

COMMUNITY MEETING REPORT
Petitioners: Charter Properties, Inc. and Browder Group Real Estate, LLC
Rezoning Petition No. 2016-139

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 Petitioners 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 November 23, 2016. 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 Tuesday, December 6, 2016 at 6:30 PM in the BECO Conference Suite at Innovation Park located at 8335 IBM Drive in Charlotte, North Carolina.

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 B. The Petitioners' representatives at the Community Meeting were John Porter and John Scott Trotter of Charter Properties, Inc., Matt Browder of Browder Group Real Estate, LLC, Jim Guyton and Nick Bushon of Design Resource Group, Matt Peach and Michael Surasky of A. Morton Thomas & Associates, Inc., Greg Welsh of Burton Engineering and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

A power point presentation was utilized by the Petitioners' representatives at the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioners' representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2016-139. Charter Properties, Inc. and Browder Group Real Estate, LLC are the Petitioners.

John Carmichael described the agenda for the Community Meeting.

John Carmichael stated that after the Petitioners' initial presentation, the Community Meeting will be devoted to three breakout sessions. The breakout sessions will relate to the retail/commercial component, the multi-family component and transportation.

John Carmichael stated that the Petitioners will have a second meeting with the neighbors to discuss the rezoning request after NCDOT and CDOT have completed their review of the Traffic Study. We will notify you of the date, time and location of the second meeting.

John Carmichael stated that the site subject to this Rezoning Petition is an approximately 65.7 acre site located on the northwest quadrant of the Interstate 85 and West Mallard Creek Church Road interchange.

The site is currently zoned RE-1, RE-3 (CD) and R-3, and the Petitioners are requesting that the site be rezoned to the Commercial Center zoning district and the Neighborhood Services zoning

district to accommodate the development of a multi-use development on the site that would be comprised of multi-family dwelling units and retail, restaurant and commercial uses.

John Carmichael stated that the Northeast Area Plan recommends a mix of uses on the site (office, retail and research uses). The Northeast Area Plan recommends a maximum 100,000 square foot neighborhood center on the site.

John Carmichael provided the current schedule of events relating to the Rezoning Petition. He stated that the earliest that the Public Hearing would be held would be Tuesday, January 17, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center. If the Public Hearing is held on Tuesday, January 17, 2017, then the Zoning Committee Work Session will be held on Wednesday, January 25, 2017 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on the Rezoning Petition on Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

If the Public Hearing is held on Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center, then the Zoning Committee Work Session will be held on Wednesday, March 1, 2017 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on the Rezoning Petition on Monday, March 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

Matt Browder of Browder Group Real Estate, LLC then addressed the meeting. Matt Browder provided background information on his involvement with the site, and he provided information on Browder Group Real Estate, LLC.

Matt Browder stated that he has been working with the adjacent church for 18-24 months to provide a location for a traffic signal at the intersection of Legranger Road and West Mallard Creek Church Road. He now has an agreement with the church.

In response to a question, Matt Browder confirmed that there would be another traffic signal on West Mallard Creek Church Road if this multi-use development is built.

In response to a question, Matt Browder stated that the traffic signal has not been formally approved by CDOT, but CDOT has given the traffic signal an OK.

John Porter of Charter Properties, Inc. then addressed the Community Meeting. John Porter provided background information on himself and Charter Properties, Inc. John Porter stated, among other things, that Charter Properties, Inc. is a local development firm that has operated in Charlotte for approximately 45 years. Charter Properties, Inc. develops Class A multi-family communities and has developed office and retail projects. Charter Properties, Inc. is primarily an owner/operator of its developments. John Porter then shared slides of some of Charter Properties, Inc.'s recent multi-family developments, Ridge at Highland Creek in Charlotte and Brayden in Fort Mill. John Porter also shared a potential architectural elevation of the multi-family dwelling units proposed to be developed on the site.

John Porter stated that Charter Properties, Inc.'s multi-family developments are generally walkable to retail and restaurant uses, and the developments are highly amenitized.

Nick Bushon of Design Resource Group then addressed the Community Meeting, and he shared the proposed site plan for the multi-use development.

Among other things, Nick Bushon discussed the traffic signal that would be installed at the intersection of West Mallard Creek Church Road and realigned Legranger Road, the outparcels and the potential uses of the outparcels, such as fast food restaurants, sit-down restaurants,

convenience stores with or without gasoline sales and retail uses. Nick Bushon discussed the public street that would run through the site and the roundabout. Nick Bushon stated that a grocery store could be located in Development Area B. Nick Bushon pointed out the long linear green space and the community green space.

In response to a question, Nick Bushon pointed out the green space proposed for the site.

In response to a question, Nick Bushon stated that the width of the Class B buffer is 56.25 feet, and the width of the Class C buffer is 50 feet.

Some attendees were critical of the width of the buffers.

An individual stated that he is upset about the multi-family portion of the proposed development and the entire proposed development for that matter. He stated that single family homes should be located to the rear of the site and research uses should be located at the front of the site.

An individual stated that there are too many apartments being built in Charlotte, and there are concerns about the number of apartment units being built. John Porter stated that apartments have an approximately 5.9% vacancy rate, and new apartment developments are virtually occupied as soon as they are constructed. John Porter provided the example of Charter Properties, Inc.'s development on Highway 29. That project leased up quicker than any project he has worked on.

An individual stated that in his opinion, the rezoning of the site would constitute illegal spot zoning. John Carmichael briefly discussed this issue and stated that he did not feel that the rezoning of the site as requested would constitute illegal spot zoning.

An individual stated that with respect to the rear of the site which is zoned R-3, apartments are not permitted in the R-3 zoning district. John Carmichael stated that is correct.

Matt Peach then addressed the Community Meeting and discussed transportation matters.

Matt Peach reviewed the slides dealing with transportation matters. Matt Peach discussed which intersections were studied in the Petitioners' Traffic Study. Matt Peach stated that the Traffic Study is still being reviewed by NCDOT and CDOT.

Matt Peach stated that the eastern access point from West Mallard Creek Church Road would be right-in, right-out, and the western access point from West Mallard Creek Church Road would be a full movement access and signalized.

