

COMMUNITY MEETING REPORT FOR PROVIDENCE ROAD REZONING
PETITION # 2023-038

Petitioner(s): Levine Properties for Rezoning Pet. #2023-038

Property: ±84.16 acres located along Providence Road and Sardis Lane

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Virtual Community Meeting Notice in the U.S. mail on 11/22/2023. A copy of the written notice is attached as **Exhibit B**. This Community Meeting was in follow up to an earlier well-attended meeting held virtually on August 30, 2023, and was in addition to numerous small group discussions with nearby resident leaders during the rezoning process.

TIME AND DATE OF MEETING:

The Community Meeting was held virtually on Wednesday, December 6, 2023, at 6:00 p.m. This Community meeting was a follow-up meeting to the initial overview meeting held virtually on August 30, 2023, and was in addition to numerous small group discussions with nearby resident leaders during the rezoning process.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Community Meeting were Daniel Levine and Daniel Malino with Levine Properties, Shaun Hicks and Jesse Auer with Land Design, and Randy Goddard and Michael Wickline with Design Resource Group (DRG), the traffic engineers. Also in attendance were Jeff Brown, Keith MacVean and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Brown thanked the participants for joining the virtual community meeting for petition #2023-038. This is the follow-up community meeting for the Levine Providence Square rezoning that follows the well-attended virtual meeting held on August 30th. The development team wanted to get back to the community with updates. Mr. Brown mentioned that the earliest public hearing may take place would be February 19, 2024 (but upon City Council's vote to allow more time for petitions filed under the old Ordinance, the hearing date is now planned for April 15, 2024). Mr. Brown introduced Tariq Bokhari, District 6 Representative, and Edmund Driggs, District 7 Representative, and thanked them for attending.

Mr. Brown then introduced Levine Properties, Daniel Levine & Daniel Malino. Mr. Levine thanked those joining the meeting and expressed his appreciation for the various neighborhood engagement meetings in which residents have contributed feedback. Mr. Brown then reviewed the agenda and stated that the presentation will be available after the meeting. (Note: As of this report, the presentation has been shared with all registered attendees.)

Mr. Brown reviewed the updates and timeline. The initial overview community meeting occurred on August 30, 2023. There have been refinements to the rezoning plan and traffic study along the way. The team has had additional input from city departments and individual/small groups.

Mr. Brown then reviewed briefly the existing uses and site conditions of the over 55-year-old development.

Mr. Hicks with LandDesign was asked to share the coordinated revitalization opportunity. LandDesign is working with all three properties involved in the revitalization, which in addition to the Levine Rezoning Petition #2023-038, includes Rezoning Petition #2023-039 for Northwood Ravin for property across Providence Rd from the Levine Providence Square site and Rezoning Petition #2023-023 for Horizon Properties for property across Providence Rd. This is a unique opportunity to make this a holistic project. This opportunity will improve connectivity of future sidewalks as well as transportation network improvements. The project replaces old units with a variety of housing and a new mixed use vibrant activity center in the core of the project. It will bring smaller format retail opportunities and possibly a new-to-market grocery store.

Mr. Hicks shared the Providence Square Master Plan and reviewed some key features. It is still early in the planning process. The plan seeks to create a series of open green spaces that link parts of the master plan together. It will be a more walkable project with better circulation patterns within the site, and to connect outside the site with cleaner vehicular patterns. The goal is to further the pedestrian connectivity within the site and through greenway connections that span to different areas along the boundary of the site. There is an existing 100-foot buffer along the east side that will remain, along with existing vegetation. The hope is to connect to the south with a 30-foot landscaped area with a multi-use path, and a 70-foot landscaped zone that will help connect to the McAlpine Creek Greenway, and a possible bridge connection. Overall, the master plan will enhance the area by bringing a variety of uses with better circulation and connectivity at both a pedestrian and vehicular level while being sensitive to the fabric of the surrounding neighborhoods.

Mr. MacVean addressed some of the questions and further update from the August 30th meeting. He compared the specific development area's current uses/entitlements to what is currently proposed – Mr. MacVean emphasized that adjustments to the development levels planned could be made during the rezoning process and his review reflects estimates of the currently planning. Development area A is just north of Sardis Lane, next to the fire station and existing tennis facility. The current proposed use for the area is 125 townhome units (but adjustments since the meeting may also allow for recreation uses). Areas B-1 and B are south of Sardis Lane and B-1 is the area that will be separated by the future re-alignment of Sardis Lane to line up with Old Providence. In this general area, there are currently 210 existing units. The current proposal for Area B is for 45,000 square feet (sf) of creative office, 515 net new units and 180,000 sf of mixed retail/restaurant uses. Development area C is the old commercial center where there is a church and several buildings which are being rehabbed. There is existing 92,740 sf of commercial entitlements and there are no increases proposed. Development area D has an existing 21,500 sf indoor tennis facility, and currently there is planned increase by 26,500 sf of indoor recreational uses. Development Area E has existing 263 older apartment units with a 100-foot landscaped buffer. There is no increase in the number of existing units however there is a commitment to provide 108 workforce housing units (and some units from Development Area B and Development Area A may be located within Development Area E as new units).

