

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-83 Demeter Properties, LLC

Petitioner:

Demeter Properties LLC

Rezoning Petition No.: 2016-83

Property:

15.38 acres located adjacent to the entry of Davis Lake

Subdivision and Harriswood Subdivision off Davis Cox

Rd.

This Community Meeting Report is being filed with the office of the City Clerk and the Charlotte Mecklenburg Planning Commission pursuant of Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday May 5, 2016. On April 22, 2016, 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 <u>Exhibit A</u> by depositing the Community Meeting Notice in the U.S. mail. A copy of the written notice is attached as <u>Exhibit B</u>. The Petitioner also met with representatives of the Davis Lake Homeowner's Association president on May, 2, 2016 as well as the City Council representatives for this district, Greg Phipps on May, 2, 2016 and Claire Fallon April 29, 2016.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on May 5, 2016 at 6:00 PM, at the Davis Lake Club House 9000 Davis Lake Parkway Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner's representatives at the required Community Meeting were Joe Stevens (Demeter Properties), the Petitioner and representing the home builder. Also in attendance D was David Malcolm and Nick Lowe with the McAdams Company.

SUMMARY OF ISSUES DISCUSSED AT THE MEETING:

MAY 27 2016

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan:

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Mr. David Malcolm welcomed the attendees to the meeting by introducing the Petitioners representatives to the attendees. Mr. Malcolm explained the rezoning process and the stage of the process the project was currently in. He introduced the plan and described the site and its features and that a design goal was to try to immolate the character of Davis Lake. The main entry to the site will be provided on David Cox Road and will align with the approved



subdivision being constructed across David Cox Road. There will also be a CDOT mandated connection made at the northwest corner of the property, linking to Harris Cove Drive. The town home community will be lined with street trees and make pedestrian connections through a sidewalk network connecting to improvements to be made on Davis Cox Road. Part of the improvements made on David Cox Road will be street trees, a sidewalk, and a left hand turn lane. He also explained site drainage patterns and how storm water will be handled using street drainage inlets that outlet into a single storm water management facility. Buffer widths to adjacent residential were described as well as delineation of common open space throughout the site. After the site design explanation a brief introduction of the homebuilder (Eastwood Homes) was given and the description of the desired for sale product to be offered. David also stated that the developer is committing to all of the conditions detailed on the rezoning plan. Further information was given about future dates in the rezoning process; A Public Hearing will be either June 20th or June 18th, a City Council decision on rezoning will be made either July 18th or 19th.

Renderings of the proposed building architecture were shared with the attendees.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

Many questions were concerning the proposed town home product. Questions were asked concerning the height of units, unit prices, ownership, unit construction materials, and product variety. Joe Stevens explained that the units will be no taller than 2 stories, units will range in price from \$175k -\$250k, floor plans range from 1600 sf- 2000 sf, units will be sold to individual owners, and be in unit blocks of no more than 5 units. There was also a question concerning the units' color palette, which has not been determined at this time. Citizens were also concerned about the facades of the units backing up to existing residences; they would like to see similar architecture and no vinyl or aluminum siding on these units. Many were also concerned about how town homes would affect their homes current property values. The current values of the Davis Lake community were \$300k -\$400K. David explained that the town homes would positively affect home values due to the total price per square foot of the proposed units (\$100/sf). In many cases this price exceeds current homes in the area. Adjacent homeowners voiced strong concerns about how they could market their home with town homes directly adjacent to their property.

A question was raised about if the developer was a consortium and how many subdivision he had completed. Joe Stevens (Petitioner) stated that he is a single developer and had developed numerous subdivisions in the Charlotte-Metro area and is currently developing 5 sites. He also explained that he develops the horizontal (roads/infrastructure), McAdams is the Engineering /Planning firm creating the plans and that the other piece to the development was the home builder, Eastwood Homes (the vertical).