Matt Peach stated that improvements to West Mallard Creek Church Road would be installed. Petitioners are waiting for feedback from NCDOT and CDOT on the extent of the improvements.

In response to a question, Matt Peach stated that he did not know when NCDOT and CDOT would complete their review of the Traffic Study.

In response to question, Matt Peach stated that he would not recommend that the development be in place prior to the installation of the traffic signal at the intersection of West Mallard Creek Church Road and realigned Legranger Road. This intersection would be located just east of the church.

In response to a question, Matt Peach stated that the distance from the right turn into the site from the traffic signal at the I-85 ramp is approximately 500 feet. The new signalized access

point into the site would be approximately 900 to 1,000 feet from the traffic signal at the I-85 ramp.

Matt Peach described the improvements to and realignment of Legranger Road.

Matt Peach reviewed the slide that shows the level of service grades of certain nearby intersections during the AM peak hour without the proposed development.

Matt Peach reviewed the slide that shows the level of service grades of certain intersections during the AM peak hour with the proposed development and related recommended transportation improvements.

Matt Peach reviewed the slide that shows the level of service grades of certain nearby intersections during the PM peak hour without the proposed development.

Matt Peach reviewed the slide that shows the level of service grades of certain intersections during the PM peak hour with the proposed development and related recommended transportation improvements.

In response to a question, Matt Peach stated that the AM peak hour is 7 AM to 9 AM.

In response to a question, Matt Peach stated that they determine if an intersection will improve or get worse based upon engineering analysis and equations. It is an applied science.

Matt Peach stated that they took traffic counts to prepare the Traffic Study.

In response to a question, Matt Peach stated that traffic counts were taken when school was in session.

In response to a question, Matt Peach stated that there could be some construction delays when the transportation improvements are installed. However, work is typically not performed during peak hours. NCDOT will tell the Petitioners when then can perform the work.

Matt Peach stated that Legranger Road would be realigned, and it would connect to the TIAA-CREF campus.

Matt Peach described the transportation improvements recommended in the Traffic Study. Matt Peach stated that the transportation improvements are only recommended at this time because the Traffic Study has not been approved and finalized by NCDOT and CDOT.

In response to a question, Matt Peach stated that the transportation improvements would be funded by the developers.

Matt Peach reviewed the slide that depicts the recommended transportation improvements.

With respect to the improvements to Mallard Creek Road, an individual stated that these improvements would push the bottleneck further down the road, and Matt Peach agreed. However, Matt Peach stated that there would be a merge point and it would be better than the existing condition.

An individual stated that Charlotte will continue to grow.

Matt Peach shared the slide that depicts the future Galloway Road flyover across I-85. The flyover is planned to be constructed at some point in the future. The Petitioners would not build the flyover.

Darlene Heater, Executive Director of University City Partners, addressed the meeting. Darlene Heater stated that she met with representatives of CDOT today and she has been raising a red flag regarding the major arterial roads in the area. CDOT is aware of the congestion.

Darlene Heater stated that they are working on long term strategies, but this is a high growth area. This area is the second largest business center and there is a lot of undeveloped land in the Research Park. Darlene Heater stated that the congestion issues are not on the shoulders of one development.

In response to a question, Darlene Heater stated that it would make sense to have roads in place in advance of development but it generally does not work that way.

An individual stated that he is not opposed to growth, but he is opposed to apartments and stores that are not needed in the area.

Concerns were expressed regarding traffic congestion.

An individual stated that he is concerned about flooding from storm water runoff.

Darlene Heater stated that they are working on a water basin study.

Darlene Heater stated that we need more road grids and parallel streets. It is not going to be easy to solve traffic issues because 45 people move here every day.

In response to a question, John Porter stated that he is proposing apartments on this site rather than single family homes because most people don't want to buy a single family home next to an interstate. Apartment renters do not mind if their apartments are next to an interstate. This land has been vacant for a long time.

An individual stated that you don't know who will live in the apartment units, and John Porter stated that he did know who would live in these apartment units if they are built based on his experience.

In response to question, John Porter stated that the rental rate would be approximately \$1,200 per month. An individual stated that you cannot get that type of rent on this site. An individual in attendance at the meeting stated that you could get that type of rent on this site.

John Porter stated that the development of the site would not cause more flooding due to the storm water improvements that would be required on the site.

An individual asked if there would be students living in these apartment units. John Porter stated that he did not believe many students would live in this proposed development and he cited his recent experience with his development on Highway 29.

John Porter stated that the developers would fund the transportation improvements with the exception of the new traffic signal. John Porter stated that the transportation improvements would be required to be completed prior to the opening of the development.

The Community Meeting was then devoted to three breakout sessions. Set out below is a list of questions and comments from attendees at each breakout session. The Petitioners will attempt to address these questions and comments at the follow up meeting with the neighbors.

A. Retail/Commercial Component

- What types of uses are being considered for this portion of the site?

- Concerns were expressed over a new grocery store based on the number of grocery stores already in the submarket.
- Could a Target or Costco be located on the site?
- How will traffic circulate?

B. Multi-Family Component

- After the site is graded, how would the elevations matchup between the development and the adjacent subdivision?
- Would the buffer be made up of newly planted trees or would existing trees be saved? What kinds of trees/bushes would be used in the buffer? If the buffer is newly planted, how long would it take to grow into mature plantings? Will there be a fence?
- Will the buffers on the western edge of the site and the development itself lessen the noise from I-85? The noise from the interstate is currently loud at times.
- Will the development adversely affect property values?
- Will the City require that a percentage of the apartment units be affordable units? If so, will those be subsidized with vouchers?
- Will there be lighting down the new public street through the site? What kind of light poles will be used on the street?
- Will the apartments increase crime, violent or otherwise, in the area?
- What will be the elevations/visibility of the apartments on Galloway Road? How will the setbacks for the I-85 flyover affect this?
- There is not enough green space between the new public street and the adjacent homes.
- This rezoning request, if approved, would constitute spot zoning.
- Desire more information on the transportation improvements.
- An area resident was concerned that the development would cause downstream flooding.
- An area resident requested that single family homes be located on the west side of the new public street.
- Will there be a fence or wall in the Class C buffer?
- What is the overall height of the apartment buildings?
- What will happen to the wildlife on the site?
- Will there be a sidewalk connection from the site to the adjacent neighborhood?
- Can the size of the 50 foot Class C buffer be increased?

