

COMMUNITY MEETING REPORT FOR REZONING

PETITION No. 2012-049

Petitioner: Faison Hollow, LLC

Rezoning Petition No. 2012-049

Property: Approximately 34.00 acres, generally located on the west side of Carmel Road between Quail Hollow Road and Bridgewood Lane, 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 May 16th, 2012. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Tuesday, June 12th, 2012 at 7:00 p.m. at Carmel Presbyterian Church 2048 Carmel Road Charlotte, North Carolina 28208. Prior to the required Community Meeting the Petitioner held several meetings with representatives of Montibello, Rockbridge, Ashfield Court, Knightsbridge, Mountain Brook and Royden. Meetings with the area residents began on February 1st and an additional six (6) meetings with a small group of leaders of the adjacent neighborhoods of Montibello, Rockbridge and Ashfield Court were held before the community meeting was held on June 12th. As a result of the numerous meetings with these leaders, which were led by the representatives of the Montibello and the Rockbridge neighborhoods, the Petitioner and the neighborhood leaders were able to craft a revised site plan that addressed all of the neighborhood concerns while maintaining a viable redevelopment plan. The revised rezoning plan that was presented at the community on June 12th was well received and enjoyed the support of the attendees. The sign in sheet from the Community Meeting is attached as Exhibit C.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Community Meeting were Chris Branch with Faison. Also in attendance representing the Petitioner were Sandy Turnbull and Josh Motes with Merrick & Company, Randy Goddard with Design Resource Group, PA and Jeff Brown and Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The Petitioner and the Petitioner's representatives introduced themselves to the attendees. Jeff Brown opened the meeting by mentioning that since the last community meeting in late March a lot of progress on the Petition had been made. The changes to the Petition that have been made since the March are a direct result of the numerous meetings and the large amount of time the leaders of Montibello and Rockbridge as well as Ashfield Court and Doug Burns, a well-regarded design professional who assisted these leaders. Petitioner expresses its appreciation to these individuals for the tireless efforts.

Mr. Brown asked Doug Burns say a few words about the proposed plans and the process used to develop them. Mr. Burns gave the attendees a short description of his years of experience as an Architect/Planner and Planning Commission Member who has been in the Charlotte area for many years. Mr. Burns described the process that had been used by the neighborhoods to suggest changes to the proposed plan. He described the process as a good planning exercise that resulted in a very good master plan. Mr. Brown thanked Mr. Burns and the representatives of the neighborhoods for their time and willingness to work with the Petitioner on developing a plan that everyone could support.

The Petitioner's representatives overviewed the rezoning plan aided by a power point presentation that described the history of the Site and the proposed plans.

The following information was provided:

- The existing apartments were constructed in 1979 and are in serious need of repair.
- The Site was rezoned in 2007 prior to the financial crisis. These prior plans are no longer feasible due to current housing market.
- Faison is currently faced with a decision point; rehab the old units, or rezone to allow higher density higher end units with innovative design.

Details about the proposed plan were provided. The total number of proposed units has been reduced from 409 to 390. Enhanced tree save areas have been provided along the project edges adjacent to the homes in the Rockbridge neighborhood, along Carmel Road and adjacent to the Ashfield Court condominiums. In addition three (3) of the proposed buildings along the project edges have been eliminated and other buildings have been moved away from the property lines to create greater separation between the proposed development and the adjoining homes and roadways. A description of the proposed treatment of the setback area along Carmel Road was provided. The buildings along Carmel Road will be setback approximately between 70 and 125 feet. The setback area will contain a combination of existing and new trees as well as a decorative five foot high masonry wall. The project edge adjacent to the Rockbridge neighborhood will contain a tree save area of varying widths. Along this project edge additional landscaping and screening is provided wherever the proposed development abuts the tree save area.