A myriad of questions and concerns were voiced about storm water: where is the flood plain map, will the plan stop current erosion issues, where the overflow is located, will, and how will the site be regraded. David explained that the goal of any storm water management system is to preserve pre-construction drainage patterns. The new system will strive to collect volumes of runoff produced by the addition of impervious surface from development and release it back into adjacent storm facilities at the existing rate. The overflow empties into an existing creek that runs on the northwestern part of the site. The pond will also not be bermed up but dug down to control storm events. The side will be graded in a way that pitches most runoff into the street network, where it will be collected in storm boxes and piped to a central storm water



management facility. One resident adjacent to the site commented that the current swale does not contain storm events. The storm system should help existing erosion issues. A flood map was not required for a rezoning submittal.

Density was a particular topic of discussion. Questions included; what is the current zoning class, what is the density of the approved development across the street from the proposed development, and how does this development compare in size to the Woodcroft subdivision. David Malcolm fielded these questions by stating that the current zoning designation is primarily R-4 with one other zoning classifications (RU-CD). Questions concerning the adjacent density comparison with other surrounding neighborhoods could not be answered at this time. Many attendees stated that the plan was too dense and were worried units looking into the back of their property. One resident also stated that there were 80 homes going in across the road.

A main point of concern of attendees were the width of buffers adjoining existing residences, mainly to the North of the proposed development. Many adjacent homeowners were concerned about the 16' width of the buffer not being an adequate size to screen the new development from existing homes. Numerous questions were raised: when will a commitment be made on plantings, what size will the plantings be at installation, and how much existing vegetation will be preserved. Joe Stevens stated that the goal is to keep as much existing vegetation as possible and add do it. David explained that commitments on buffer widths and the types of screening measures to be provided will be made before this month's submittal and will detail a typical buffer section. He also explained that the typical plant size was a 2" caliper tree that is usually 10-12' tall at installation. David also described the 21' buffers on the eastern and western borders of the property and that the western property fence will be preserved. There was an overwhelming call for a green belt to be created on the northern border of the property to alleviate concerns of views in and out of properties.

There were also concerns and questions voiced about traffic: Will there be a traffic study, Does CDOT consider number of cars entering the road, Why are we making a connection to Harris Cove Drive, and Does the community have a say in making the connection. David stated that we are in discussion with CDOT and CDOT gives us the requirements for road improvements and connections. They also advise the developer on if a TIA is needed. Currently the proposed site is not on their radar for a TIA (traffic study). The developer desires to make the necessary CDOT road improvements. David also explained that CDOT looks at transit options when prescribing future road improvements as well as providing multiple connection points. CDOT is requiring the developer to make a connection to the Harris Cove Drive; the community does not have an option not to connect. The community does have the right to call CDOT and voice opinions. It was stated that traffic backs up on David Cox from Old Statesville Road. There were many concerns with adding cars to an already overwhelmed traffic pattern. A resident commented that the development does not make sense; we will have nothing but traffic.

Concerns and questions were also voiced about the construction process. Joe Stevens stated that the ETA to break ground was April 2017. Build out of the subdivision will take 4-5 years. The sequence of construction will target building on the frontage to David Cox Road. The project will be built in phases. There was concern with clear cutting, Joe stated that the only way to economically grade a site was to clear cut and then phase infrastructure as homes are built. This raised a concern about dust and construction noise, David stated that there are construction ordinances that call for erosion control measures and construction practices to be detailed in the construction documents of the development. A citizen was concerned about the timing of construction with the development across the road, David stated that the approved subdivision was 6-8 months ahead of our proposed development in the development process.

Schools were brought up and it was mentioned that schools were already crowded. David stated that the school system had already been contacted and there was no problem on their end with



the proposed development. The perspective households be serviced by Croft Community Elementary, Alexander Middle School, and North Mecklenburg High.

