

Community Meeting Report
Dean and Gina Collias

5811 Fairview Road
Rezoning Petition #2009-082

COMMUNITY MEETING REPORT

Petitioner: Dean and Gina Collias

Rezoning Petition No. 2009-082

Property: approximately .55 acres located west of Fairview Road, Charlotte, NC, west of the Park South Drive and Fairview Road intersection.

This community meeting Report is being filed on December 9, 2009 with the office of the City Clerk and the Charlotte Mecklenburg Planning Commission pursuant to the provisions in the City of Charlotte Zoning Ordinance.

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

The petitioner mailed written notices of the date, time, and location of the community meeting to the individuals and organizations set out in Exhibits A attached hereto by depositing the Community Meeting Notices in the US mail on November 17th, 2009. A copy of the written notice is attached as Exhibit B.

DATE, TIME, AND LOCATION OF MEETING:

The community meeting was held on November 30th at 6:00pm at the Morrison Regional Library located at 7015 Morrison Boulevard, Charlotte, NC 28211.

PERSONS IN ATTENDANCE AT MEETINGS:

The community meeting was attended by the individuals as indicated on the sign in sheet attached hereto as Exhibit C. The Petitioners attended the community meeting.

SUMMARY OF ISSUES DISCUSSED:

As people began to arrive and prior to the formal meeting presentation, the petitioners were available to respond to inquiry from meeting participants as they signed in. Easels were set up in the main large conference room to allow neighbors to view and to study the amended site plan for Petition #2009-082. The layout of the existing Picardy subdivision was also made available for review. The petitioners were available to respond to commentary on the site plan which included understanding that the plan keeps the current footprint of the house intact so neighbors could view relationships between the proposed project and surrounding properties and learn that nothing is being changed in the rear of the property.

The meeting was opened and conducted by petitioner Gina Collias with an introduction to Dean Collias and welcome to residents and guests from the surrounding area. Ms. Collias explained why the meeting was being held which was to meet and to listen to the petitioners regarding the revised zoning proposal.

An overview of the project, including a separate interim discussion regarding a detailed legal history of the subject property, and the surrounding area were provided by Ms. Collias. Ms. Collias began by explaining how several of the surrounding property owners probably recalled the recent August 2009 rezoning by the Charlotte Housing Authority (Petition #2009-035) which increased the existing tower's density and which petitioner believes allows a retail strip to be erected on the corner directly across the street from 5811 Fairview Road. Ms. Collias also recalled the Ghazi rezoning project (Petition #2007-053) which approved three towers consisting of 10, 6, and 3 story buildings. Additionally, the rezoning and creation of the Piedmont Town Center including the advent of South Park and its surrounding development has significantly changed the landscape of the area.

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The site plan was explained to include the change of zoning from residential to office keeping the original footprint of the house intact. The house is staying with its character to remain as part of the conditional use. The main alteration to the property is in the front yard to accommodate parking requirements. Ms. Collias said that great care was taken to save and to mark the number of significant trees including their drip lines located on the property.

QUESTIONS AND COMMENTS FROM THOSE IN ATTENDANCE REGARDING THE SITE PLAN:

After the presentation, few questions were asked as the portion of the presentation was very clear coupled with the fact that the plan is very simple without much change beside complying with additional parking requirements.

1.) A question was asked about why the proposed rezoning was to office and not multifamily? This neighbor said that they understood that 5811 Fairview Road is not located in the South Park Plan but was included in the South District Plan in which the city anticipated a higher use.

Response: That petitioner discussed possible rezoning options and recommendations with the city planning staff. The amended petition is for O-01 (CD) per staff comments.

2.) Would the house be torn down if the property was rezoned?

Response: No. The petitioner explained that this is a conditional use rezoning requiring the existing house to remain. The petitioner elaborated that the carport space may be enclosed and used in the future.

3.) **Comment:** Betty Hiltz, the adjacent neighbor facing on Fairview Road, made a statement to the group that her house would be the most affected due to the increased parking in the front yard of the subject property, and that she and her 6 adult children were in full support of the proposed rezoning.

4.) **Comment:** Another neighbor said that 5811 Fairview should have been rezoned to office many years ago.

The formal presentation aspects and follow-up questions ran for about 30 minutes total.

End of report

Collias Neighborhood Meeting

Exhibit C

Petition #2009-082

Monday, November 30, 2009

Morrison Public Library, 6:00pm

Name: John D. Calaway
Address: 3046 Eastham Lane
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Name: Gayle Hager
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Name: Eleanor Loneragan
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Name: Wilna Eury
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Name: Colleen H H
Address: 5801 Fairview Rd
Phone: 704-236-2870
Email: _____

Name: Miriam Martin
Address: 3040 Eastham Ln
Phone: 704 553-2615
Email: _____

Name: Betty S. Hiltz
Address: 5801 Fairview Rd
Phone: 704-553-2757
Email: _____

Name: Kathy M. Smith
Address: 3028 Eastham Ln
Phone: 704-553-2552
Email: _____

Name: John Classic
Address: 3022 Eastham Ln
Phone: 704.562.5750
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Name: Peter Burkot
Address: 5727 Fairview Rd
Phone: 704 553-2405
Email: _____

Name: Bonnie Denney
Address: 3747 Winding Crk. Ln.
Phone: 704-556-1451
Email: BONNIE20FH@YAHOO.COM

Name: Miriam Burkot
Address: 5727 Fairview Rd
Phone: 704 553-2403
Email: _____

Name: Paul & Phyllis Strickland
Address: 5809 Wintercrest Ln
Phone: 704-553-1837
Email: _____

Name: Andy Dulin
Address: 3200 Wickersham Rd 28211
Phone: _____
Email: _____

Name: PouG Groom
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Name: Nancy & John Kopfle
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