

OFFICIAL COMMUNITY MEETING REPORT  
**Petitioner: Alliance Residential Holdings, LLC**  
Rezoning Petition No. 2018-132

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 15, 2018. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, November 29th at 6:00 p.m. at the Mallard Creek Recreation Center, 2530 Johnston Oehler Road, Charlotte, NC 28269.

**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 Donald Santos and Chad Platt, as well as by Petitioner's agents Eddie Moore with McAdams, Steve Lineberger with Cline Design, and Collin Brown and Brittany Lins with K&L Gates LLP. Several members of the Optimist Club (property owner) were also in attendance.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's team elected for an open house format for the community meeting. The following stations were available for attendees to get an overview of the project and ask specific questions of various members of the Petitioner's team:

1. Architectural Design - Steve Lineberger, Cline Design
2. Site Design - Eddie Moore, McAdams
3. Redevelopment Vision and Company Overview - Donald Santos and Chad Platt, Alliance Residential
4. Optimist Club (Land Owner) - Stewart Mallard
5. Rezoning Process Overview - Collin Brown & Brittany Lins, K&L Gates

Mr. Collin Brown used a PowerPoint presentation to assist at the Rezoning Process Overview station, attached as Exhibit D. Additionally, each station provided comment cards for attendees to give additional feedback, attached as Exhibit E.

The meeting concluded at approximately 7:30 p.m.

Respectfully submitted, this 17th day of December, 2018.

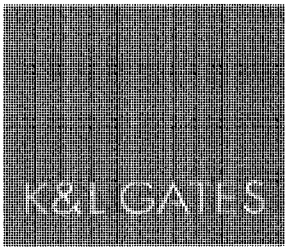
cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