Amenities were a topic as well. The lack of amenity space in the development and talk of linking a trail to the Davis Lake existing trail was a concern. David explained that walkability was a good thing and providing walking options would only elevate residents' quality of life. Davis Lake residents were not in favor of the proposed development joining their HOA for use of the pool and other amenities. It was stated that "our amenities are full". David stated that there was a YMCA nearby that could be used by future residents. Tree save was also mentioned, David explained that a 10% trees save is required by ordinance and that an effort will made to keep as many trees as is feasibly possible. Any trees that needed to be replaced will be replanted in common open space and amenity areas.

There were many questions and concerns as to why this site was picked for development and why town homes were targeted. David explained that the area is close to shopping, land was affordable, and that the sites topography is easily graded to create the desired density of units. Joe Stevens also explained that the market was driving town home development; people are transitioning and downsizing to town homes for less maintenance as they age. The type of unit also targets first time home owners. The price point and unit type is providing an affordable home for the two demographics previously described. He explained that many renters desire to get into an ownership opportunity and a town home is the next step. Some commented that a two story unit did not cater to seniors because they cannot climb the stairs. There was a suggestion of master bedroom on the first floor.

Further concerns voiced were light, noise, and air pollution. David explained that lights would be typical street lights and any lights on back stoops of homes would be typical back door lighting like you would see on any home. He also stated that there would be noise from construction but there were ordinances that govern construction hours. He further explained that air pollution from people choosing to smoke on their back porch is not a feasible or legal to control at a private residence. EMS accessibility was mentioned and David stated that the fire marshal had reviewed the plan and had not commented on accessibility for emergency vehicles. A question was asked about garbage collection, and was answered that it would be private on street collection with no dumpster on site. One resident asked about overflow parking, David pointed out that each home would have a garage and room to park a car on the front drive and that on street parking was provided for guests. Some mentioned that more people may create security risks.

After all the questions and concerns were voiced the topic moved to next steps. Many residents agreed that if the northern buffer could be widened and planted in a satisfactory fashion that they would support the development. Some residents stated that many developers had looked at the site for apartments and that a town home community with individual ownership was a far better prospect than renters and apartments. Some residents wanted copies of plan and were directed to the City of Charlotte Planning website. David detailed the next steps; we will take your thoughts and ideas into consideration and incorporate the ideas that are feasible for the developer and add them to the next submittal. He also stated that citizens could voice their opinions on the council's vote by contacting their local council representative or by attending the upcoming meetings.

