

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-132

Petitioner: Richter Development, LLC
Rezoning Petition No.: 2016-132
Property: 2.01 acres located on Sardis Road just east of the intersection of Providence Road and Sardis Road

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to 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 October 6, 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 **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on September 26, 2016. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on October 6, 2016 at 6:30 PM, at Trinity Presbyterian Church located at 3115 Providence Road, Charlotte, NC 28211.

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 Dennis Richter with Richter Development (Petitioner), Jeff Mathis with Cross Roads Realty Group. Keith MacVean with Moore & Van Allen, PLLC., Chip Cannon with Urban Design Partners.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Dennis Richter introduced the development team to the attendees. He then explained the conditional rezoning process and provided the attendees with the date of the upcoming public hearing before the City Council, and the anticipated date of the City Council decision on the Petition.

He also provided the attendees a general description of the location of the 2.01 acres that make up the rezoning petition. The 2.01 acres are located on Sardis Road just east of Providence Road. The property is currently occupied by 1 single family residence. The Site is zoned R-3.

He also explained that proposed zoning for the Site is UR-2(CD) and the proposed site plan for the Site would allow the Petitioner, Richter Development, LLC, to develop up to 23 single family attached dwellings units on the Site. The current zoning would allow 6 single family detached dwelling units.

The Petitioner representative reviewed the existing zoning around the site. R-12MF zoning directly west and adjacent to the site (Coventry Row Townhomes), R-12MF(CD), NS and MUDD-O directly across the street and R-3 zoning directly east and adjacent to the site. Mr. Richter discussed the recent rezoning of the property across the street to MUDD-O (2014-093) and the addition of 35,000 SF of commercial space as well and the recent rezoning of the property at the corner of Providence and Fairview to MUDD-O (2015-046) adding an additional 95,000 SF of commercial space and 195 multi-family apartments with up to five floors.

The Petitioner provided locations of projects in similar locations in Charlotte that were approved or being built with three story townhome units. They included: Woodlark & S. Sharon Amity (2016-018), Woodlawn and Halstead Drive (2016-013), Southpark City Homes (2014-075), Wendwood Townhomes (2013-037).

Petitioner explained the site is required to have a public street to break the block size and provide for future connectivity. There will be a Private Alley extending from the public street to the back of the property to access units. The east, south, and a portion of the west side (adjacent to the R-3 zoning) of the property will have a 10.5 foot buffer with a 6 foot high screen fence. Units facing Sardis will address the street with sidewalks connecting to a new sidewalk on Sardis. All units will include a one or two car garage. Visitor spaces are provided on site for guest. The units will be a maximum of 3 stories tall with a pitched roof.

The Petitioner indicated that the units facing Sardis would have a low brick wall in front of the building for private open space for each of the units.

An architectural elevation was not provided. The Petitioner provided illustrative elevations of other projects with similar architectural standards. Petitioner explained the architectural standards that would be included on the rezoning documents to as a means of controlling the design and use of materials. Some of the architectural elements described were; no blank wall larger than 20 feet in length, roof planes would be broken as not to have one continuous plane, unit planes would vary and would include bays and projections. Materials that would be allowed include; brick, fiber cement board – vertical - flat and horizontal siding, stucco, window/glass and asphalt shingles. No vinyl siding would be allowed with the exception of soffits and windows. Buildings will step down in relation to the slope of the property.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

A question was raised about the street width on plan being inaccurate. Chip Cannon confirmed and said it will be corrected.

Will there be elevations: Mr. Richter explained that none were required at this time and that we will include architectural standards to describe the design intent of the buildings.

What are prices: Mr. Richter explained that it had not been determined yet but he expected them to be around \$400,000.

How many parking spaces: Parking will be provided between the garages, driveway aprons and the guest parking. Comment was made that there was not enough guest parking. Mr. Richter explained that no guest parking was required and that most urban townhome developments did not provide any.

Will there be a dumpster: Mr. Richter explained that there would not be a dumpster but roll out service for each unit. The comment was made that they did not want any garbage trucks coming into property and were concerned about the noise.

The building height was of concern particularly for the back building. Many were opposed to three stories. Residents to the rear were concerned that given the steep downward slopping grade toward their homes that the back building would be towering over their homes. Petitioner agreed to look into the location of the back building to address their concerns.

