, retail, and a hotel.

Date and Time
of Meeting: Thursday, November 19, 2015 at 6:00 pm

Place of Meeting: Ballantyne Country Club
Governors Room
11120 Ballantyne Crossing Ave
Charlotte, NC 28277

Petitioner: 521 Partners, LLC

Petition No.: 2015-116

We are assisting 521 Partners, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 12.5 acre site (the "Site") located (location) from the O-I (CD) zoning district to a CC (CD) zoning district. The purpose of the rezoning is to permit the development of The Colinayre , a mixed use project, to include office, retail, and hotel.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte- Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (Thursday , November 19, 2015, at 6:00 pm at Ballantyne Country Club, Governors Room, 11120 Ballantyne Crossing Ave. Charlotte, NC 28277. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Doug Baumgartner at 704-542-7773.

cc: Edmund H. Driggs

Date Mailed: November 9, 2015

Pet. No.	TaxPID	OwnerLastN	OwnerFirst
2015-116	22313211	521 PARTNERS LLC	
2015-116	22313233	521 PARTNERS LLC	
2015-116	22337339	ANTOINE	RONDA E WEEKS
2015-116	22314320	AYRAPETYAN	LEVA
2015-116	22337381	BALLANTYNE COUNTRY CLUB, INC	
2015-116	22337175	BALLANTYNE RESIDENTIAL PROP	OWNERS ASSOC INC
2015-116	22337382	BALLANTYNE RESIDENTIAL PROP	OWNERS ASSOC INC
2015-116	22314325	CARDENAS	JOSE M
2015-116	22337336	CECIL	HOYLE F
2015-116	22314322	COLLINS	ALVIN
2015-116	22313486	DDG ENTERPRISES III LLC	
2015-116	22337337	DICKERSON	MICHAEL P
2015-116	22314328	DIXIT	NARENDRA J
2015-116	22314330	DUNCAN	MARION S JR
2015-116	22313487	FIFTH THIRD BANK	
2015-116	22314152	FURR FAMILY PROPERTIES LLLP	
2015-116	22337335	FUZIA	JOHN M
2015-116	22337344	GARRETT	TIMOTHY T
2015-116	22337333	GISONNA	VICTOR P
2015-116	22313217	GRACE CHRISTIAN CENTER INC	
2015-116	22314154	HALL	JO ELLEN
2015-116	22314153	HALL	THOMAS D
2015-116	22314155	HALLCROFT FARMS LLLP	
2015-116	22314387	KENILWORTH/AMBERLEIGH OWNERS` ASSOC INC	
2015-116	22314323	KHLEBOPROS	ANNA
2015-116	22314326	LANEY	TAMMIE MICHELE
2015-116	22337334	LANGLEY	LAWRENCE K
2015-116	22337343	MCALLISTER	GREGG F
2015-116	22314329	MCHARGUE	STEVEN L
2015-116	22337340	MEHDI	SYED I
2015-116	22313208	PROVIDENCE ROAD WEST INVESTORS	
2015-116	22313209	PROVIDENCE ROAD WEST INVESTORS	
2015-116	22313210	PROVIDENCE ROAD WEST INVESTORS	
2015-116	22313214	PROVIDENCE ROAD WEST INVESTORS	
2015-116	22313232	PROVIDENCE ROAD WEST INVESTORS	
2015-116	22337399	PUGH	ROBERT
2015-116	22314327	ROSE	DARALD W (R/F/T)
2015-116	22314324	ROY	DEVIN C SR
2015-116	22313497	S/L/H BALLANTYNE LLC	
2015-116	22314321	STEPS	PALACE V
2015-116	22314331	WHITING	ROBERT T
2015-116	22313228	WMCI CHARLOTTE IV LLC	