C. Transportation

- The speed of vehicles currently travelling on Galloway Road is a concern.
- General concern with traffic congestion and how this proposed development will increase traffic in the area.
- This proposed development will worsen traffic on Galloway Road.

- Mr. Peach discussed the recommended transportation improvements associated with the proposed development.
- Concern with drivers running the stop sign at Garrison Road and Galloway Road.
- Concern with the sight distance on Galloway Road.
- Is CDOT requiring the connection to Galloway Road?
- Concern with the alignment of the new street within the site. It is too straight.
- Concern with the absence of street lights on Galloway Road.
- Matt Peach discussed what realigned and improved Legranger Road would look like.
- Are there similar type projects where traffic congestion issues were solved?
- Matt Peach discussed the new traffic signal that would be installed at the intersection of realigned and improved Legranger Road and West Mallard Creek Church Road.
- Will any traffic calming measures be installed on Galloway Road?

The meeting was adjourned.

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

No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 23rd day of January, 2017.

Charter Properties, Inc. and Browder Group Real Estate, LLC, Petitioners

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pat_No	TaxPID	ownerlasto	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-139	02902357	2014-2 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2016-139	04738108	ALEXANDER VILLAGE ACQUISITION LP					1820 HERITAGE POND DR	CHARLOTTE	NC	28262
2016-139	02901224	ARBOR HILLS HOMEOWNERS ASSOC	INC		C/O HAWTHORNE MANAGEMENT	2221 PARK RD		CHARLOTTE	NC	28209
2016-139	02901298	ARBOR HILLS HOMEOWNERS ASSOC	INC		C/O HAWTHORNE MANAGEMENT	2221 PARK RD		CHARLOTTE	NC	28209
2016-139	02902320	BELL	JACQUELINE M			1697 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902339	BETZ	PETER G	KIMBERLY A	BETZ	10145 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02902301	BUFF	LARRY STEVEN	GAIL M	BUFF	1635 GALLOWAY DR		CHARLOTTE	NC	28262
2016-139	02902336	CASTRO	JOSEPH	NORMA J	CASTRO	1718 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	04742106	CRESCENT RESOURCES INC			C/O PROPERTY TAX DEPT	227 W TRADE ST	SUITE 1000	CHARLOTTE	NC	28202
2016-139	02902124	DANIEL	TIMOTHY L		LINDA BARRISON	1427 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	04738202	DUKE POWER CO	ATTN: TAX DEPT - PROSB			422 S CHURCH ST		CHARLOTTE	NC	28242
2016-139	02901127	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28206
2016-139	02902317	FLANNERY	SEAN D	JENNIFER S	FLANNERY	1675 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902337	FREY	PAUL S			10135 LOGANBERRY TL		CHARLOTTE	NC	28262
2016-139	02902349	FULMER	DAVID A	LISA W	FULMER	1709 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02902126	GARRISON	JILL H			1401 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902132	GARRISON	ROBERT ALAN	TERESA A	GARRISON	1501 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02912106	GARRISON	ROBERT H	CARLENE G	GARRISON	1500 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02912107	GARRISON	ROBERT HERMON	CARLENE G	GARRISON	1500 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02901281	GONZALEZ	RAFAEL E			1721 ARBOR VISTA DRIVE		CHARLOTTE	NC	28262
2016-139	02902351	GREVE	DOUGLAS H	SANDY A	GREVE	1717 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02901233	GUTIERREZ	AURELIO M			10302 OLDE IVY WY		CHARLOTTE	NC	28262
2016-139	02902356	HAMBRIGHT	RICHARD C	KAREN G	HAMBRIGHT	10174 CLAYBROOK DR		CHARLOTTE	NC	28262
2016-139	02902355	HARSHBERGER	DARYLE E	JOAN E	HARSHBERGER	10178 CLAYBROOK DR		CHARLOTTE	NC	28262
2016-139	04738203	HERLOCKER LESTER	ASSOC INC			1718 E 8TH ST		CHARLOTTE	NC	28204
2016-139	02902314	HERNANDEZ	DAVID	JACQUELINE	HERNANDEZ	1663 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902344	KENNEDY	SHAWN D			PO BOX 33324		CHARLOTTE	NC	28233
2016-139	02901131	LANIER MALLARD CREEK LLC				PO BOX 1028		PIKEVILLE	NC	28134
2016-139	02902346	LAWRENCE	SIDONIE	MAHLON	LAWRENCE	1702 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02912108	LUMPKIN	JAMES PARKER II		C/O HUNTER PROPERTIES	2430 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902316	MACLEOD	MARY ANN			1671 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902338	MAJCHRAZAK	LINDA L	KATRYNA	ROMERO	10139 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02902301	MALLARD CREEK PRESBYTERIAN	CHURCH INC			1600 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2016-139	04738110	MALLARD CREEK PRESBYTERIAN	CHURCH INC			1600 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2016-139	02902322	MANJIGANI	SREEDHAR	SUJATHA C	MANJIGANI	1703 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902318	MASSEY	PAUL M			1679 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902307	MASSEY	TERRENCE W			10274 KENDAN KNOLL DRIVE		CHARLOTTE	NC	28262
2016-139	02902308	MATHEWS	JAMES A	LINDA	LANGHORNE MATHEWS	1678 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902312	MIHAR	AYMAN M			1658 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901235	MISHKA	VARSHA	MISHKA		530 NORTH UMBRIA PL		MOUNTAIN HOUSE	CA	95391-4
2016-139	02902129	MOON	ROSEMARY S	MOON		1825 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902341	MOORE	JULANE N	MOORE		1723 BREEZEWOOD DR		CHARLOTTE	NC	28262
2016-139	02902352	MOSES	PAUL H	KRISHNAPRIYA	ALAGASWAMI	1725 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02901279	NADIGER	DEEPAK V	IYOTI D	NADIGER	1713 ARBOR VISTA DRIVE		CHARLOTTE	NC	28262
2016-139	02902350	NAGEL	MARY ANN			1713 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02901232	NAKAI	LIYAN	ZHANG		10306 OLDE IVY WY		CHARLOTTE	NC	28262
2016-139	02902309	PAGAN	DANNY K	JENNIFER G	PAGAN	1670 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901282	PASUMARTI	KISHORE K	YASODA	KOTA	1725 ARBOR VISTA DRIVE		CHARLOTTE	NC	28262
2016-139	02902340	PATEL	AMIT R	KRISHNA	PATEL	10150 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02902321	PATEL	VIPUL B			1691 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902342	PAYNE	WILLIAM J	BEVERLY F	PAYNE	10142 LOGANBERRY TER		CHARLOTTE	NC	28262
2016-139	02901280	PEREZ-MEZA	PABLO E	CARMEN Z	PEREZ	1717 ARBOR VISTA DR		CHARLOTTE	NC	28262
2016-139	02902319	RAVANEL	LAYSALLE O	KIMBERLY H	RAVANEL	1683 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901234	RICHBERG	ALEXANDER B	DELORIS W	RICHBERG	1695 GRAND CONCOURSE 2L		BRONX	NY	10453
2016-139	02901278	SALEH	MAHMOUD	SAFAA	HEGAZY	1709 ARBOR VISTA DR		CHARLOTTE	NC	28262
2016-139	02912114	SCHNEIDER	BRIAN K	ELLEN BEAVER	SCHNEIDER	220 QUEENS COVE RD		MOORESVILLE	NC	28117
2016-139	02902193	SELBURN CREEK LLC				1401 GALLOWAY RD		CHARLOTTE	NC	28262
2016-139	02902354	SHEPHARD	P ANDREW	LAURA A	SHEPHARD	1733 TURNING LEAF CT		CHARLOTTE	NC	28262
2016-139	02902306	SISTY	DEBORRAH P	JOHN R	SISTY	10278 KENDAN KNOLL		CHARLOTTE	NC	28262
2016-139	02902343	SNYDER	ERIC	SANDY	SNYDER	10138 LOGANBERRY TRL		CHARLOTTE	NC	28262
2016-139	02902353	STEPHEN	LANCASHIRE		KATHLEEN KERR	1729 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02902121	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2016-139	02902313	VAICKUS	PAUL	LINDA	VAICKUS	1659 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02901277	VAIGAS	JOSE			1705 ARBOR VISTA DR		CHARLOTTE	NC	28262
2016-139	02902345	WATKINS	DETINA			10130 LOGANBERRY TL		CHARLOTTE	NC	28262
2016-139	02902310	WENNEMAN	ROMA'S			1666 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902348	WERNER	PETER H	KATICA	WERNER	1705 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139	02902311	WHEELER	KATRINA			1662 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902315	WHITFIELD	LOUISA R			1667 SANRIDGE WIND LN		CHARLOTTE	NC	28262
2016-139	02902158	WOODING	ANTHONY D	LORNA	WOODING	10179 CLAYBROOKE DR		CHARLOTTE	NC	28262
2016-139	02902347	WOUNG	CLINTON R	LORRAINE H	WOUNG	1701 TURNING LEAF LN		CHARLOTTE	NC	28262
2016-139		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON STREET, SUITE 1000		CHARLOTTE	NC	28206
2016-139		CHARTER PROPERTIES		JOHN	PORTER	P.O. BOX 37188		CHARLOTTE	NC	28237-7166
2016-139		BROWDER GROUP REAL ESTATE, LLC		MATT	BROWDER	1440 S. TRYON STREET	SUITE 104	CHARLOTTE	NC	28203