A question was asked about the landscaping. Petitioner explained that landscaping interior to the site would not be on the plan but that landscape screening at some of the perimeter locations would be added to the plan.

There was a lot of discussion about the 3 stories and that it was out of context to the two story towns next door and single family to the rear. The 3 story examples provided were discussed at some length.

A property owner to the rear was very concerned about the storm water from the project and how it was going to be treated. His home is down grade from the site and he currently has water issues. He is concerned that this project would make it worse. Mr. Richer and Mr. Cannon tried to explain the measures that would be taken to manage the storm water. They explained that the city had very stringent requirements for storm water management we would have to comply with. Property owner wants more information on how the storm water will be handled

Traffic from the development was discussed. Residents on Timber Lane were concerned about all the cut through traffic the development would create because it was so hard to make a left turn out of the site onto Sardis Road. Petitioner explained that this was a small project and would not create many additional trips and that only a few of those trips might cut down Timber. Mr. MacVean explained that CDOT had done a report on the development and that it was on-line at the planning commission website.

The attendees were thanked for their time and interest; the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Unit count was reduced from 23 units to 16 units.

The back building was eliminated from the plan. Area used as tree save.

The private alley was shortened to not go as far into the site.

Setback was increased along the west side of property.

cc: Mayor Jennifer Roberts and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Richter, Richter Development, LLC
Keith MacVean, Moore & Van Allen, PLLC

EXHIBIT A

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2016-132– Richter Development, LLC

Subject: Rezoning Petition No. 2016-132

Petitioner/Developer: Richter Development, LLC

Current Land Use: Vacant

Existing Zoning: R-3

Rezoning Requested: UR-2

Date and Time of Meeting: **Thursday, October 6, 2016 at 7:00 p.m.**

Location of Meeting: Trinity Presbyterian Church
3115 Providence Rd.
Charlotte, NC 28211

Date of Notice: September 26, 2016

We are assisting Richter Development, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 2.01 acre site located on Sardis Road, northeast of the Providence Road intersection and across the street from Strawberry Hill Drive (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Summary of Request:

This Petition involves a request to rezone the ±2.01 acre Site from R-3 to UR-2. The proposed rezoning request would allow the Site to be developed into a residential community containing a maximum of 23 attached dwelling units and to any incidental and accessory uses related to UR-2

The site plan associated with this rezoning request proposes to develop the Site with six (6) buildings and up to 23 total townhomes. A public street is proposed through approximately half of the Site to promote future road connections. The remaining townhomes will front a residential alley that will continue to the back portion of the site. Parking will be provided in garages and driveways with additional spaces in the middle of the Site

The proposed dwellings will be no more than three stories and will be constructed of building materials that may include brick/masonry, fiber cement siding, asphalt roofing, glazing/windows and stucco. Vinyl will not be acceptable.