| 2018-132 TAXPID OWNERLASTN                                      | OWNERFIRST              | COWNERFIRS          | COWNERLAST                         | MAILADDR1                            | MAILADDR2 | CITY          | STATE | ZIPCODE |
|---|-------------------------|---------------------|------------------------------------|--------------------------------------|-----------|---------------|-------|---------|
| 2018-132 02931104 ECHO HIGHLAND CREEK LLC                       |                         |                     |                                    | 560 EPSILON DR                       |           | PITTSBURGH    | PA    | 15238   |
| 2018-132 02931115 MALLARD CREEK OPTIMIST                        | INC                     |                     |                                    | PO BOX 26692                         |           | CHARLOTTE     | NC    | 28221   |
| 2018-132 02931119 MARK OIL COMPANY INC                          |                         |                     |                                    | PO BOX 32064                         |           | CHARLOTTE     | NC    | 28232   |
| 2018-132 02931138 CENTENNIAL HIGHLAND CREEK LLC                 |                         |                     | C/O CENTENNIAL HOLDING COMPANY LLC | PO BOX 450233                        |           | ATLANTA       | GA    | 31145   |
| 2018-132 02931201 NCCFA1 LLC                                    |                         |                     |                                    | 851 S FEDERAL HIGHWAY                | STE 201   | BOCA RATON    | FL    | 33432   |
| 2018-132 02941101 UNTZ  | REECE EARL              | LINDA F             | UNTZ                               | 4902 RIDGE RD                        |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941109 REITZEL                                       | BARBARA ANN HAMPTON     |                     |                                    | 1970 ODELL SCHOOL RD                 |           | CONCORD       | NC    | 28027   |
| 2018-132 02941110 MALLARD CREEK OPTIMIST CLUB                   | INC                     |                     | C/O STEWART MALLARD                | 5502 MCCHESEY DR                     |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941112 REECE   | REECE E                 | LINDA F             | UNTZ                               | 4902 RIDGE RD                        |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941146 WILLIAMS                                      | JAMES                   | CLAUDIA F           | WILLIAMS                           | 5414 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941147 TINDAL  | MARGARET ANNE           |                     |                                    | 5418 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941148 MURRY   | TIMOTHY                 | MONICA S            | KELLY                              | 5458 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941149 HRUSKA  | HEATHER                 |                     |                                    | 5462 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941150 SOMMER  | HORST W                 | LOTTE E             | SOMMER                             | 5466 PROSPERITY VIEW RD              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941151 MARTIN  | MARIE                   |                     |                                    | 5470 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941152 HAHN  | JAMMIE                  |                     |                                    | 5506 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941153 STATEN  | LINDA                   |                     |                                    | 5510 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941154 DIPPERT                                       | DOUGLAS W               | PAMELA J            | DIPPERT                            | 5514 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941155 BARKLEY                                       | SANDRA                  |                     |                                    | 5518 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941156 PETRY   | JEROME M                |                     |                                    | 4829 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941157 GOINS   | JOEL SAMUEL             | DIANN ROGERS        | GOINS                              | 4833 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941158 BOCCALATTE                                    | WILLIAM F               | ELIZABETH J         | BOCCALATTE                         | 6305 RIDGE PATH LN                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941159 TAYLOR  | TIMOTHY                 | KIMBERLY H          | TAYLOR                             | 6311 RIDGE PATH LN                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941160 MATTIS  | CLGA L                  |                     |                                    | 6306 RIDGE PATH LN                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941161 FREITAG                                       | ALAN R                  | ROBIN N             | FREITAG                            | 5207 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941162 LOCKERBIE                                     | STUART B                | LECIA A             | LOCKERBIE                          | 5215 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941163 JOHNSON                                       | GLENDIA JOYCE           |                     |                                    | 5219 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941164 REISIG  | CHARLES                 | ROSE CHERYL         | REISIG                             | 5225 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941165 NICHOLSON                                     | WILLIAM M               | MICHELE M           | NICHOLSON                          | 5229 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941166 MONROE  | ALBERT BARNETT III      | GAYLE REED          | MONROE                             | 4819 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941167 DOLPHIN                                       | RICHARD C(REVOC/LT)     | VICKIE A (REVOC/LT) | DOLPHIN                            | 4591 BLAYLOCK RD                     |           | CROSSVILLE    | TN    | 38572   |
| 2018-132 02941168 BROWN   | JEWELL A                | JOEL A              | BROWN                              | 4809 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941169 DELBERT CLARK REVOCABLE TRUST                 |                         |                     |                                    | 4805 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941170 THOMAS  | FERNA E                 |                     |                                    | 4763 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941171 DAVIS   | ONEIDA                  |                     |                                    | 4759 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941172 MARKHAM                                       | GARY A                  | LUCIA S             | MARKHAM                            | 4743 BOOMERANG WY UNIT 4743          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941173 COOKE   | TONI D                  | CHARLES B           | COOKE                              | 4747 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941174 MCDANIEL                                      | MARGARET H              |                     | MARGARET H MCDANIEL                | 13055 COOPERMEADOW                   |           | CINCINNATI    | OH    | 45242   |
| 2018-132 02941175 HARGETT                                       | JEFFREY S               |                     |                                    | 4755 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941176 CHOI  | YOUNG JOON              | HYE KYONG           | CHOI                               | 4725 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941177 SMITH   | THOMAS K                | LINDA S             | SMITH                              | 4729 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941178 BARONE  | ROBERT A                | JACKIE M            | BARONE                             | 4723 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941179 STEELE  | ALMERIA S               |                     |                                    | 4737 BOOMERANG WY UNIT 4737          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941180 BOROWIK                                       | HENRY                   | MARIANNE J          | ADAMS                              | 968 SW ROYALPOINCIANA DR             |           | PORT ST LUCIE | FL    | 34987   |
| 2018-132 02941181 DAVIS   | JAMES E                 | VERONICA H          | DAVIS                              | 4711 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941182 DIFRANCO                                      | CONCETTA                |                     |                                    | 4715 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941183 EVANS   | MARIAN V                |                     |                                    | 4719 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941184 LOVE  | PAULINE A               |                     |                                    | 4826 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941185 QUAST   | EUGENE EMIL THE         | CAROL JEANETTE THE  | QUAST                              | 4822 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941186 ELLISON                                       | MARY SLIGH              | JACK                | ELLISON                            | 4730 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941187 JAMES P HOCHMUTH & JOYCE E HOCHMUTH REVOCABLE | TRUST                   | JAMES P             | HOCHMUTH                           | 4734 BOOMERANG WY                    |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941188 SMITH   | HIRAM                   |                     |                                    | 4762 BOOMERANG WAY                   |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941189 HARRISON                                      | BEVERLY M               |                     |                                    | 4805 BOOMERANG WAY UNIT 4806         |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941501 LU  | WEI-CHIA                | WEI-LING            | HSU                                | 5330 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941502 MURPHY  | KERRI LYNN              | CAROLYN V           | THOMPSON                           | 9825 JULLIARD DR                     |           | MINT HILL     | NC    | 28227   |
| 2018-132 02941503 JOHNSON                                       | CHERYL DENISE           |                     |                                    | 5322 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941504 KENNY   | BARBARA A               | DENNIS J            | KENNY                              | 5318 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941505 WINTER  | JOHN D                  | SUSAN T             | WINTER                             | 5314 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941506 EVANS   | RONALD D                | ESTHER B            | EVANS                              | 5310 PROSPERITY VIEW DR              |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941507 PRICE   | VIVIAN S                |                     |                                    | 4214 ALLEGHANY DR                    |           | SALEM         | VA    | 24153   |
| 2018-132 02941530 MACMASTER                                     | MARGARET E              |                     |                                    | 5013 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941531 SCHULS  | ALFRED                  | LORI A              | SCHULS                             | 5017 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941532 LIEVANO                                       | ELIZABETH L             |                     |                                    | 5021 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941533 FLAIG   | GERALD                  | BARBARA BILS        | FLAIG                              | 18823 NEW HAMPSHIRE AV               |           | ASHTON        | MD    | 20861   |
| 2018-132 02941534 CARNES  | CHARLES                 |                     |                                    | 7921 PHILADELPHIA CT APT 302         |           | CHARLOTTE     | NC    | 28216   |
| 2018-132 02941535 O'MOORHRAIN                                   | CHORMAC                 | ALISON              | O'MOORHRAIN                        | 5013 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941536 AMH NC PROPERTIES L.P                         |                         |                     |                                    | 30601 AGOURA RD STE 200              |           | AGOURA HILLS  | CA    | 91301   |
| 2018-132 02941537 WONG  | CH'ENG-I                |                     |                                    | 5041 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941538 AMH NC PROPERTIES LP                          |                         |                     |                                    | 11629 SIDNEY CREST AVE               |           | CHARLOTTE     | NC    | 28213   |
| 2018-132 02941539 PROGRESS RESIDENTIAL 2015-1 BORROWER LLC      |                         |                     |                                    | PO BOX 4090                          |           | SCOTTSDALE    | AZ    | 85761   |
| 2018-132 02941540 PETTIFORD                                     | KEVIN                   | ADRIANNE            | PETTIFORD                          | 5053 PROSPERITY RIDGE                |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941541 PROSPERITY RIDGE COMMUNITY                    | ASSOCIATION INC         | THE CAROLINAS LLC   | C/O NEW SOUTH PROPERTIES OF        | 452 S MAIN ST,UNIT J                 |           | DAVIDSON      | NC    | 28036   |
| 2018-132 02941542 PROSPERITY RIDGE COMMUNITY                    | ASSOCIATION INC         | THE CAROLINAS LLC   | C/O NEW SOUTH PROPERTIES OF        | 1518 EAST THIRD ST                   |           | CHARLOTTE     | NC    | 28204   |
| 2018-132 02941544 HIPP  | JONATHAN ELLIOTT        |                     |                                    | 5052 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941545 BREWINGTON                                    | LAKESHA A               |                     |                                    | 5048 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941546 YOUNG   | KAREN G                 |                     |                                    | 5044 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941547 QUESADA                                       | OSVALDO M               | ADRIANA             | QUESADA                            | 5040 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941548 SARNEVITZ                                     | EMILY SAMANTHA          | BETTE LISA          | SARNEVITZ                          | 14535 CORDIAN LN APT 204             |           | HUNTERSVILLE  | NC    | 28269   |
| 2018-132 02941549 MC  | FAHRUDIN                | AMELA               | MERIC                              | 5006 DOWNING CREEK DR                |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941550 SHANE   | MICHAEL A               |                     |                                    | 5024 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941551 RHODES  | ALEXIS                  |                     |                                    | 5020 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941552 HOLTZCLAW                                     | JEREMY B                |                     |                                    | 5018 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941553 TRAVIS  | RESA T                  | ROBBY J             | TANNER                             | 5014 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941554 GOTTLIEB                                      | GERARD DAVID            | JOYCE               | GOTTLIEB                           | 5010 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941555 RODRIGUEZ                                     | ALEJANDRA CRIS          |                     |                                    | 4976 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941556 GREGORY                                       | ELIZABETH               |                     |                                    | 4972 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941557 SENSABAUGH                                    | MIA                     |                     |                                    | 3493 SUMMIT CT NE                    |           | WASHINGTON    | DC    | 20018   |
| 2018-132 02941558 DEVARAPALLI                                   | SREENIVASULU            | SAILAJA             | DEVARAPALLI                        | 145 LONGTOWN PLACE DR                |           | COLUMBIA      | SC    | 29229   |
| 2018-132 02941559 DONNELLY                                      | BEALELA I               |                     |                                    | 4960 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941560 ABERNETHY                                     | CHAD T                  |                     |                                    | 4956 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941561 USSERY  | MARY A                  |                     |                                    | 4950 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941562 YOUNG   | ERIC D                  |                     |                                    | 4946 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941563 MANAGARI                                      | GIRINATH                | SUDHA               | JAJIMI                             | 4942 PROSPERITY RIDGE RD             |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941564 WEEKS   | CHELSEY ERIN            |                     |                                    | 13232 LONG COMMON PWKY               |           | HUNTERSVILLE  | NC    | 28078   |
| 2018-132 02941565 NAUSHAD                                       | NASREEN S               |                     |                                    | 10518 GOLD PAN RD                    |           | CHARLOTTE     | NC    | 28215   |
| 2018-132 02941567 HARRISON                                      | CRISTYN N               |                     |                                    | 4671 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941568 FORBES  | EVY L                   | WILLIAM O.          | FORBES                             | 4675 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941569 MCQUEEN                                       | TIFFANY ANN             |                     |                                    | 11134 HWY 601                        |           | MIDLAND       | NC    | 28107   |
| 2018-132 02941570 WHITEHEAD                                     | LATRISHA DEVON          |                     |                                    | 4683 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941571 WEBB  | LENORE LYNN             |                     |                                    | 4705 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941572 TALBOT  | RYAN                    |                     |                                    | 4709 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941573 LOVETT  | MARK B II               |                     |                                    | 4711 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941574 SIDDIGUI                                      | FERZANA YASMIN          |                     |                                    | 14415 GLENDON HALL LN                |           | CHARLOTTE     | NC    | 28262   |
| 2018-132 02941575 REDDY   | BAVASARAJA GOUD MEDEHAL | MANJULA             | BHAVIKATTI                         | 4719 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941576 PEEBLES                                       | CHRISTINA               |                     |                                    | 4723 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941577 BROWN   | ZACHARY D               |                     |                                    | 4731 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941578 HOTZE   | WILLIAM R               | JANE M              | HOTZE                              | 113 FAY PARK DR                      |           | N SYRACUSE    | NY    | 1322    |
| 2018-132 02941579 MOLINARO                                      | ANGELICA                |                     |                                    | 4939 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941580 PHAN  | MAGGIE                  |                     |                                    | 4743 FORESTRIDGE COMMONS DR UNIT 193 |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941581 NANISSETY                                     | NEIL S                  |                     |                                    | 899 NORTH ORANGE AVE APT 602         |           | ORLANDO       | FL    | 32801   |
| 2018-132 02941582 REEVES  | MEREDITH L              |                     |                                    | 4751 FORESTRIDGE COMMONS DR          |           | CHARLOTTE     | NC    | 28269   |
| 2018-132 02941583 PROSPERITY RIDGE COMMUNITY                    | ASSOCIATION INC         | THE CAROLINAS LLC   | C/O NEW SOUTH PROPERTIES OF        | 1928 S BLVD #100                     |           | CHARLOTTE     | NC    | 28203   |
| 2018-132 02941585 PROSPERITY RIDGE COMMUNITY                    | ASSOCIATION INC         | THE CAROLINAS LLC   | C/O NEW SOUTH PROPERTIES OF        | 1518 EAST THIRD ST                   |           | CHARLOTTE     | NC    | 28204   |
| 2018-132 02941587 PROSPERITY RIDGE COMMUNITY ASS                | OCIATION INC            |                     |                                    | 919 NORLAND RD                       |           | CHARLOTTE     | NC    | 28205   |
| 2018-132 02941588 PROSPERITY RIDGE COMMUNITY ASS                | OCIATION INC            |                     | C/O HOPPER COMMUNITIES, INC        | 1355 GREENWOOD CLIFF SUITE 150       |           | CHARLOTTE     | NC    | 28204   |