COwnerFirs**COwnerLast**

	C/O RED VENTURES LLC
YELENA	AYRAPETYAN ATTN PRESIDENT
SUMIE KAREN K	YANO CECIL
NAOMI P	C/O WALGREEN CO DICKERSON RAKSHA N
CAROL G	DUNCAN
KERRI E TRACY S ROSE B	FUZIA GARRETT GISONNA
JOE ELLEN	HALL
	%ASSOCIATION MANAGEMENT GROU
CATHERINE JAMES KATHLEEN E	LANGLEY MCALLISTER MARIA L MCHARGUE
ZEBA A	MEHDI
DIANE PAMELA J (R/F/T) KRYSTI	PUGH ROSE ROY C/O STILES CORPORATION SAMELLO A RICHARDSON-STEPPS

MailAddr1

10921 A 521 CORPORATE CTR DR
1101 CORPORATE CENTER DR STE 521
11126 POUND HILL LN
15514 ROBSART CT
11120 BALLANTYNE CROSSING AVE
PO BOX 218
PO BOX 218
15910 WAYLAND DR
11119 POUND HILL LN
15922 WAYLAND DR
PO BOX 901
11123 POUND HILL LN
15496 OCCUM PL
15488 OCCUM PL
38 FOUNTAIN SQUARE PLAZA, MD 10ATA1
PO BOX 2636
11111 POUND HILL LN #102
11106 POUND HILL LN
11041 POUND HILL LN
PO BOX 49208
10801 PROVIDENCE RD W
10801 PROVIDENCE RD W
6101 LEBANON RD
PO BOX 472029
15918 WAYLAND DR
15491 OCCUM PL
11103 POUND HILL LN
15411 DINKINS COACH PL
15492 OCCUM PL
11122 POUND HILL LN
1101 RED VENTURES DR
11127 POUND HILL LN
15495 OCCUM PL
15914 WAYLAND DR
301 EAST LAS OLAS BLVD
15510 ROBSART CT
15484 OCCUM PL
3951-A STILLMAN PY

MailAddr2

City	State	ZipCode
FORT MILL	SC	29707
FORT MILL	SC	29707
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277
PINEVILLE	NC	28134
PINEVILLE	NC	28134
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277-2063
DEERFIELD	IL	60015
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277-2065
CHARLOTTE	NC	28277-2065
CINCINNATI	OH	45263
GASTONIA	NC	28053-2636
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277-0075
CHARLOTTE	NC	28277-1536
CHARLOTTE	NC	28277-1536
MINT HILL	NC	28227
CHARLOTTE	NC	28247
CHARLOTTE	NC	28277
FORT MILLS	SC	29707-5005
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277-2065
CHARLOTTE	NC	28277
FORT LAUDERDALE	FL	33301
CHARLOTTE	NC	28277
CHARLOTTE	NC	28277
GLEN ALLEN	VA	23060-4168

Pet. No.	FirstName	LastName
2015-116	Kim	Hombs
2015-116	Robert	Rodite
2015-116	Ron	Batcho
2015-116	Paul	Aarons
2015-116	Kristan	Gehrman
2015-116	Drew	Menard
2015-116	Jim	Beckom
2015-116	David	McKinnon
2015-116	Kevin	Williams
2015-116	Sameer	Alzouby
2015-116	Bryan	English
2015-116	Eric	Howard
2015-116	William	laoe

OrgLabel

Farmington

Cobblestone HOA, Inc

Providence Pointe HOA

Edinburgh HOA

Wyndham Association of Homeowners

Ardrey Park HOA

Carlyle HOA

Ballantyne Residential HOA

Scots Hill HOA

Vineyard Neighborhood Association

The Vineyard HOA

Kenilworth/Amberleigh HOA

MailAddress

16303 Farmchase Court
9664 Chaumont Lane
14318 Stewarts Bend Lane
15001 Edindale Drive
15211 Wyndham Oaks Drive
11723 Woodmere Trace
11510 Innes Court
10514 Old Wayside
14910 Scothurst Lane
16304 Sturkie Court
10520 Russian River Place
10201 Ventana Court
10483 Gunnison Lane

MailCity

Charlotte
Charlotte

MailZip

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