Access to the Site will be from Sardis Road. The Site’s frontage on Sardis Road will be improved with an eight (8) foot planting strip and six (6) foot sidewalk. Proposed Street 1 will offer an eight (8) foot planting strip on both sides and a six (6) foot sidewalk along the residences side. Proposed street 2 will offer an eight (8) foot planting strip and (6) foot sidewalk on both sides.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, October 6, 2016, at 7:00 p.m. at Trinity Presbyterian Church, 3115 Providence Road, Charlotte, NC 28211.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Dennis Richter (704-651-1768) or Chip Cannon (704-334-3303) Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
John Kinley, Charlotte Mecklenburg Planning Commission
Thomas Vincent, Halvorsen Development Corporation
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Pet_No	TaxPid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-132	18701753	925 BEYOND LLC				17464 TUSCANY LN		CORNELIUS	NC	28031
2016-132	18701712	A E Y LIMITED PARTNERSHIP				9906 LARGO CT		MURRELLS INLET	SC	29576
2016-132	18701123	ABERNATHY	ELIZABETH I	JONATHAN W	HANSEN	5630 TIMBER LN		CHARLOTTE	NC	28270
2016-132	18701770	AEY LIMITED PARTNERSHIP				5020-N SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701160	AHUJA	SATINDER	FAITH	AHUJA	1061 RUTLEDGE CT		CALABASH	NC	28467
2016-132	18701718	AKHAVANREZAYAT	KOUROSH	FATEMEH	BEHDANL	6618 LANCE DR		CHARLOTTE	NC	28226
2016-132	18701756	ALEXANDER	ELIZABETH	H HEATH	ALEXANDER	233 COTTAGE PL		CHARLOTTE	NC	28207
2016-132	18701764	ALEXANDER	ELIZABETH B	H HEATH	ALEXANDER	233 COTTAGE PL		CHARLOTTE	NC	28207
2016-132	18701795	ARRINGTON	SHERON G		LISA ARRINGTON	4918 SARDIS RD APT G		CHARLOTTE	NC	28270
2016-132	18701790	AUSTIN	GEORGE J			4918-B SARDIS RD		CHARLOTTE	NC	28210
2016-132	18701783	BABCHUK	HALIA			4912 SARDIS RD #C		CHARLOTTE	NC	28270
2016-132	18701763	BAIRD	JAMES D			5020 SARDIS RD #G		CHARLOTTE	NC	28270
2016-132	18701777	BAKER	MARY LOU			4906 SARDIS RD APT E		CHARLOTTE	NC	28270
2016-132	18701131	BECHTLER	DIANE H			4456 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701773	BRYANT	RONALD E	CAROL E	BRYANT	4906 SARDIS RD #A		CHARLOTTE	NC	28270
2016-132	18701135	BYNUM	YACCA UZENA			4414 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701129	CAMPBELL	MICHAL L			4464 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701158	CANDELA	MELISSA A			4434 COVENTRY ROW		CHARLOTTE	NC	28270
2016-132	18702104	CARRIKER	DAVID C	SHARON	BLAIR	5709 TIMBER LN		CHARLOTTE	NC	28270
2016-132	18701153	CARROLL	EILEEN M			4439 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701735	CASSIDY	ANNE			5026-C SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701774	CHAPPELL	H LYNN			153 LUTOMMA CR		CHARLOTTE	NC	28270
2016-132	18512116	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2016-132	18701715	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2016-132	18701722	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2016-132	18701744	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2016-132	18701750	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2016-132	18701752	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2016-132	18701755	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2016-132	18701148	COCHRAN	ARTHUR K	PHYLLIS S	COCHRAN	5520 ROCKY RIVER RD CT		CHARLOTTE	NC	28215