|          |  |            |             |                           |          |           |       |       |
|----------|--|------------|-------------|---------------------------|----------|-----------|-------|-------|
| 2018-132 | ORGANIZATI   | FIRST_NAME | LAST_NAME   | STREET_ADD                | UNIT_NUM | CITY      | STATE | ZIP   |
| 2018-132 | Ballantyne Homeowners Association                    | Julie      | Hobbs       | 9718 Kestral Ridge Drive  |          | Charlotte | NC    | 28269 |
| 2018-132 | Claiborne Woods                                      | Edward     | Barkley     | 9718 Kestral Ridge Drive  |          | Charlotte | NC    | 28269 |
| 2018-132 | Devonshire Neighborhood Association                  | Cindy      | Peninger    | 4816 Avalon Forest Ln     |          | Charlotte | NC    | 28269 |
| 2018-132 | Fox Glen Homeowners Association                      | Karl       | Beil        | 11603 Fox Trot Dr         |          | Charlotte | NC    | 28269 |
| 2018-132 | Hampton Leas HOA                                     | Jason      | Cook        | 12228 Hampton Place Drive |          | Charlotte | NC    | 28269 |
| 2018-132 | Hayden Commons HOA                                   | Heidi      | Pruess      | 10430 Baskerville Ave     |          | Charlotte | NC    | 28269 |
| 2018-132 | Highland Creek HOA                                   | Heather    | Casselberry | 6107 Skyline Dr           |          | Charlotte | NC    | 28269 |
| 2018-132 | Highland Creek HOA                                   | Stacie     | Purcell     | 6121 Chavel Ln            |          | Charlotte | NC    | 28269 |
| 2018-132 | Highland Creek HOA                                   | Theresa    | Rosa Corey  | 6428 Stargaze Ln          |          | Charlotte | NC    | 28269 |
| 2018-132 | Holly Ridge Homeowners Association                   | Patricia   | Brown       | 9718 Kestral Ridge Drive  |          | Charlotte | NC    | 28269 |
| 2018-132 | Madison Park At Wallace Farms Homeowners Association | Joyce      | Gonzalez    | 9302 White Aspen Pl       |          | Charlotte | NC    | 28269 |
| 2018-132 | Mallard Glen Village Homeowners Association          | Carolyn    | Sands       | 4503 Ridge Rd             |          | Charlotte | NC    | 28269 |
| 2018-132 | Pond Side Homeowners Association                     | Frank      | Erwin       | 12310 Panthersville Dr    |          | Charlotte | NC    | 28269 |
| 2018-132 | Preserve At Prosperity Church                        | Toya       | Everett     | 8448 Summerford Drive     |          | Charlotte | NC    | 28269 |
| 2018-132 | Prosperity Ridge Homeowners Association              | Lenee      | Martin      | 6116 Prosperity Church Rd |          | Charlotte | NC    | 28209 |
| 2018-132 | Prosperity Village Area Association                  | Dr. Brett  | Kubricht    | 10210 Prosperity Park Dr  | Unit 400 | Charlotte | NC    | 28269 |
| 2018-132 | Prosperity Village Area Association                  | Shika      | Raynor      | 6403 Ridgeview Commons Dr |          | Charlotte | NC    | 28269 |
| 2018-132 | Prosperity Village Area Association                  | Theresa    | Rosa        | 6428 Stargaze Ln          |          | Charlotte | NC    | 28269 |
| 2018-132 | Stoney Creek HOA                                     | Raymond    | Sheffield   | 6217 Creek Breeze Road    |          | Charlotte | NC    | 28269 |
| 2018-132 | Wyndham Hills  | Denise     | Williams    | 6230 Shelley Ave          |          | Charlotte | NC    | 28262 |

# **Exhibit B**



November 15, 2018

Collin W. Brown  
collin.brown@klgates.com

T +1 704 331 7531  
F +1 704 331 7598

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Date:** Thursday, November 29th at 6:00 p.m.

**Location:** Mallard Creek Recreation Center  
2530 Johnston Oehler Road  
Charlotte, NC 28269

**Petitioner:** Alliance Residential Company

**Petition No.:** 2018-132

Dear Charlotte Resident,

We represent Alliance Residential Company (the "Petitioner") in coordination with The Optimist Club to rezone an approximately 10-acre property owned by the Mallard Creek Optimist Club, located on the north side of Ridge Road, between Old Ridge Road and Prosperity Ridge Road (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district to the MUDD-O zoning district in order to accommodate its redevelopment plans.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, November 29th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Collin W. Brown', followed by a horizontal line.

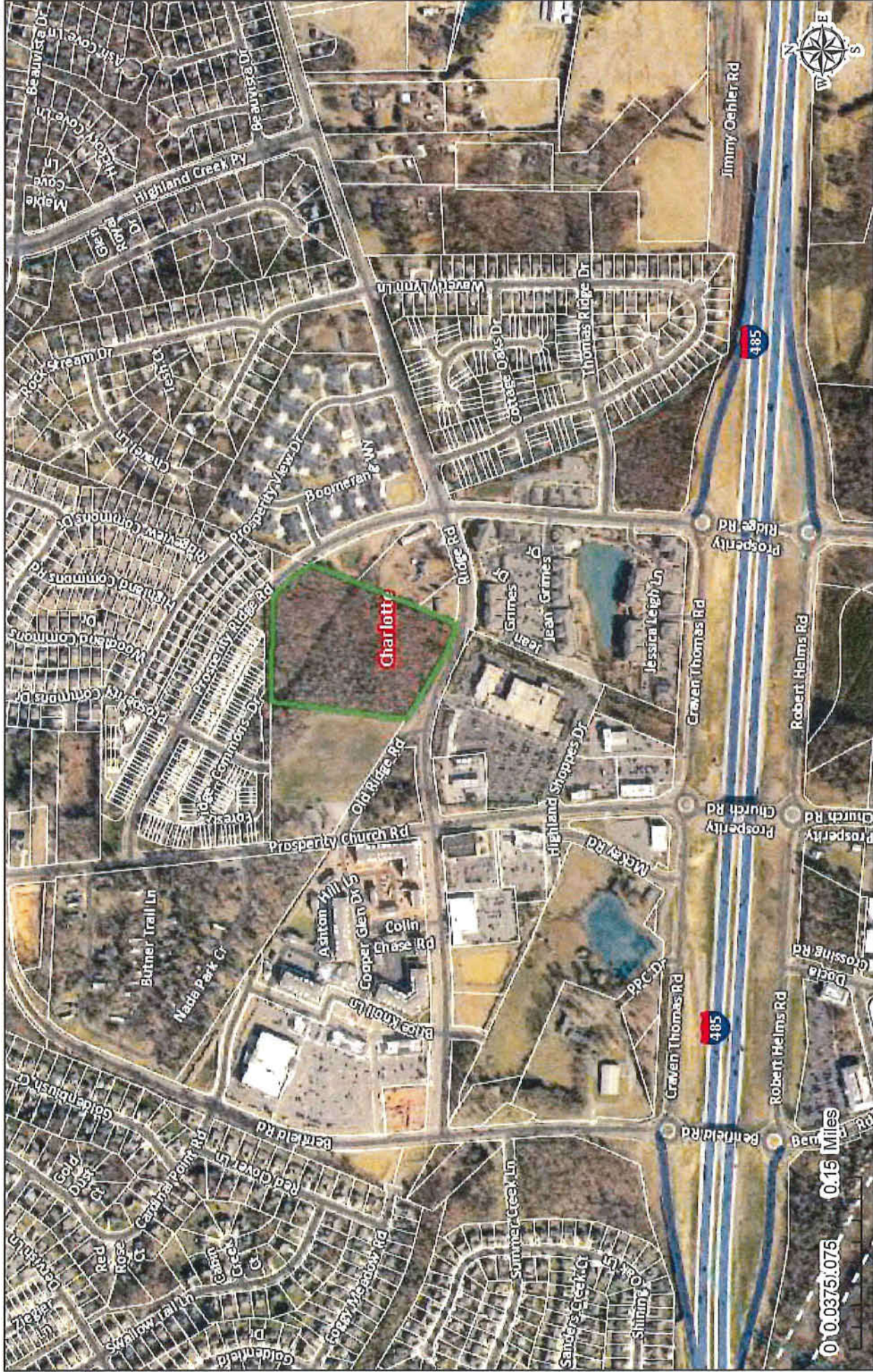
Collin W. Brown

cc: Greg Phipps, Charlotte City Council District 4



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 11/14/2018 10:42:37 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# **Exhibit C**



