

**Community Meeting Minutes**

**Ivory Baker Recreation Center    October 7, 2009    6:00pm - 7:00pm**

**Presenters:**

John Arciero, Managing Partner, Sycamore I, LLC (Petitioners)  
Vincent James, Managing Partner, Sycamore I, LLC (Petitioners)  
Robert Lauer, Partner, ADW Architects

**Attendees:**

Dennis LaCaria - Charlotte Mecklenburg Schools  
Shana Tempin (friend of Denis LaCaria)

**3rd Ward Neighborhood Residents :**

1. John Schwaller, - President of Third Ward Neighborhood Association
2. Natalie K. Beard, McCrory Heights Community Association
3. Maxwell Johnson - 3rd Ward Resident
4. Chantelle Johnson - 3rd Ward Resident
5. Matt Hunwal - (friend of John Schwaller - 3rd Ward resident (?))

Meeting called to order at 6:05

Multi-media presentation of project was shown to attendees from 6:10 - 6:35

**Questions and Answers (6:35pm-7:20pm)**

John Schwaller asked if there "would be any "Section 8 housing" allocated for the residential part of the development project?"

John Arciero asked if he would like to see any Section 8 housing included in the mix of residential offerings.

John S. answered, that he would like to see a provision in the rezoning plan that says "there would be no more than 20% of the residential units would be Section 8 housing".

John A. said that the petitioner would consider such a notation.

Vincent James added that the petitioner "reserves the possibility that it may consider or include "workforce" housing, not necessarily "Section 8" housing.

6:45pm

3rd Ward Resident Natalie K. Beard asked "How will area residents be "included in the project plans and ongoing programs?"

Robert Lauer answered that "the project has been designed to be "open and inviting, so that area residents from surrounding neighborhoods feel welcome and have open access to all public spaces and venues in the development, including Ray's Splash Planet, the Greenway, green spaces, and the central courtyard."

Ms. Beard specified that she was "more concerned about programs that are sponsored by the developer and public partners that integrate the area citizens into the project so that they are not isolated or "kept out".

7:05pm

Vincent James assured Ms. Beard that "the developer will work with both Mecklenburg County Park and Recreation and Charlotte Mecklenburg Schools to determine the best way to involve area residents in the park and "public" programs that are held on the property."

John Arciero indicated that "the petitioner, Sycamore I, LLC and Charlotte-Mecklenburg Schools, in partnership, and with direct input and guidance from MCPR, are well aware of the need to integrate the public uses with the private spaces and integrity of the residential and office spaces and the uses." "We will continue to do our best to make sure that current area residents have access and are invited to participate in onsite programs sponsored by MCPR or CMS, but that its important to make sure that residents and office tenants feel that their private spaces are secure and integrity of those areas is maintained."

7:15pm

Mrs. Chantelle Johnson asked about "other recreational amenities and programs that would be enhanced and or improved to the benefit of the area residents"?

Vincent James and Robert Lauer referred to the site plan and indicated the improvements to the Green Way, Green spaces, new sidewalks, green area improvements, the new grass amphitheatre for "movie nights", the improved parking onsite and street side on adjacent streets, the improvements to Ray's Splash Planet (including \$250,000 in dedicated facilities improvements), new "sports field" improvements adjacent to Irwin Elementary School, and more.

Mr. Johnson inquired as to whether the developer believes there would be any adverse impact to the surrounding neighborhood from the construction activities such as large trucks, noise, etc..

Mr. James assured Mr. Johnson that there would be made every effort to manage the construction activities in such a way as to not adversely impact the surrounding neighborhoods. Ideally, large trucks and construction equipment would access the project directly off of 5th street from I-77 and would have no need to pass through or by Irwin or 6th street neighborhoods. Noise would probably be no more than other development projects in the uptown/center city area.

Mr. James thanked all of the attendees for participating.

7:20pm: Meeting adjourned.

Mecklenburg County  
Park and Recreation  
*The National Place To Be...*

Ivory Baker Recreation Center  
ADULT Sign-In Sheet

Month: Oct

Day: Wednesday

Date: 7

Year: 2009

Band #	Please Print First & Last Name (No Nicknames)	Open Gym D= \$2	Open Gym Y= \$40	Boot Camp Class	Aerobic Class	Fees	Received or Supervised By
	Natalee K. Beard						
	Dennis LaCarria						
	SHANA TEMPLEIN						
	MATT HUNOWAL						
	Tony Schwartz						
	Maxwell Johnson	3 <sup>rd</sup> Ward					
	Chantelle Johnsons	3 <sup>rd</sup> Ward					

3RD WARD NEIGHBORHOOD ASSN

McCROREY Heights Community Association

Sycamore I, LLC  
6201 Fairview Road  
Suite 200  
Charlotte, NC 28277



BLACK BUSINESSMEN ASSOCIATION, INC  
501 N CHURCH ST  
CHARLOTTE, NC 28202

October 29, 2009

Dear Sir or Madam,

My name is Vincent L. James, former owner of a parcel of land located at 211 N. Sycamore Road. I am currently one of the Managing Partners of Sycamore I, LLC, and the new owners of the aforementioned parcel and developer of the project known as "Sycamore at Gateway".

We, along with Charlotte Mecklenburg Schools, have filed for a rezoning change to redevelop the property at this location to include residential, commercial and some limited retail to service constituents in the proposed buildings within the complex and the community.

As a petitioner of rezoning number **2009-074**, we are required to hold a community meeting for property owners and community organizations of this rezoning. You have been identified as one of the individuals, businesses, or community organizations within the required 300 foot radius. This meeting will be held on **Wednesday, October 7th, 2009**, and the location will be the **Ivory Baker Recreation Center**, 1920 Stroud Park Court, Charlotte, NC (Telephone: 704-432-4580). **The time of the meeting will be from 6:00 p.m. to 7:00 p.m.**

We look forward to discussing this rezoning proposal with you at the Community Meeting. We may amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by us. In the meantime, please do not hesitate to contact me by calling 704-614-4004.

I look forward to seeing you at the meeting.

Sincerely,

*Vincent L. James*

Vincent L. James  
Managing Partner  
Sycamore I, LLC

Cc: Mr. Tim Manes, Charlotte-Mecklenburg Planning Commission  
Cc: Mr. John C. Carmichael, K&L Gates

SUPPLEMENTAL AND AMENDED COMMUNITY MEETING REPORT

**Petitioner: Sycamore I, LLC**  
Rezoning Petition No. 2009-074

This Supplemental and Amended 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.

The Petitioner is filing this Supplemental and Amended Community Meeting Report with respect to Rezoning Petition No. 2009-074 to clarify and correct the Third Ward Neighborhood Association's position with respect to workforce housing. The previously filed Community Meeting Report did not clearly state the Third Ward Neighborhood Association's position with respect to this matter.

Specifically, the Third Ward Neighborhood Association promotes the inclusion of mixed-income housing in Third Ward and in the proposed project (if this Rezoning Petition is approved), and the Third Ward Neighborhood Association does not seek to limit the amount of affordable or workforce housing within the proposed project (if this Rezoning Petition is approved).

Respectfully submitted, this 10<sup>th</sup> day of December, 2009.

SYCAMORE, I, LLC, Petitioner

cc: Mr. Tim Manes, Charlotte-Mecklenburg Planning Commission  
Mr. Mike Raible, Charlotte-Mecklenburg Schools  
Ms. Stephanie Kelly, Clerk to City Council

