

Shady Knoll

Rezoning Petition **2011 – 033**

Neighborhood Meeting 5.10.2011

Original Contact Date: April 26,2011

Persons contacted and explanation of how contacted: Meeting invitees were contacted by mail. (See attached letter and mailing list).

Date, time, and location of meeting: The meeting was scheduled for Tuesday May 10, 2011 at 7307 Sardis Road. The meeting was set for 6:00pm.

Persons in attendance at the meeting: See attached Sign-In Sheet

A presentation was made by Daniel Schwarz, Developer and Owner of the property. Also part of the presentation team was Stephen F. Overcash, Overcash Demmitt Architects, Planner and Architect, Dan McLemore, Allen Tate Realtors, and Craig George, DPR Associates, Civil Engineer.

Discussions and Clarifications

1. The Community will be restricted to 55 and older adults. The rezoning documents and development documents will enforce this as a restriction.
2. The price range for units is projected for \$250,000 - \$300,000.
3. The developer stated that the intent of the development is for all units to be for sale, attached multi-family and duplexes.
4. The Development would be managed by the Owner / Developer, but there will be a Home Owners Association (HOA).
5. There was discussion if a traffic report had been provided. The developer stated that there had not been, but if it was required as part of the Rezoning Process, it would be commissioned.

6. The Neighborhood did NOT want the connection to Chevron Drive. It was agreed that the Developer would discuss not having this connection with the City Planners, CDOT, Fire Department, etc.
7. It was stated that most parking would be provided in garages and underneath the multi-story units, taking advantage of the sloping topography.
8. The neighbors asked if there had been a feasibility study for this type of development. The Developer stated that he had been working with Allen Tate Realtors for over a year on research for 55 and older community needs in this area.
9. The neighborhood questioned the proposed materials for the development. It was stated that all units would be a combination of masonry (brick or stone), Hardi-Plank, stucco or synthetic stucco, and wood. It was stated that the intent was for all duplexes to have a different appearance, but no building would be comprised of less than 30% masonry (brick or stone).
10. Water run-off / drainage was questioned. It was mentioned that the Developer had engaged a civil engineer (DPR Associates) and that the Civil Engineer will provide preliminary grading and stormwater studies and calculations.
11. The neighbors asked if there would be a guarantee that all units would be "for sale" vs. rental.
12. Even though a 55 and older Community would generate less cars per unit than a non-restricted development, there was still concern about additional traffic onto Sardis Road.
13. There was concern over the number of proposed units (60). The Developer agreed to consider a reduction in the number of units.
14. There was concern over the development being constructed or partially constructed and not completed. The Developer / Realtor stated that the Lending Institutions would require a certain percentage or pre-sells before the construction could start.



Overcash • Demmitt Architects

2010 South Tryon
Suite 1A
Charlotte, NC 28203

Community Meeting Sign-In Sheet

Project: Shady Knoll Rezoning Petition 2011-033

#			
1	Chuck	Graham	Medears
2	Deborah	Dozier	Waverly Hall Dr
3	Frank Bill	Stuffin	Alonkawa
4	ANN	CLARKE	MEDERRIS NEIGHBORHOOD
5	Duane	Coggin	Stonehaven
6	Bill	SMITH	OLDE STONEHAVEN
7	TERRY	Dawson	OLDE STONEHAVEN
8	Trey + Lee	Gant	Stonehaven
9	ROBERT	RAY	132 CHEVRON DR STONEHAVEN
10	TERRI	Ray	"
11	ERIC	MOORE	LANSDALE CIVIC LEAGUE
12	TOM	DUBBINS	
13	CARR	MUMFORD	6414 PELLA RD.
14	Ellen	Mumford	" " "
15	Steve	McKibben	6221 Amber Mist Ln
16	Marian	Biggam	131 CHEVRON DR CHIT, 28211
17	Bob	Gant	stonehaven
18			

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#	First Name	Last Name	Address	Phone	Email
37	CHARKE	WARR	Lansdowne		c/wclw@carolina.rr.com
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39	Sarah	KOMISIN	Medearis		smogk4@gmail.com
40	Eric	Butler	Medearis		lbutler10@carolina.rr.com
41	Bill	Schroeder	Lansdowne ^{L.S.L.}		bschroeder@kwcharlotte.com
42	Stu	JELENICK	Lansdowne		locheyman44@earthlink.net
43	Lee BART	BART	Cheriton		lygard5@yahoo.com
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