Official Community Meeting  
**Petitioner: Alliance Residential Holdings, LLC**  
**Petition No. 2018-132**  
Mallard Creek Recreation Center  
2530 Johnston Oehler Rd, Charlotte, NC 28269  
**November 29, 2018**  
**6:00 PM**

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

| Name             | Address                       | Phone No.    | Email                     |
|------------------|-------------------------------|--------------|---------------------------|
| JANET Sirhan     | 5834 MANTARIO DR              | 704-533-2954 | jsirhan@bellsouth.net     |
| Erica Kerdeau    | 688 Prosperity Church Rd      | 401 301 2430 | elynn401@yahoo.com        |
| Benny D. Delgado | 8427 Dolmar Ln                | 980-235-9570 | birod@yahoo.com           |
| RB Helmut Helms  | 13505 Helianthe Rd. Huntville | 704 875-3243 |                           |
| Joe Ormsby       | 6417 STARLIGHT LN             | 704 661 3534 | -                         |
| PLEASE UANTZ     | 4902 RIDGE                    | 704 241 7205 | PLEASE UANTZ 704 241 7205 |
| Leona Lockridge  | 5215 Prosperity Ridge         | 704 301 9286 | leonalockridge@gmail.com  |
| Ed Gullidge      | 12233 Eastfield Rd            | 704 942 7110 | Universal Realty 247      |
| JAMES TAYLOR     | 3512 Dominion Green           | 704 763 6410 | J+32197@aol.com           |
| Stacie Purcell   | 6320 Queensbury Ct            | 704 287 4448 | stacie.purcell@yahoo.com  |
| Chris Richards   | 2030 Leonaie Ct               | 704-591-7817 | carichards@comcast.com    |
| Almeria Steele   | 4737 Bernerang Way            | 336 457-2092 | almeriasteele@gmail.com   |
| Rick Hilly       | 6200 Myrtle Ave               | 704-9484565  | drh@sglife.org            |
| Lindsey          | 10223 Bullingdon              |              |                           |
| Maya Herdt       | 16265 University Park Ln      | 704-904-3610 |                           |
| Erin Powers      | 9116 Fourbridge Rd            | 704-510-5169 | -                         |
| Karen Barker     | 5544 Prosperity Ridge         | 704 992 8901 | K.young@att.net           |
| Kim Taylor       | 6311 R. de Pina               | 704-727-5325 | Khtaylor@me.com           |
| CHARLES EVAN     | 36406 RIDGEVIEW               | 845-598-2156 | my3grandkids 1209         |
| LANCE WILLIAMS   | 12027 Morning Dove Ln         |              | lance.hink@hotmail.com    |
| JoAnn DiDio      | 8666 BROOKING DR              |              | diodio@bellsouth.net      |
| James Cantz      | 5504 Fullamore Ln             | 704-576-2492 | alacantanz@bellsouth.net  |
|                  |                               |              |                           |

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

[illegible]

**6:00 PM**

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

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## Official Community Meeting

# Petition No. 2018-132

2530 Johnston Oehler Rd, Charlotte, NC 28269

**6:00 PM**

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

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# **Exhibit D**



The logo consists of the text "K&L GATES" in white, sans-serif, uppercase letters. It is positioned within an orange rectangular box in the top-left corner of the slide. The background of the slide features a blue bokeh effect with out-of-focus light spots, transitioning from a solid orange box at the top left to a white background below the bokeh image.

K&L GATES

Official Community Meeting

# Ridge Road Rezoning Petition No. 2018-132

November 29, 2018

## For questions about Development:



Donald Santos & Chad Platt

## Questions about Optimist Club Mission/History/Community Benefit:



Stew Mallard & Pat Barber

## Questions about Architecture:



Orlando Pizarro  
& Steve Lineberger

## Questions about Site Design:



Eddie Moore

## Questions about Rezoning Process:



Collin Brown & Brittany Lins

K&L GATES

The logo consists of the text "K&L GATES" in white, sans-serif, uppercase letters. It is positioned within an orange rectangular box in the top left corner. The background of the slide features a blue bokeh effect with out-of-focus light spots, transitioning from a solid orange box at the top left to a white background below.

K&L GATES

Official Community Meeting

# Ridge Road Rezoning Petition No. 2018-132

November 29, 2018

# AGENDA

- Introductions
- Property Location
- Current Zoning & Area Plan Recommendation
- Proposed Zoning and Redevelopment Concept
- Rezoning Timeline
- Breakout Groups Discussion



