

June 12, 2023

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COMMUNITY MEETING REPORT

Dewberry Engineers, Inc (Dewberry) assisted Ryan Miller (Petitioner's Agent) with a community meeting regarding the rezoning petition 2023-011 filed with the Charlotte Planning, Design & Development Department. A community meeting was held the evening of June 8, 2023 at 6:00pm at the project site of 5120 Allen Rd. E to discuss the proposed rezoning of the existing, approximately 25.4-acre residential site located at 5120 Allen Road E. Letters (Exhibit A) were hand delivered on June 2nd to the residents based on the address file provided by the City through Accela (Exhibit B. For recipients outside of driving distance, letters were postmarked June 2nd.

The Community Meeting was attended by those individuals identified on the sign-in sheet attached (Exhibit C). The Petitioner was represented at the Community Meeting by the Attendees seen at the end.

The presenters arrived at the meeting site at approximately 5:30pm to set up and be available if any attendants arrived early. At 6:00pm most of the attendees had arrived and some informal discussion took place between Dewberry, the Petitioner and the attendees regarding the site design. At 6:10pm the Petitioner's Agent started the meeting. The Petitioner's Agent welcomed the attendees and introduced himself and the Dewberry team. The Petitioner's Agent introduced the property wished to be rezoned and explained the rezoning process. He emphasized the importance of hearing the public's opinions on the rezoning process and the benefits the property can provide them.

The Petitioner's Agent and Dewberry team presented an updated site plan that included a higher density development (81 townhomes) that addressed some of the City's comments regarding streetscape. Additionally, the Petitioner's Agent highlighted some of the key features of the site that would be beneficial to the residents. At conclusion there was an open question/answer session whose detailed minutes are seen in Exhibit D.

Attendees:

Ryan Miller, Costello Real Estate and Investments (Petitioner's Agent) Tristan McMannis, PLA, Dewberry Engineers Inc (Consultant) Paige West, Dewberry Engineers Inc (Consultant)

Respectfully submitted by,

Dewberry Engineers Inc.

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Tristan M. McMannis, PLA Senior Project Manager

Exhibit A – Notice of Rezoning Letter Exhibit B – Addresses Provided by the City Exhibit C – Community Meeting Sign in Sheet Exhibit D – Community Meeting Minutes



June 01, 2023

Dewberry Engineers Inc. 9300 Harris Corners Parkway Suite 220 Charlotte, NC 28269

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NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

EXHIBIT A

Subject:	Community Meeting – Rezoning Petition No. 2023-011 filed by Brian Foushee to request the rezoning of an approximately 24.5-acre site located at 5120 Allen Rd. E to allow development of townhomes.
Date and Time:	Thursday, June 8 at 6:00PM
Place of Meeting:	5120 Allen Rd. E; Please use the driveway entrance off Allen Rd. E – See enclosed map. There will be a tent with chairs set up for the meeting.
Petitioner:	Brian Foushee
Petition No.:	RZP-2023-011

Dewberry Engineers, Inc (Dewberry) along with Ryan Miller (Rezoning Agent) is assisting Brian Foushee (Petitioner) with a rezoning petition filed with the Charlotte Planning, Design & Development Department requesting the rezoning of approximately 24.5-acre site (the "Site") located at 5120 Allen Rd. E. The rezoning proposed is a change from the existing Single Family Residential-3 (R-3) to Single-Family Residential-8 Conditional District [R-8 (CD)] to support the construction of approximately eighty-three (83) townhomes.

The petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purposes of sharing information with surrounding property owners and organizations related to the planned improvements. The Charlotte Planning, Design & Development Department'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 site.

On behalf of the Petitioner, you are invited to participate in the Community Meeting regarding this Rezoning Petition to be held on **Thursday**, **June 8 at 6:00 PM at 5120 Allen Rd. E.**

We look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, you may call Tristan McMannis at (704) 264-1233 or email at tmcmannis@dewberry.com.

Sincerely, Dewberry Engineers Inc.