Mr. MacVean then responded to questions about buffers and landscape treatments along the project edges. Development area A is along the Dunedin neighborhood. It is currently proposed for a 40-foot side/rear yard and within the area a 30-foot landscaped area and tree save/landscaped area along a portion of the residential edge. Development Area E along the Valleybrook Road neighborhood is currently proposed for a 100-foot existing landscaped area which plans to preserve some existing vegetation and a tapering down

to a 70-foot landscaped area in the southeast corner along the wetlands area near the proposed greenway connection.

Mr. Levine then discussed the current (but subject to change) general phasing plan for the project, and he highlighted workforce housing aspects. The phasing is estimated to take several phases based on the scope and scale of the development. The retail development is likely to come in two, potentially three phases as dictated by market conditions. The recreational building(s) enhancements in Development Area D are contemplated with market demands. While transportation improvements are under further review in coordination with CDOT/NCDOT, it is currently anticipated that most of the transportation improvements that touch the Levine site will come in the first and second phases of the project. The other transportation improvements are under further review and will be gauged as the phases unfold over time. The connection to the greenway is expected to come in the first and/or second phase as well. This is a significant land area (± 85 acres) and a variety of development types will happen over time.

Mr. Brown then highlighted the transportation connectivity/access which improvements at International Drive across from Old Providence and at Sardis Lane among other items. It also includes a number of pedestrian improvements across Providence Road as well as internally to the site. A lot of work has been done and is continuing with CDOT and NCDOT.

Mr. Wickline of DRG, transportation consultant, provided an overview and explained that DRG handled the traffic study for the site. Meetings with CDOT and NCDOT led to the scope of the study such as which intersections needed to be studied, what needs to be analyzed, and then leading to possible improvements. In this instance, DRG studied 22 intersections and CDOT/NCDOT continues to review the improvements to address impacts. By working together with all three developments involved in rezonings, the goal is to improve traffic flow. The TIS work is still in the early phases even though much of the analysis has been completed. There are discussions with CDOT and NCDOT as well on overall access management along portions of the Providence Road corridor in an attempt to holistically improve access/traffic flow; this work is ongoing and along with the TIS transportation improvements is subject to feasibility concerns and assessment of the overall benefits to the area transportation network. A few examples of Providence Rd access management items may include new/modified traffic signals, median modifications and new/improved pedestrian crossings. For instance, consideration may be given to installation of a traffic signal and median in the Folger Drive connection. It was explained that at Sardis Lane several options have been discussed to improve the current awkward network to make it perform more holistically and safer for pedestrians and while keeping traffic flowing. At International Drive, some improvements are contemplated that will assist traffic flow. And as part of possible Providence Rd access management diligence/determinations that are on-going, at Heatherwood, a directional cross over with a right out may be considered.

Mr. Brown described how several 2040 goals are applicable to the project and rezoning. Goal #1 is 10-minute neighborhoods where people within the development as well as those nearby can have access to amenities, goods and services. The ability to have a variety of housing types meets goal #2 – neighborhood diversity and inclusion. Goal #3 is housing for all which involves the commitment to workforce housing. Goal #5 – safe and equitable mobility - and goal #6 – healthy, safe and active communities- are also being met including improving the street and greenway connectivity network and adding new multi-use paths, sidewalks and access to the McAlpine greenway. This is a great opportunity for revitalization of an out of date aging area.

The meeting was then opened for questions and responses. Ms. Grant read questions in the chat and the team provided responses.

II. Summary of Questions/Comments and Responses:

One question involved the possible roundabout on Sardis Lane and possible encroachment on properties, and how will the Dunedin owners access their homes during the road reconstruction? It was indicated that these plans are still conceptual in nature and that this may not be a roundabout; also it's on the west side of the fire station. From a construction standpoint, access to homes will be preserved.

How was the number of workforce housing units at 108 determined? The workforce housing commitment from Levine Properties in Development Area E was described. There will be redevelopment of some of the other existing apartments in Providence Square in connection with the center where commercial, multi-family and mixed-use portions will be the focus. The workforce housing commitment is significant to ensure units that are affordable are available on the site and is in addition to the Horizon project across the street that is expected to have workforce housing.

A question about the pedestrian refuge area was answered by Mr. Wickline. These improvements are still preliminary but are expected to support pedestrian refuge as part of the overall access management benefits. While for later consideration, it is possible that the median will be 10 to 15 feet wide. These details are completed closer to the permitting phase of development. Typically, where medians are available, there include refuges. Another question was about impact on traffic and traffic signals with the increase in density. Mr. Wickline stated that the signals will essentially work as one to allow movements through those intersections without tying up traffic and the timing and phasing of the signals is typically adjusted accordingly.

The building height limit was discussed. Development Area A currently has a height limit of 50 feet, Development Area B is 90 feet, E is 60 feet, C is 80 feet, D is 60 feet, E-1 is 65 feet. The highest area will be near the commercial/mixed use area. The place types were further discussed and do address height like NC district, more for retail/commercial.

The currently planned 100-foot buffers and landscape treatments along Valleybrook Road area were to continue to respect the conditions that have been there for many years. Currently, the Dunedin neighborhood is expected to have a 40-foot yard and 30-foot landscaped area along the residential edge.

There was a question about timing of construction phases. Mr. Levine indicated that the demolition of some apartments along Providence Road is expected to begin shortly, and as the balance of the apartments along Landmark Drive become vacant, demolition is possible later this year. Redevelopment planning will happen after City Council rezoning approval which may take 9-12 months followed by permitting.

