

BROWN/ERVIN COOK SITE
NEIGHBORHOOD MEETING REPORT
Applicant: Crescent Communities
Rezoning Application No. 16-05

This Neighborhood Meeting Report is being filed with the Town of Huntersville pursuant to the provisions of the Town of Huntersville Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Neighborhood Meeting to the individuals and organizations set out on **Exhibit A-1** attached hereto by depositing such notices in the U.S. mail on June 6th, 2016. A copy of the written notice is attached hereto as **Exhibit A-2**.

DATE, TIME AND LOCATION OF MEETING:

The Neighborhood Meeting was held on Wednesday, June 22, 2016 at 6:00 PM at Lake Forest Church located at 8519 Gilead Road in Huntersville, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Neighborhood Meeting was attended by those individuals identified on the sign-in sheet attached hereto as **Exhibit B**.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives utilized a power point presentation during the Neighborhood Meeting, a copy of which is attached hereto as **Exhibit C**.

John Carmichael opened the Neighborhood Meeting by welcoming everyone and introducing himself and the Applicant's representatives. Specifically, John Carmichael introduced James, Martin, Creighton Call and Troy Lucas of Crescent Communities, Steve Francis of Fielding Homes and Matt Levesque, Matt Mandle, Dan Brewer and Dan Giordano of ESP Associates. John Carmichael also introduced David Peete of the Town of Huntersville Planning Department.

John Carmichael stated that this is the Neighborhood Meeting relating to Rezoning Application No. 16-05 filed by Crescent Communities with the Town of Huntersville. This Rezoning Application is for an approximately 233 acre site located at the northeast corner of the intersection of Ervin Cook Road and Gilead Road.

John Carmichael stated that pursuant to this Rezoning Application, Crescent Communities is requesting that this site be rezoned to the NR (CD) zoning district to accommodate the development of a high quality, thoughtfully planned residential community on the site. This residential community would have an abundance of open space and a variety of housing options.

John Carmichael stated that as part of the Town of Huntersville's rezoning process, an Applicant is required to hold a neighborhood meeting with area property owners and neighborhood associations. The purposes of this meeting are to share the development plan, receive feedback from the community and answer questions.

John Carmichael then provided the agenda for the meeting. He stated that he will provide the schedule of events relating to this rezoning request. James Martin of Crescent Communities will provide information on Crescent Communities, Crescent Communities' residential development team and the residential communities that Crescent Communities has developed over the years in the Charlotte area. Matt Levesque of ESP Associates will discuss the site and the proposed land plan. James Martin will then discuss the architectural standards that would apply to the homes in this proposed residential community. After James Martin concludes his discussion, we will have three breakout sessions located at three separate stations. These breakout sessions will be devoted to (1) the land plan, greenway and open space, (2) architectural commitments and home design and (3) transportation matters and road improvements. At these stations, you can get additional information and ask questions.

John Carmichael then provided the schedule of events relating to this Rezoning Application. He stated that the joint Public Hearing before the Board of Commissioners and the Planning Board is currently scheduled for August 1, 2016 at 6:30 PM at Town Hall. The Planning Board will consider this Rezoning Application at its meeting on August 23, 2016 at 6:30 PM at Town Hall, and the Board of Commissioner is scheduled to render a decision on this Rezoning Application on September 5, 2016 at 6:30 PM at Town Hall. John Carmichael stated that it is possible that the Public Hearing could move to August 22, 2016. However, it was then stated that if the Public Hearing were rescheduled, it could be rescheduled to August 15, 2016. The Town will send out notices of the Public Hearing to adjacent property owners.

James Martin then addressed the meeting and provided information on Crescent Communities, Crescent Communities' residential development team and the residential communities that Crescent Communities has developed over the years in the Charlotte area. James Martin utilized the attached power point presentation, and the information provided by James Martin is set out on slides 7 through 17 of the power point presentation.

Matt Levesque then discussed the site and the land plan for the proposed residential community utilizing slides 19 through 22 of the attached power point presentation. Matt Levesque stated that the site is unique, as it is located at the intersection of two greenways, the Torrence Creek Greenway and the McDowell Creek Greenway. Additionally, a future regional park will be located immediately to the north of the site. Matt Levesque stated that Crescent Communities is working with the County to locate the McDowell Creek Greenway Trail on the site. Matt Levesque stated that a traffic study was required to be submitted to the Town of Huntersville for this proposed development. Matt Levesque shared a map that depicts the intersections that were studied in connection with the traffic study.

Matt Levesque stated that up to 415 lots are planned for the site. There would be trails, pocket parks and amenities located on the site. A landscaped area would be located along the site's frontages on the adjacent public streets. Matt Levesque stated that there would be a lot of open space and natural areas in this proposed development.

James Martin then discussed the architectural standards that would apply to this proposed residential community. These architectural standards are set out on slide 23 of the attached power point presentation. Examples of homes that meet these architectural standards are set out on slides 23 through 25 of the attached power point presentation. James Martin stated that Fielding Homes, which is affiliated with Crescent Communities, would build many of the homes in this community.

In response to a question, James Martin stated that it is projected that the sales prices of these proposed homes would start at approximately \$350,000 and go up.

In response to a question as to who would maintain the dam and the pond, James Martin stated that the dam and the pond would likely be eliminated. The stream would remain and the area on which the pond was located would be open space.

In response to a question, James Martin stated that under the existing zoning of the site, approximately 350 homes could be built on the site. Therefore, Crescent Communities is asking for an increase of 65 homes under this rezoning request.

In response to a question, James Martin stated that the smallest lot would have a width of 40 feet and would have a 30 foot wide home and be alley fed.

In response to a question, James Martin stated that the largest lots would be approximately 90 feet wide by 140 feet deep.

The Neighborhood Meeting was then devoted to the three breakout sessions. Set out below is a summary of the comments, questions and answers at each breakout session.

I. Architectural Commitments/Home Design

James Martin, Steve Francis and John Carmichael were at this station. This station was not well attended.

In response to a question, Steve Francis stated that ranch homes would be available in this community.

An area resident complimented the raised and exposed foundations that would be required.

In response to a question, James Martin pointed out on the land plan where the alley fed product is proposed to be located.

In response to a question, Steve Francis stated that the size of the homes could range from 1,800 square feet to 5,000 square feet.

In response to a question, James Martin stated that the pond would be drained.

