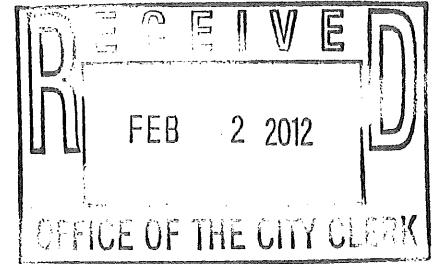


## Community Meeting Report

Rezoning Petition No. 2008-039



*Ashlyn Price*

**Petitioner:** Charlotte Mecklenburg Historic Landmarks Commission

**Property:** Approximately 1.55 acres located at the southeast corner of the intersection of Providence Road and Alexander Road.

This community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**Persons and organizations contacted:** Petitioner's representative mailed written notice of date, time and location of the Community Meeting to all individuals and organizations listed in **Exhibit A**. Notice to all parties was mailed on January 4, 2012. A copy of the written notice is attached, see **Exhibit B**.

**Date, time and location of meeting:** The Community Meeting was held on January 18<sup>th</sup>, 2012, at 6:30 p.m. at the historic Grier-Rea House, 6701 Providence Road, Charlotte, NC 28270.

**Persons attending the meeting:** The individuals indicated on the attached sign-in sheet attended the Community Meeting, see **Exhibit C**. Seven invitees joined the meeting and the Petitioner's representatives at the meeting were Bryan Turner with Mecklenburg County Real Estate Services, Stewart Gray with Historic Landmarks Commission, Louis Asbury with Historic Landmarks Commission and Desiree' MacSorley with Design Resource Group.

**Summary of issues discussed at the meeting:** The meeting was opened by Desiree MacSorley and introductions were made for all Petitioner's representatives. Ms. MacSorley gave an overview of the project and the rezoning process. Historic Landmarks Commission representatives gave an overview of the history of the house.

A description of the proposed plan was provided. The proposed plan would limit the total building square footage on the site to 6,000 sf. This would include the existing structure of approximately 3200 sf, a new 750 sf addition to the existing structure and an approx 2000 sf new ancillary structure. By adding a small amount of new historically sensitive construction, designed to meet today's standards and codes, particularly as it pertains to handicap accessibility codes, the HLC feels the property would be economically and aesthetically attractive to a small boutique office end-user who would appreciate owning and maintaining an historic property.

In this meeting and past meetings with the neighbors, they have indicated that they are opposed to single family lots, which is the current use by right. A small boutique office user on this corner would also complement the existing neighborhood as well, lessening the pressures to develop the corner for additional housing.

The Grier-Rea House, a federal style plantation home, is estimated to have been constructed in 1804 and is believed to be one of the oldest residential structures in southern Mecklenburg County. The home was moved to this location in 2002 after a rezoning of its original land parcel slated the house for demolition to make way for a neighborhood convenience center.

The site, as currently zoned, could be subdivided and developed as four (4) single family lots. While this may generate the economics necessary for the HLC to recover more of their financial investment in this project, the HLC wishes to find an adaptive reuse for the Grier-Rea House

that will maintain the historic integrity of the building and site, while maintaining the character of the surrounding residential uses.

The neighbors indicated that they liked this design better than the original proposed plan of development in 2008, which included 4 units of residential housing. The neighbors asked several questions regarding the nature of the undisturbed buffer around the perimeter, the location of the driveway on Providence Road, the location of the proposed 2,000 structure and whether it could be attached to the historic Grier-Rea House.

Petitioner and Petitioner's representative indicated that the buffer will be undisturbed and additional plantings, above the Class C buffer requirement will be added in one location adjacent to the home at 6500 Alexander Road due to its proximity to the rear yard line. The driveway on Providence was requested to allow for maximum flexibility for the development, it may or may not be constructed. HLC representative Stewart Gray explained the locational criteria for historic homes and how the view to the home does not want to be obstructed in order to be in keeping with its historical character, and that no additions on the north side of the structure could be contemplated due to the design. The 2,000 proposed structure is as close as possible to the house.

**Changes made to the Petition as a result of the meeting:** Three required large maturing evergreens and three additional large maturing evergreens (total of 6) have been added to a small area of undisturbed buffer that does not have existing trees along the rear property line adjacent to the home at 6500 Alexander Road at the request of the property Owner.

The petitioner added a 30' building setback along the rear property line in lieu of a 20' rear yard. This was done at the request of the adjacent property owner at 6500 Alexander Road.

A discussion of who could possibly be the end user for this property prompted a clarification of the intention that only one single family use would be allowed. The use language was clarified to ensure that only one single family residence is contemplated at the request of the neighbors.

The use language in the notes was also clarified to add medical uses because the Petitioner feels that a small medical office, such as a psychologist may be a good fit for the property. The neighbors were fine with this change.

Cc: Council Member Warren Cooksey  
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Bryan Turner, Mecklenburg County Real estate Services  
Stewart Gray, Historic Landmarks Commission

DATE

Petition 2008-039  
Community Meeting - Sign In

PAGE  
NO.

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

Desiree Marshall  
- Design Resource Grp. 704 343 0608  
des@drgrp.com

Louis H. Asbury  
- LANDMARKS COMMISSION 704.333.0660  
LASBURY@GALLANTPRGF.COM

H. Panzer H. Panzer  
6300 Saddlebrook Ct  
Chas NC 28226 704-362-1786

Mark & Judy Harris  
6633 Providence Rd 704-366-7601

Jamie H. Griffith 704-972-8469  
6914 Cedar Cove Ct  
28270

Stewart Gray

Brian Turner

Nona McDonald

Tom Henderson  
Cristina Ct

Bryan Turner  
Meck. County