MEETING ADJOURNED BY: David Malcom



CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

1. Buffer increase along back adjoining to buildings AA and BB.

2. Reduced density by 6 units.

3. Increase in open space and amenities

4. Improvements to architecture and commitments to address facade treatment at key elevations and certain corner units.

5. Show the required turn lane improvements along David Cox Road.

RECEIVED

MAY 27 2016

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Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	rtate	zipcode
2016-083		2014-2 IH BORROWER LP			C/O INVITATION HOMES	901 MAIN ST SUITE 4700	manada a	DALLAS	TX	75202
	02721143 02736156		DONNA DIANE L			5200 COVES END CT 8870 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02736145		MONICA			8837 LEGACY LAKE LN		CHARLOTTE CHARLOTTE	NC NC	28269 28269
	02742319		JAMES	ZSHILA	ALSOP	8904 SHOREHAVEN CT		CHARLOTTE	NC	28269
	02736144		BRYAN WILLIAM J			8833 LEGACY LAKE LN 8853 LEGACY LAKE LN		CHARLOTTE	NC	27269 28269
	02742318		KIMBERLY S	MARK A	BUECHLER	8906 SHORE HAVEN CT		CHARLOTTE CHARLOTTE	NC NC	28269
	04315262		STEVEN ROBERT			8740 FOX CHASE LN		CHARLOTTE	NC	28269
2016-083 2016-083	02736159		Susan H Vijay K	ANJU B	ВНАТІА	8832 LEGACY LAKE LN 5105 DOWNING CREEK DR	UNIT 501A	CHARLOTTE	NC NC	28269 28269
	02721129		CHRISTOPHER	ALGO D	unin in	5329 HARRIS COVE DR		CHARLOTTE CHARLOTTE	NC .	28259
	04315261		CHARLES H			11947 ERWIN RIDGE AVE		CHARLOTTE	NC	28213
	04315267 02721162		MICHAEL NANCY L			8737 FOXCHASE LN 5352 HARRIS GROVE DR		CHARLOTTE CHARLOTTE	NC NC	28269 28269
2016-083	02721116	BRENGARD	ELKE			9715 KENNERLY COVE CT		CHARLOTTE	NC	28269
	02721150 02721114	BRISSETTE	CHRISTOPHER P PAMELA C			17909 PENINSULA CLUB DR NORTH		CORNELUS	NC	28031
	02721114		STEPHEN M	DAVID H	BROWN	5315 HARRIS COVE DR 11804 MALLARD RIDGE DR		CHARLOTTE CHARLOTTE	NC NC	28269 28269
2016-083	02721141	BROWN	ZACHARY DAVID			COVES END		CHARLOTTE	NC	28269
	02742328	BYNUM CALLOWAY	THELMETIA A ANTHONY S	TANYA M	CALLOWAY	5237 DOWNING CREEK DR		CHARLOTTE	NC	28269
	04315273		REGINALD K	SUSAN G	CANNON	8918 SHORE HAVEN CT 8721 FOX CHASE LN		CHARLOTTE CHARLOTTE	NC NC	28269 28269
		CHAMBERLAIN	DENNIS M II	KATHERINE L	OSBORNE	8825 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02721169 04315260		CHARLESE LYUDMILLA			5316 HARRIS COVE DR 8736 FOX CHASE LN		CHARLOTTE	NC	28269
	02742310		JOHN P			8904 POINTVIEW PL		CHARLOTTE CHARLOTTE	NC NC	28269 28269
		CHURCHILL	ELIZABETH ANNE	JEREMY REID	CHURCHILL	8713 FOX CHASE LN		CHARLOTTE	NC	28269
	04315272 02742322		DYAN P DAVID W	SANDRA R	COMER	8723 FOX CHASE LN 8911 SHOREHAVEN CT		CHARLOTTE	NC NC	28269 28269
	02736154		MICHAEL C	MARTHA A	BURKE	8875 LEGACY LAKE LN		CHARLOTTE CHARLOTTE	NC	28269
		CROW-CHILDRESS-KLEIN #8A				301 S COLLEGE ST	SUITE 2800	CHARLOTTE	NC	28202
	04315280	CUNNINGHAM	PATRICIA C MEGAN M			8701 FOX CHASE LN 8719 FOX CHASE LN		CHARLOTTE CHARLOTTE	NC NC	28269 28269
