

COMMUNITY MEETING REPORT FORM

Petitioner: H. Heath and Elizabeth B. Alexander
Rezoning Petition No: 2012-080
Property: Approximately 0.29 acres located at 3101 N. Alexander St.

This Community Meeting Report is being filed with the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance,

Persons and Organizations contacted with date and explanation of how contacted:

Persons on the mailing lists (attached as Exhibits A-1 and A-2) as provided by the City of Charlotte were sent Notice of the Community Meeting by first class United States mail. A copy of the notice is attached as Exhibit B.

Date, time location of meeting:

August 27, 2012 at 7:00 PM at 2424 N. Davidson Street.

Persons in attendance at meeting:

A sign-in list of those attending is attached as Exhibit C. Heath Alexander and Elizabeth Alexander, petitioners, were present.

Summary of Issues Discussed at Meeting:

In addition to providing a general summary of the project, the petitioner provided information regarding the revised site plan submitted in response to City comments, specifically the inclusion of a sidewalk and planting strip and extended driveways.

There was discussion of the sidewalk, and the general consensus was that because no other sidewalks exist on that side of Alexander Street and most houses are close to the street, that a sidewalk is unnecessary. One resident expressed the desire to have "more grass and less concrete" in front of houses. Petitioners agreed with residents and noted that they have requested that the staff remove the sidewalk requirement.

A second concern raised by one resident was that the division of the lot might create a precedent that would allow other lots in the area to be divided. Petitioners noted that the precedent already exists, in that the lot directly across the street from the subject lot was conditionally rezoned and divided in precisely the same fashion, and in any event

in the immediate area there are few remaining lots which could be so subdivided and still meet front, side and rear setback requirements.

Another resident indicated that a continuing concern in the neighborhood is on-street parking. Petitioners noted that the proposed driveways will permit two or more cars to be parked off-street.

The residents noted that they also have concerns, not specifically with this project but in general, with increasing the density of population in the neighborhood. Petitioner notes that the City transit station principles encourage greater population density in areas such as the subject lot which are close to proposed light rail stations.

Additionally the petitioners attended the monthly NoDa Neighborhood Association on August 7, 2012 at which approximately 50 people were present, and presented a summary of the project and renderings and answered questions from NoDa residents. No specific objections were raised and several residents voiced approval of the planned project. We have received verbal assurances from Mr. Chad Maupin of the NoDa Neighborhood Association that the Association will approve and support the project.

Changes Made to the Petition as a Result of the Meetings.

Petitioners do not believe any further changes are necessary as a result of the meetings although we renew our request to delete the sidewalk requirement.

Conditional Rezoning Petition No. 2012 - 080 (3101 N. Alexander Street)

Community Meeting
Monday, August 27, 2012
2424 N. Davidson Street

Sign-In Sheet

Name:

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Phone
or email

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