2016-132	18701757	COLLINS	MARY N			5020 SARDIS RD Unit A		CHARLOTTE	NC	28270
2016-132	18701704	CONCIATORI	VINCENZO A			5008-D SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701152	CORNELIUS	ANN P			4435 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701779	COVINGTON	MARY W			4906 SARDIS RD APT G		CHARLOTTE	NC	28270
2016-132	18701743	CROWELL	TOMMY KIM			5024 SARDIS RD # C		CHARLOTTE	NC	28270
2016-132	18701146	DANIEL	J HOWARD	KAY M	DANIEL	4411 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701134	DENNIS	PATRICK	LAURIE	DENNIS	4418 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701101	DEPAULA	WILLIAM	ZILDA S	DEPAULA	PO BOX 36334		CHARLOTTE	NC	28236
2016-132	18701794	DRUM	JOHN C	MARTHA C	DRUM	4918 SARDIS RD APT F		CHARLOTTE	NC	28270
2016-132	18701749	DWELLE	JOY R			715 E 9TH ST		CHARLOTTE	NC	28202
2016-132	18701701	ECONOMIDES	MARIAN ELIZABETH			16227 LONG TALON WY		CHARLOTTE	NC	28278
2016-132	18701733	EVANS	CHARLES M	MARY R	EVANS	10220 WHITETHORN DR		CHARLOTTE	NC	28277
2016-132	18701196	EVERETT CO AT COVENTRY ROW LLC	THE			PO BOX 12234		CHARLOTTE	NC	28220
2016-132	18701197	EVERETT CO AT COVENTRY ROW LLC	THE			PO BOX 12234		CHARLOTTE	NC	28220
2016-132	18701132	FERGUSON	MARY A			4452 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701145	FRSHAW	BESS C			4407 COVENTRY ROW		CHARLOTTE	NC	28270
2016-132	18701731	FOX	DAVID A	SUZANNE H	FOX	6530 FOLGER DR		CHARLOTTE	NC	28270
2016-132	18701720	GLOVER	GREGORY W	JODI SUZANNE	GLOVER	227 CHADMORE DR		CHARLOTTE	NC	28270
2016-132	18701747	GOLDSMITH	JAMES WALTER	CYNTHIA GREENE	GOLDSMITH	131 SOUTH CANTERBURY RD		CHARLOTTE	NC	28211
2016-132	18701776	GOLDSMITH	KAREN MICHELLE			301 WAKEFIELD DR #D		CHARLOTTE	NC	28209
2016-132	18701787	GOODE	BARRETT S			4912 SARDIS RD APT G		CHARLOTTE	NC	28270
2016-132	18701710	GRAHAM	JOHN DAVID	KATHRYN A	GRAHAM	5012 SARDIS RD UNIT B		CHARLOTTE	NC	28270
2016-132	18701761	GREEAR	CALVIN G	JEANNE J	GREEAR	1332 COVENANT DR		GASTONIA	NC	28054
2016-132	18701728	GREGORY	ROBBIE			5016 SARDIS RD APT D		CHARLOTTE	NC	28270
2016-132	18701714	GRIFFITH	ROBERT LEE JR			5012 SARDIS RD #F		CHARLOTTE	NC	28270
2016-132	18701768	HEMPHILL	SUSAN	WALTER A	HEMPHILL	8504 GRUENEWALD LN		CHARLOTTE	NC	28210
2016-132	18701150	HICKS	CARLOTTA P			4427 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701734	HILL	BRYAN HALSEY			5026-B SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701127	HOLMES	LAUREL			4472 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701711	HOOVER	JOHN C			5012 SARDIS RD APT C		CHARLOTTE	NC	28270
2016-132	18702105	HOWELL	RONALD W JR	SHANNON PECHE TUCKER	HOWELL	5719 TIMBER LN		CHARLOTTE	NC	28270
2016-132	18701126	HRUBA	OLGA			4476 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701723	HUNTE	RONALD C	MERYL D	HUNTE	2544 HOWERTON CT		CHARLOTTE	NC	28270
2016-132	18701133	HUNTER	AMELIA			4422 COVENTRY ROW		CHARLOTTE	NC	28270
2016-132	18701120	JENKINS	PATRICIA H			5700 TIMBER LN		CHARLOTTE	NC	28270