2016-083	02721148	DABNEY	NASHITA MONIQUE			5449 HARRIS GROVE DR		CHARLOTTE	NC	28269
	02742303	DALRYMPLE	JAMES R	LORETTA L	DALRYMPLE	8902 BRIDGEPATH TR		CHARLOTTE	NC	28269
		DAVID COX LAND LLC	MAHMOOD	FATENEH	HARIRI C/O BEACON PARTNERS	9602 NE 11TH ST 610 EAST MOREHEAD ST	SUITE 250	VANCOUVER CHARLOTTE	WA NC	98664 28202
2016-083	02742353	DAVIS LAKE COMMUNITY	ASSOCIATION INC		7	9000 DAVIS LAKE PKWY	SOMEZSO	CHARLOTTE	NC	28269
	02736132 0431527D	DAVIS LAKE COMMUNITY ASSOCING	CURTIS		*	9000 DAVIS LAKE PY		CHARLOTTE	NC	28269
	04315264		KRISTIN N			8729 FOX CHASE LN 8745 FOX CHASE LN		GHARLOTTE GHARLOTTE	NC NC	28269 28269
	02721108		SCOTT T			10223 LASARO WAY		HUNTERSVILLE	NC	28078
	02721105		SCOTT TAYLOR LYNN W			10223 LASARO WAY		HUNTERSVILLE	NC	28078
	02742321		STEVEN P	RHONDA S	DUIS	8743 FOX CHASE LN 8905 SHORE HAVEN CT	9	CHARLOTTE	NC NC	28269 28269
	02736155		CLAIRE G			8879 LEGACY LAKE LN	2016	CHARLOTTE	NC	28269
		FERGUSON FERNANDEZ	BRANDON MARILU			5412 HARRIS COVE DR 5433 HARRIS COVE DR	2	CHARLOTTE	NC NC	28269 28269
		FERNANDEZ	RAUL B	CARLOS R JR	RODRIGUEZ	5422 HARRIS COVE DR # #	I	LEMARLOTTE	NC NC	28269 28269
	02721132		LATIKA B	DWAYNE	GARLAND	5349 HARRIS COVE DR	C-3	CHARLOTTE	NC	28269
	02721152		BONNIE S EARL R	LARRY E	GRAY	5469 HARRIS COVE DR 288 STONEMAKER RD	>	CHARLOTTE MOORESVILLE	NC NC	28269 28117
	04315254		JENNIFER K	D-Jam's E	CAA	8712 FOX CHASE LN	X M	CHARLOTTE	NC	28269
		GRAY	TERRY L			4912 DAVID COX RD		√ eÂARLOTTE	NC	28269
	02742326	GUICE	BRIAN	KRISTIN	GUICE	1620 WALNUT VIEW DR			NC	28208
2016-083	02736152	HANDS	JOHN R	BEVERLY A	HANDS			CHARLOTTE		20250
2016-083	04322102	HANES	JOHN R ROBERT SAMUEL IR	BEVERLY A	HANDS MARILYN GILLISPIE	8867 LEGACY LAKE LN 4973 DAVID COX RD		CHARLOTTE	NC NC	28269 28269
2016-083 2016-083	04322102 04322112	HANES HANES	ROBERT SAMUEL IR ROBERT SAMUEL IR		MARILYN GILLISPIE MARILYN GILLISPIE	8867 LEGACY LAKE LN 4973 DAVID COX RD 4971 DAVID COX RD		CHARLOTTE CHARLOTTE CHARLOTTE	NC NC	28269 28269
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2016-083	04315269 PETERS	CAROLYN D			8731 FOX CHASE LN		CHARLOTTE	NC	28269
	04322110 PRESTON HOUSE LLC				PO BOX 837		DAVIDSON.	NC	28036
	02721131 PUCCi	SYLVIA			5339 HARRIS COVE DR		CHARLOTTE	NC	28259
	02742317 RABB	DONALD D	LESLIE Y	RABB	8912 SHORE HAVEN CT				
			LESLIE 1	RADD			CHARLOTTE	NC	28269
	04315259 RATKA	JAMES PAUL			8724 FOX CHASE LN		CHARLOTTE	NC	28269
	02721113 REVERON	VERNITA I			5319 HARRIS COVE DR		CHARLOTTE	NC	28269
	02742325 REYES	KENDY	ANA R	FERNANDEZ	5223 DOWNING CREEK DR	•	CHARLOTTE	NC	28269
	02736161 RICHTER	JUERGEN	HELGA E	RICHTER	8824 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02721130 ROACH	DEANNA	KENNETH	ROACH	PO BOX 480718		CHARLOTTE	NC	28269
2016-083	02721164 ROACH	DEANNA .	KENNETH	ROACH	PO BOX 480718		CHARLOTTE	NC	28269
2016-083	02721159 ROBINSON	GARDENIA PATRICIA			5402 HARRIS COVE DR		CHARLOTTE	NC	28269