In response to a question, John Carmichael stated that there would be an amenity center in the community and he pointed out the proposed location on the land plan.

In response to a question, Steve Francis stated that there would be a mixture of architectural styles so that all of the homes would not look alike.

In response to a question regarding the vehicular access points into the site, James Martin pointed out the access points on the land plan and discussed the access points. James Martin also discussed the future Ervin Cook thoroughfare.

James Martin described the revisions to the land plan that Crescent Communities is currently working on.

James Martin confirmed that there would be two entrances into the site from Ervin Cook Road. Both entrances would be installed in phase one of the development.

In response to a question, James Martin stated that the density of this proposed residential community would be 1.789 dwelling units per acre.

James Martin stated that an approximately 50 foot wide landscaped area would be located along the site's frontage on Ervin Cook Road. This area would be irrigated.

James Martin stated that the northernmost entrance into the site would be shifted further to the north.

James Martin and an area resident discussed grading and the challenges presented by rock.

II. Land Plan, Greenway and Open Space

Troy Lucas, Creighton Call, Matt Levesque, and Matt Mandle were at this station. This station was well attended. In addition, several land plan related questions were discussed at the Architecture Station (these comments have been duplicated in this section).

A resident voiced a concern over the block lengths. It was explained that the block lengths would meet the criteria established by the Town, however; there are a few instances where due to existing site features that waivers/exemptions would be necessary for block lengths and or cul-de-sac lengths to exceed the minimums. These areas are noted on the submittal plan.

Troy Lucas stated that greenways are a good selling point for these future homes and they will serve as a great amenity for the community as well as surrounding residents. There were multiple questions about which side of the creek the greenway would located. It was stated that Crescent would prefer to have the greenway on the west side of the creek, closer to the development.

It was explained that trees would be cut down to develop the property, however much of the development being proposed is within areas that are existing fields. The tree preservation requirements for the town were discussed.

It was explained that the water quality/BMP areas depicted on the plan would be further designed during the construction document phase and these features would meet the requirements of the Town/County.

In response to a question, it was stated that mail kiosks would be located throughout the community. Typically in a mid-block location with 30 mail units per location. The final location of the kiosks is coordinated with the Town and by USPS.

An additional easement area is being set aside to accommodate the greenway.

It was stated that at this time the programming for the Amenity Center has not been determined.

It was explained that based on the current submittal calendar the rezoning/sketch plan could be approved in the September/October timeframe. Construction document preparation could take anywhere from 6-12 months depending on the approval process. Potentially, ground breaking and initial site work could start in July 2017. This would potentially start home construction in 2018.

Land Plan Related items from the Architecture Station

In response to a question regarding the vehicular access points into the site, James Martin pointed out the access points on the land plan and discussed the access points. James Martin also discussed the future Ervin Cook thoroughfare.

James Martin described the revisions to the land plan that Crescent Communities is currently working on.

James Martin confirmed that there would be two entrances into the site from Ervin Cook Road. Both entrances would be installed in phase one of the development.

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James Martin and an area resident discussed grading and the challenges presented by rock.

In response to a question, James Martin stated that the pond would be drained.

In response to a question, John Carmichael stated that there would be an amenity center in the community and he pointed out the proposed location on the land plan.

III. Transportation/Road Improvements

Creighton Call, Dan Brewer, and Daniel Giordano were at this station. This station was well attended.

An inquiry was made asking what the plans were for Ervin Cook Road. It was explained that Ervin Cook Road would be a two lane road with Bike Lanes, sidewalks and a double row of street trees. Road improvements would occur during Phase 1 of development.

Dan Brewer confirmed that there would be no future entrances into the park from the site. Currently pedestrian type connections are being proposed in two locations

If the project effects traffic at nearby entrances, what intersection improvements will be made? Light timing would be adjusted and possible turn lanes installed which would be determined by the traffic impact study.

Overall, residents seemed open to a residential type project versus a commercial type.

In response to a question, it was stated that Gilead Road improvements could potentially consist of turn lanes. More than likely a traffic light will not be warranted, but actual improvements are unknown at this time as the traffic study is still being completed. Based on the outcome of the Traffic Study, computerized timing of lights would allow traffic to flow fluidly during peak hours.

It was stated that certain areas of existing trees will remain on site to meet the Town's Tree Save criteria.

In response to a question, Dan Brewer explained that the TIA process is lengthy because there are multiple parties involved with the review. In this case, the TIA is complex because so many intersections are being studied.

It was stated that eventually Ervin Cook Road would connect to Highway 73. The thoroughfare plan is available on the Town's website.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE NEIGHBORHOOD MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Application as of the date of this Neighborhood Meeting Report as a result of the Neighborhood Meeting.

Respectfully submitted, this 11th day of July, 2016

Crescent Communities, Applicant

Exhibit A-1

Mailing List for Ervin Cook Road:

Existing Owners-

	PID:	Owner:	Mailing Address:	Zoning:
1	00904106	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
2	00905118	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
3	00905117	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
4	00905116	Ronald F. Brown & Sugenia B. Wells	17001 Knoxwood Drive, Huntersville, NC 28078	TR
5	00905115	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
6	00905114	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
7	00905113	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
8	00905112	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
9	00905111	Deborah M. Draughn	410 Calahaln Road, Mocksville, NC 27028	TR
10	00905110	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
11	00905109	Eddie Pender	7913 Gilead Road, Huntersville, NC 28078	TR
12	00905119	Phillp R. Thomas & Angela R. Thomas	8001 Gilead Road, Huntersville, NC 28078	TR
13	00905108	Eddie Pender	7913 Gilead Road, Huntersville, NC 28078	TR
14	00905105	James Earl Davis & Vickey P. Davis	7901 Gilead Road, Huntersville, NC 28078	TR
15	00905102	Eddie Pender	7913 Gilead Road, Huntersville, NC 28078	TR
16	00905107	Eddie Pender	7913 Gilead Road, Huntersville, NC 28078	TR
17	00905106	Frederick G. Brown & Tina H. Brown	14012 Ervin Cook Road, Huntersville, NC 28078	TR
18	00903208	Janice Brown Roberts	7825 Gilead Road , Huntersville, NC 28078	TR
19	00903233	Janice Brown Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
20	00903201	Janice Brown Roberts	7825 Gilead Road, Huntersville, NC 28078	TR

Adjacent Owners (within 250')