There was a question about aspects of the project happening as the market conditions dictate and if there are alternate plans for those areas. Mr. Levine stated that areas B-1 & B are likely to take place from site preparation standpoint fairly soon in the project life and the portions of these areas not activated will be grassed and stabilized until the virtual building project phasing touches those areas. On areas E-1 & E, to the extent that the buildings are demolished, they will be seeded and stabilized until the building phasing touches those sites.

As to Horizon project across Providence Rd, Horizon has indicated that it will need Board approval and then HUD approval before they would move forward but they are seeking the rezoning to allow that to occur. As to the Northwood Ravin project, it is a private redevelopment incentivized to move their investment forward as market conditions reflect.

Mr. Levine addressed a question regarding the possible larger retail user space explain that final design will need to take place but it is expected that there will also be a number of smaller retail shops/buildings

that range from approximately 3,500 sf to 8,000 sf. and it is anticipated that the largest building/user might be around 100,000 sf which is identified as the potential grocer as a placeholder for that retailer.

Mr. Levine answered a question about trees and stated that they will be removed with the apartments and then regraded. Many trees on Landmark and some on International Drive are expected to remain.

A comment was made to keep in mind the Folger neighborhood along with Dunedin.

One person asked if Horizon doesn't move forward, how will that impact the other sites especially with the land swap with Northwood Ravin as well as the extension of International Drive. Mr. Levine said while that is still under discussion, if one of the sites didn't move forward in development, there would still have to be a street connection, possibly in an adjusted location, to meet the subdivision requirements.

It was stated that the presentation will be sent to those that registered. Mr. Levine added that he will field any questions directly at his office. Mr. Brown added that they want to keep the lines of communication open as the team continues to work with the city staff on questions and concerns.