2016-083	02721167 ROGINSKI	TINA M			5328 HARRIS COVE DR		CHARLOTTE	NC	28269
2016-083	D2721136 ROSE	LAURIE A			5221 COVES END CT		CHARLOTTE	NC	28269
2016-083	02742329 RUSTEMOV	MIRZA	VILDAN	RUSTEMOV	5240 DOWNING CREEK DR		CHARLOTTE	NC	28269
2016-083	02742342 RYANA	ADAM EDWARD	TERESA ANNE MARIE	VALLA	5100 DOWNING CREEK DR		CHARLOTTE	NC	28215
2016-083	04322117 SENIOR MEMORY CARE LLC				PO BOX 837		DAVIDSON	NC	28036
	02721115 SHAN	BREETI	RISHI	SHAN	4040 SAN FELIPE ST,APT 112		HOUSTON	TX	77027
	02742346 SHEFFIELD	FRED L JR			5000 DOWNING CREEK DR		CHARLOTTE	NC	28269
	02721112 SHORTER	JOE N			5305 HARRIS COVE DR		CHARLOTTE	NC	28269
	04315255 SIMMONS	DESIREE E			FOX CHASE		CHARLOTTE	NC	28269
	02721153 SMITH	ANNIE E			5473 HARRIS COVE DR		CHARLOTTE	NC	28269
	02721135 SMITH	JEFFREY TODD							
	04315257 SPILLANE	LESLIE F			5215 COVE'S END CT		CHARLOTTE	NC	28269
		LESLIEF			8720 FOX CHASE LN		CHARLOTTE	NC	28269
	04322111 STORE MASTER FUNDING VI LLC				C/O THE SUNSHINE HOUSE	1000 EAST NORTH ST,STE 200	GREENVILLE	NC	29601
	02721104 TEMPLE	TERESA D		TERESA R SABIN	4956 DAVID COX RD		CHARLOTTE	NC	28269
	02721103 TEMPLE	TERESA DIANE	TERESA R	SABIN	5000 DAVID COX RD		CHARLOTTE	NC	28269
	02736143 TERRELL	ELIZABETH A			8829 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02721163 TOLER	KENNETH S			5348 HARRIS COVE DR		CHARLOTTE	NC	28269
	D2721160 TRAN	DUT			5362 HARRIS COVE DR		CHARLOTTE	NC	28269
	02742331 VENDITTI	MIKE	STACEY B	VENDITTI	5236 DOWNING CREEK DR		CHARLOTTE	NC	28269
2016-083	02721133 VIDEA	CAIRO J			5353 HARRIS COVE DR		CHARLOTTE	NC	28269
2016-083	02736162 WATKINS	MADELINE H			8820 LEGACY LAKE LN		CHARLOTTE	NC	28269
2016-083	02742304 WHITE	STUART A	DEBRA K	WHITE	8903 BRIDGEPATH TRL		CHARLOTTE	NC	28269
2016-083	02721140 WHITENACK	LINDA F			5214 COVES END CT		CHARLOTTE	NC	28269
2016-083	02721142 WHITENER	REBECCA JANE			5204 COVES END CT		CHARLOTTE	NC	28269
2015-083	02721147 WILLIAMS	JACQUELINE			5443 HARRIS COVE DR		CHARLOTTE	NC	28269
2016-083	04315271 WILLIAMS	KIA D			8757 FOX CHASE LN		CHARLOTTE	NC	28269
2016-083	02736150 WILSON	CHRISTOPHER			8861 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02736160 WILSON	WILLIAM L			8828 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02736157 WINTERS	DIANE M	NICHOLAS A	WINTERS	8866 LEGACY LAKE LN		CHARLOTTE	NC	28269
	02742301 WITT	DENNIS D	LYNN J	WITT	4903 DOWNING CREEK DR		CHARLOTTE	NC	28269
	04315294 WOODCROFT AT DAVIS LAKE		LIMIN 3	WILL					
	02742324 WOODLOCK	HOMEOWNERS ASSOCIATION	CTTOLIANUT	ALCER.	9000 DAVIS LAKE PKWY		CHARLOTTE	NC	28269
		COLIN	STEPHANIE	ALGER	5211 DOWNIONG CREEK DR		CHARLOTTE	NC	28269
		DESCRIPTION OF THE PARTY OF THE							
	04315266 YANCEY	BETTY LAEL			8739 FOX CHASE LN		CHARLOTTE	NC	28269
2016-083	04315266 YANCEY 02736163 YARBRO	SCOTT			8816 LEGACY LAKE DR #8		CHARLOTTE	NC	28269
2016-083 2016-083	04315266 YANCEY		CAROL WALTER	ZIMNY ZULIANI					