## Rezoning Petitioner:



## Property Owner:



Stewart Mallard & Pat Barber



Orlando Pizarro  
& Steve Lineberger



Eddie Moore

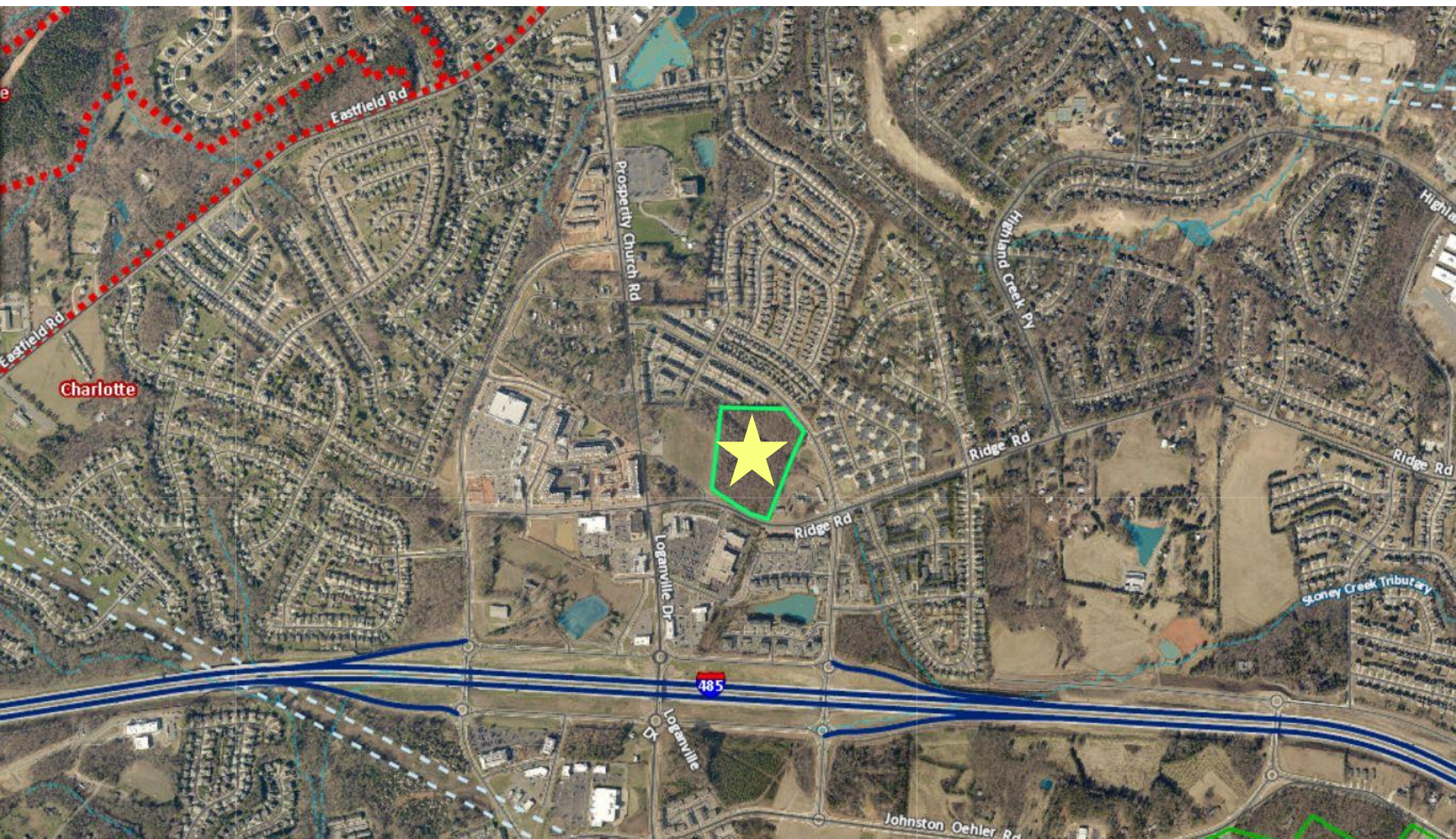


Collin Brown & Brittany Lins

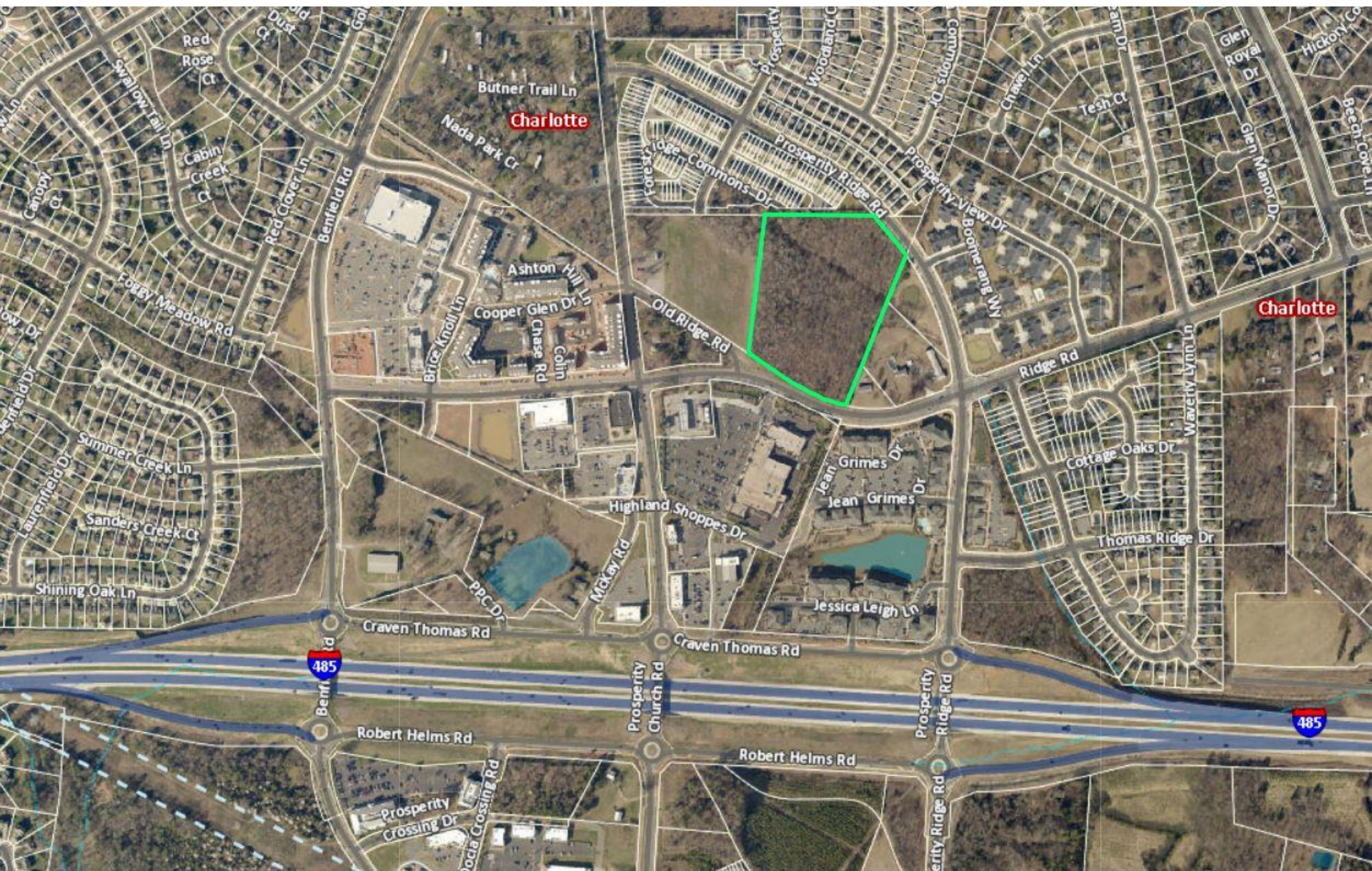
The background of the slide is a vibrant blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a sparkling, underwater-like texture.

# Property Location















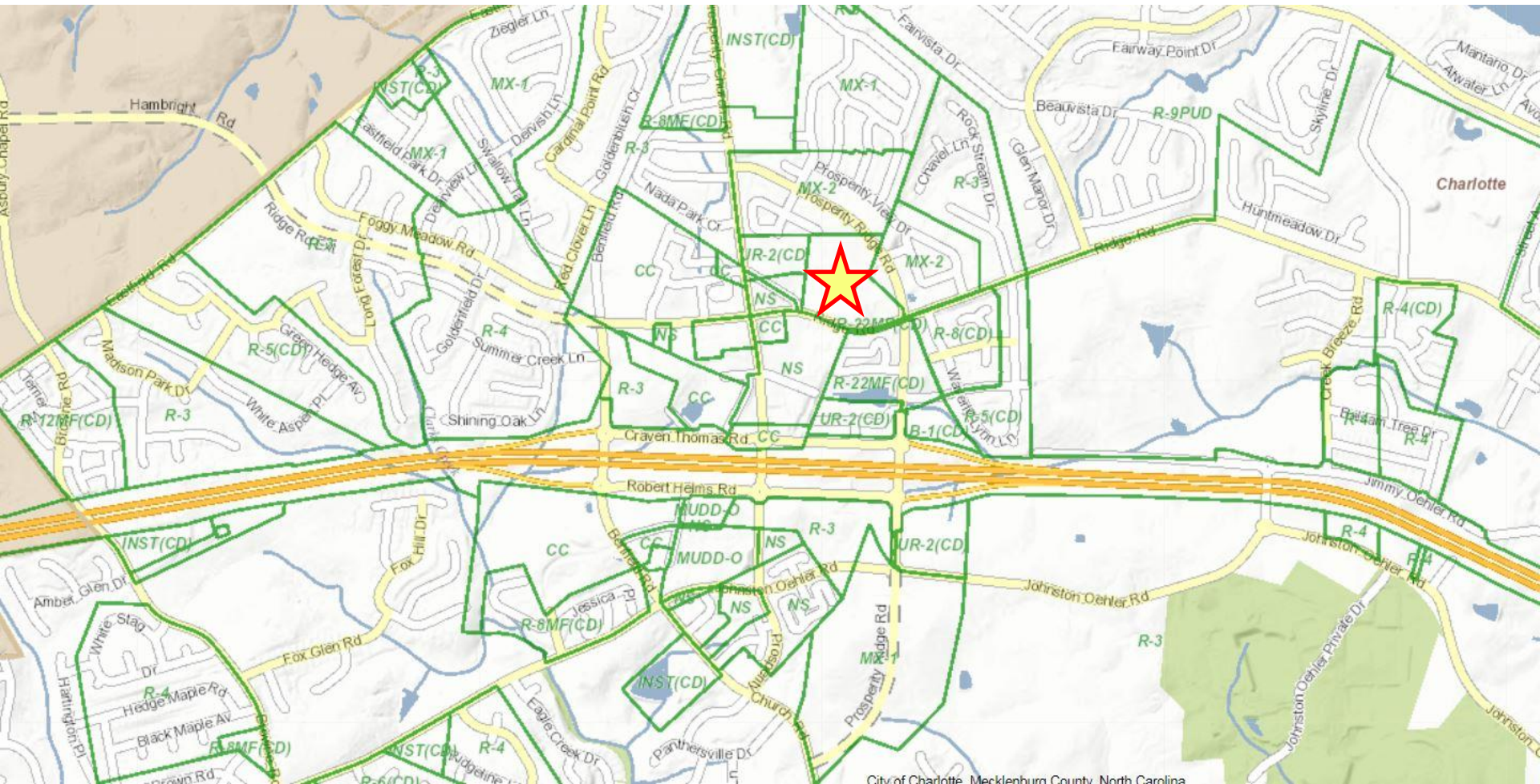




The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

# Current Zoning

# Current Zoning: R-3



City of Charlotte, Mecklenburg County, North Carolina



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title text.