	PID:	Owner:	Mailing Address:	Zoning:
1	00903214	Thomas & Janice Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
2	00903234	Janice Brown Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
3	00903208	Janice Brown Roberts	7825 Gilead Road, Huntersville, NC 28078	TR
4	00940377	Beckett Homeowners' Association of Mecklenburg INC. & C/O Hawthorne Management Corp.	PO Box 11906 Charlotte, NC 28220	TR
5	00903211	Alfred J. Reed	6244 Stephens Grove Lane, Huntersville, NC 28078	TR
6	00903202	Shawn Welfle	14301 Ervin Cook Road, Hutnersville, NC 28078	TR
7	00903203	James Tracy & Pamela Moore Bennett	14325 Ervin Cook Road, Huntersville, NC 28078	TR
8	00903218	Alfred J. Reed	6244 Stephens Grove Lane, Huntersville, NC 28078	TR
9	0094101	Henry L. & Susan R. Cook	14425 Ervin Cook Road, Huntersville, NC 28078	TR
10	00940103	Cook Investments L P U/A, Trust Cook Charitable Remainder, & Donald G. Coulter	14701 Ervin Cook Road, Huntersville, NC 28078	TR
11	00940102	Cook Investments L P U/A, Trust Cook Charitable Remainder, & Donald G. Coulter	14425 Ervin Cook Road, Huntersville, NC 28078	TR
12	00940108	Cook Investments Limited Partnership	14425 Ervin Cook Road, Huntersville, NC 28078	TR
13	00904102	Cook Investments L P U/A, Trust Cook Charitable Remainder, & Donald G. Coulter	14701 Ervin Cook Road, Huntersville, NC 28078	TR
14	00904105A	Mecklenburg County	600 East 4th Street, Charlotte, NC 28202	TR

15	00918396	Mecklenburg County & C/O Real Estate/ Finance Dept.	600 East 4th Street, Charlotte, NC 28202	GR
16	00918166	Mecklenburg County & C/O Real Estate/ Finance Dept.	600 East 4th Street, Charlotte, NC 28202	GR
17	00918311	James F & Linda H Fitzharris	15100 Sharrow Bay Court, Huntersville, NC 28078	GR
18	00918138	Berry L & Kay I Shelton	15133 Chilgrove Lane, Huntersville, NC 28078	GR
19	00918137	Rodger D. & Kay E Roebuck	15129 Chilgrove Lane, Huntersville, NC 28078	GR
20	00918136	Randall S. & Sandra S. Hargett	15125 Chilgrove Lane, Huntersville, NC 28078	GR
21	00918135	Kwang K. & Young A. Kim	15117 Chilgrove Lane, Huntersville, NC 28078	GR
22	00918134	Lee Suzanne Nagelski & HSB Keith Charles	15109 Chilgrove Lane, Huntersville, NC 28078	GR
23	00918133	Richard D., K. Jill, Christopher N., & Cerine R. Rider	15101 Chilgrove Lane, Huntersville, NC 28078	GR
24	00918132	Karen L. Brown	15041 Chilgrove Lane, Huntersville, NC 28078	GR
25	00918131	Edward & Larysa Lazartic	15033 Chilgrove Lane, Huntersville, NC 28078	GR
26	00918130	Richard Bennett & Tracy Ann Onze	15025 Chilgrove Lane, Huntersville, NC 28078	GR
27	00918129	Susan Anderson	15019 Chilgrove Lane, Huntersville, NC 28078	GR
28	00918128	Wade H. & Elena L. Phillips	15015 Chilgrove Lane, Huntersville, NC 28078	GR
29	00918127	Joan & Robert Campbell	15011 Chilgrove Lane, Huntersville, NC 28078	GR
30	00918456	Mecklenburg County	600 East 4th Street, Charlotte, NC 28202	GR
31	00918435	Jeffrey P Mckelvey & Pamela A Stein	15115 Oxford Hollow, Huntersville, NC 28078	GR
32	00918434	Benjamin C. & Julie A. Kramer	15111 Oxford Hollow, Huntersville, NC 28078	GR
33	00918433	Jeffery M. & Linda H. Petry	15105 Oxford Hollow, Huntersville, NC 28078	GR
34	00918432	Wayne C. & Jill S. Smith	15101 Oxford Hollow, Huntersville, NC 28078	GR
35	00918431	Russell Edward III & Kimberly Anne Hansen	15025 Oxford Hollow, Huntersville, NC 28078	GR
36	00918430	Roxanne Karp	15019 Oxford Hollow, Huntersville, NC 28078	GR
37	00918429	Joseph A. Civali & Melissa A. Yates	15013 Oxford Hollow, Huntersville, NC 28078	GR
38	00918428	Will A. Barnes	15007 Oxford Hollow, Huntersville, NC 28078	GR
39	00918427	Douglas Richard Martin & Judity Mary	15001 Oxford Hollow, Huntersville, NC 28078	GR
40	00906119	Mecklenburg County	600 E 4th Street, Charlotte, NC 28202	TR
41	00906118	State of North Carolina	1321 Mail Service Center, Raleigh NC 27699	TR
42	01509104	Mecklenburg County	600 E 4th Street, Charlotte, NC 28202	TR
43	00905104	Mecklenburg County	700 N Tryon Street, Charlotte, NC 28202	TR
44	01509115	Grovane Russell	850 East Street, Waynesville, NC 28786	TR
45	01509114	Mecklenburg County	700 N Tryon Street, Charlotte, NC 28202	TR
46	01509113	Mecklenburg County	700 N Tryon Street, Charlotte, NC 28202	TR
47	01509112	Nancy Kay Sinderman & Heinz Paul II	7914 Gilead Road, Huntersville NC 28078	TR
48	01509111	Robert C & Peggy H Sherard	7900 Gilead Road, Huntersville, NC 28078	TR
49	01509105	Paul & Elsie D Bocker	7828 Gilead Road, Huntersville NC 28078	TR
50	01509106	William Vernon Brown & Dorothy H Brown	7633 Gilead Road, Huntersville, NC 28078	TR
51	01509107	Mecklenburg County & C/O Real Estate/ Finance Dept.	600 E 4th Street, Charlotte, NC 28202	TR
52	01504101	Assc Inc Gilead Village Homeowners	13777 Ballantyne Corporate Place, Suite 320, Charlotte NC 28277	TR
53	00903213	John Donald Cambell & Linda L Campbell	7515 Gilead Road, Huntersville, NC 28078	TR
54	00903212	John Donald Cambell & Linda L Campbell	7515 Gilead Road, Huntersville, NC 28078	TR
55	00903221	Charles E Martin & Sarah R Martin	7417 Gilead Road, Huntersville, NC 28078	TR
56	00903220	Fred L Hunter	4321 Wanamassa Drive, Charlotte, NC 28269	TR