There being no further questions, Mr. Brown thanked everyone for their participation and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff on numerous adjustments to the rezoning plan and in particular continued transportation improvements related information.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
Edmund Driggs, Charlotte City Council District 7 Representative
David Pettine, Charlotte Planning, Design and Development Department
John Kinley, Charlotte Planning, Design and Development Department
Daniel Levine & Daniel Molina, Levine Properties
Jeff Brown & Keith MacVean, Moore & VanAllen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADD CITY	STA	ZIPCO
KATOPODIS	SPEROS	KATHY	KATOPODIS	6346 OWENBY CT	CHARLOTTE	NC	28211
MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
KURILECZ	ELIZABETH	DAVID	DURHAM	6233 MERCEDES AVE	DALLAS	TX	75214
BAILEY III	DEAN C	NATALIE F	BAILEY	1108 TURNBRIDGE RD	CHARLOTTE	NC	28226
WINOKUER	LISA N	DAVID M	WINOKUER	1100 TURNBRIDGE RD	CHARLOTTE	NC	28226
MITOS	FOTIOS		VALILIKE MITOS	5420 PROVIDENCE RD	CHARLOTTE	NC	28226
POLITIS	ANGELO	SOPHIA	POLITIS	5410 PROVIDENCE RD	CHARLOTTE	NC	28226
MCCLOSKEY	MORGAN KEARNS	LUKE THOMAS	MCCLOSKEY	7401 FOLGER DR	CHARLOTTE	NC	28226
NOWACKI	MACKENZIE	BENJAMIN	NOWACKI	7407 FOLGER DR	CHARLOTTE	NC	28226
MCDERMOTT	MEGHAN E			7415 FOLGER DR	CHARLOTTE	NC	28270
BUTLER	BETH	ETHAN	BUTLER	1101 TURNBRIDGE RD	CHARLOTTE	NC	28226
SOLIS	DAVID MARTORELL	TRUST	DAVID MARTORELL SOLIS	REVOCCABLE	CHARLOTTE	NC	28226
ABBOTT	DENNIS C	CHERI R	ABBOTT	1115 TURNBRIDGE RD	CHARLOTTE	NC	28226
TILMAN	STEPHANIE M A	CHARLES A	TILMAN	7201 FOLGER DR	CHARLOTTE	NC	28270
BURRIDGE	JOSEPH ANDREW	ALEXANDRA PENROSE	BURRIDGE	7211 FOLGER DR	CHARLOTTE	NC	28270
MAHMUTEFENDIC	ARMIN	KATHERINE RACHAEL	WILTON	7219 FOLGER DR	CHARLOTTE	NC	28270
BLACKWELL	JOHANNA TAYLOR	BENJAMIN	STERRETT	7227 FOLGER DR	CHARLOTTE	NC	28270
KILIAN	JOAN M			7301 FOLGER DR	CHARLOTTE	NC	28211
BAREFOOT	LAURA LEE			6311 FOLGER DR	CHARLOTTE	NC	28270
SMITH	MARY LEE E			7319 FOLGER DR	CHARLOTTE	NC	28270
LAZA	VIKTOR			5401 PROVIDENCE RD	CHARLOTTE	NC	28226
LAZAROU	PAUL K	MARY P	LAZAROU	5415 PROVIDENCE RD	CHARLOTTE	NC	28226
GALLERIA PARTNERS III				PO BOX 2439	MATTHEWS	NC	28106
WHITNEY	KIMBERLEY A	PETER J	WHITNEY	7101 RAMSGATE RD	CHARLOTTE	NC	28270
DUNEDIN HOMEOWNERS ASSOC INC			% TOM SIGMON	5535 DUNEDIN LN	CHARLOTTE	NC	28270
MIDLAM	ALAN J		SANDRA ANN MEIER-MIDLAM	7220 CAROSAN LN	CHARLOTTE	NC	28270
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
GALLERIA PARTNERS III				PO BOX 2439	MATTHEWS	NC	28106
GALLERIA PARTNERS III				PO BOX 2439	MATTHEWS	NC	28106
GOMEZ	JUAN F			5727 CHARING PL	CHARLOTTE	NC	28270
HORSLEY	ROBERT	KENITRA	HORSLEY	716 SARDIS LN	CHARLOTTE	NC	28270
LUCAS	BARRY P	JENNIFER M	LUCAS	736 SARDIS LN	CHARLOTTE	NC	28270
DUNEDIN HOMEOWNERS ASSOC INC			% TOM SIGMON	5535 DUNEDIN LN	CHARLOTTE	NC	28270
TRUST COMPANY OF THE SOUTH		TRUST	VIDYA SAGAR SETHI FAMILY	800 GREEN VALLEY RD STE 304	GREENSBORO	NC	27408
DUNEDIN HOMEOWNERS ASSOC INC			C/O TOM SIGMON	5535 DUNEDIN LN	CHARLOTTE	NC	28270
PETRELLA	ANTHONY P			7100 RAMSGATE RD	CHARLOTTE	NC	28270
DEVINNEY	BARBARA		BARBARA DEVINNEY L/T	5404 DUNEDIN LN	CHARLOTTE	NC	28270
NISHIMARU	KEIKO SUZUKI			5400 DUNEDIN LN	CHARLOTTE	NC	28270
HOSSE	JAMES B	CORA G	HOSSE	5401 DUNEDIN LN	CHARLOTTE	NC	28270
JONES	GLENDA H			5405 DUNEDIN LN	CHARLOTTE	NC	28270
YUDELL	ANNE F			3829 WOODY GROVE LN	CHARLOTTE	NC	28210
BOWER	JOHN F			5415 DUNEDIN LN	CHARLOTTE	NC	28270
RIEKE	DAISY SHAPIRO			5419 DUNEDIN LN	CHARLOTTE	NC	28270
BAKER	ELIZABETH M			5423 DUNEDIN LN	CHARLOTTE	NC	28270
CALABRESE	ADRIAN A			5427 DUNEDIN LN	CHARLOTTE	NC	28270
BATES	LAURENCE ANTHONY			5431 DUNEDIN LN	CHARLOTTE	NC	28270
MITCHENER	ROLAND ELLIOTT			5437 DUNEDIN LN	CHARLOTTE	NC	28270
HYDE	ANTHONY S	ANNE MARIE	HYDE	5503 DUNEDIN LN	CHARLOTTE	NC	28270
GOPPOLD	FRANK A JR	CLAUDIA J	GOPPOLD	5511 DUNEDIN LN	CHARLOTTE	NC	28270
DOTSON	MARILYN K			5515 DUNEDIN LN	CHARLOTTE	NC	28270
LEFLORE	NANCY L			5517 DUNEDIN LN	CHARLOTTE	NC	28270
SHAH	NAVIN N	ROHINI N	SHAH	5519 DUNEDIN LN	CHARLOTTE	NC	28270
GRIFFENHAGEN	WILLIAM B	GLORIA C	GRIFFENHAGEN	5521 DUNEDIN LN	CHARLOTTE	NC	28270
MASSEY	PAUL KENT	VALLARIE DAWN	MASSEY	5528 DUNEDIN LN	CHARLOTTE	NC	28270
BEYER	FRANZ WILLIAM III			5522 DUNEDIN LN	CHARLOTTE	NC	28270
OBOYLE	JEROME E	JOAN M	OBOYLE	5518 DUNEDIN LN	CHARLOTTE	NC	28270
PATEL	RUBIBEN	TEJAN	PATEL	5514 DUNEDIN LN	CHARLOTTE	NC	28270
TAN	ARIANNE EDLAI			5508 DUNEDIN LN	CHARLOTTE	NC	28270
JONES	JAMES R	BONNIE A	JONES	5504 DUNEDIN LN	CHARLOTTE	NC	28270
HO	KUANG-TA	SUK-CHEN YU	HO	5500 DUNEDIN LN	CHARLOTTE	NC	28270
PEARSON	SHARON B			5434 DUNEDIN LN	CHARLOTTE	NC	28270
HAWKING	JAMES A	STEPHEN M	HAWKING	5426 DUNEDIN LN	CHARLOTTE	NC	28270
SANSONE	ALEXANDER M	SUZANNE B	SANSONE	5422 DUNEDIN LN	CHARLOTTE	NC	28270
LEMLY	WILLIAM RANDALL			5418 DUNEDIN LN	CHARLOTTE	NC	28270
LANEY	CELIA R			5414 DUNEDIN LN	CHARLOTTE	NC	28270
LAUGHRUN	GEORGE V			5409 CHALLISFORD LN	CHARLOTTE	NC	28226
DUNEDIN HOMEOWNERS ASSOC INC			% TOM SIGMON	5535 DUNEDIN LN	CHARLOTTE	NC	28270
DUNEDIN HOMEOWNERS ASSOC INC			% TOM SIGMON	5535 DUNEDIN LN	CHARLOTTE	NC	28270
DUNEDIN HOMEOWNERS ASSOC INC			C/O TOM SIGMON	5535 DUNEDIN LN	CHARLOTTE	NC	28270
CONRAD	BRANDEN	COLLEEN	CONRAD	818 SARDIS LN	CHARLOTTE	NC	28270
CARRARA	CHRISTOPHER ROCCO	EMILY MARIE	CARRARA	812 SARDIS LN	CHARLOTTE	NC	28270
BARTLETT	KEVIN H	NICOLE B	BARTLETT	808 SARDIS LANE	CHARLOTTE	NC	28270
SARDIS LANE CONSERVATION AREA OWNERS ASSOCIATION INC				3708 FORESTVIEW DR STE 103	RALEIGH	NC	27612
MCLENDON	MICHAEL E	NANCY J	MCLENDON	804 SARDIS LN	CHARLOTTE	NC	28270
SARDIS LANE CONSERVATION AREA OWNERS ASSOCIATION INC				3708 FORESTVIEW DR STE 103	RALEIGH	NC	27612
LATHROP	TAFFNEY	THOMAS	LATHROP	7212 RAMSGATE RD	CHARLOTTE	NC	28270