# Adopted Area Plan

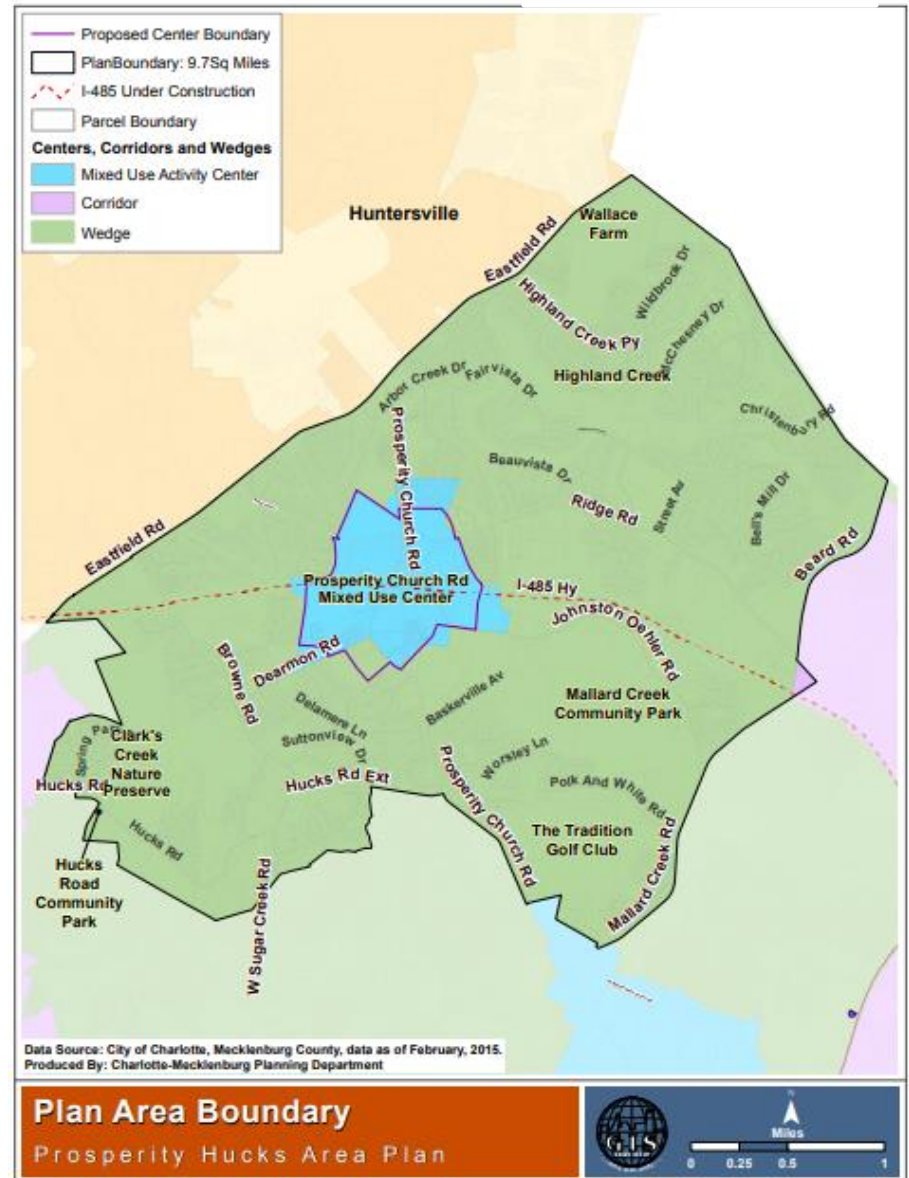
# Prosperity Hucks area plan

Adopted by City Council

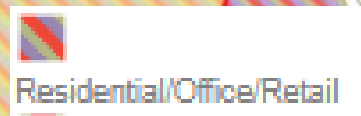
July 27, 2015



Charlotte Mecklenburg Planning Department





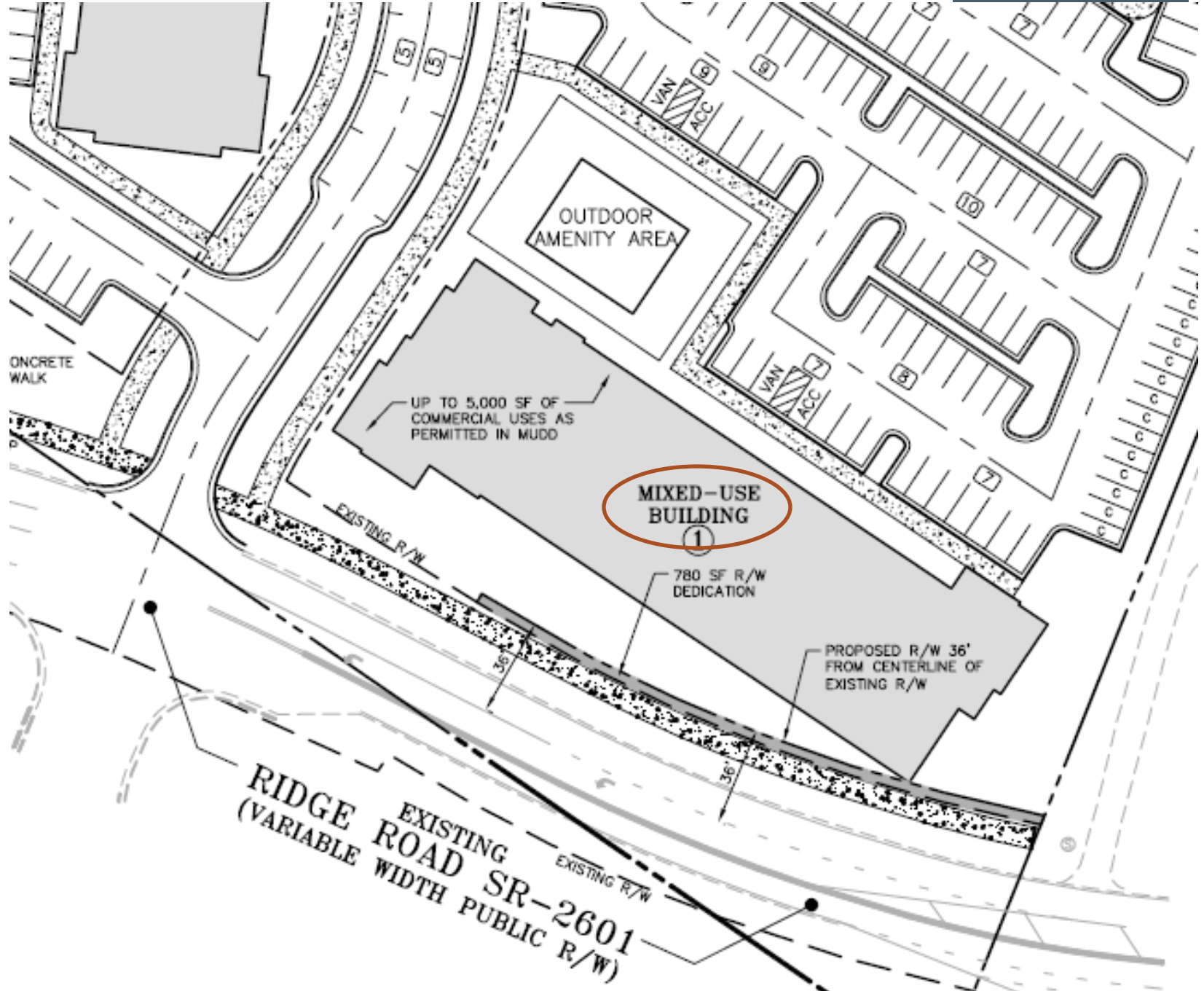




The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band spans the width of the slide, serving as a background for the title text.