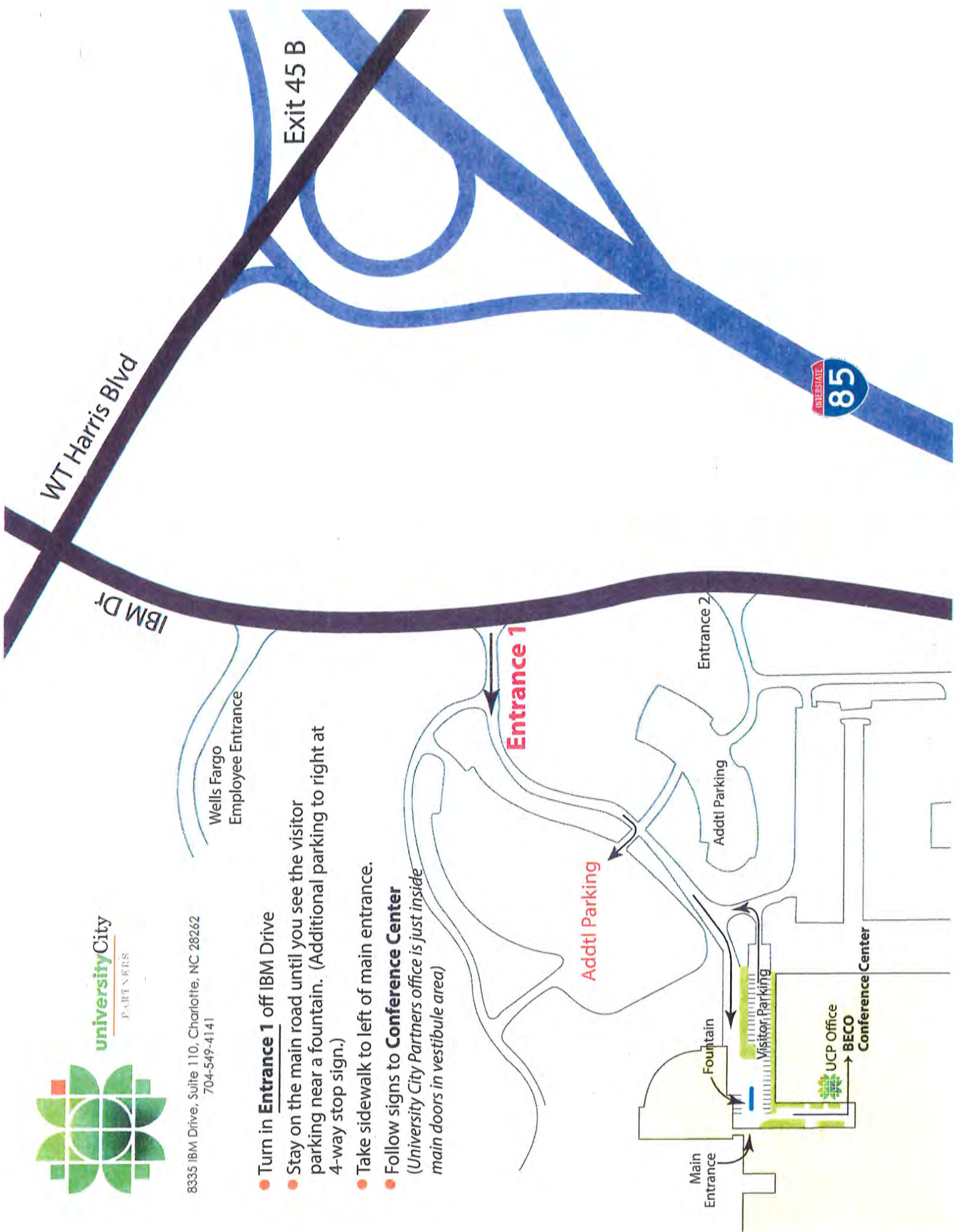
Pet. NO.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-139	Myron	Brown	Hemewood Acres Comm. Assoc.	12420 Fellowship Drive	Charlotte	NC 28262
2016-139	Wendy	Parks	Arbor Hills HOA	Post Office Box 11908	Charlotte	NC 28220
2016-139	Veronica	Foxter	Lexington	2313 Arden Gate Lane	Charlotte	NC 28262
2016-139	Anthony	Woodling	Claybrooke NA	10179 Claybrooke Drive	Charlotte	NC 28262
2016-139	Deohe	Hallett	Vulcan Materials Co.	11020 David Taylor Road	Charlotte	NC 28262
2016-139	Cliff	Lane	Fountain Grove HOA	2026 Chipstone Road	Charlotte	NC 28262
2016-139	Carolyn	Sandi	Mallard Glen Village HOA	10339 Garrett Grigg Road	Charlotte	NC 28262
2016-139	Andre	Christie	Mallard Lake HOA	10503 Greenhead View	Charlotte	NC 28262
2016-139	Havi	Vallabhapurem	Maplewood	1147 Boxelder Lane	Charlotte	NC 28262
2016-139	Patrick & Helen	Beach	Fountain Grove HOA	11024 Fountaingrove Drive	Charlotte	NC 28262
2016-139	Alton	Caldwell	Sir Anthony/29 North NA	1701 Sir Anthony Drive	Charlotte	NC 28262
2016-139	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite B230	Charlotte	NC 28202
2016-139	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2016-139	Richard	Toenjes	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2016-139	Claire	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2016-139	Maxine	Cavos	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-139	Phillip	Davis	Plaza/Eastway Partners/H. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2016-139	Dorothy	Coplin	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2016-139	Darrell	Bonapart	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2016-139	Susie	Hines	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2016-139	Heather	Ferguson	Charlotte East Comm. Partners	6033 Hanna Court	Charlotte	NC 28212
2016-139	Vickie	Fewell	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2016-139	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2016-139	Mary	Hopper	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2016-139	Al	Winget	University City Partners	6335 IBM Drive, Suite 110	Charlotte	NC 28262
2016-139	Dave	Wiggins	Steele Creek Residents Assoc.	17238 Winget Road	Charlotte	NC 28278
			Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28278