Exhibit A (Cont.)

PETERSON NEEDHAM	WESLEY CHARLES ELIZABETH A	MARY KATHERINE KANE JEREMY D	PETERSON NEEDHAM	854 SARDIS LN 848 SARDIS LN		CHARLOTTE CHARLOTTE	NC NC	28270 28270
BARRINGER HOMES LLC				1341 E MOREHEAD ST STE 202		CHARLOTTE	NC	28204
BARRINGER HOMES LLC				1341 E MOREHEAD ST STE 202		CHARLOTTE	NC	28204
BARRINGER HOMES LLC				1341 E MOREHEAD ST STE 202		CHARLOTTE	NC	28204
SRETAW FAMILY INVESTMENTS LLC				4521 PGA BLVD STE 280		PALM BEACH GARDENS	FL	33418
ARCLP-CHARLOTTE LLC				111 WESTWOOD PL UNIT 200		BRENTWOOD	TN	37207
BORTKA	BRADEN PAUL	REBECCA D	BORTKA	1115 BLUEBERRY LN		CHARLOTTE	NC	28226
CANNON	DONALD JR	CARLA	CANNON	1101 BLUEBERRY LN		CHARLOTTE	NC	28226
HALL	SHERRY	JAMES MOWBRAY	ZIESEL	1116 BLUEBERRY LN		CHARLOTTE	NC	28226
FUENTES QUIROZ	MANUEL	MONTSERRAT	FERRAGUT	1108 BLUEBERRY LN		CHARLOTTE	NC	28226
FRIEDMAN	HARVEY	CAROLYN H	FRIEDMAN	1100 BLUEBERRY LANE		CHARLOTTE	NC	28206
LEGARE	TRENT	TENE A	OSAHAR	5532 PROVIDENCE RD		CHARLOTTE	NC	28226
BECKWITH	LAWRENCE ALAN	MELISSA LENORE	BECKWITH	5528 PROVIDENCE RD		CHARLOTTE	NC	28226
TITCOMB PROPERTIES LLC				6135 PARK SOUTH DR STE 510		CHARLOTTE	NC	28210
CTS 24 LLC				4521 PGA BLVD STE 280		PALM BEACH GARDENS	FL	33418
MCLEAN	ROBERT S	ELIZA SINCLAIR	MCLEAN	7542 VALLEYBROOK RD		CHARLOTTE	NC	28270
ALLEN	TRACEY C			7530 VALLEYBROOK RD		CHARLOTTE	NC	28270
FENNINGER	CYNTHIA T	CHARLENE	ARANT	4201 CONGRESS ST STE 110		CHARLOTTE	NC	28209
BARNES	EDGAR E	VERONICA M	BARNES	7504 VALLEYBROOK RD		CHARLOTTE	NC	28270
SIRES	JONATHAN P	RUTH A	LYONS	7448 VALLEYBROOK RD		CHARLOTTE	NC	28270
THOMPSON	JESSIE LYNN	TRUST	JESSIE LYNN THOMPSON REVOCABLE	7432 VALLEYBROOK RD		CHARLOTTE	NC	28270
FLOYD E PATTEN AND BRENDA F PATTEN	TRUST			7416 VALLEYBROOK RD		CHARLOTTE	NC	28270
VELONIS	GEORGE J	PAULINE P	VELONIS	7400 VALLEYBROOK RD		CHARLOTTE	NC	28270
FIREBITT LLC				7228 AVONCLIFF DR		CHARLOTTE	NC	28270
ROSENHEIMER	KAREN D	ROBERT L	ROSENHEIMER	7302 VALLEYBROOK RD		CHARLOTTE	NC	28270
BUNICH	ALEX	MARIBEL	BUNICH	715 SARDIS LN		CHARLOTTE	NC	28270
SCHARF	MICHAEL L	JACQUELINE	FISHMAN	721 SARDIS LN		CHARLOTTE	NC	28270
RITZ	RYAN			727 SARDIS LN		CHARLOTTE	NC	28270
FENNINGER	CYNTHIA F	CHARLENE	ARANT	4201 CONGRESS ST SUITE 110		CHARLOTTE	NC	28209
GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC				8514 MCALPINE DR STE 190		CHARLOTTE	NC	28211
GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC				8514 MCALPINE DR STE 190		CHARLOTTE	NC	28211
RESERVE AT PROVIDENCE I LLC				5931 PROVIDENCE RD		CHARLOTTE	NC	28226
GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
RESERVE AT PROVIDENCE I LLC				5931 PROVIDENCE RD		CHARLOTTE	NC	28226
GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
RESERVE AT PROVIDENCE I LLC				5931 PROVIDENCE RD		CHARLOTTE	NC	28226
CRIT-NC II LLC			% MARVIN F POER & CO	FOUR EAST EXECUTIVE PARK	STE 100	ATLANTA	GA	30329
RESERVE AT PROVIDENCE II LLC				5931 PROVIDENCE RD		CHARLOTTE	NC	28226
SAM'S INVESTMENTS VIII LLC				PO BOX 56607		ATLANTA	GA	30343
HDP GLADEDALE LLC				400 EAST BLVD		CHARLOTTE	NC	28203
DSL PROVIDENCE LLC			C/O LEVINE PROPERTIES INC	8514 MCALPINE PARK DR UNIT 190		CHARLOTTE	NC	28211
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28282
LEE	ROBERT BRADFORD		PATRICIA MORAN	517 OLD BELL RD		CHARLOTTE	NC	28270
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
ESCARSEGA	CRYSTAL ANN			6104 OXWYNN LN		CHARLOTTE	NC	28270
SPENCER	RANDALL M			6102 OXWYNN LN		CHARLOTTE	NC	28270
HASLEY	JEFFREY	JESSICA	HASLEY	6100 OXWYNN LN		CHARLOTTE	NC	28270