57	00940321	Owen E Jr Matte	5207 Ingleburn Lane, Huntersville, NC 28078	TR
58	00940320	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
59	00940319	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
60	00940318	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR
61	00940317	Christopher O'Brien & Andrea E O'brien	5111 Ingleburen Lane, Huntersville, NC 28078	TR
62	00940316	John David Goodwin & Lee-Anna Kim Goodwin	5103 Ingleburn Lane, Huntersville, NC 28078	TR
63	00940315	LLC Standard Pacific of the Carolinas Attn: Elliot Mann	11525 Carmel Commons Blvd, Suite 301, Charlotte, NC 28226	TR

HOA Within 2000'-

	PID:	Owner:	Mailing Address:	Zoning:
1	00940370, 00940377 & 00940371	Beckett Homeowners Association of Mecklenburg County	PO Box 11906 Charlotte, NC 28220	TR
2	00939587	INC Gilead Ridge Homeowners Association	PO Box 79032 Charlotte, NC 28271	TR
3	00923194	Forest Homeowners Association Wynfield	PO Box 11906 Charlotte, NC 28220	GR
4	00919356	Wynfield Property Owners Association INC	PO Box 11906 Charlotte, NC 28220	GR
5	01504274 & 01504366	Association INC Gilead Village Homeowners	13777 Ballantyne Corporate PL STE 320, Charlotte, NC 28277	TR
6	01504135	Mid Atlantic Homes LLC	517 S Sharon Amity Road, Suite 100, Charlotte, NC 28211	TR

Town Staff: Planning Department-

	Title:	Name:	Mailing Address:
1	Planning Director	Jack Simoneau	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070
2	Planning Technician	Caroline Sawyer	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070
3	Principal Planner	David Peete	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070
4	Town Transportation Engineer	Stephen Trott	PO Box 664, 105 Gilead Road, Suite 300, Huntersville, NC 28070

Town Council-

	Title:	Name:	Mailing Address:
1	Mayor	The Honorable John Aneralla, Mayor	15705 Framingham Lane, Huntersville, NC 28708
2	Commissioner	The Honorable Melinda Bales, Commissioner	15426 Ranson Road, Huntersville, NC 28708
3	Commissioner	The Honorable Dan Boone, Commissioner	317 Southland Road, Huntersville, NC 28708
4	Commissioner	The Honorable Mark Gibbons, Commissioner	13818 Bramborough Road, Huntersville, NC 28708
5	Commissioner	The Honorable Charles Guignard, Commissioner	201 Sherwood Drive, Huntersville, NC 28708
6	Commissioner	The Honorable Rob Kidwell, Commissioner	7603 Rolling Meadows Lane, Huntersville, NC 28708
7	Commissioner	The Honorable Danny Phillips, Commissioner	14720 Brown Mill Road, Huntersville, NC 28708

Exhibit A-2



Crescent Communities
227 West Trade Street
Charlotte, NC 28276

June 2, 2016

**RE: Ervin Cook Road Site
Neighborhood Meeting – Conditional District Rezoning & Major Subdivision Sketch Plan
Parcel #s: 00904106, 00905118, 00905117, 00905116, 00905115, 00905114, 00905113,
00905112, 00905111, 00905110, 00905109, 00905119, 00905108, 00905105, 00905102,
00905107, 00905106, a portion of 00903208, 00903233 & 00903201**

Dear Neighbor:

Crescent Communities invites you to a Neighborhood Meeting to share their plans regarding the Ervin Cook Road Site. Their current plans are for a +/- 234 acre master planned single-family residential subdivision. This proposed development located along each side of Ervin Cook Road north of Gilead Road has been submitted to the Town of Huntersville for a major subdivision sketch plan and conditional district rezoning.

Please join us to hear more about this exciting project:

Neighborhood Meeting Location:

Lake Forest Church
8519 Gilead Road
Huntersville, NC 28078

Date & Time:

June 22, 2016
6:00PM

Please find the enclosed map and directions to the meeting. Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this exciting new project.

Cordially,

James Martin
Crescent Communities

Ervin Cook Road Neighborhood Meeting

8519 Gilead Road, Huntersville, NC 28078

From Ervin Cook Road, make a left onto Gilead Road and follow it down until you reach Lake Forest Church about $\frac{3}{4}$ of a mile on the left hand side.



Exhibit B

Crescent Communities, Applicant Rezoning Application No. 16-05

Neighborhood Meeting Sign-in Sheet

Lake Forest Church
8519 Gilead Road
Huntersville, NC

Wednesday, June 22, 2016

6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	James & Janice Reed	7525 Gilead R.		
2.	MATT DANFLE	ESP		
3.	DANIEL GORDON	ESP		
4.	MATT LEVESQUE	ESP		
5.	JAMES MARTIN	CRESCENT		
6.	CHELSEA COLL	" "		
7.	JUDY WENS	" "		
8.	DAN BREWER	ESP		
9.	JOHN CUNNINGHAM	ROBINSON BRUNSDEN WILSON		
10.	James Martin	Crescent		
11.	Todd & Amber Roberts	7619 Gilead Rd		
12.	David Peete	T&H	704-716-2216	
13.	JIM & VICKY DAVIS	7901 GILEAD RD	704-875-6756	
14.	KAY KILLIAN	1542 QUEENS RD West 2807 CHUR	704-301-0054	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15.	J JOHN ANERALLA	15705 Framingham Ln	704-895-0586	janeralla@huntersville.org
16.	Henry Cook	14425 Ervin Cook Rd	704-458-7396	hcook@huntersvillefd.com
17.	KAREN BROWN	15041 Chilgrove Ln	704-875-8324	kbrown@GBS-benefits.com
18.	E.H. Cook	15222 Ervin Cook Rd	458 7395	farmercook@att.net
19.	Julie Kramer	15111 Oxford Hollow	704-965-6448	juliekramer2@gmail.com
20.	Kitty DeLeon Miese	9595 Devonshire Dr.	704-502-5656	Kitty@ILOVELAKE NORMAN, com
21.	Leisha Smith	15700 Berryfield St.	704-661-6139	leishacrane@hotmail.com
22.	CHARLES GUILMARD	Box 1766 Huntersville	704-875-1407	
23.	RONNIE BROWN	17001 KNOXWOOD DR	704-892-1089	
24.	Ashley Walter	9014 Park Grove St.	704-369-4314	apwalter201@yehoo.com
25.	Ben Ewen	15101 Sharrow Bay Ct	513-341-3910	
26.	Kerri Poe	8924 Nellie Ln, 28173	704-996-3818	
27.	Gillian Dean	13011 Aiston Forest Dr.	704-501-7217	gillian@dean.it.com
28.	John Hellev	6519 OLMSFORD DR	704-274-9877	
29.	JENNIFER DAVIS	7727 Prairie Rose Ln	704 918-9357	jennifer.davis078@gmail
30.	Todd Steiss	8932 Peerland Ct	704-906-7706	tsteiss@gmail.com
31.	Frank Gammon	8912 Deerland Ct	704-408-6502	gammonfr@roadrunner.com
32.	MARK GIBBONS		704 340 5544	
33.				
34.				
35.				
36.				