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Tristan M. McMannis, PLA Senior Project Manager

Cc: Danté Anderson, Charlotte City Council District 1 (via email) Michael Russell, Charlotte Planning, Design & Development Department (via email)

Enclosed: Site Location Map



EXHIBIT B

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

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2023-011 04518602 KINARD KEATTA LALITA 5446 KYNDALL WALK WAY 2023-011 04518603 PEDDYCORD 555ICA 5442 KYNDALL WALK WAY 2023-011 04518603 PEDDYCORD 5438 KYNDALL WALK WAY 5438 KYNDALL WALK WAY 2023-011 04518605 HALL ASHLEY 5434 KYNDALL WALK WAY 2023-011 04518607 CAPALDO SAI MAMTHA 5430 KYNDALL WALK WAY 2023-011 04518607 CAPALDO KRIFEN MARIE 5430 KYNDALL WALK WY 2023-011 04518608 HOOKER TRUMAN STERLING 5426 KYNDALL WALK WY 2023-012 04518609 RODKER TRUMAN STERLING 5406 KYNDALL WALK WY 2023-013 04518609 RODKER TRUMAN STERLING 5406 KYNDALL WALK WY					C/O CAMS		STE 108		NC	28403
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2023-011 04518603 PEDDYCORD JESSICA 5442 KYNDALL WALK WAY 2023-011 04518604 DAVIS KENDELYON 5438 KYNDALL WALK WAY 2023-011 04518605 HALL ASHLEY 5434 KYNDALL WALK WAY 2023-011 04518605 HALL ASHLEY 5434 KYNDALL WALK WAY 2023-011 04518605 HALNTAL ASHLEY 5436 KYNDALL WALK WAY 2023-011 04518607 CAPALDO KRISTEN MARIE 5426 KYNDALL WALK WY 2023-011 04518608 HOOKER TRUMAN STERLING 5420 KYNDALL WALK WAY 2023-011 04518609 ORDONEZ MARGOT ZORAYA NICOLE SANTA CRUZ ORDONEZ 5416 KYNDALL WALK WAY								CHARLOTTE	NC	28269
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2023-011 04518606 DHANTAL SAI MAMTHA 5430 KYNDALL WALK WY 2023-011 04518607 CAPALDO KISTEN MARIE 5426 KYNDALL WALK WY 2023-011 04518608 HOOKER TRUMAN STERLING 5420 KYNDALL WALK WY 2023-011 04518609 ORDONEZ MARGOT ZORAYA NICOLE SANTA CRUZ ORDONEZ 5416 KYNDALL WALK WAY								CHARLOTTE	NC	28269
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2023-011 04518611 GILL MARK ANTHONY 5408 KYNDALL WALK WAY	-011	04318011 GILL	WAKK AN I HUNY			3400 KTINDALL WALK WAY		CHARLOTTE	NC	28269

