

COMMUNITY MEETING REPORT

Petitioner: Habitat for Humanity

Rezoning Petition No.: 2010-051

Property: Approximately 3.629 acres, located on the west side of Bingham Drive, south of N. Tryon Street, in Charlotte NC

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 WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing the Community meeting Notice in the U.S. mail on September 1, 2010. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, September 16, 2010 at 7:00 p.m. at 3427 N. Tryon Street (Historic Rosedale) Charlotte, North Carolina 28277.

PERSONS IN ATTENDANCE AT MEETING:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Merritt Card of Habitat for Humanity of Charlotte and Jason Dolan of Cole Jenest and Stone. Also in attendance representing the Petitioner was Keith MacVean of King & Spalding

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The meeting was opened by Keith MacVean who introduced the development team. Mr. MacVean gave an overview of the rezoning process and mentioned key dates. An overview and description of the proposed conditional plan was provided by Mr. Dolan. After this review of proposed conditional plan the attendees were invited to ask questions.

The attendees asked questions about why Habitat had chosen this Site for development. They expressed concerns about the impact of the additional traffic and storm water run off from the site on the adjoining neighborhood streets and the abutting stream. The Petitioners representatives responded that the property had been donated to Habitat by an adjoining property owner with the condition that Habitat develop the site with homes for Habitat clients. It was pointed out to the attendees that the traffic impact from the proposed townhomes would be much less than the traffic that would be generated by development of the Site as currently zoned. It was also pointed out that the City Department of Transportation had not raised any transportation issues. In response to the concerns of flooding the Petitioner explained that the Site was required to provide storm water detention as well as water quality ponds. These structures would be designed so that the storm water would leave the site at the same rate as it did before the site was developed.

The residents also expressed concerns that the additional homes could lead to more crime in the area. The residents also wanted to know why Habitat was not buying existing homes in the area that had become vacant as a result of recent foreclosures. The Petitioners representative explained the process that was used by Habitat to select its clients. Part of Habitat's program includes continued contact with homeowners to provide assistance should issues arise. In addition Habitat would be in charge of the home owners association that would be established for the development and would be in charge of the maintenance of the site. It was explained that Habitat had bought and renovated 43 homes that had become available as a result of current financial crisis and would continue to seek out those opportunities, but do to budget constraints and housing needs it is not possible to only focus on the renovation of foreclosed homes to meet the housing needs of the community.

Some of the residents in attendance asked that Habitat leave the site as open space and/or create a community park. They also wanted to know what would happen if the rezoning petition was denied. It was explained that if the rezoning failed the property would be placed on the market and would be sold. It was also pointed out that as currently zoned (I-2) there could be many uses that would not be compatible with the existing neighborhood.

A question about the sales price and the appearance of the townhomes was asked. The anticipated price would be between \$100,000 and \$120,000 dollars. A copy of the proposed building elevations has been made part of the rezoning application.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AND ADDITIONAL FOLLOW UP MEETINGS WITH NORTHEND PARTNERS AS OF THE DATE HEREOF:

As a result of the community meeting and additional meetings held with representatives of Northend Partners and the comments provided by the attendees the Petitioner has agreed to wait three years after the rezoning is approved before starting the construction of the 24 townhomes. Habitat has also agreed to purchase and renovate up to three existing house over the next three years in the Northend area as well as purchase and renovate at least two additional houses per year for three years subject to recruiting sponsors that will provide the funds, labor and materials to renovate and purchase the homes. Attached is a copy of the letter provided by Habitat to the Northend Partners that outlines the additional commitments Habitat has agreed to in good faith to address the concerns expressed.

In follow up conversations with City Storm Water Services no evidence or complaints of existing storm water related issues along Bingham Drive had been documented.

