

February 3, 2010

Penelope Cothran
Charlotte Mecklenburg Planning Department
600 East Fourth Street
8th floor
Charlotte, NC 28202

Re: Project Name: Belmont Korners Rezoning
Project Number: 33261.00
Rezoning Petition 2010-013 Community Meeting

Dear Ms. Cothran:

On behalf of the petitioners Roger and Perina Stewart, enclosed, you will find the following information as it relates to Rezoning Petition 2010-013.

1. Notice of Community Meeting
2. Community Meeting Sign In Sheet
3. List of invitees (Residents and surrounding community leaders)
4. Community Meeting Summary

If you have any questions or need any further information please feel free to contact me at any time.

Sincerely,



John S. Mang
Senior Associate

cc: File, Doug Burns, Perina Stewart, Claire Lyte-Graham

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520 WEST SIXTH STREET
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Dear Community Residents and Leaders,

Please join us for a community meeting to discuss Charlotte Mecklenburg Planning Department Rezoning Petition 2010-013, and the proposed Site Plan Amendment for the redevelopment of 1013, 1017, and 1021 Belmont Avenue and 1100 Allen Street. A brief presentation will be followed by open discussion and questions and answer session. Please note this is a Site plan Amendment to the previously approved Rezoning Petition 2009-31

Date

February 2, 2010

Time

5:30pm – 6:30pm

Location

Belmont Regional Center

700 Parkwood Avenue

Charlotte, NC 28205

Your attendance is encouraged. We look forward to your participation.

Sincerely,

Roger and Perina Stewart

Date: February 2, 2010
Project Name: Belmont Korner
Project Number: Rezoning Petition 2010-013
Subject: Community Meeting
Meeting Location: Belmont Regional Center

Meeting Date: February 2, 2010

NAME	ADDRESS	PHONE	EMAIL
ERIC Hunter	1116 E. 15 th ST	704-644-5400	
JOHN AMON	857 BELMONT AVE	704 451 2860	amonpaving@att.net

Petition #: 2010-013
Petitioner: Roger and Perina Stewart
Existing Zoning: UR-3 (CD)
Proposed Zoning: UR-3 (CD) S.P.A.
Location: Approximately 0.68 acres at Belmont Ave. and Allen St

Community Meeting Summary

The Community meeting was held on February 3, 2010 at 5:30pm at the Belmont Regional Center. After a presentation of the proposed development, and explaining the purpose of the proposed site plan changes, floor was opened up for discussion.

1. There were no objections to the plan as presented or the site plan changes proposed.
2. What type of housing units are proposed? The petitioner responded 16 apartments for seniors (55 years of age and above)
3. The exact location of the rebuilt convenience store was discussed. It was explained that the new store is in approximately the same location; however it is larger in area and closer to the street corner, but within all required setbacks.
4. The question was raised about the type of retail to be included in the project. The petitioner responded that the existing convenience store currently on site would be relocated into the new structure and be expanded to offer the community a greater variety of goods, including a deli, fresh meats and produce, and a small outdoor dining area for carry out deli food.
5. How many office suites are proposed? The petitioner responded no more than three suites. It was also discussed that there are use limitations to the occupancy of the office space. Uses that promote loitering such as beauty parlors and barber shops will not be allowed under this rezoning.
6. A community member asked if beer and wine would continue to be sold in the convenience store. The petitioner responded yes, however fortified beer and wine would not be sold.
7. There was a discussion on how security was to be handled to eliminate loitering. The additional density was discussed as a positive to increase the amount of "community watch" of the property by the residents that will live there. The petitioner is also considering the use of paid security guards.
8. It was explained that dumpsters and refuse related to the commercial uses are contained within the building footprint, and will not be visible to the street.
9. A community member asked what the sidewalks would look like. The planting strips and sidewalks were described to be at a minimum within City streetscape and Belmont Small Area Plan design requirements
10. Traffic impact was discussed. It was noted that the development would actually reduce the trips generated by 500 trips according to CDOT's estimates
11. The perimeter fence to the site was discussed. It was noted that it would be a privacy type fence, minimum of six feet tall, and made of wood or vinyl.

In closing, it was agreed by both the petitioner and community members in the room that the redevelopment of the property will be good for the surrounding neighborhood. The petitioners stated their willingness to work with the community to address any concerns as the project is further developed.