2023-011	04518612 WASSER	HEATHER LYNN			5404 KYNDALL WALK WY		CHARLOTTE	NC	28269
2023-011	04518613 TRUJILLO	JESUS ARIEL			2538 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011	04518614 VASSER	CHARMANE			2534 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011	04518615 ADEYEMI	LESLIE BOLANLE			2530 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011									28269
	04518616 DEBERRY	CHRISTOPHER D			2526 MCCURDY TRAIL		CHARLOTTE	NC	
2023-011	04518618 POAG	ASHLEY S			2512 MCCURDY TRAIL	APT 1413	CHARLOTTE	NC	28269
2023-011	04518619 SOMERVILLE	VERONICA			2508 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011	04518620 ANDRIATCH	MEGAN YVONNE			2504 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518621 BONWINKOR	SANDIE A			2500 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518622 BROWN	TYASIA DANYEL			2543 MCCURDY TL		CHARLOTTE	NC	28269
2023-011	04518623 ROBERTSON	BAILEY			2547 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011	04518624 WILLIAMS	KAYLA RAE			2551 MCCURDY TRL		CHARLOTTE	NC	28269
2023-011	04518625 MCGIRT	RACHEL			2555 MCCURDY TRAIL		CHARLOTTE	NC	28269
2023-011	04520106 WAY	JOYCE P L/E			5013 CHURCHILL DR		CHARLOTTE	NC	28269
2023-011	04520107 ATKINSON	APRIL SHANA			5023 CHURCHILL DRIVE		CHARLOTTE	NC	28269
2023-011	04520108 BURROUGHS	CHARLES			5033 CHURCHILL DR		CHARLOTTE	NC	28269
2023-011	04520109 THOMPSON	SUBRANA			5032 ALLEN RD EAST		CHARLOTTE	NC	28269
2023-011	04520110 HARVELL	ORLANDO	WILLETTE L	HARVELL	5022 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04520111 SINCLAIR	ORRJ	CATHY A	SINCLAIR	5012 ALLEN R EAST		CHARLOTTE	NC	28269
2023-011	04520208 BYRD	STACEY			5023 ALLEN RD EAST		CHARLOTTE	NC	28269
2023-011	04520209 PARKER	MICHAEL E	VANESSA G	PARKER	5033 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04520210 DAVIS	AURA AYANA			5121 EAST ALLEN RD		CHARLOTTE	NC	28269
2023-011	04520212 YANG	STEPHEN HOUA	СНАО	YANG	5120 TEWKSBURY RD		CHARLOTTE	NC	28269
2023-011	04520213 DILLAHUNT	BRANDON	CIAO	TANG	11507 TAVERNAY PKWY		CHARLOTTE	NC	28262
2023-011	04520215 ALLEN	THOMAS B	PANSY F	ALLEN	5032 TEWKESBURY RD		CHARLOTTE	NC	28269
2023-011	04520224 HAWKE	ZACHARY DILLON			2915 LAKE DR		CHARLOTTE	NC	28269
2023-011	04520225 JORDAN	GAIRED E			5111 ALLEN RD EAST		CHARLOTTE	NC	28269
2023-011	04520226 MCCALLUM	BESSIE B			5105 ALLEN RD EST		CHARLOTTE	NC	28269
2023-011	04520227 DILLAHUNT	BRANDON			11507 TAVERNAY PKWY		CHARLOTTE	NC	28262
2023-011	04520228 BROWN	MARTHA B & MICHAEL PARKER			5033 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04521109 ANDINO HERNANDEZ	MARCIA MERCEDES			5200 MANNING RD		CHARLOTTE	NC	28269
2023-011	04521110 CURETON	BRENDA			5201 ALLEN RD EAST		CHARLOTTE	NC	28269
2023-011	04521111 HOLLIDAY	JAMES MILTON JR			5213 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04521112 BRANDON-MARTIN	PAMELA			5221 ALLEN RD EAST		CHARLOTTE	NC	28269
