



Neighborhood Meeting Report: Petition 2007-061

Date of contact: May 17, 2007

Persons and Organizations contacted: 69 invitation letters were mailed neighbors, local home owner's associations, and Charlotte City Council members via first class mail. (see attached lists)

Date, time, and location of meeting: Thursday- May 31, 6:30-7:30 PM, Back Creek Presbyterian Church- Fellowship Hall, 1821 Back Creek Church Road. (see attached letter)

Persons in attendance at meeting: 28 people. (see attached sign in sheet)

Summary of Comment Sheet Responses from Neighborhood Meeting 5-31-07 Charlotte Rezoning Petition 2007-061

Traffic/Transportation

- Existing roads cannot handle the additional traffic.
- Additional traffic to Back Creek Church Rd. (2-lane road) that is already strained.
- Amount of traffic back-up at Back Creek Church Rd. and Hwy 49 Intersection
- Railroad tracks location at Back Creek Church Rd./Hwy 49 – trains further back-up the traffic at intersection with long waits. Need another outlet from the area crossing railroad before more developments are built.
- Traffic mitigation should come before adding new condos (roads widened, new streets constructed, etc.) These road projects are still far in future and not any immediate plans for construction.
- Concern of widening on adjacent property owners to get the needed turn lanes, etc. in.
- Additional traffic through subdivision Wyndham Place for part of development – they would have no other access.
- Concern of emergency vehicles being able to get through with traffic congestion.
- Also would make traffic situation worse on other area roads such as Caldwell Rd. and Rocky River Rd.

Schools

- Schools are already over-crowded.

Elevations/Land Use/Price Point

- Quality of product shown. Area wants higher-end product.
- Proposed condos are not compatible with current single-family homes.
- Proposed price points are too low for the area.
- Concern of condos being bought and turned into investment properties for college students to rent.
- Preference is single-family homes.
- The University area is already inundated with apartments and condos. This condo development is not needed.
- Concern of property values based on price points and potential residents.



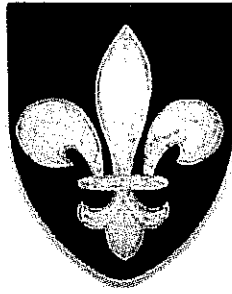
Petition 2007-061
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ESP Job No.: VC22.150

Site Plan

- Community needs to have its own amenities.
- Should incorporate bridge across buffer/sewer easement to connect the community.
- Neighborhood needs to be inter-connected.
- Concern of access points.

Other

- Emergency evacuation plan is not currently in place.
- Concern of blasting and if needed its affect on existing communities.
- What is this community adding to Back Creek Church area?
- Infrastructure needed to support this development does not exist.
- Construction traffic would have to go through subdivision for access.



May 17, 2007

RE: NEIGHBORHOOD MEETING

Dear Neighbor:

Ken Walters, a regional North Carolina residential developer, invites you to a neighborhood meeting to share his future plans for developing an new residential neighborhood within your community. Please join us at the following location to hear more about this proposal:

Back Creek Presbyterian Church
Fellowship Hall
1821 Back Creek Church Rd. Charlotte, NC 28213
Drop-In Anytime between 6:30PM-7:30PM
Thursday, May 31st

We will present information about our vision to develop this +/- 26 acre site as a planned residential community.

The vision we create for this community is important, and we believe our success depends on your involvement. We are interested in your thoughts and feedback while this exciting new project continues to evolve through the design and development process.

Please find directions to the meeting on the reverse side of this sheet. Thank you in advance for your interest and participation. We look forward to meeting you and answering any questions you may have. Should you have any questions or need additional information in the mean time, please do not hesitate to contact Jana Finn or Matt Mandle at ESP Associates, P.A., 803-802-2440.

Cordially,

A handwritten signature in black ink that reads "Ken Walters".