universityCity
PARTNERS

8335 IBM Drive, Suite 110, Charlotte, NC 28262
704-549-4141

- Turn in **Entrance 1** off IBM Drive
- Stay on the main road until you see the visitor parking near a fountain. (Additional parking to right at 4-way stop sign.)
- Take sidewalk to left of main entrance.
- Follow signs to **Conference Center**
(University City Partners office is just inside main doors in vestibule area)



EXHIBIT

B

Charter Properties, Inc. and Browder Group Real Estate, LLC, Petitioners
Rezoning Petition No. 2016-139

Community Meeting Sign-in Sheet

Innovation Park
BECO Conference Suite
8335 IBM Drive
Charlotte, NC

Tuesday, December 6, 2016

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Bridget Maltog	10229 Claybrooke	704 512 6095	bridget.maltog@gmail.com
2.	Stew Tribbyfill	10225 Claybrooke	704-717-0028	stribbyfill@carolina.rr.com
3.	William Pinner	10142 LOGANBERRY TR	904-579-3914	wmjp@att.net
4.	Linda Maichorak	10139 Loganberry Trail	704-293-4831	lindalmai@yahoo.com
5.	Jacqui Taylor	10282 Kendon Knoll	704 549 9311	gt7747@bellsouth.net
6.	Gordon Taylor	10282 Kendon Knoll	704 519 9311	Gordon.taylor10@yahoo.com
7.	AMIT PATEL	10450 LOGANBERRY TRAIL	704-705-0631	ARPATARM1@GMAIL.COM
8.	Deborah Sisty	10278 Kendon Knoll Dr.	980-226-5664	jstisdisty@yahoo.com
9.	John Sisty	" " "	" " "	jstisdisty@yahoo.com
10.	Alan Tees Elvort Carter	1501 GARDENWAY PK CT		46775@AOL.COM
11.	Jennifer Blair	4877 Blanton Pl 2807	704-791-2029	jennifer.blair11427@gmail.com
12.	SPECIAL MANTIGARI	1703 SANDRAE WIND LN	704-510-0616	MANTIGARI@YAHOO.COM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
55.	Adria Bush	13602 Whitebark Ct NW 28242 <i>Charlote</i>		ADRIAB@HOTMAIL.COM
56.	William Kennedy	—		William.Kennedy@matrony.com
57.	Ben Wood			
58.	William Kennedy			HUNTERW@YAHOO.COM
59.	XAVIER HARRISON	10991 CAYSGROVE DR		HARRISONX@BELLSOUTH.NET
60.	Dean Flannery	Sanicra		—
61.	Curtis Cordier	10236 CAYSBROOK DR		cdcordier@outlook.com
62.	Frank Woods	10733 CAYSGROVE DR		KHAT514@GMAIL
63.	Joel Buff	1635 Gallows Rd		SBUFF38735@AOL.COM
64.	Steve Buff	" "		" "
65.				
66.				
67.				
68.				
69.				
70.				
71.				
72.				
73.				
74.				
75.				