2023-011	04521201 JAMESON	THOMAS R JR			2655 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521202 WILLIAMS	ALBERT J			2701 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521203 HARWOOD	DAVID H			2711 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521204 BROWN	IVAN L			2719 ALLEN RD SOUTH		CHARLOTTE	NC	28269
2023-011	04521205 CANNON	JAMES K			2727 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521206 MARTINEZ	SOPHIA MADALANA			2743 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521207 IRIZARRY	ANGEL LUIS	CLAUDIA PATRICIA	IRIZARRY	2751 ALLEN ROAD S		CHARLOTTE	NC	28269
2023-011	04521208 MATCHEM	WILLIAM			2801 ALLEN RD SOUTH		CHARLOTTE	NC	28269
2023-011	04521209 BOONE	DORCAS C LIFE ESTATE			2829 ALLEN RD SOUTH		CHARLOTTE	NC	28269
2023-011	04521210 WEAVER	DEBORAH			2835 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521211 LLC	HELMSMAN HOMES			PO BOX 3965		MOORESVILLE	NC	28117
2023-011	04521212 GARCIA	CARLOS	SARA	GARCIA	2907 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521213 LLC	RS RENTAL II			31 HUDSON YARDS		NEW YORK	NY	10001
2023-011	04521216 LOCKLEAR	VICTOR WILLIAM			5316 ALLEN RD EAST		CHARLOTTE	NC	28262
2023-011	04521217 CASSELLS	YOLANDA			5310 ALLEN ROAD EAST		CHARLOTTE	NC	28269
2023-011	04521218 HOWEY	JAENA MILIK			5300 ALLEN RD EAST		CHARLOTTE	NC	28269
2023-011	04521219 MUSE	ЛИНО	SUSAN B	MUSE	21 GROVE ST		METHUEN	MA	01844
2023-011	04521220 ROGERS	BOBBY GENE	SHIRLEY A	ROGERS	5218 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04521222 DEES	CARY JR	EVA	TATE-DEES	5100 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04521223 FOUSHEE	BRIAN	ALYSSA	FOUSHEE	2042 SHENANDOAN AV		CHARLOTTE	NC	28205
2023-011	04521224 FOUSHEE	BRIAN	ALYSSA	FOUSHEE	5120 ALLEN ROAD EAST		CHARLOTTE	NC	28269
2023-011	04521225 BOYD	SANDRA L			2811 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521226 BURCH	ARTELLIA M			2661 ALLEN RD S			NC	28269
			DAMAN	MCDEVITT			CHARLOTTE		
2023-011	04521227 MCDEVITT	JOHN W	DAWN M	MCDEVITT	1016 PATCH DR		NEWPORT	NC	28570
2023-011	04521228 GARCIA	SAMUEL S TAPIA	MARISOL SALTO	SANTOYO	2643 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521229 CALDWELL	JACQUELINE L			2637 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521230 MAGER	DONALD N	WILLIE A	MCDOWELL	2631 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521231 CANNON	JAMES K			2727 ALLEN RD S		CHARLOTTE	NC	28269
2023-011	04521232 GAMBLE	EDWARD L			5202 ALLEN RD E		CHARLOTTE	NC	28269
2023-011	04521233 RAYBURN	HERBERT W	MAGGIE M	RAYBURN	3108 PATTON RIDGE RD		CHARLOTTE	NC	28269
2023-011	04521233 RATBORN 04521234 CARO	GUILLERMO ALEXANDER			3108 PATTON RIDGE RD		CHARLOTTE	NC	28269
2023-011	04521235 MOODY	MAURICE C			709 HAMPDEN PLACE CR		VESTAVIA	AL	35242