Ken Walters
Ken Walters Building & Development

Enclosure: Site Map

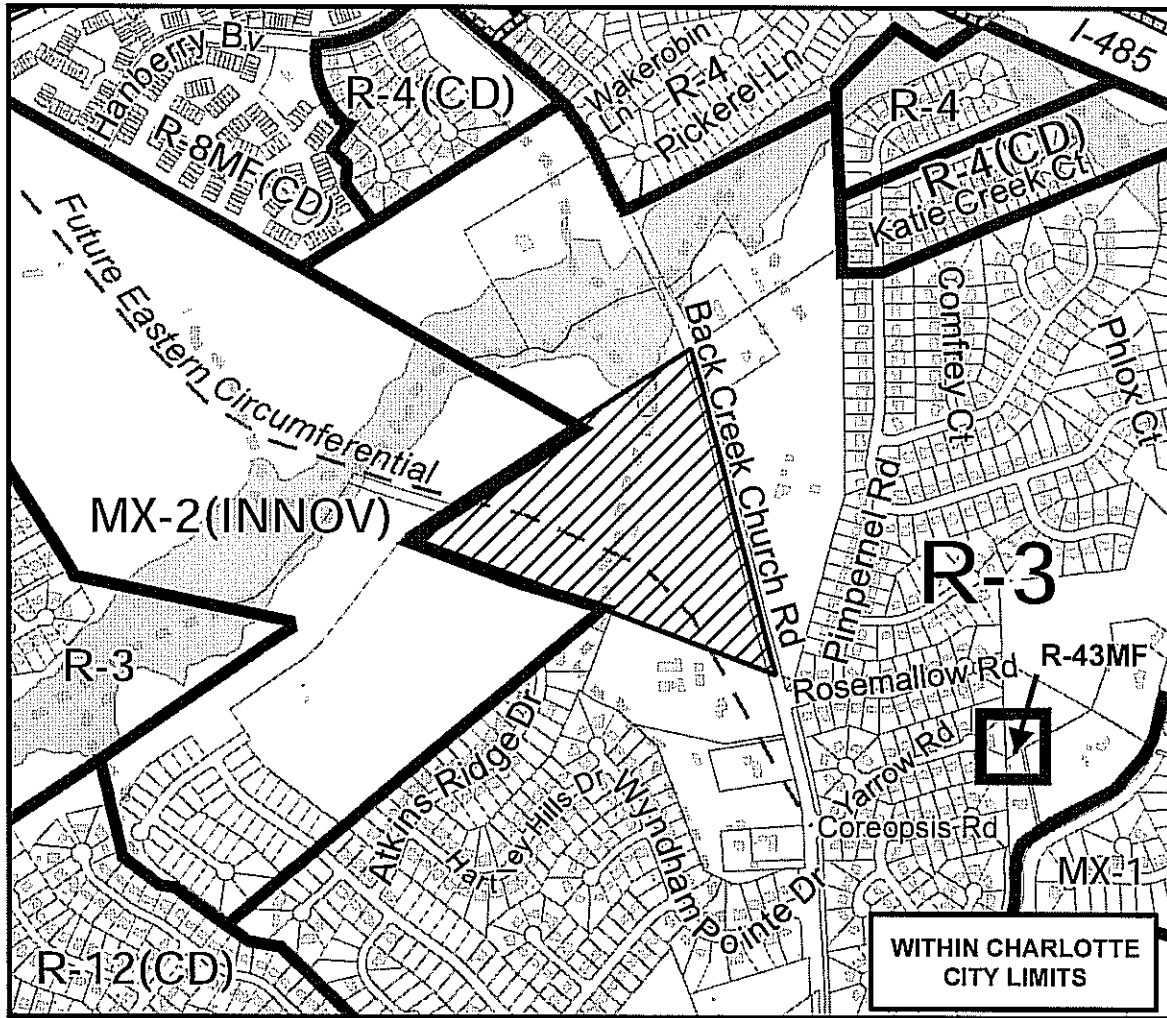
Petition #: **2007-061**

Petitioner: Kenneth R. & Victoria B. Walters

Zoning Classification (Existing): R-3
(Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): R-8MF(CD)
(Multi-Family Residential, up to 8 dwelling units per acre, Conditional)

Acreage & Location : Approximately 26.21 acres located on the west side of Back Creek Church Road, between Wakerobin Lane and Rosemallow Road.



Zoning Map #(s) **57,72**

Map Produced by the
Charlotte-Mecklenburg Planning Department
05-17-2007



	Requested R-8MF(CD) from R-3		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Sign-In Sheet
Neighborhood Meeting – Rezoning Petition 2007-061
Thursday, May 31, 2007

	Name	Address	Phone
1	MATT MADOLE	Ego	
2	JANE FULL	Ego	
3	Lauren Higgins	Back Creek Forest	
4	PAT Jenicki	Old Stone Crossing	
5	Judy Clifford	Old Stone Crossing Sub	704 971 0748
6	La Shawn Malloy	Old Stone Crossing Sub	704 654 5710
7	Chris + Jenny Bufalino	old stone crossing sub	704-971-7347
8	WILLIAM RAY	OLD STONE CROSSING	704 499-8778
9	Richard Baker	wynham place	980 776-9131
10	Eve Pasamotky	Old Stone Crossing	
11	Sylvia Nance	P.O. B. 31432 Char.	
12	Jenny + Bobby Westbrook	3918 Wilgrove way (old stone crossing)	980-254-5944
13	Judi + Chip Lord	Old Stone Crossing	704-971-7971
14	Fred Hunter	3501 Lindenberry Ln., CT 28269	704-596-3836
15	Jean Roberts	10819 Windham Pk	704-598-0343
16	Shinona Thompson	Billings Park Dr.	
17	P.B. NARDOLY	2300 BACK CRK CR 126	
18	TOM APPE	2616 BILLINGS PARK DR	704-598-7230
19	JEROD HOLLOWAY	16734 WINSTON OAKSET -	704-904-1423
20	Steve Bowers	Back Creek II HBA	704-509-1740
21	Marianne Cady	1792 Pergola Place	
22	ERICKA ELLIS-STEWART	Back Creek Chase	704-716-6347
23	Marcus Stewart	10616 Champion Ct.	980-721-4665
24	Dwight Lewis	2518 Thomasson Pl Cir	704-307-3355
25	Jay MASON	2511 WATERS VISTA CIR	704-451-3555
26	JACKIE GRUBER	2718 HARTLEY HILLS DR	704-598-8157
27	Greg Shipp	10223-B University Blvd	704-529-2932