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
37.	JUSAN COOK	14425 EDWIN COOK RD	704-287-7717	JUSANR COOK@HOTMAIL.COM
38.	DAN BOONE	317 Southland Rd	704-948-1685	
39.	KEITH NAGELSKI	15109 CHILGROVE LAWS	704-875-0308	keith.nagelski@roadrunner.com
40.	Linda Petry	15105 Oxford Hollow	704-948-0771	LPetry@mindspring.com
41.	Kim Hansen	15025 Oxford Hollow	301-980-7670	Kimhansen@hotmail.com
42.	Cheryl Dean	13611 Alston Forest Dr.	704-766-0560	cheryl@deanit.com
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CRESCENT COMMUNITIES

Brown Property - Huntersville, NC, June 2016



Exhibit C

AGENDA

I. INTRODUCTION

- a) Why are we here tonight?
- b) Why are we seeking rezoning?
- c) Process/Schedule

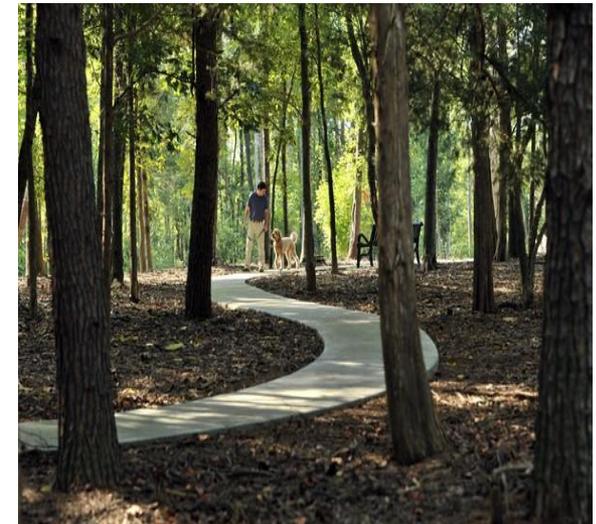
II. CRESCENT COMMUNITIES EXPERIENCE

- a) Crescent Facts
- b) Residential Team
- c) Charlotte Area Projects

III. BROWN PROPERTY

- a) Site Planning
- b) Architectural Standards
- c) Architectural Examples

IV. BREAKOUT SESSIONS





INTRODUCTION

INTRODUCTION

- » Crescent Communities seeks to develop another high-quality community within the Charlotte area
 - Mix a successful residential community with unique public spaces
 - Offer differentiating product that appeals to multiple buyers
- » Why are we here tonight?
- » Why are we seeking rezoning?
- » Process/Schedule



PROCESS/PROJECT SCHEDULE**

- » **May 2, 2016** **Initial Submittal to Town of Huntersville**
- » May 24, 2016 1st Round Review Comments provided by Staff
- » June 8, 2016 Applicant & Staff meeting at Town of Huntersville
 - Review/Discuss 1st Round Comments
- » **June 22, 2016** **Neighborhood Meeting at Lake Forest Church**
- » July 11, 2016** Targeted date for revised submittal to Town of Huntersville
 - Addressing 1st Round Comments
 - Incorporate Feedback from Neighborhood Meeting
- » **July 11, 2016**** **Planning Commission- Agenda Deadline**
- » **July 18, 2016**** **Board of Commissioner's (BOC)- Call Public Hearing – 6:30pm at Town Hall**
 - BOC calls the public hearing for the following month to allow for required advertisements
- » **August 1, 2016**** **Board of Commissioner's- Joint Public Hearing – 6:30pm at Town Hall**
 - A public hearing is held before the BOC.
 - Staff Presentation
 - Applicant Presentation
 - Citizen's Comments Heard
- » **August 23, 2016**** **Planning Board Meeting– 6:30pm at Town Hall**
 - Petition is on Planning Boards Agenda for Recommendation that will be presented to BOC
- » **September 5, 2016**** **Board of Commissioners – 6:30pm at Town Hall**
 - BOC Vote/Final action

***Note: All meeting dates identified are preliminary, based on the Town of Huntersville calendar for upcoming scheduled meetings. Timing of proposed schedule is based on favorable recommendations to insure that project is placed on designated agenda for dates specified.*



CRESCENT COMMUNITIES EXPERIENCE

CRESCENT FACTS

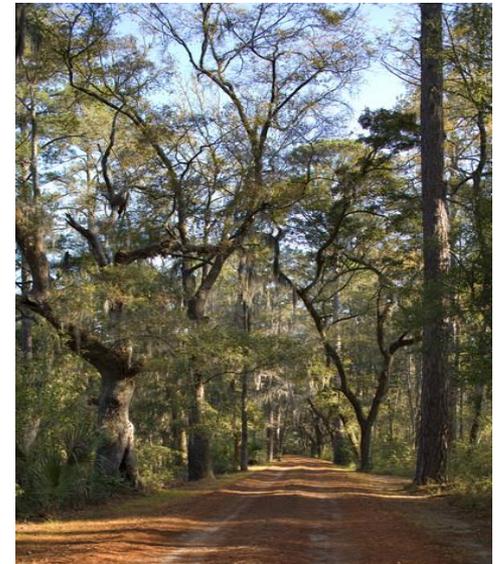
ABOUT CRESCENT COMMUNITIES

- Formed in 1963, Crescent Communities, LLC is a multi-disciplinary real estate operating company. We deliver and manage best-in-class communities in a variety of real estate categories, including residential, multifamily, commercial and land management. Based in Charlotte, North Carolina, our company's project portfolio spans strategic locations in the Southeast, Texas and beyond. With a dedicated team of nearly 200 people and hundreds of valued partners, we are dedicated to delivering excellence across our breadth of projects—today and in the future.