2023-011	04521236 PIAZZA JR	JAMES A			198 FRESHWATER LN	MOORESVILLE	NC	28117
2023-011	04521237 BOTTOMS	ROBERT KELLY		MONICA ANN	3107 PATTON RIDGE RD	CHARLOTTE	NC	28269
2023-011	04521238 AQUINO	AMALIA N		4910 CHURCHILL DR	CHARLOTTE	NC	28269	
2023-011	04521239 WEISS	MICHAEL P			5122 ALLEN ROAD EAST	CHARLOTTE	NC	28269
2023-011	04521301 LLC	QUEEN CITY ACQUISITIONS			3538 CARD ST	CHARLOTTE	NC	28205
2023-011	04521302 MARKS	JOHUA DAVID			5012 CHURCHILL DR	CHARLOTTE	NC	28269
2023-011	04521303 GARRIOTT	EMILY L	RANDALL OWEN	GARRIOTT	5000 CHURCHILL DR	CHARLOTTE	NC	28269
2023-011	04521308 TEER	JACOB			3005 CITADEL PL	CHARLOTTE	NC	28269

2023-011	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM CITY	STATE	ZIP
2023-011	Cardinal Glen Homeowners Association	Willie & Roslyn	Livingston	5130 Osage Circle	Charlotte	e NC	28269
2023-011	Cardinal Glen Homeowners Association	Xavier	Hodges	4943 Osage Cr	Charlotte	e NC	28269
2023-011	Derita- Woods	Esmeralda	Aquilera	3017 Dalecrest Drive	Charlotte	e NC	28269
2023-011	Derita Design	Hasheem	Halim	2731 Gibbon Rd	Charlotte	e NC	28269
2023-011	Derita Statesville Road Community Organization	Sylvia	Cannon	5447 Elizabeth Rd	Charlotte	e NC	28269
2023-011	Derita Statesville Road Community Organization	Theresa	McDonald	3100 Lake Drive	Charlotte	e NC	28269
2023-011	Dunedin Homeowners Association	Robert	Yudell	3415 Autumn Ridge Dr	Charlotte	e NC	28269
2023-011	Eagle Lake Fishing Club, Inc	Lad	Ackerman	2917 Dalecrest Dr	Charlotte	e NC	28269
2023-011	Fairstone	Ronald	Williams	5736 Fairchase Avenue	Charlotte	e NC	28269
2023-011	Forest Pond Homeowners Association	Mehl	Renner	6105 Spring Flower Ct	Charlotte	e NC	28262
2023-011	Grenelefe Village Homeowners' Association, Inc	Marvin	Betaudier	2517 Eargle Rd	Charlotte	e NC	28269
2023-011	Grenelefe Village Homeowners' Association, Inc	Sheila	Zegarra	5310 Grenelefe Village Rd	Charlotte	e NC	28269
2023-011	Grenelefe Village Townhomes Homeowners Association	Reggie	Rucker	2830 Hosta Dr	Charlotte	e NC	28269
2023-011	Hidden Valley Community Association	Gary	Dawkins	2934 Zion Renaissance Ln	Charlotte	e NC	28269
2023-011	Nevin Creek HOA	JoAnn	Thomas	5619 Seths Drive	Charlotte	e NC	28269
2023-011	Poplar Springs	Rosanne Cureton	Jones	5401 Poplar Springs Dr	Charlotte	e NC	28269
2023-011	Poplar Springs	Stephanie	Walker	5130 Granite Creek Lane	Charlotte	e NC	28269
2023-011	Royal Oaks Neighborhood Association	Molly	Wilbanks	5213 Pine Dr	Charlotte	e NC	28269

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED.



EXHIBIT C

PUBLIC MEETING FOR ALLEN ROAD DEVELOPMENT (RZP-2023-011) - June 8, 2023

First Name	Last Name	Address	Phone
Kokert: Monica Battern	Bottans	3107 Patton Ridge Ct	704-957-6756
DEBOULD	WEAVER	2835 Allen Kd S.	704-530-6108
Nichele	Buchanan	2711 Allen RD SOUTH	704 - 651 - 9250
David Herpiona	Harword	2711 Allen RD South	(704)9610 - 5282
Allert with and	Willinga C.	2701 Allen Rd. South	- 7045985622
Tom & Sharry There	Stomeson	2655 Allen Rd. South	704 408 6930
()rrid(athy Sinclair	Sinclair	50/2 Allen rd. East	980-829-7723
Typen PSPORT	Brow	8714 Allen DD South	703-2017738
Mann Storth	Binity	5001 Alleh DD South 5001 Allen Ra E Bare Circle	·
(V of top APA)	A Roam	- Mazie Circle	704 713 3288
TACH	Hawke	15100 Dun Ra	937-969-3100
D Josefl	Tat	5736 tar chase Ave	920-353-2494
When high a	will-on	5632 Allen Rd. East	104-621-7396
Religiana Marson	CAMBLE.		
Failard	GAMBLE	5202 HULLARDE	704-840-540)
Thomason	MLIDNIAUS	3 00 LAKE DR	7012369340
Claudia	Frizarry	2751 Allen Red S	980 699 6134
GRACE	Adams	JIZZ Allen Rol S. JIZZ Allen Rol E	704-519-6321
MILLAURA	Ners	3123 Alten Rd E	704564-4956
	atrinson	SOZ3 (hurchill Dr	-104 737-9435
SANDY	MCGAY	5333 MANNING RD	704 615 1313
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Email Nera bottoms@ smail.com ESCINES55 @ ampil. Com NIKita. Buchan @ a mail.com David Howard 230 man yangon MrSMUUhtze Att. Nor Valaco 19 @ Bellsouth Met nrrisinclaira Jahoo. com Tran Bom 62@ amailicon nimansmith & mail.com Meg13288 Dameil.com hawkerd @ gmal.com ron pullion 251 a ginalion ladubre 28203@ Wahre. com agmbu354 PJ all, Com clauiri 1@hotmail.com Amazine adams 2 @ Simail. Com SANDY AMCCRAY @ JAHOO. COM



