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*James McGovern and Associates
Consulting Engineers*

COMMUNITY MEETING REPORT
Petitioner: Tennyson and Lorna Curtis
Rezoning Petition Number: 2011-056

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION 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 shown on Exhibit "A" (2 Pages) attached here to (Provided by Planning Staff) By U.S. Mail on Friday August 9, 2011. A copy of a typical mailing is attached as Exhibit B (2 Pages).

DATES TIME AND LOCATION OF MEETING:

The Community Meeting was held on August 25, 2011 from 7:00pm till 8:30pm at Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, NC. 28217

PERSONS IN ATTENDANCE AT MEETING (see sign in sheet attached, Exhibit C):

The persons in attendance are identified on the sign in sheet attached as Exhibit "C". Also in attendance was Mr. James McGovern of James McGovern & Associates representative for the petitioner.

SUMMARY OF PRESENTATION AND RESULTING QUESTIONS AND DISCUSSIONS:

The Petitioner's agent Mr. James McGovern introduced himself to all attending. He then presented copies of drawings initially proposed for the rezoning. He discussed requested changes to the plans as suggested by various staff reviews, then presented the revised rezoning plans to those attending.

- **Question:** Was the Brand of Hotel Known?
- **Answer:** The Brand of Hotel was not known at this time.
- **Question:** How will the Hotel rooms and pool be accessed?
- **Answer:** All access to rooms to the Hotel will be internally as will access to the pool. No direct access to the rooms or pool will be from the outside. This was pointed out by reviewing the building elevations.
- **Question:** The overall Height of the building was questioned.
- **Answer:** It was pointed out that, as suggested by staff that the height of the hotel has been reduced from 54'6" to 46'-0", as shown on the building elevations.

- **Question:** The need for “Remote Parking” near the Sullivan’s Trace Sub-Division was questioned.
- **Answer:** It was pointed out that the remote parking has been eliminated and that a 150’ Tree save area has been added as well as adding approximately 1 acre of R-3 zoning that is to remain.
- **Question:** The need for the connection of Red Spring Drive to Steele Creek Road was questioned by a number of those attending. There concern was the potential for cut through traffic, speed of the cars through the Sullivan’s Trace subdivision and the concern that any additional traffic would cost the residents money as they maintain their subdivision roads.
- **Answer:** The need for the connection was discussed in great detail, and it was pointed out that this connection was a subdivision requirement and could not be eliminated. After additional discussions the petitioner agreed to contact CDOT and has agreed to install a speed hump on this connecting road if and when allowed by CDOT. CDOT’s revised review comments on this rezoning gives their policy on installing speed humps and the petitioner agrees to install the speed hump per CDOT’S policy. The concern of the property owners maintaining the subdivision roads appeared to be a major problem and concern. Subsequent to the meeting Mr. McGovern with City Engineering help has determined that the roads in the Sullivan’s Trace subdivision are maintained by NCDOT and not the property owners association, this information has been transmitted to the concerned homeowners.
- **Question:** A question was raised as to whether a fence could be placed along the northern R/W line of the proposed extension of Red Spring Drive instead of the proposed bushes.
- **Answer:** The petitioner has agreed to install a 6-foot high two sided fence from the sight triangle at Steel Creek Road for the length of the first property tax parcel #14110120 if allowed by CDOT and NCDOT instead of the bushes shown on the rezoning plan.

SITE PLAN MODIFICATIONS AND MEETING RESULTS DISCUSSIONS:

The petitioner agrees to modify the final site plan to include the changes discussed at the community meeting and outlined in this report. The major concern of the homeowners as to potential costs in maintaining the roads in the Sullivan’s Trace Subdivision appears to have been satisfied as these roads are maintained by NCDOT and not the Homeowners Association.

Curtis Rezoning
 2011-056
 Community Meeting
 August 25, 2011
 7:00 PM

#	Name	Address	Email	Phone Number
1	Denims Nodine	3901 Eagle Lake Dr 28217	nodinephoto@comcast.net	704-588-2590
2	Larry Harbin	4209 " " " "	lharbin@aol.com	704-588-1585
3	Marie Butler	7808 Sullivan's Trace Dr. 11	Mb5885@aol.com	704-588-5162
4	Kimberly Reed (Vanderhoef)	8125 Steele Creek Rd 11	reed8125@yahoo.com	704-488-4875
5	Joy Seate	8037 Steele Creek Rd 28217	seate5@bellsouth.net	704-807-0424
6	Karl Froelich	13822 Post Lookout Rd 28278	KFroelich1@equival.com	704-621-8105
7	Roger Palmer	9800 Shoston Rd 28228	-	704-588-9482
8	Helma Capanus	8730 Steve Chapman Dr 28217	Cephusv@bellsouth.net	704-504-8206
9	Marc Dubandara	1708 Sullivan's St.	-	704-504-8119
10	Glenda Williams	7837 Sullivan's Trace	tanke@peoplepc.com	704-759-7761
11	Matt Moser	7853 Sullivan's Trace	MMoser@aol.com	704-588-1585
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EXHIBIT "C"