# Proposed Zoning

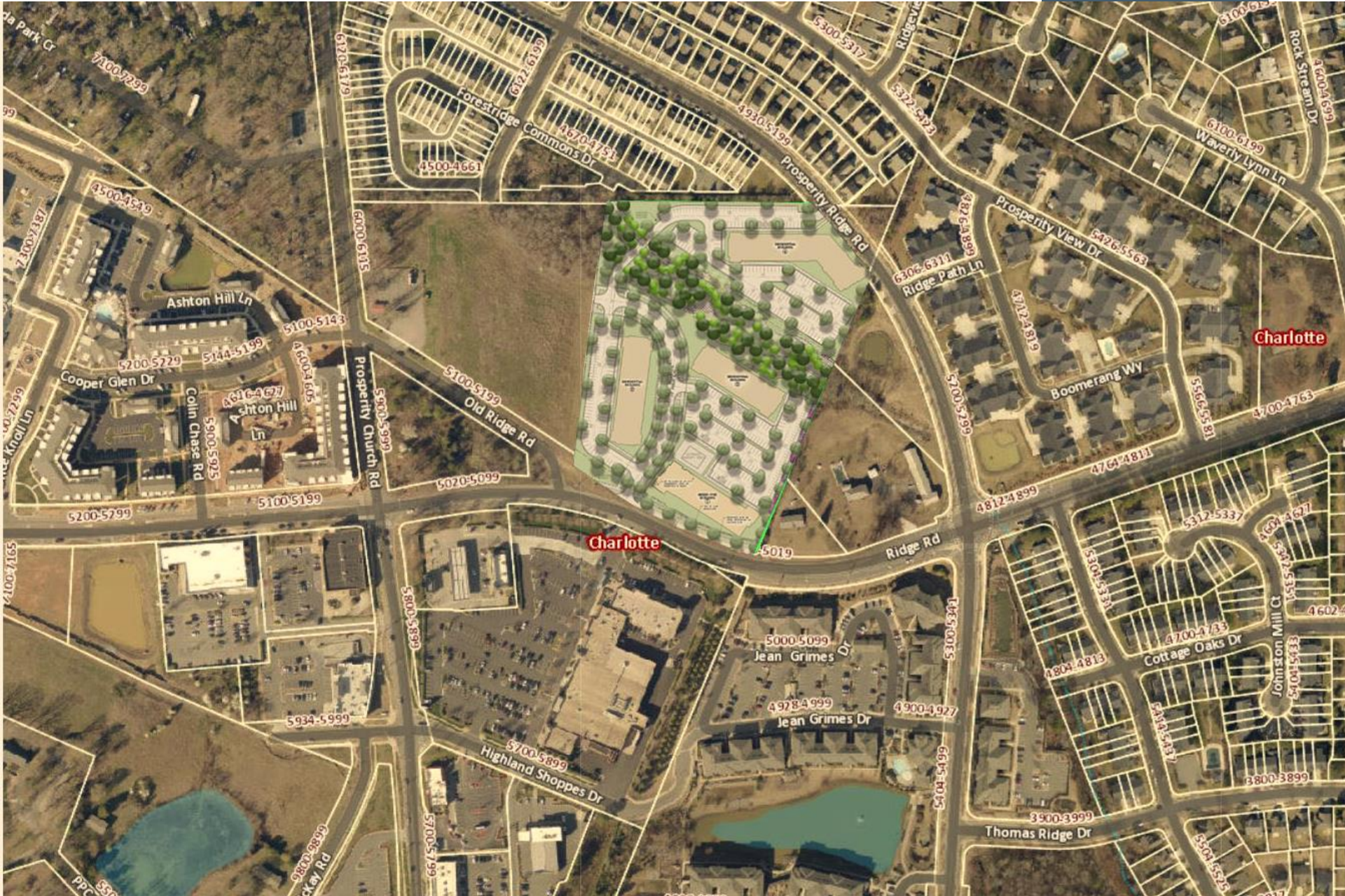














## Highland Creek Mortgage Analysis

|                          |           |                                      |
|--------------------------|-----------|--------------------------------------|
| Median Sales Price       | \$233,000 |                                      |
| Average Home Size        | 2,225     | SF (based on homes listed on Zillow) |
| Average Value PSF        | \$105     | PSF                                  |
| Average Tax Payment PSF  | \$0.91    | PSF                                  |
| Average Tax Payment      | \$2,014   |                                      |
| Average Mortgage Payment | \$990     |                                      |

*\*\*Assumes:*

*Median Home Value*

*20% Down payment*

*30 Year Fixed Rate Mortgage*

*4.91% According to "Today's Rates" on Zillow*

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|                                   |                |                  |
|-----------------------------------|----------------|------------------|
| <b>Average Mortgage Payment**</b> | <b>\$1,290</b> | <b>per month</b> |
|-----------------------------------|----------------|------------------|

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*Includes estimated taxes, insurance & HOA according to Zillow (~\$300)*

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|  |                |                  |
|--|----------------|------------------|
| <b>Broadstone Highland Creek Market Rent</b> | <b>\$1,370</b> | <b>per month</b> |
|--|----------------|------------------|

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# “Best Case Scenario” Rezoning Timeline

| Application Deadline (4th Mon except holidays) – <b>Oct. 22, 2018</b> | 1st full review complete, comments sent to petitioner | Petitioner/ staff comment review meetings | Petitioner's community meeting held by this date (include report in your next submittal) | 2nd site plan submittal deadline (if full review needed) | 2nd full review complete, comments sent to petitioner | 3rd site plan submittal deadline (if full review needed) | 3rd full review complete, comments sent to petitioner | Submittal deadline requesting next PH (5 weeks prior to PH) | Determination on cases cleared for next PH (11 days after submittal) | 1st Legal ad submittal date (last day to defer prior to advertising) | Public Hearing (3rd Mon except holidays) | Submittal deadline for revised site plans for Z.C. (1 week after hearing) | Zoning Committee Meeting (15 days after PH, always a Tue, except holidays) | City Council Decision (3rd Mon except holidays) |
|---|---|---|--|--|---|--|---|---|--|--|--|---|--|---|
| One Full Review Cycle   | 11/26/18  | Nov 29 - Dec 5                            | 12/7/18  | NA   | NA  | NA   | NA  | 12/17/18  | 12/28/18   | 12/31/18   | 1/22/19                                  | 1/28/19   | 2/5/19   | 2/18/19   |
| Two Full Review Cycles  | 11/26/18  | Nov 29 - Dec 5                            | 12/7/18  | 12/17/18   | 12/31/18  | NA   | NA  | 1/14/19   | 1/25/19  | 1/29/2019 (TBD)  | 2/18/19                                  | 2/25/19   | 3/5/19   | 3/18/19   |
| Three Full Review Cycles  | 11/26/18  | Nov 29 - Dec 5                            | 12/7/18  | 12/17/18   | 12/31/18  | 1/14/19  | 1/28/19   | 2/11/19   | 2/22/19  | 2/26/19 (TBD)  | 3/18/19                                  | 3/25/19   | 4/2/19   | 4/15/19   |

Revised Site Plan:

December 17, 2018

Public Hearing:

January 22, 2019

Zoning Committee:

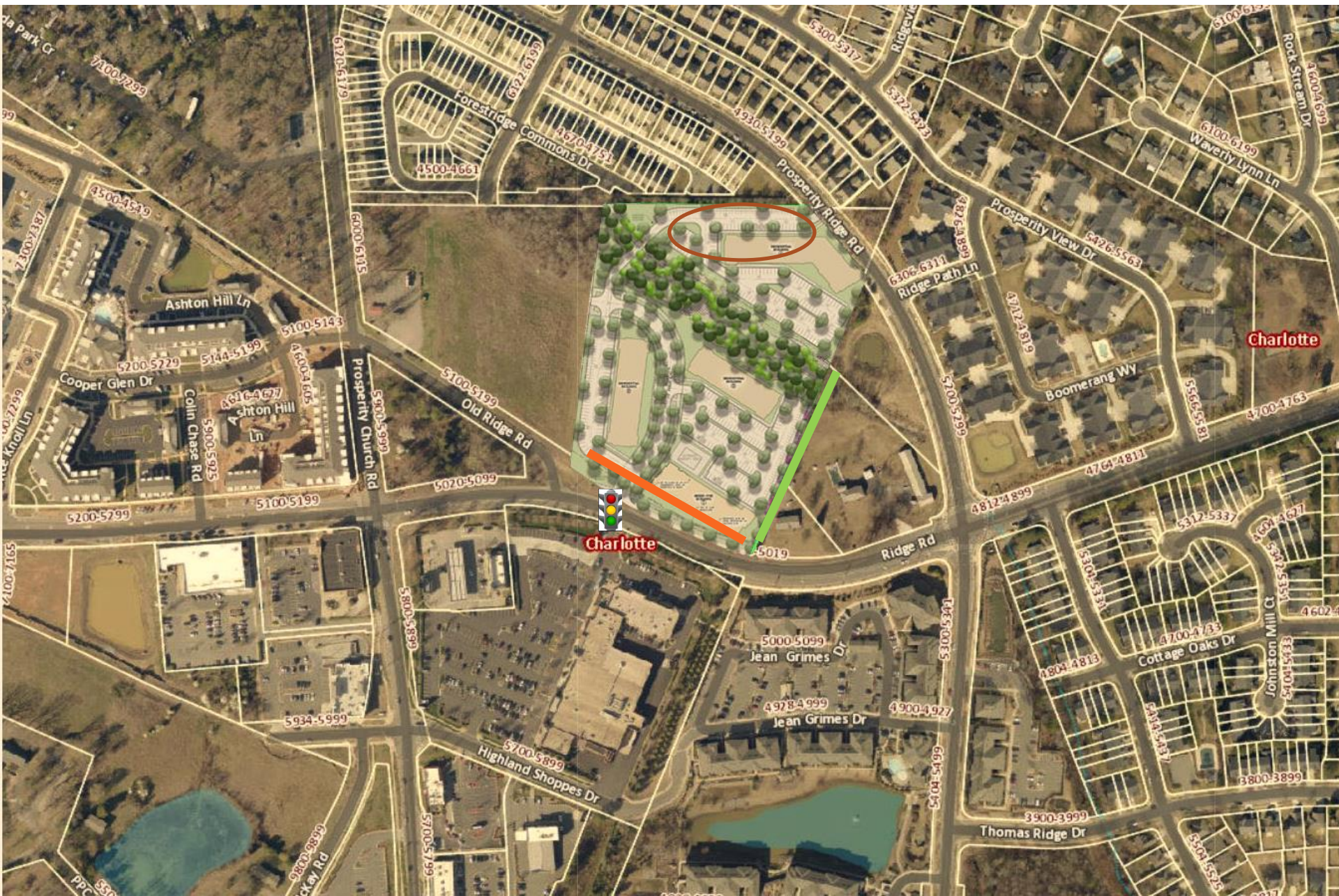
February 5, 2019

City Council Decision:

February 18, 2019



# Planning Staff Feedback





The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as softer, larger blue or white blurs. The overall texture is grainy and organic, resembling light reflecting off particles in water or a starry night sky.

# Breakout Groups for Discussion

## For questions about Development:



Donald Santos & Chad Platt

## Questions about Optimist Club Mission/History/Community Benefit:



Stew Mallard & Pat Barber

## Questions about Architecture:



Orlando Pizarro  
& Steve Lineberger

## Questions about Site Design:



Eddie Moore

## Questions about Rezoning Process:



Collin Brown & Brittany Lins

K&L GATES



# **Exhibit E**

Great meeting.

Great format.

Overall, great plans!

Very enjoyable meeting  
& plans. Great format.

MCOE is great organization.

Don't want any more  
Apartments.

Need more for  
Seniors!

- Really think that the plan calling for retail and housing along it makes sense and will be good for the community!
- Looking forward to a better rendition of how they will look, but I am for this plan of linkages & support the re-zoning!
- loved the meeting format broken into Stations! Nobody commandeered the meeting and

□ Really would to see full road improvements on Ridge Rd.

□ Hope city will provide traffic light on Ridge Road @ entry w/ H/T

□ Frontage landscaping / setback size (wider)

□ Landscape / landscape to match H/T



Great meeting format! Very informational, and a great opportunity to see the details. Alliance has very nice product and I think the quality will fit well into the Village plan.

Before development is began, Ridge Rd. needs to be widened. Chickfila will increase traffic and this development will have added traffic. A 2 lane road cannot accommodate the increase in traffic. Also, a light needs to be put at the Harris Teeter entrance.

- Liked the meeting format with multiple stations -
- Suggest adding station numbers over each station with the group represented

I'd love some apartments  
and shops at this location.  
Would bring great business and people  
to our area.

GREAT CONCEPT!

GOOD LUCK

BOL BARONE

PLEASE BUILD THESE HIGH-END  
LUXURY APTS + MIX USED BUILDINGS.  
THIS WILL HELP OUR COMMUNITY'S  
VALUE TEN-FOLD!

Have you received a published  
reporting that ensures the addition  
will not <sup>either</sup> affect or potentially improve  
home value as opposed to retail space?

P. This meeting has  
NO ORGANIZATION

\* Is there an opportunity  
to sit down and have  
input on design?

Perhaps a Highland Creek  
HOA small group meeting w/ developer?



The additional 208 proposed residents will greatly increase the already congested roads in the local area. Please keep Zoned R3.

Who will pay the expenses of roads & lights?

This is not a good idea.

This area is congested enough, apartments will only make matters worse.

Please leave ~~as~~ zoning as is: R3.

How will this benefit the home owners in the ~~communi~~ community?

What is going to be  
done to handle all  
the additional traffic?

WE DO NOT WANT THIS!!!  
ALREADY 2 LARGE APT COMPLEXES  
AT THIS GENERAL INTERSECTION.  
CONSIDER RETAIL / COMMERCIAL.

11/29/2018

Bill Wood

This is good for the  
community and good for the  
kids of the optimist club!



Project should be approved.



Do NOT want 5 story apartments  
or any more apartments at all.  
Prefer retail and restaurants for  
the people that already live here.

Do NOT need to add 280 more  
residence in a already heavily  
populated area. Do many apartments.  
Why No elevations of Building shown?

I think that some nice apartments  
like these and shops would do  
great things for this area.

I think the idea of building high end apartments & shops would be a great addition to our community. I also love what MCOC does for the community.

I Love the thought of High end Apartments in the Area. I Love Being a member of the Optimist Club and doing local activities for the better

How do these apartments satisfy any needs for Charlotte residents? Charlotte needs affordable housing - not more expensive apartments.

Christine Davis  
cjulianned@aol.com  
704-875-2034

We live at 6305 Ridge Path Lane.

Please plant a barrier between  
the new apartments and

Prosperity Ridge Road.

Bill & June Boccatalle  
704-727-5198

what is city's plan to  
deal with traffic  
cluster?

-this continues to fall  
on deaf ears!

cl think this project will  
be what this area needs as  
long as keeps businesses on  
lower level & addresses traffic  
issues. Appreciated the information  
provided & liked the ability  
to visit booths with needed  
info.



PVAA plans require bldgs  
to have road frontage w/  
EZ-1 plan shows <sup>No</sup> prkg.  
residential bldg w/prkg  
@ road? this does not  
meet current PVAA plan  
why?

define type/style of  
apt. development?

turn home  
garden  
>

how many total units?

Is there a rendering to  
illustrate what the bldg.  
will look like?

Are there confirmed  
tenants in nu/retail  
space?

Love the plan,

No Apartments - !!!  
we have Population we  
Need Retail - Restaurants etc

The free same between parking  
and residential needs to be  
wider and much more dense.  
(South east side)

What is the proposed building height?  
How many stories?  
Where are building elevations?  
What is the construction type? Wood?