2016-132	18701772	JESSOP	TWILA A			5020 SARDIS RD		CHARLOTTE	NC	28270
2016-132		KEITH MACVEAN - MOORE VAN ALLEN				100 N, TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2016-132	18701103	KELLEN	PETER WALTER	STEPHEN HAYS	KELLEN	5108 SARDIS ROAD		CHARLOTTE	NC	28211
2016-132	18701103	KELLEN	PETER WALTER	STEPHEN HAYS	KELLEN	8213 APPALOOSA LN		CHARLOTTE	NC	28215
2016-132	18701117	KINCAID	WILLIAM			500 MAMMOTH OAKS DR		CHARLOTTE	NC	28270
2016-132	18701786	KOURAKOS	DIMITRA T			4912 SARDIS RD APT F		CHARLOTTE	NC	28270
2016-132	18701738	LACY	KENNETH			5026 SARDIS RD #F		CHARLOTTE	NC	28270
2016-132	18701705	LANDSDOWNE	MARCIA H			5008 SARDIS RD APT E		CHARLOTTE	NC	28270
2016-132	18701102	LAWING	MARTHA			5112 SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701781	LAWRENCE	JACLYN NICOLE			4912 SARDIS RD, UNIT A		CHARLOTTE	NC	28270
2016-132	18701737	LAWRENCE	KARI C			5026 SARDIS RD UNIT C		CHARLOTTE	NC	28270
2016-132	18701736	LEGGATT	DAVID B	LENORA	LEGGATT	5026 SARDIS RD # D		CHARLOTTE	NC	28270
2016-132	18701741	LENTO	MICHAEL S			5024 SARDIS RD #A		CHARLOTTE	NC	28270
2016-132	18701147	LIGHTFOOT	MARY JO			4415 COVENTRY ROW		CHARLOTTE	NC	28270
2016-132	18701706	LINEBERGER ADREWS	LYNDA			PO BOX 308		WACO	NC	28169
2016-132	18701782	LITAKER	BRENDA R			4912 SARDIS RD APT B		CHARLOTTE	NC	28270
2016-132	18701739	MANNERING	GEORGIA M		PETER J MANNERING (W/H)	5026-G SARDIS RD		CHARLOTTE	NC	28270
2016-132	18512117	MARSH REALTY COMPANY				PO BOX 35329		CHARLOTTE	NC	28235
2016-132	18701775	MASOURAS	GEORGIA			4906 SARDIS RD UNIT C		CHARLOTTE	NC	28270
2016-132	18701789	MAULDIN	THOMAS CRAIG			4918 SARDIS RD APT A		CHARLOTTE	NC	28270
2016-132	18701729	MCNULTY	EILEEN M			5016 SARDIS RD APT E		CHARLOTTE	NC	28270
2016-132	18701703	MIELKE	MATTHEW C			5008 SARDIS RD UNIT C		CHARLOTTE	NC	28270
2016-132	18701791	MISHLER	DIANA KIM			12109 GROTH COURT		CHARLOTTE	NC	28277
2016-132	18701155	MONTGOMERY	MYRA H			4446 COVENTRY ROW		CHARLOTTE	NC	28270
2016-132	18701793	MORGAN	ASHTON C	CARTER W	MORGAN	4918 SARDIS RD UNIT F		CHARLOTTE	NC	28270
2016-132	18701725	NANCY B GOODSON REVOCABLE TRUST				5016 A SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701740	NANCY B GOODSON REVOCABLE TRUST				5016 A SARDIS RD		CHARLOTTE	NC	28270
2016-132	18701144	NUSSBAUM INVESTMENTS LLC				4417 OGLUKIAN DR		CHARLOTTE	NC	28226
2016-132	18701716	OJEDA	SOFIA			5604 LANDMARK DR		CHARLOTTE	NC	28270
2016-132	18701766	OLSON	SARAH LYNN			5020 SARDIS RD Unit J		CHARLOTTE	NC	28270
2016-132	18701118	ORR	G DAVID	MARY MARGIOTIS	G DAVID ORR LIVING TRUST	456 MAMMOTH OAKS DR		CHARLOTTE	NC	28226
2016-132	18701717	PAPPAS	THEO GUS			1330 ASHCRAFT LN		CHARLOTTE	NC	28209
2016-132	18701156	PASSE	MINDY R			4442 COVENTRY ROW CT		CHARLOTTE	NC	28270
2016-132	18701785	PATEL	ANDY ASHOK			4912 SARDIS RD APT E		CHARLOTTE	NC	28270
2016-132	18701771	PATTERSON	FRANK S	JAMES B JR	PATTERSON	2405 NORTHMONT DR		ASHEBORO	NC	27205
2016-132	18701157	PATTON	SUSAN A			4438 COVENTRY ROW		CHARLOTTE	NC	28270
2016-132	18701702	PHELPS	JACLYN M			5008 SARDIS RD # B		CHARLOTTE	NC	28270
2016-132	18701708	POPE	GEORGE R			5008 SARDIS RD #H		CHARLOTTE	NC	28270
2016-132	18701746	REYNOLDS	PETER LEE JR			PO BOX 79122		CHARLOTTE	NC	28271