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	city	zip_code
Alexander Hall Owners Associati	David	Murray	6709 ALEXANDER HALL DRIVE, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Arbor Estates	S.B.	Coyne	6136 RHONE DR, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Blueberry Lane Homes	Amanda	Raymond	1400 BLUEBERRY LANE, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Brandywine Homeowners Associati	Bunnie	Owen	2309 CHRISTENSENS CT, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Carmel Park Neighborhood Associ	Todd	Stewart	4533 OGLUKIAN RD, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Chambery Homeowners Association	Kevin	Chapman	933 DACAVIN DRIVE, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Crown Colony Neighborhood Assoc	Melinda	Rose	6500 SHAFTESBURY RD, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Driftwood/Rosehaven Duplexes Ow	Judy	Warner	7211 CROWN COLONY DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Dunedin Homeowners Association	Marilyn	Dotson	5515 DUNEDIN LANE, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Eastside Community Economic Dev	Johnnie	Wallace	5411 DUNEDIN LN, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Greylyn Drive Neighborhood Asso	Fisk	Outwater	1319 GREYLYN DR, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Greylyn Drive Neighborhood Asso	Jeffrey	Pease	1335 GREYLYN DRIVE, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Greylyn Drive Neighborhood Asso	Kam	Tai	1233 GREYLYN DR, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Greylyn Drive Neighborhood Asso	Rick	Glassen	1234 GREYLYN DRIVE, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Hampton Leas	Sheryl	Johnson	6520 PENSFORD LANE, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Jefferson Park Neighborhood Ass	JF	Rice	1014 JEFFERSON DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Kelsey Glen Neighborhood Associ	PaulGloria	Lacey	928 JEFFERSON DR, CHARLOTTE, NC, 28211	CHARLOTTE	28211
Lansdown Homeowners Association	Bill	Schroeder	6741 FOLGER DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Lansdowne Civic League	Tammy	Baker	6827 FOLGER DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Lansford Homeowners Association	Bryan	Rothmeyer	5300 LANSING DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Mammoth Oaks	Rebecca	Kucera	6101 CREOLA ROAD, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Matthews Murkland Presbyterian	Angelece	Cook	7001 OLD PROVIDENCE ROAD, CHARLOTTE, NC, 28266	CHARLOTTE	28266
Mclean Road/Middle Acres	Greta	Torrence	7131 BURLWOOD RD, CHARLOTTE, NC, 28211	CHARLOTTE	28211
Medearis Neighborhood Associati	Ann	Boggs	336 GREENGATE LN, CHARLOTTE, NC, 28211	CHARLOTTE	28211
Medearis Neighborhood Associati	Chris	Jackson	6725 CISCAYNE PLACE, CHARLOTTE, NC, 28211	CHARLOTTE	28211
Oak Forest	Kathy	Byrne	5408 GUILDBROOK RD, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Old Salem/Meredith Neighborhood	Marlyn	Morton	1338 E BARDEN RD, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Oxford Park	Dennis	Grills	2525 LYNBRIDGE DRIVE, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Pellyn Place Homeowners Associa	Stephanie	Robinson	6329 BENTRIDGE DR, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Providence at Fairview	Stuart	Owen	1327 GREYLYN DRIVE, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Providence Landing Atrium Homeo	Hank	Panzer	6300 SADDLEBROOK CT, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Providence Landing Atrium Homeo	Philip	Stafford	6309 SADDLEBROOK CT., CHARLOTTE, NC, 28226	CHARLOTTE	28226
Providence Woods Homeowners Ass	John	Collins	6955 OLD PROVIDENCE RD, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Sardis Hills Neighborhood Assoc	Jimmy	Heisel	215 WILBY DRIVE, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Sardis Hills Neighborhood Assoc	Mark	Herboth	131 WILBY DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Sardis Oaks Homeowners Associat	Janus	Spence	330 WILBY DR, CHARLOTTE, NC, 28270	CHARLOTTE	28270
Shalom Park Environment	Bette	Andrews	5007 PROVIDENCE ROAD, CHARLOTTE, NC, 28226	CHARLOTTE	28226
Southpark Mall-Simon Properties	Randy	Thomas	1335 GREYLYN DR, CHARLOTTE, NC, 28226	CHARLOTTE	28226