After the presentation the attendees were invited to ask questions. The attendees asked questions about the how runoff from the Site would be handled the height of the wall along Carmel Road and how the trash compactor would work. They also wanted to know if the appearance of the tree save area and the small creek within the tree save area could be enhanced by the removal of dead, dying and diseased plant material. The Petitioner's representatives responded that runoff from the Site would be treated in water quality and storm water detention ponds, and the height of the wall along Carmel Road would be five (5) feet. The Petitioner explained that the trash compactor would be emptied once or twice a week; the truck would pick up the container and take it away to be emptied. The Petitioner will be allowed to remove dead, dying and diseased vegetation from the tree save area including the area around the small creek in order to improve the appearance of the tree save area.

Other questions regarding proposed rents, construction traffic, and construction schedule for the development were asked. The Petitioner agreed to work with the City and its contractors to restrict large truck construction traffic on the portion of Carmel Road north of the Site especially during demolition. The Petitioner has also agreed to hold a preconstruction meeting with adjacent neighborhood associations to discuss construction related issues. It is anticipated that if

the Petition is approved it will take up to a year to terminate all the existing leases. It is anticipated that after leases are terminated and units are empty demolition and construction would begin. One attendee wanted to know if the Petitioner knew which of the new buildings would be completed first. It is possible that the buildings along Carmel Road would be completed first which would allow the Petitioner to start leasing building at the front of the Site while the units at the rear are completed, but a final decision in this regard has not been made.

The Petitioner's representatives thanked everyone for their assistance with the development proposal and their attendance at the meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:

No additional changes to the Petition have been made as a result of the Community Meeting. Prior to the Community Meeting the Petitioner had twice deferred the scheduled public hearing and once delayed the Community Meeting to give more time for meetings with the resident leaders and their consultant to occur. As a result of these additional meetings and the time spent on developing the proposed plan, the site plan presented at the June 12th Community Meeting was a revised site plan that reflected the changes and information requested by the adjoining neighborhoods.

FAISON-HOLLOW, LLC

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Andy Dulin, Council Member District Six
Members of the Zoning Committee
Ms. Debra Campbell, Charlotte-Mecklenburg Planning Commission
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Chris Branch, Faison
Steve Smith, Faison
Sandy Turnbull, Merrick & Company
Mr. Jeff Brown and Keith MacVean, King & Spalding

Faison Hollow, LLC
 Petition 2012-049
 Community Meeting
 Tuesday, June 14, 2012
 7:00 p.m. (27)

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Larry + Peggy Elmore	4331 Bridgewood	704-351-0118	pelmore@cehreactors.com
2	Cathy Oliva	4006 Bridgewood Lane	704-542-9438	cmoliva@aol.com
3	Kathy Ewreese	4018 Bridgewood	704-342-6247	KAEWREES@CAROLINA.RR.COM
4	Jim Cetti	5801 McQueen Ferry Rd	704-622-2516	scuttis1@carolina.rr.com
5	Branda Bachman	7724 Red Oak	704-544-8896	b_bachman@yahoo.com
6	Matthew Karres	3516 Foxrover Rd	704-770-7866	m.karres@familydollar.com
7	Stephen C. Keymer	4301 Bridgewood Ln	704-542-0503	stgk@bellsouth.net
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 Tuesday, June 14, 2012
 7:00 p.m. 127

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Carol Richards	5009 Sentinel Post	704-542-1627	erichards@charlotte- ebox.com
16	Liz Daniel	4108 Brogdenwood Ln	704 759 9899	lizdaniel23@gmail.com
17	DAUG BURNS		704.877.5181	burns.doug156@gmail.com
18	Ashley Pragan	4100 Old Stone	954-240-5265	amburns@gmail.com
19	Norm Cook	3725 Table Rock Rd	704-488-2576	norm1838@hotmail.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	<i>Drew Nicholson</i>	<i>4036 Burdette</i>	<i>704-578-2749</i>	<i>ANN090361@Hotmail.com</i>
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