2016-132	RICHTER DEVELOPMENT, LLC				2410 DUNAVANT STREET	CHARLOTTE	NC	28203
2016-132	18701130 ROBERTS	KATHRYN E			4460 COVENTRY ROW CT	CHARLOTTE	NC	28270
2016-132	18701780 ROWELL	EDWARD THOMAS			3333 STONEHEDGE SQ	ROANOKE	VA	24018
2016-132	18701784 ROWIE	ROBERT L JR			4912 SARDIS RD #D	CHARLOTTE	NC	28270
2016-132	18701136 RUSGO	EDWIN A	LESLIE	RUSGO	4410 COVENTRY ROW CT	CHARLOTTE	NC	28270
2016-132	18701745 RUSSELL	KENNETH EDWARD	ANN QUEEN	RUSSELL	3940 AYS COUGH RD	CHARLOTTE	NC	28211
2016-132	18701115 RUSSELL	JOSEPH PARKER	LISA	TROUTMAN	516 MAMMOTH OAKS DR	CHARLOTTE	NC	28270
2016-132	18702103 RYAN	SHAWN PATRICK	TARA	MULL	5701 TIMBER LN	CHARLOTTE	NC	28270
2016-132	18701727 SAKKO	JENNIFER J	SHAWN A	PETERSON	PO BOX 6	HEALY	AK	99743
2016-132	18701765 SCAFFE	JAMES E	MELANIE G	SCAFFE	5020 SARDIS RD APT I	CHARLOTTE	NC	28270
2016-132	18701748 SCHELCH	MANUELA R			2819 GLENDALE RD	CHARLOTTE	NC	28209
2016-132	18701713 SEAWELL	CAROL W			5012 E SARDIS RD	CHARLOTTE	NC	28270
2016-132	18701742 SEAWELL	CATHERINE C			5024 SARDIS RD Unit B	CHARLOTTE	NC	28270
2016-132	18701769 SECU*RE INC				119 N SALISBURY ST	RALEIGH	NC	27603
2016-132	18701724 SHAFER	MICHAEL J			5012-P SARDIS RD	CHARLOTTE	NC	28270
2016-132	18701151 SHAPIRO	MATTHEW JUSTIN			1214 SUMNER HALL LN	CHARLOTTE	NC	28226
2016-132	18701762 SHAPIRO	LEILA A			5020 SARDIS RD # F	CHARLOTTE	NC	28270
2016-132	18701758 SHARON	GIL	SHIRLEY	SHARON	8000 WILBY HOLLOW DR	CHARLOTTE	NC	28270
2016-132	18701754 SHARON	SHIRLEY	GIL	SHARON	8000 WILBY HOLLOW DR	CHARLOTTE	NC	28270
2016-132	18701796 SHERWOOD	BRIAN MERRITT			4918 SARDIS RD APT H	CHARLOTTE	NC	28270
2016-132	18701730 SIMPSON	JOHN CHILDS III			5016 SARDIS RD # F	CHARLOTTE	NC	28270
2016-132	18701116 SMITH	RAIFORD	STEPHANIE B	SMITH	508 MAMMOTH OAKS DRIVE	CHARLOTTE	NC	28270
2016-132	18701726 SPROCK	WINSTON E			5016 SARDIS RD # B	CHARLOTTE	NC	28270
2016-132	18701124 SPURRIER	ROBERT N JR			5622 TIMBER LN	CHARLOTTE	NC	28270
2016-132	18701732 STEINBERGER	NORMAN F			PO BOX 221473	CHARLOTTE	NC	28222
2016-132	18701119 STINES	KEITH W	DIANE H	STINES	5734 TIMBER LN	CHARLOTTE	NC	28270
2016-132	18512122 STRAWBERRY HILL	ASSOCIATES L P			2448 PARK RD	CHARLOTTE	NC	28203
2016-132	18701137 SYRACUSE	ROYCE R			3872 SEDGEWOOD CIRCLE	CHARLOTTE	NC	28211
2016-132	18701128 TALBOT	MALINI KUMAR			4468 COVENTRY ROW CT	CHARLOTTE	NC	28270
2016-132	18701792 THEOFANIDIS	MARIA			4918 SARDIS RD APT D	CHARLOTTE	NC	28270
2016-132	18701721 THOMPSON	OLIVER C	MYRNA R	THOMPSON	5012 SARDIS RD #M	CHARLOTTE	NC	28270
2016-132	18702108 TODD	CAROLE			434 MAMMOTH OAKS DR	CHARLOTTE	NC	28270
2016-132	18701159 TOPPING	GLORIA W	RAEFORD L	TROTTER	4430 COVENTRY ROW CT	CHARLOTTE	NC	28270
2016-132	18701759 TSOULOS	JOHN			15000 CROOKED BRANCH LN	CHARLOTTE	NC	28278
2016-132	18701760 TSOULOS	JOHN			15000 CROOKED BRANCH LN	CHARLOTTE	NC	28278
2016-132	18701751 TSOULOS	VICKI V	TRUST	VICKI V TSOULOS REVOCABLE LIVING	15000 CROOKED BRANCH LN	CHARLOTTE	NC	28278
2016-132	18701709 VARNER	CHRISTOPHER S	AMY C	VARNER	3339 JOHNNY CAKE LN	CHARLOTTE	NC	28226
2016-132	18701149 VASS	MARY KATHERINE			4423 COVENTRY ROW CT	CHARLOTTE	NC	28270
2016-132	18702107 WAGONER	DAVID K	SANDRA F	WAGONER	442 MAMMOTH OAKS DR	CHARLOTTE	NC	28270
2016-132	18701707 WEATHERS	LISA M			5008 SARDIS RD APT G	CHARLOTTE	NC	28270
2016-132	18701788 WEBER	STEPHANIE E			4912 SARDIS RD #H	CHARLOTTE	NC	28270
2016-132	18701767 WILKINS	DAVID	DEBBIE	WILKINS	5020 SARDIS RD #K	CHARLOTTE	NC	28270
2016-132	18701719 WILSON	SUSAN DIANE			5012 SARDIS RD # K	CHARLOTTE	NC	28270
2016-132	18701778 WOODSON	JOHN L	LEWIS S III	WOODSON	4906 SARDIS RD UNIT F	CHARLOTTE	NC	28270