CORPORATE SNAPSHOT

- Over the past 27 years, Crescent has developed 47 master-planned and 15 multifamily communities, developed 19 million square feet of commercial space, and own and manage over 10,000 acres of land
- Nearly 23,000 home sites sold
- 9,500+ homes built and sold



CRESCENT FACTS - RESIDENTIAL COMMUNITIES PORTFOLIO

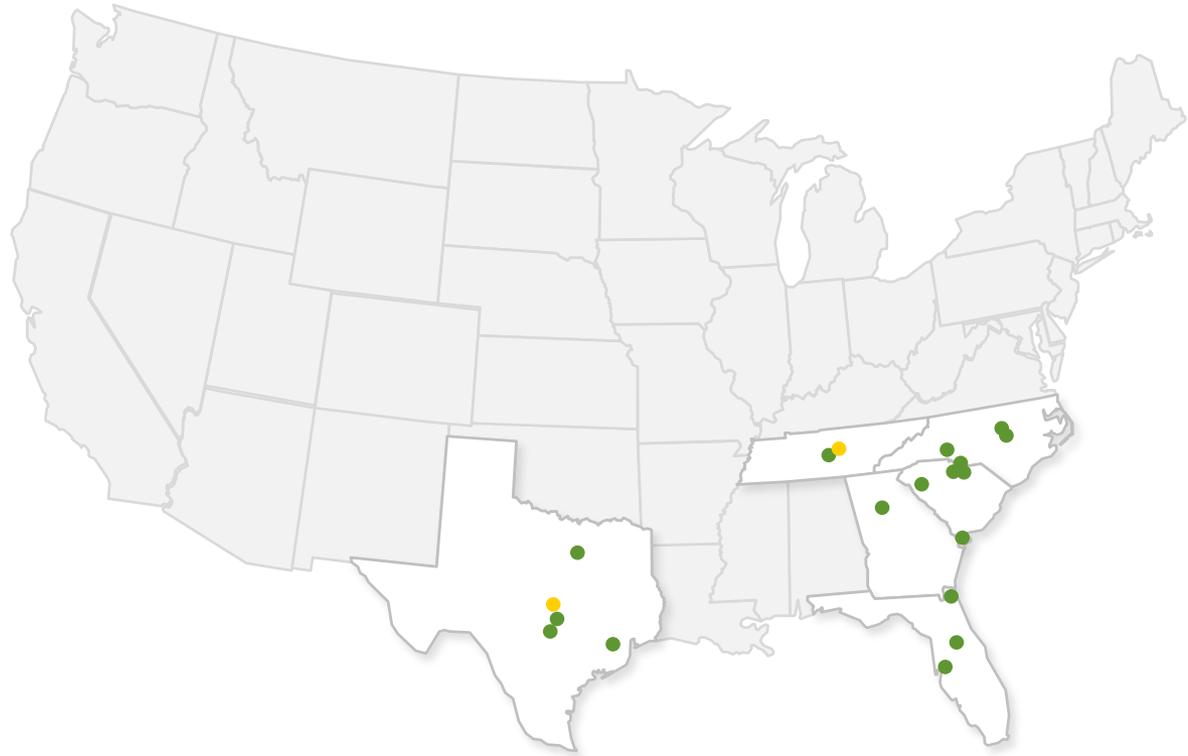


» 11 major markets in:

- North Carolina
- South Carolina
- Florida
- Tennessee
- Texas

» 16 active communities and two pending new investments

» Additional 31 completed communities and over 23,000 total homesites sold



- Existing Markets/Communities
- Pending New Investments

Source: Crescent Communities, November 2013

RESIDENTIAL TEAM – Charlotte Area

- » The Brown Property will be managed by a team with extensive master-planned community experience.
 - **Keith Glenn – Senior Vice President**
 - 17 years with Crescent
 - Oversees Crescent’s Mid-Atlantic Region including North and South Carolina and Tennessee
 - **James Martin – Vice President**
 - 14 years with Crescent
 - Responsible for all of Crescent’s Charlotte and Lake James Residential communities
 - **Joe Walker – Director of Development**
 - 10 years with Crescent
 - Responsible for all of Crescent’s Residential development activities in the Charlotte area
 - **Steve Francis – Division President, Fielding Homes**
 - 1 year with Fielding/Crescent
 - Responsible for all homebuilding activities
 - **Creighton Call – Vice President, Mixed Use**
 - 9 years with Crescent
 - Responsible for all Charlotte and Raleigh area acquisitions
 - **John Brunner – Development Manager**
 - 1.5 years with Crescent
 - Responsible for development management in the Charlotte area



CHARLOTTE AREA PROJECTS

» Springfield – Fort Mill, SC

- 620 Lots
- Started in 2006
- Home Price Range from \$325,000 to over \$1mm
- Average Home Price - \$642,000



CHARLOTTE AREA PROJECTS

» Masons Bend – Fort Mill, SC

- 650 Lots
- Started in 2015
- Home Price Range from \$350,000 to over \$800,000
- Anticipated Avg. Home Price - \$500,000
- Builders – Saussy Burbank, The Cunnane Group, and Fielding Homes



CHARLOTTE AREA PROJECTS

» Chapel Cove – Lake Wylie, NC

- 570 lots at build out
- Started in 2007
- Home Price Range from \$300,000 to over \$1mm.
- Average Home Price - \$469,000