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-038

Subject: Rezoning Petition No. 2023-038
Petitioner/Developer: Levine Properties
Current Land Use: Residential and commercial uses
Existing Zoning: N1-A & N2-B; B-1SCD; B-1(CD) and R-20MF
Rezoning Requested: UR-2(CD) and MUDD-O
Proposed Land Use: Mixed-use

Date and Time of Meeting: **Wednesday, December 6, 2023 at 6:00 PM**

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 11/22/2023

Levine Properties (the “Petitioner”) filed a rezoning request to rezone an ±84.16-acre site located along Providence Road in Charlotte, (the “Site”) from N1-A & N2-B; B-1SCD; B-1(CD) and R-20MF to UR-2(CD) and MUDD-O.

The rezoning will support plans to revitalize this area by replacing significant portions of the physically depleted and economically obsolete, over 55-year-old residential units, with a variety of new housing types and a high-quality, mixed-use neighborhood center to be located off International Drive within the Providence Square development.

The revitalization plans to bring smaller format retail/restaurant uses and an exciting new grocery store opportunity along with new residential units and upgrades to other existing units. It will also create an improved street network (such as alignment improvement to the awkward intersection at Providence Road and Old Providence Road) as well as improved pedestrian walkability.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, December 6, 2023, at 6:00 p.m.

Please send an email by December 5th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2023-038.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** to make alternative arrangements to receive the presentation information. Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
Edmund Driggs, Charlotte City Council District 7 Representative
David Pettine, Charlotte Planning, Design and Development Department
Daniel Levine & Daniel Molina, Levine Properties
Jeff Brown & Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (Cont.)

Site Location:

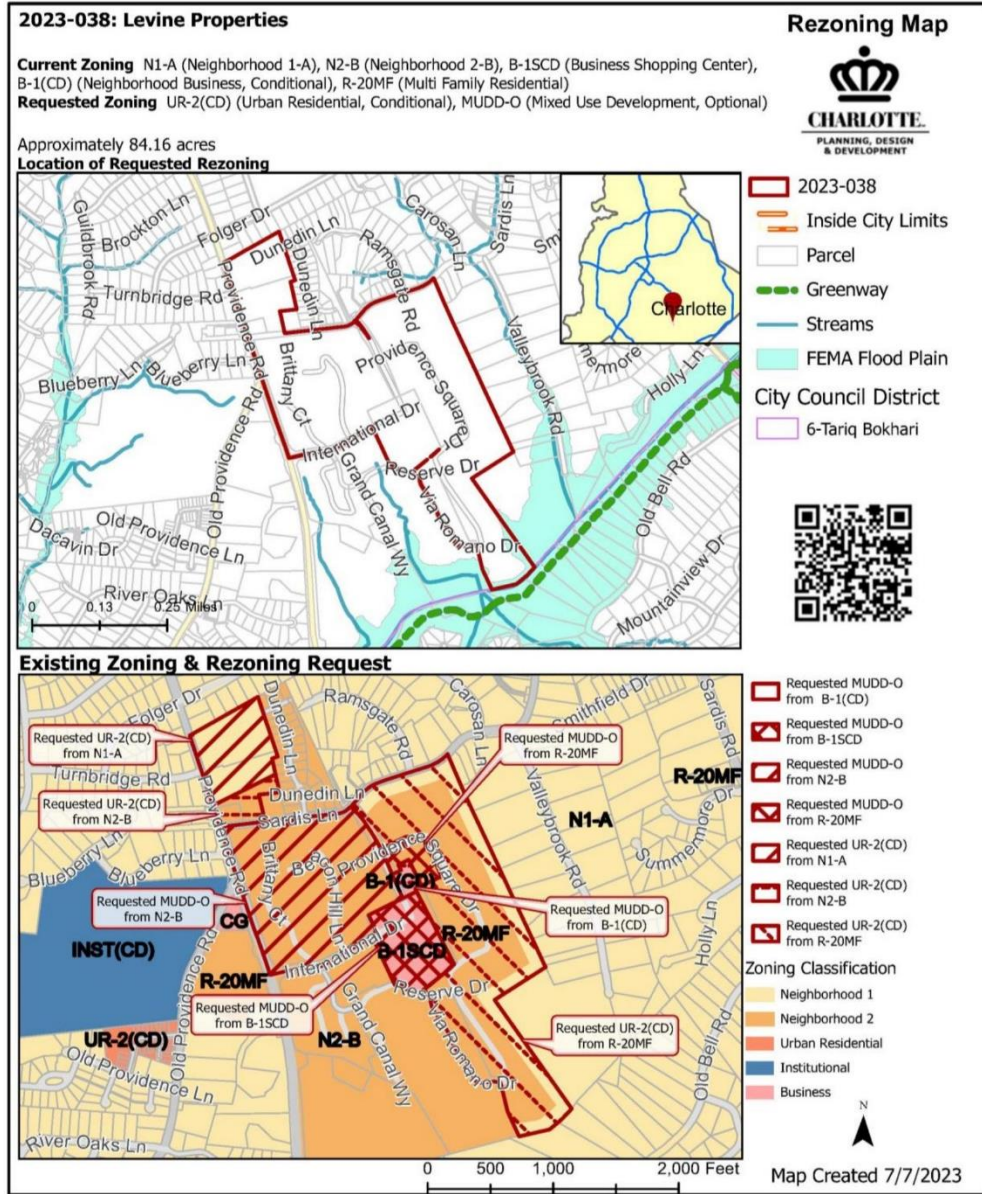


Exhibit C

REGISTERED ATTENDEES TO LEVINE PROVIDENCE RD COMMUNITY MEETING 12/6/2023

#	Name	Email
1	Jennifer Lucas	demondeacs@me.com
2	Mike Scharf	mscharf@scharfpera.com
3	Edgar Barnes	barnesland3@gmail.com
4	Veronica Barnes	veronicabarnes17@aol.com
5	Daniel S. Levine	dlevine@levineproperties.com
6	Robert Horsley	robert.horsley@twc.com
7	Joan Kilian	revjmk12@gmail.com
8	Charles Tilman	ctilman@gmail.com
9	Barbara Devinney	chrysalis43@gmail.com
10	Kevin Woods	kwoods.pe@gmail.com
11	Ms. Woods	scwvnc@gmail.com
12	Mackenzie Zimmerman	newlynowacki@gmail.com
13	Lisa Denney	lisa.denney@hotmail.com
14	Andrew Dermack	andrew.dermack64@gmail.com
15	Alan Dellinger	alandellinger@hotmail.com
16	Terri Dunham	tdunham3@brookdale.com
17	Todd Kaester	tkeastner@brookdale.com
18	Derek Davis	dbld1972@gmail.com
19	Marilyn Dotson	dotsonmk@gmail.com
20	Susan Coyne	scoyne77@outlook.com
21	Linda Andresen	landresen1@nc.rr.com
22	Kam Tai	kamtai9@gmail.com
23	Jeanne Brannon	brannonj@bellsouth.net
24	Cora Hosse	chosse@twc.com
25	Amanda Raymond	mbooray66@gmail.com
26	Donna Dutton	dd28226@aol.com
27	Stephen Schultz	sps01749@aol.com
28	Robert Jones	robertclydejones@gmail.com
29	Williams f Jr & Lygia Burns	lygbill@bellsouth.net
30	Debbie O'Connor	debster621@gmail.com
31	Ruth and Frank Paul	fpaulcharlotte@aol.com
32	Mark Arinci	mark.arinci@hklaw.com
33	Laura Kasler	ljkasler@gmail.com
34	Karen & Robert Rosenheimer	ksdbmw@yahoo.com
35	Paul Sires	jpsires@gmail.com
36	Pauline Velonis	chicgreek@aol.com
37	Ryan Cook	ryan.cook@abbott.com
38	Robert McLean	Robert.McLean@enpro.com
39	Sinclair McLean	sinclairmclean@me.com
40	Ronald Solomon	ronandbonsolomon@gmail.com
41	Martin Nusser	martin.nusser@gmail.com
42	Katina Jakubowski	kjakubowski@capitalagroup.com
43	Jake and Judy Grubbs	jgrubbs@earthlink.net
44	Robert Zaharia	robert@firebitt.com
45	Karen Zaharia	karenpacific@gmail.com
46	Dennis Grills	dennisgrills@earthlink.net

Exhibit C (Cont.)

REGISTERED ATTENDEES TO LEVINE PROVIDENCE RD COMMUNITY MEETING 12/6/2023

#	Name	Email
47	K. Doyle George	kdoylegeorge@gmail.com
48	Tami Huntsberger	chuntsberger@bellsouth.net
49	Gonzalo Asis	gonzaloasis7@hotmail.com
50	Cindy Flehan, PE	cindy@flehanengineering.com
51	Bob & Rachel Rodriguez	bobrachrodriguez@bellsouth.net
52	Carol Hall	carolhall64@gmail.com
53	Sabrina Dowling	dowlingsabrina@gmail.com
54	Kevin Johnson	jaxon2278@gmail.com
55	TM Lewis	tmlewis0155@gmail.com
56	Floyd E. Patten	pattenven1@gmail.com
57	Alan Beckwith	alanbeckwith@gmail.com
58	Kevin Chapman	kevinchapman05@gmail.com
59	Maxine Irons	maxineirons615@yahoo.com
60	Elizabeth Baker	bbaker3@carolina.rr.com
61	Mike Wilson	mwilson@nwravin.com
62	David Ravin	dravin@nwravin.com
63	Neil Edwards	nedwards@nwravin.com
64	Collin Brown	Collin.Brown@alexanderricks.com
65	Steve Wilson	swwilson321@gmail.com
66	Kevin Armstrong	kevina.927@gmail.com