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
13.	William J. Garrison	3017 McLoughlin Ln	704 547-0576	terrygus@bellsouth.net
14.	N-Bi Nathan Beards	10018 Mallard Creek Rd	704-996-6105	
15.	West Hunter, III		704-363-5889	whunter@hunterconstructiongroup.com
16.	Brian Alston	10146 Loganberry Trail	704-773-3713	brian.alston@rocketmail.com
17.	Thomas DAV	10193 Cuthbertson Dr	704 598 6461	TDav@BlandH.com
18.	Darlene Heater	8335 BM Dr.	704 651 0948	darleneheater@gmail.com
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				
31.				
32.				
33.				

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
34.	Rebecca P. Wick	5553 Brickyard Ct. Garner, NC.	(704) 547-0526	RQwick02@yahoo
35.	Christopher Normile	1427 Galloway Rd	704 826 7568	the cat of tuscani@gmail.com
36.	Tim Danner-Lind	12233 Eastfield Rd	704-948-7010	Ed@University-Realty.com
37.	Ed Gulletge			
38.				
39.				
40.				
41.				
42.				
43.				
44.				
45.				
46.				
47.				
48.				
49.				
50.				
51.				
52.				
53.				
54.				

Charter Properties, Inc. and Browder Group Real Estate, LLC, Petitioners
Rezoning Petition No. 2016-139

Community Meeting Sign-in Sheet

Innovation Park
BECO Conference Suite
8335 IBM Drive
Charlotte, NC

Tuesday, December 6, 2016

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Nathan Benfield	1836 W Mulford creek charldon	704-996-6105	shop 27@THESOTELCHANGE.com
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

**CHARTER
PROPERTIES
INC.**



**REZONING PETITION No. 2016-139
COMMUNITY MEETING
DECEMBER 6, 2016**

**WEST MALLARD CREEK CHURCH RD. / I-85
REDEVELOPMENT**

tabbles®

EXHIBIT

C

Agenda

- I. Introduction of Development Team Members
- II. Site/Rezoning Request
 - A. RE-1, RE-3 (CD) & R-3 to CC and NS
- III. Rezoning Schedule/Process
- IV. Information on Browder Group Real Estate
- V. Information on Charter Properties
- VI. Review of Site Plan and the Proposed Development

Agenda - Continued

VII. Transportation

VIII. Breakout Sessions

A. Retail/Commercial Component

B. Multi-Family Component

C. Transportation

Development Team

- Matt Browder, Browder Group Real Estate
- John Porter, Charter Properties
- John Scott Trotter, Charter Properties
- Jim Guyton, Design Resource Group
- Nick Bushon, Design Resource Group

Development Team - Continued

- Carlton Burton, Burton Engineering
- Greg Welsh, Burton Engineering
- Matthew Peach, AMT Engineering
- Michael Surasky, AMT Engineering
- John Carmichael, Robinson, Bradshaw & Hinson

Site Plan on an Aerial Photograph

DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
PLANNING
DESIGN
CONSULTING
2016-139



REZONING PETITION
FOR PUBLIC HEARING
2016-139

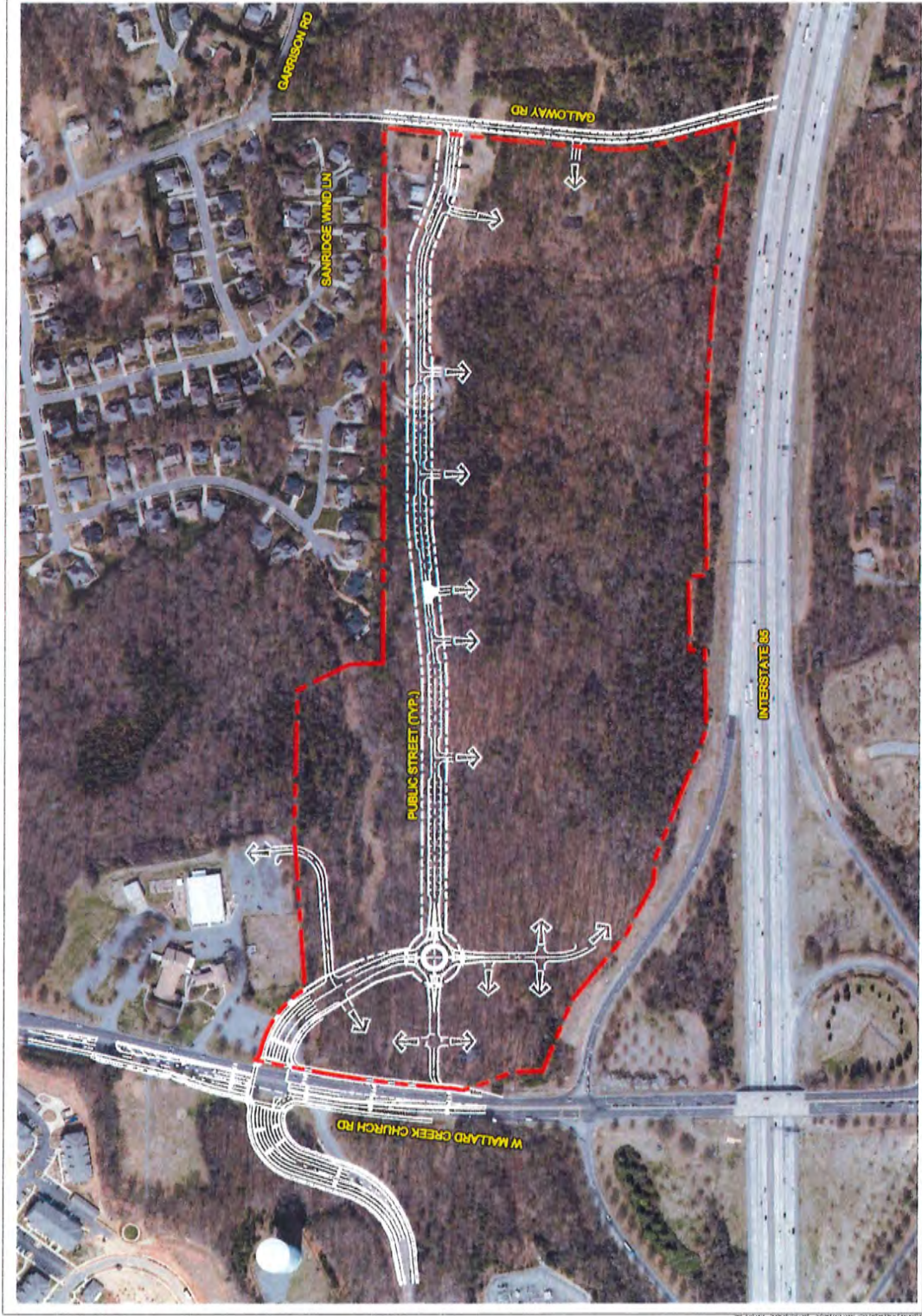
REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARTER PROPERTIES, INC. &
BROWDER GROUP

