

SUZANE REATIG ARCHITECTURE, P.L.L.C.

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Minutes of Community Meeting for Rezoning Petition 2011-040

Date: July 1, 2011

Time: 6:00 PM

Project: Pegram Street Multi-Family Housing, Petition 2011-040

Location: United House of Prayer for All People
600 North Davidson Street
Charlotte, NC 28202

Attending: Erin Waskom, Architect, Suzane Reatig Architecture
Apostle Wright, Owner Representative United House of Prayer for All People
Community Members/Interested Parties (see attached sign-in list)

Prepared By: Erin Waskom, Suzane Reatig Architecture

The purpose of this meeting was to hold an open forum for members of the community and those with a vested interest in the development of the property at 1501 and 1505 Pegram Street, Charlotte, NC. A list of interested parties/area property owners was supplied by the Charlotte Mecklenburg Office of Planning and Zoning and letters notifying property owners of this meeting were mailed on June 7, 2011.

The meeting began promptly at 6:00PM with twenty people in attendance (see attached sign-in list). Apostle Wright and Erin Waskom made brief introductions and explained the purpose for the meeting, as well as the plan for development of the property, [to construct six townhouses with frontages on East 18th Street and Pegram Street]. After the plan was explained, the floor was open for questions and concerns to be answered, which follow below.

Q: What is the purpose of the rezoning?

A: We are rezoning from the current zoning of R-5 [single family] to UR-2 (CD) [multi-family] in order to construct the planned six townhouses on the property.

Q: How long will this [the rezoning and building process] take?

A: The rezoning process is not slated for a decision until September. After that, depending on the decision, we will have to prepare drawings, construct, etc. The schedule will be determined after rezoning is completed.

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Q: Will this still belong to the church [United House of Prayer]?

A: Yes

Q: What kind of rents will be offered? Market rate? Low Income?

A: That is to be determined at a later date.

Q: Will the street be closed?

A: No

Q: Will other property [owned by the United House across the street] be built in the same way?

A: Not under this rezoning petition—this petition solely concerns the property at 1501 and 1505 Pegram Street and there are currently no plans to develop other properties owned by the United House of Prayer in the area.

Q: Will there be parking?

A: Yes. There will be nine parking spaces provided on the property, as well as street parking allotted along East 18th Street. Zoning requires at least one parking space per dwelling unit, we are allocating 1.5 spaces per dwelling unit on the property.

Q: How many rooms will each unit have?

A: Each unit is a two-story, two-bedroom, 1.5 bath unit, with two porch/patio areas.

Q: What kind of buffering is planned between this property and the adjacent properties?

A: Between this property and the house next door on Pegram Street, there will be a 5' planted buffer that continues along the entire length of the lot line, to the alley. Along the alley side, the alley way will be maintained and planting will exist between the alley and building.

Q: What kind of exterior building material will be used?

A: Brick and wood siding to be consistent with the Belmont neighborhood plan and current neighborhood context. No vinyl siding.

Q: Will there be any more meetings?

A: There will be a city council meeting on July 18th at 5:00PM, but we (United House of Prayer and Suzane Reatig Architecture) will not sponsor any more meetings

Once no one in attendance had any further questions/concerns, the meeting concluded at 6:16PM.

Community Meeting Sign-In Sheet

Rezoning Petition # 2011-040: 1501 + 1505 Pegram Street

July 1st, 2011, 6PM

The United House of Prayer for All People

600 North Davidson Street, Charlotte, NC 28202

Name	Address
apostle Robert Patton Elder R. Bonke Sr.	3114 Camelman Ln 1708 Umstead St
Dorothy Alexander	724-B N Caldwell St.
Chavelia Tate	724A N. Caldwell St.
FRANK DUPONT	1600 Julia Maulden PL
MILBURN DAVANT	338 S. Sharon Intimty RD #179 Charlotte 28211
Daisy M. Collough	
Daisy M. Collough	709-A North Davidson St. 28202
Travis Tate	724-A North Caldwell St.
Jennell Gay	721-D North Caldwell Street
Caraman Grissom	718-E N. Caldwell Street
Rina Reynolds	721-C North Davidson Street
Edna Hill	710-B North Caldwell Street
OCTAVIA HAMPTON	721-A N. DAVIDSON ST
Carnie Mills	704 B N Caldwell St
Anthony Hill	718 N Caldwell St #6
For David Mrs. Marie Patton	
DeAngelo Cowell	729 N Davidson Unit C
Jerry Smith	728 N Caldwell St
Cathy DAVIS	709 N DAVIDSON ST