HABITAT FOR HUMANITY OF CHARLOTTE

cc: Councilmember: Patsy Kinsey
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Claire Lyte-Graham
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Merritt Card, Habitat for Humanity of Charlotte
Jason Dolan, Cole Jenest and Stone



October 28, 2010

Habitat for Humanity of Charlotte, Inc. (Habitat) and NorthEnd Partners Inc. (NorthEnd) have been in conversation addressing NorthEnd's concerns over the re-zoning application submitted by Habitat to change the existing zoning on the parcel of land located at 4930 Bingham Drive from the I-2 zoning district to UR-2 zoning district to allow Habitat to construct twenty four townhouses on the site.

Habitat hereby offers this pledge of good faith effort to NorthEnd for the accomplishment of the following:

- Regarding construction of the twenty four for sale townhomes on the Bingham Drive property currently owned by Habitat, no construction will commence nor will a building permit be issued for a period of three years from the date that the property is re-zoned to a zoning district allowing residential development.
- Habitat, who currently owns seven lots in the Hidden Valley neighborhood, will aggressively recruit and approve families and sponsors for the construction of new single family homes on those lots with a completion target of three years.
- Habitat will purchase and renovate up to three existing houses over the next three years in the Northend area of influence to be renovated and sold to Habitat approved families.
- Habitat will purchase and renovate at least two additional houses per year for three years consistent with the Habitat's success in recruiting sponsors willing to provide funds, labor and materials to support this effort.
- Preservation and protection of the large trees on the Bingham Drive site will be emphasized during the development of construction plans and throughout the building phase. The large trees will be saved to the extent possible. Strict compliance to the Tree Ordinance will follow assuring an acceptable tree canopy over the site.
- Compliance with erosion control measures will be emphasized during the construction phase. The SWIM Buffer will not be disturbed assuring a filter for the runoff into the stream on the South side of the property. The applicable parts of the Post Construction Control Ordinance will be strictly adhered to further assuring controlled and filtered runoff to the stream.

This pledge is made to specifically address NorthEnd's concerns expressed in the several meetings held to facilitate communication over the issues. Should NorthEnd find this good faith effort pledge to be acceptable, Habitat requests support for it's re-zoning application.

A handwritten signature in black ink, appearing to read "Merritt C. Card".

Merritt C. Card

Habitat for Humanity of Charlotte, Inc.

Habitat for Humanity of Charlotte, Inc.

Rezoning Petition No. 2010-051
 Community Meeting Sign In Sheet
 Thursday, September 16, 2010
 7:00 p.m.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
15	Maurice Collins	7910 Curtiswood Dr.	(704) 499-1333	collins-187@kotagi.com
16	Leifey Rogers	18925 Curtiswood dr		
17	Otis R. Nixon	4923	764515-4774	
18	Otis R. Nixon	4923 Curtiswood	596 8925	
19	Jennifer L. Cley	4924 Curtiswood Dr	728-781-5689	Jclay9@unc.edu
20	Jeremy B. Amant	4924 Curtiswood Dr	828 515 7517	ZBAMANT@UNC.EDU
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Bob Caddell	P.O. Box Midland NC	704-888-4185	
2	Pat Caddell	" "	"	
3	Everline Poplin	5002 Curtiswood Dr.	704-596-0536	
4	Calvin Winfield	4926 N Tryon St	704 596 1111	Calvin.winfield@winfieldply.com
5	HOWARD BURKWARD	4824-30 N Tryon	704-597-0277	
6	BOB L JOHNSON	4824-30 N. Tryon	704-979-7664	
7	MARGARET FYRR	5001 Curt, Sward Dr	704-622-4866	
8	SUSAN SCHEFFLER	154 BINGHAM DR.	704-965-1885	PADMASUE@CAROLINA.RR.COM
9	Dubby Thomas - Phil Jackson	4826 N. Tryon St	704-597-1523	dthomas46@carolina.rr.com
10	Julio C Castrillon (For Eirella)	50 BINHAM DR.	704-2814113	
11	Julio C Castrillon	5005 Edward St	"	
12	Micolas Jostain	5011 Edward St		
13	Belinda Stett	4906 Curtiswood Dr	704-597-3908	
14	Thomas CARSON	4902 Curtiswood Dr	704-596-5767	