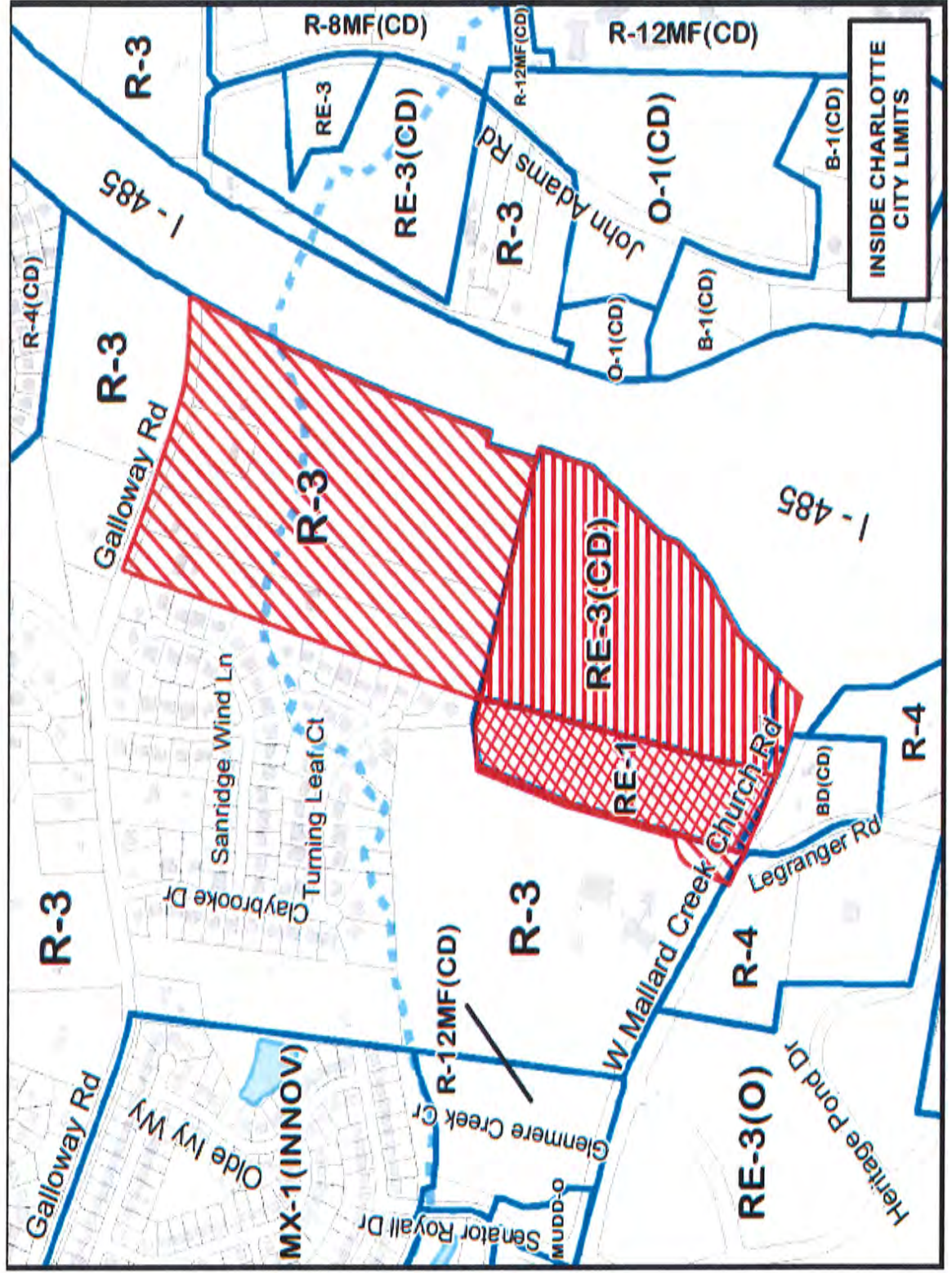
AERIAL ROAD
EXHIBIT

DATE: 11/1/16
PROJECT #:
SHEET #:
SHEET TOTAL:
SCALE:

EXHIBIT



Existing Zoning of the Site and Surrounding Parcels





-  Residential (Up to 4 DUA)
 Residential (Up to 8 DUA)
 Residential (12+ DUA)
 Multi-Family, Retail
 Retail, Office
 Retail, Office, Research
 Multi-Family, Retail, Office

