

COMMUNITY MEETING REPORT  
**Petitioner: Cambridge Properties, Inc.**  
Rezoning Petition No. 2008-044

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:**

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-1 attached hereto by depositing such notice in the U.S. mail on February 6, 2008. The list of individuals and organizations was provided by the Charlotte-Mecklenburg Zoning Department. 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 Monday, February 18, 2008 at 7:00 pm in the Fellowship Hall of University City United Methodist Church located at 3835 West W. T. Harris Boulevard, Charlotte, North Carolina, 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 B. The Petitioner representative at the Community Meeting was Jay Priester of Cambridge Properties, Inc.

**SUMMARY OF ISSUES DISCUSSED:**

Jay Priester opened the Community Meeting by welcoming those in attendance and explained the background of the Petitioner's company as well as their involvement in the development of the adjacent shopping center, The Shoppes at Davis Lake.

Jay Priester stated that the subject property is approximately 12.4 acres and is located along Davis Lake Parkway, Harris Woods Boulevard, and David Cox Road and Cambridge Properties Inc. was seeking to rezone the property from O-1 (CD) to MX-2 Innovative to allow the development of 92 townhomes units. Jay Priester mentioned that the overall density had been decreased prior to the neighborhood meeting to accommodate the neighbors concerns on the number of units. The overall density is now less than 7.5 units to the acre. Jay Priester then stated that the subject property was surrounded by I-1 zoning, CC zoning, and R-15 zoning.

Jay Priester stated the builder of the townhomes was Ryan Homes, the same builder of the Amber Leigh neighborhood on Browne Road, which had single family homes starting

in the high \$300's. Jay Priester mentioned that Ryan expected the townhomes of this project to start in \$180's and would average in the low \$200's, depending on the upgrades of the buyer. Among other things, Jay Priester stated that there would be a Home Owners Association established for the community. Jay Priester mentioned the fronts of all the townhomes would be all brick and the backs and sides, except where an end unit faced public right-of-way, would be brick were vinyl, but it would be a higher grade vinyl.

The floor was then opened to questions from the individuals in attendance at the meeting. Set out below is a summary of the responses and the information provided as a result of those questions.

- An individual had asked about the traffic that this development would create. Jay Priester responded by saying according to CDOT the existing zoning would create 2,000 trips per day and the proposed zoning would decrease the trips to 600 per day.
- A follow up question was asked if the developer was going to put in a left turn lane on Davis Lake Parkway. Jay Priester responded that he does not plan on doing that because he is reducing the traffic from the existing zoning.
- An individual asked about the buffers. Jay Priester responded by saying the existing 40 foot buffer along Davis Lake Parkway would be extended along the subject property. There will also be a 40 foot buffer along David Cox Road. Along the property, facing the industrial zoning, the buffer would be reduced 25% from 50 feet to 37.5 feet with a class A buffer, which includes a berm and additional landscaping. The buffer along the other sides of the property would be 20 feet.
- It was asked of Jay Priester if the townhomes would have pedestrian connectivity to the Shopping Center, Jay Priester responded that it would and that the developer will also extend the sidewalk along Davis Lake Parkway to Harris Woods Boulevard where the sidewalk would connect the extension of the Harris Woods Boulevard sidewalk.
- In response to a question of what type of person would be living here, Jay Priester responded that they anticipate the average buyer to be young working professionals and empty nesters who are stepping down for a more of a maintenance free house, possibly people with second homes at the beach or mountains. An individual said that she and her husband did that so they could be closer to their grown children and grandchildren living in Charlotte.
- A questioned was raised about the existing pond on the property. Jay Priester responded that the pond is an upland water quality pond that was installed when the shopping center was built to accommodate a portion of its impervious coverage and was also to accommodate the subject properties storm water up to 48% impervious coverage and the proposed development would only be approximately 42% impervious coverage.

- Jay Priester added that there would be supplemental landscaping around the banks of the pond with different varieties of shrubs and trees and then at the top of the pond there would be a protective fence, about 4 feet tall, that would be on three sides of the pond.
- An individual asked about the thickness of the vinyl that Ryan Homes was going to use. Jay Priester responded that it would be a higher grade, but did not know the actual thickness. Jay Priester then said that it would be similar to the vinyl that they are using in the Amber Leigh project.
- In response to a question regarding architecture and design, Jay Priester showed pictures of some of Ryan Homes' product in other townhomes communities.
- An individual asked if the townhomes had a master bedroom downstairs, Jay Priester responded that some of them would.
- In response to a question regarding the sizes of the townhomes, Jay Priester stated that the square footage of the townhomes would vary from approximately 1,800 square feet to 2,100 square feet.
- An individual asked if the developer would be interested in allowing the residents of the townhomes to join the Davis Lake Community Pool and Clubhouse. Jay Priester responded by saying they would be interested in giving that as an option to the buyers.
- An individual asked about the parking throughout the community, Jay Priester pointed out the locations where there are actual indented parallel parks and where someone could legally parallel park within the community.

Respectfully submitted, this 7<sup>th</sup> day of March, 2008

CAMBRIDGE PROPERTIES, INC., Petitioners

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Ms. Penelope Cothran, Charlotte-Mecklenburg Zoning Department

# Exhibit B

<b>MEETING SIGN-IN SHEET</b>	
<b>Project:</b> Davis Lake Town Homes – Neighborhood Meeting	<b>Meeting Date:</b> Monday, February 18, 2008
<b>Facilitator:</b> John J. Priestler, Jr., Cambridge Properties, Inc.	<b>Place/Room:</b> UCUMC: Hospitality Suite

Name	Title	Company	Phone	Fax	E-Mail
Danielle Johnson	NEC President		704-596-8288		
Susan Zingher	DL resident Realtor	Kellen Wms.			susan2@kwcharlotte.com
T.J. FALLON	DL Resident		704-596-1211		
Jenni Gray	Woodcroft Resident				jgray3@vt.edu
SAM + MARILYN HAWES	DAVIS LAKE DVM ANIMAL HOSPITAL	DAVIS LAKE ANIMAL HOSPITAL	704-599-0485 704-597-3838		MGHAWES@aol.com
Doug King	Treasurer DLCA	DLCA	704-598-1073		douging@dlca.org
MIKE Aufrecht	Davis Ridge	—	704-509-4268		MBKAUFRECHT@aol.com
RALPH PETER			704-921-2822		
DAN GRIENEISEN	Pres.	Brookstone HSA	704-597-5693		daniel.grieneisen@clarant.com
ED. DLIVET	PLANN. COM	E. OLIVER AVE	704-448-1111 C-115		EDDLIVET@AOL.COM
BERNIE JAMONTO	DSR CO	DERITAREP@aol.com	704-806-3513		
ash glover	public info officer	CATS	704-336-2984		eglover@ci.charlotte.nc.us
Jim Lang			704-921-0475		jflange@bellsouth.net
Lorge Hernandez			704-599-8084		lhernandezchavez@yahoo.com