PUBLIC NOTICE

RECEIVED

April 22, 2016

MAY 27 2016

OFFICE OF THE CITY CLERK

RE: Notice of Community Meeting

Dear Adjacent Property Owner(s):

Demeter Properties, Representatives will conduct a community meeting on Thursday, May 5, 2016 at 6:00 PM at the Davis Lake Clubhouse, 9000 Davis Lake Parkway, Charlotte North Carolina 28269 to review the proposed plans for the following parcel:

Regarding: Rezoning Petition 2016-083 (Demeter Properties, LLC) 15.38 acres located at 4900-5000 David Cox Road PIN #s: 02721110, 02721109, 02721105, 02721108, 02721104, 02721103

All persons having an interest in these matters are invited to attend and make their views know at this time. Further information may be obtained from Andrea Turner at 704-527-0800. Please let us know if you have any special needs which will need to be met to assist with your attendance at the meeting.

Sincerely,

Demeter Properties

Jackie Williams

Plan Lovethe

Maggie Breps

COMMUNITY MEETING 5/5/16 PHONE # ADDRESS NAME COMPANY. legacy lake Ln. Allen 614-619-5178 4904 Benthalen Ln 5220 cours to of Varha: Phil Kozimer 704-776-8835 89P4 SHOREHAVEN CIT THE ALSO 2177207734 JEKESAR. SABIL 702-578-5745 4956 DANIN COX RD 704-578-6732 TERES A. D. TEMPLE 4903 Downing CHEK 508-245-7343 LYNN WITT WILLIAM Beathe 704 9053016 4716 Clear Streament Doris Chardin E Censayda 704 981-4543 5463 Hours CoveDn Many Law Medondy 704) 661-2847 STUARTS DEB WHITE 8903 BRICEPATH TEAL 612-269-6263 8904 Pointview Place John P Cheng 92E1 Ivy Block St. Sentaliancy Schause 704-599-9763 9222 Peoble Creek Way natimeyaha.com TIM OLCOTT 5111 Downing Cok. 704-964-7777 Gordon Howe 5240 Downing Creek 980 241 4138 Mirza Rustenou 678-614-7703 4915 DUNNING CRAJE CARU ZIMM 610 4628168 5006 DOWNING CREEK AmelaMEKEC 704577-1607 9612 Chimny Sons Pl BriAN SENATURE 704-962-451D 8902 BRIDGE PATH TRAIL 980-875-9701 5443 Harris Care Dr.

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NAME LINDA WHITENACK Elke Brengard for Hands Betty Inko Emily Lowry BUNNE GORE namy Boulear Robert Bynn Carla ADAMS lerry Gras STEPHEN GURAY Seff Dail Steve Duis ALAN TRAVERS Cathy Templeton DAVID COMER Ed Contain LYAKE ODborne PATRICIA HARDY Pierrette Milling

ADDRESS 5214 COVES END CT 9715 Kennerly Core Ct 8867 Logoey ha, hm 9433 HARRIS GUTIDR 9117 Brightley Pl 8902 Shore haven Ct 5469 HARRIS COVE DE 5352 Harriscove Dr. 18 serving Creek By 9014 Cousine C+ 4912 David Cox Rol 4908 DAVIDCODED 9737 Beech Crest Pl. 8905 ShoreHoven CT 9215 Brightleaf Pl. 9308 Pebble Creek way 8911 SHOREHAVEN CF. Gros Ivy Brook Ct. 8825 Legacy 9714 KENNERLY COVE CT.

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