- Retail
Office
Industrial
Research
Utility
Institutional
Open Space

-  Single Family, Multi-Family, Retail
 Single Family, Multi-Family, Office
 Single Family, Multi-Family, Institutional
 Single Family, Multi-Family, Retail, Research
 Single Family, Multi-Family, Retail, Office, Institutional

- Charlotte Extra-Territorial Jurisdiction

- Charlotte City Limits
- Greenway Facility
- ⊗ Neighborhood Center
- ⊗ Regional Center

Potential Rezoning Schedule – Earliest Date on Which The Public Hearing Could Be Held

- Public Hearing: Tuesday, January 17, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Wednesday, January 25, 2017 at 4:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Potential Rezoning Schedule - Continued

- Public Hearing: Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Wednesday, March 1, 2017 at 4:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

AERIAL OF SURROUNDING AREA



PROJECT SITE PLAN



DRG
**DESIGN
RESOURCE
GROUP**

LANDSCAPE ARCHITECTURE
TRANSPORTATION PLANNING
URBAN DESIGN



REZONING PETITION
FOR PUBLIC HEARING
2016-139

REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA
CHARTER PROPERTIES, INC. &
BROWDER GROUP

**SCHEMATIC
SITE PLAN**

SCALE 1" = 30'
DATE 11/11/16
PROJECT # 16-001
SHEET # 1 OF 1
DRAWN BY J. BROWDER
CHECKED BY J. BROWDER
APPROVED BY J. BROWDER

RECENT DEVELOPMENTS BY CHARTER



**Ridge at Highland Creek
Charlotte, NC**



**Brayden
Fort Mill, SC**

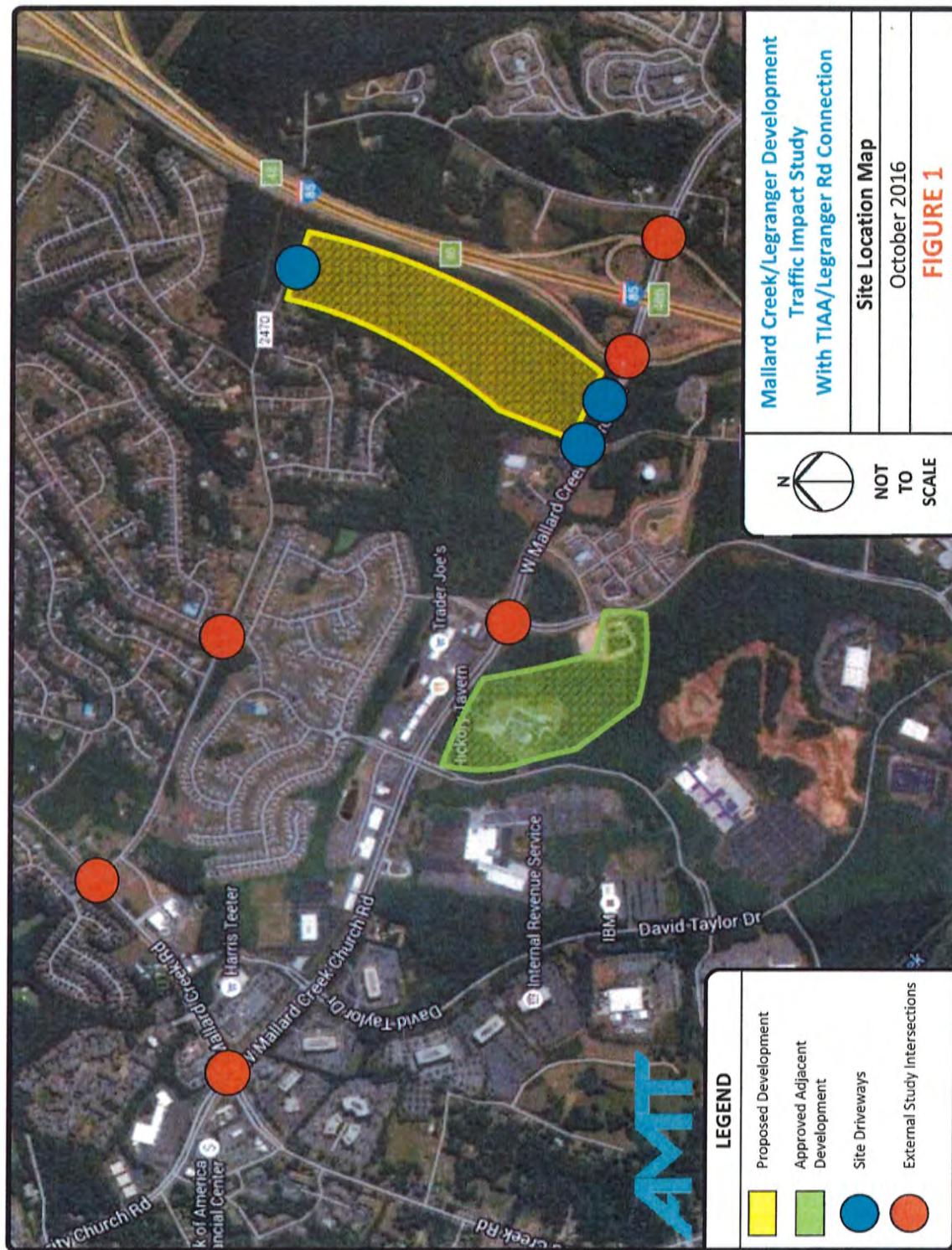
BRAYDEN FORT MILL, SC TOWNHOMES

CHARTER
PROPERTIES
INC.



POTENTIAL ARCHITECTURAL ELEVATION





RESULTS – WITHOUT DEVELOPMENT (AM Peak Hour)



RESULTS – WITH DEVELOPMENT (AM Peak Hour)



RESULTS – WITHOUT DEVELOPMENT (PM Peak Hour)



RESULTS – WITH DEVELOPMENT (PM Peak Hour)



[illegible]