CHARLOTTE AREA PROJECTS

» The Sanctuary – Lake Wylie, NC

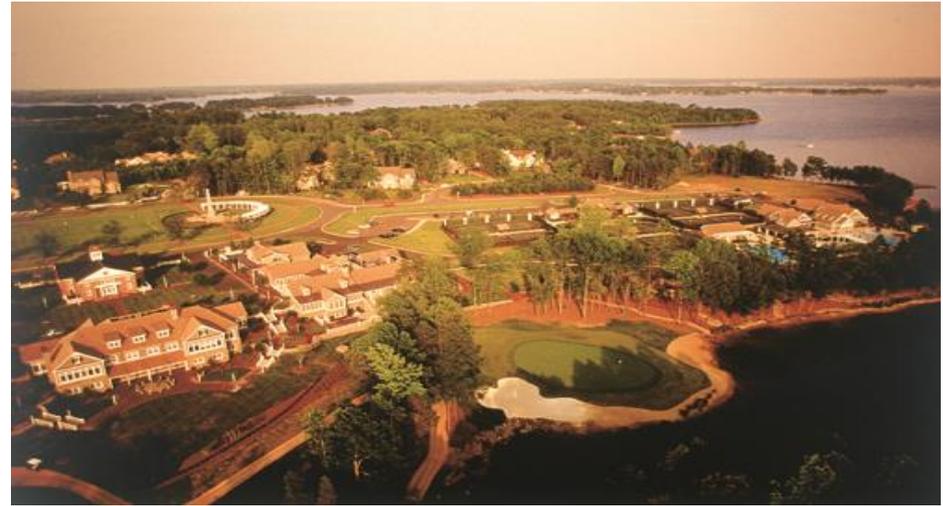
- 187 Lots
- Started in 2004
- Home Price Range from \$800,000 to \$3.5mm
- Average Home Price - \$1.65mm



CHARLOTTE AREA PROJECTS

» The Point – Mooresville, NC

- 860 Lots
- Started in 1999
- Home Price Range from \$500,000 to over \$3mm.
- Average Home Price - \$1.1mm



CHARLOTTE AREA PROJECTS

» The Farms – Mooresville, NC

- 490 Lots at Build Out
- Started in 2003
- Home Price Range from \$350,000 to \$600,000.
- Average Home Price - \$540,000



THE FARMS
~ Established 2003 ~



» Ballantyne Country Club – Charlotte, NC

- 844 Lots
- Started in 1995
- Home Price Range from \$450,000 to over \$2mm.
- Average Home Price - \$680,000



» The Peninsula – Charlotte, NC

- 906 Lots
- Started in 1990
- Home Price Range from \$400,000 to over \$3mm



CHARLOTTE AREA PROJECTS

» Lake James – Burke and McDowell Counties

- Two active communities being developed:
 - 1780 and Old Wildlife Club (450 lots at build out)
- Home Price Range from \$400,000 to over \$1mm.



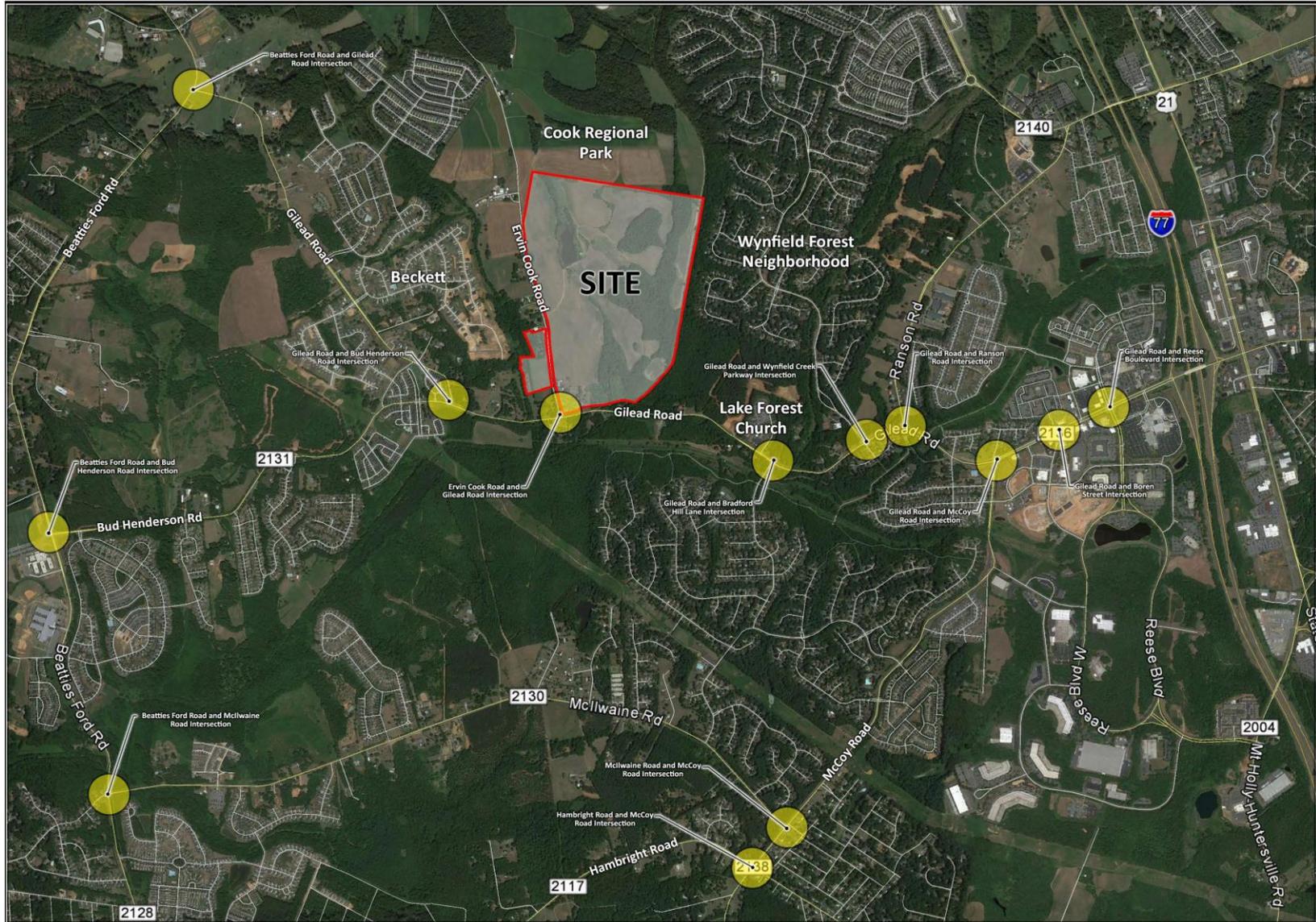


BROWN PROPERTY PLAN

SITE AERIAL



TRAFFIC STUDY AREA



PRELIMINARY SITE PLAN



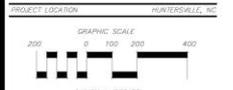
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28248 Fort Mill, SC 29708
NC - 704-582-2849 SC - 803-522-2840
www.espassociates.com

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ESP Associates, P.A.