EXHIBIT B

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-132	Todd	Stewart	Carmel Park NA	4533 Oglukian Road	Charlotte	NC 28226
2016-132	Jim	Hayes	Lansdowne Civic League	5300 Lansing Drive	Charlotte	NC 28270
2016-132	Bill & Colleen	Smith	Stonehaven (Olde) HOA	6200 Deveron Drive	Charlotte	NC 28211
2016-132	Alan	Wells	Hunter Wood	236 Hunter Lane	Charlotte	NC 28211
2016-132	H.C. Woody	Woodward	Robinson Woods Steering Committee	346 Whitestone Road	Charlotte	NC 28270
2016-132	Jeff	Pease	Southpark Coalition	1335 Greyllyn Drive	Charlotte	NC 28226
2016-132	Marnie	Rodgers	Columbine Court NA	4505 Columbine Court	Charlotte	NC 28226
2016-132	Marilyn	Morton	Old Salem/Meredith NA	1338 East Barden Road	Charlotte	NC 28226
2016-132	Olivia	Crowley	Providence Pines NA	1420 Pine Tree Drive	Charlotte	NC 28270
2016-132	J F	Rice	Jefferson Park NA	1014 Jefferson Drive	Charlotte	NC 28270
2016-132	Kristen	Brockmeier	Jefferson Park NA	928 Jefferson Drive	Charlotte	NC 28211
2016-132	Bill	Schroeder	Landsdown HOA	6741 Folger Drive	Charlotte	NC 28270
2016-132	Daryl	Greenberg		1501 Carmel Road	Charlotte	NC 28226
2016-132	Carole & Fisk	Outwater	Greyllyn Drive NA	1319 Greyllyn Drive	Charlotte	NC 28226
2016-132	Terry	Dawson	Olde Stonehaven NA	6256 Deveron Drive	Charlotte	NC 28211
2016-132	Ross	Payne	Providence Park Neighborhood Organization	242 Beckham Court	Charlotte	NC 28211
2016-132	Stuart	Owen	Greyllyn Drive NA	1327 Greyllyn Drive	Charlotte	NC 28226
2016-132	Kathryn	Horne	Providence Park Neighborhood Organization	1341 Kingscross Drive	Charlotte	NC 28211
2016-132	Carolyn	Carlborg	Columbine Homeowners Association	4409 Columbine Court	Charlotte	NC 28226

Community Meeting

Sign-In Sheet

Petitioner - Richter Development, LLC

Rezoning Petition No.: 2016-132

October 6th, 2016

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

	NAME	ADDRESS	PHONE	EMAIL
1	Rae Roberts	4460 Country Row Ct	704 408 2671	Rae@CAROLINA.M.COM
2	Keith & Diane Stines	5734 Timber Lane	704-650-7461	Kstines@Comcast.net
3	Elizabeth & Jonathan	5630 Timber Ln	704 641 3852	eabernat@yahoo.com
4	Eric Moore	5547 LANSING DR	704 808 0727	ericmoore3@gmail.com
5	Len Abernathy	2017 Fair Forest Dr	704 947 5243	
6	Dave Orr	456 Mammoth Oaks Dr	704-365-5469	gdorrc@carolina.rr.com
7	Diana Palecek	5547 Lansing Dr.	704-248-6263	dianapalecek@yahoo.com
8	Patricia Avraham	4431 Country Row Ct	704 650 2221	patricia.avraham@carolinahealth.org
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