June 08, 2022

Dewberry Engineers Inc. 9300 Harris Corners Parkway Suite 220 Charlotte, NC 28269 704.509.9918 704.509.9937 fax www.dewberry.com

COMMUNITY MEETING MINUTES

EXHIBIT D

- Will there be an HOA?
 - Response: Yes
- Will the property be fenced in? There were concerns about foot traffic cutting through residents' yards since they do not have fences.
 - Response: If the city requires a fence, we will show fence. At this time, there is no fence shown on the plans.
- There were concerns about property infringement due to an existing shared driveway out at Allen Road E. and the survey not having the correct property line.
 - Response: A boundary survey was completed of the area, but the Petitioner's Agent will discuss with the surveyor regarding further investigation on deeds and property lines, specifically the shared driveway from Allen Road E.
- Existing pond questions: (#1) Residents have been told there were wetlands in the back area of the property around the pond; are they still here? (#2) Are there/have there been any studies for the water? How will we manage if the flow backs up onto the neighboring properties?
 - Response (#1): The Petitioner's Agent mentioned how they had soil scientists and the Army Corp of Engineers come out to the property and they said there are no wetlands on the property.
 - Response (#2): The Petitioner's Agent mentioned how there will be erosion control measures in place throughout the life of construction to protect the neighboring properties. Dewberry mentioned how the existing pond will be retrofitted to handle as much of the runoff as possible and there will be an additional pond to catch the extra water.
- Will there be sewage backups or a decrease in water pressure?
 - Response: The development will have its own sewer and water lines and will tie into the sewer running through the property. It is not intended for the community's water or sewer to be affected by the development.
- What is the upside for the surrounding neighbors?
 - Response: For people who may have issues with flooding on their property, the retrofit to the existing pond and the new proposed Stormwater BMP should reduce current flooding. For those who are not affected by flooding, there will be direct access to a Mecklenburg County Park area and access to proposed walking trails and sidewalk.
- How will garbage disposal be handled?
 - Response: Currently each lot will have its own roll out carts, but there is a potential future dumpster area that could be built if needed.
- Who will maintain common space?

Allen Road Development – Rezoning Petition 2023-011 June 08, 2023 Page 2 of 2

- Response: Everything out of the City's ROW will be maintained by the HOA. The City of Charlotte will maintain what is within their ROW.
- Product specific questions: 2 or 3 story? Garages? Decks? Number of bedrooms?
 - Response: The product is intended to be 2 story and will have garages. Decks are up to the home builder, but each townhome is required to have 400 SF of private open space. Bedroom count is also dependent on the home builder which is not yet determined.
- There are times when developers commit to one thing in the preliminary phase but then a lot of the commitments go away. How are you ensuring items will be finished?
 - Response: The developer & home builder will need to adhere to the approved plan and the requirements of the Charlotte Zoning Ordinance and standards.
- Will utilities such as power be underground or overhead? Will the new utilities affect the existing?
 - Response: We anticipate them to be underground and to not affect what is existing.
- There was some concern about disruption to the existing wildlife and deer paths.
 - Response: The area north of the pond and east of the proposed townhomes will not be developed with this project so there should not be any disruption to the existing wildlife habitats in that area.
- There was some concern about how the units will look on Citadel. The resident does not want ugly and unmanaged backside of units seen from the street.
 - Response: The units adjacent to Citadel will be screened with the required street trees and landscaping per the City. The exterior of the units will be determined by the product chosen by the developer.