Crescent Communities
227 West Trade Street
Charlotte, NC 28276

**Ervin Cook
Sketch Plan & CD
Rezoning Plan**

**Major
Subdivision
Sketch Plan**



PROJECT LOCATION: WATERSVILLE, NC
DRAWN BY: BSM
CHECKED BY: BSM
AGENCY / SUBMITTAL REVIEW:
DATE: 1/29/16 BY: JRM REVISION:
NO. DATE BY: JRM FIRST COMMENTS: 1/29/16

5.0



GENERAL NOTES:

BOUNDARY INFORMATION:
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "NORTH AND SOUTH LOTS SURVEY OF TRACTS 10A, 10B AND 10C TO BE ACQUIRED FOR DEVELOPMENT OF 100 SINGLE-FAMILY HOMES."

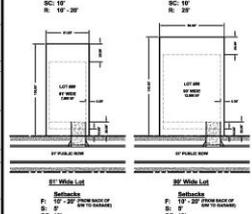
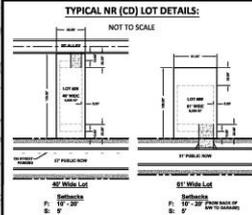
TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC INFORMATION BASED ON INFORMATION OBTAINED FROM MICHAEL BAKER CORP., INC.

FLOODPLAIN, STREAM, AND WETLAND INFORMATION:
FLOODPLAIN, STREAM, AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY MICHAEL BAKER CORP., INC. ENTITLED "WETLANDS SURVEY OF TRACTS 10A, 10B AND 10C TO BE ACQUIRED FOR DEVELOPMENT OF 100 SINGLE-FAMILY HOMES."

ACCESS POINTS:
1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED TO BE THE POINTS OF ACCESS TO THE PROJECT FROM ADJACENT DISTRICT.

ADJACENT DISTRICTS:
2. ALL ADJACENT STREET FRONTAGES ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR EFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HORTONVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS DETERMINED BY HOUSTON STREET CONNECTIONS AND CONCEPTS, AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

PUBLIC INFORMATION:
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INACCURATE, INCOMPLETE, MISSING OR OBTAINABLE INFORMATION OBTAINED FROM PUBLIC SOURCES (SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS).



ROAD A FROM	ROAD TO	LENGTH
ROAD A	ROAD B	138.20 FT
ROAD B	ROAD C	583.74 FT
ROAD C	ROAD D	384.00 FT
ROAD D	ROAD E	488.87 FT
ROAD E	ROAD F	463.80 FT
ROAD F	ROAD G	324.47 FT
ROAD G	ROAD H	143.80 FT
ROAD H	ROAD I	740.98 FT
ROAD I	ROAD J	288.42 FT
ROAD J	ROAD K	344.87 FT
ROAD K	ROAD L	303.88 FT
ROAD L	ROAD M	604.59 FT
ROAD M	ROAD N	604.59 FT
ROAD N	ROAD O	490.83 FT
ROAD O	ROAD P	872.23 FT
ROAD P	ROAD Q	317.89 FT
ROAD Q	ROAD R	489.84 FT
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ROAD Z	ROAD AA	317.89 FT
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ROAD KC	ROAD KD	317.89 FT
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ROAD KV	ROAD KW	317.89 FT
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ROAD KY	ROAD KZ	317.89 FT
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ROAD LI	ROAD LJ	317.89 FT
ROAD LJ	ROAD LK	317.89 FT
ROAD LK	ROAD LL	317.89 FT
ROAD LL	ROAD LM	317.89 FT
ROAD LM	ROAD LN	317.89 FT
ROAD LN	ROAD LO	317.89 FT
ROAD LO	ROAD LP	317.89 FT
ROAD LP	ROAD LQ	317.89 FT
ROAD LQ	ROAD LR	317.89 FT
ROAD LR	ROAD LS	317.89 FT
ROAD LS	ROAD LT	317.89 FT
ROAD LT	ROAD LU	317.89 FT
ROAD LU	ROAD LV	317.89 FT
ROAD LV	ROAD LW	317.89 FT
ROAD LW	ROAD LX	317.89 FT
ROAD LX	ROAD LY	317.89 FT
ROAD LY	ROAD LZ	317.89 FT
ROAD LZ	ROAD MA	317.89 FT
ROAD MA	ROAD MB	317.89 FT
ROAD MB	ROAD MC	317.89 FT
ROAD MC	ROAD MD	317.89 FT
ROAD MD	ROAD ME	317.89 FT
ROAD ME	ROAD MF	317.89 FT
ROAD MF	ROAD MG	317.89 FT
ROAD MG	ROAD MH	317.89 FT

ILLUSTRATIVE SITE PLAN



ARCHITECTURAL COMMITMENTS



OVERHANGING EAVES
MINIMUM 8" ON FRONT, SIDE,
AND REAR

NO VINYL SIDING, SOFFIT, OR
FASCIA MATERIAL

-MAIN ROOF LINES
SYMMETRICAL/CONSISTENT
SCALE AND PITCH
-30 YEAR ARCHITECTURAL
SHINGLES

TWO WALL MATERIALS ON
FRONT FAÇADE

ARCHITECTURAL STYLE
GARAGE DOORS WITH
WINDOWS AND HARDWARE

WINDOWS ON ALL SIDES OF
HOME

-PORCHES FORM PREDOMINANT
MOTIF OF HOUSE DESIGN
-MATERIALS CONSISTENT WITH
MAIN BUILDING

FRONT DOOR EITHER 8'0" TALL
OR 6'8" WITH WINDOW
TRANSOM ABOVE

MINIMUM EXPOSED
FOUNDATION OF 16"

FRONT PORCH STEPS AND RISERS WITH
MASONRY ROWLOCK AROUND PORCH
PERIMETER

-MINIMUM OF SIXTEEN 7-GALLON
AND TEN 3-GALLON SHRUBS
PLANTED PER LOT

ARCHITECTURAL EXAMPLES



ARCHITECTURAL EXAMPLES



Breakout Session

I. LAND PLAN, GREENWAY, AND OPEN SPACE

II. ARCHITECTURAL COMMITMENTS/HOME DESIGN

III. TRANSPORTATION/ROAD IMPROVEMENTS