

**Petition #: 2013-011**

1/22/2013

**ATTN: All neighbors within a 300' radius and all HOAs within a 1 mile radius of:**

**2300 Sharon Rd.**

**Charlotte, NC 28207.**

To Whom It May Concern:

This letter is to inform you of a **Community Meeting** taking place on **Friday, February 1, 2013** beginning at **6 P.M.** at the subject property: **2300 Sharon Rd.** The purpose of this meeting is to gain neighbor feedback/gauge neighborhood response concerning **Re-Zoning petition # 2013-011.**

In brief, this re-zoning request is specifically for the property located **at 2300 Sharon Rd.** and would allow the current **R-3** zoning on that property to be changed to **UR-1 (CD).** This meeting will be an opportunity for those with comments/questions to have their concerns addressed. Please come with any and all questions/concerns that you may have.

We thank you in advance for your consideration in this matter.

Sincerely,

Tyler Grey Conner & Ashley Butler

# Community Meeting Agenda:

Re-Zoning Petition #2013-011

2/1/2013

**Introduction:** ....5 Minutes (Tyler Conner)

**Questions/Concerns:** .... As much time as needed.

**Conclusion/Dismissal:**...(Tyler Conner)

# Community Meeting Minutes

Re-Zoning Petition #2013-011

2/1/2013

Neighbors in attendance:

Pam and Chuck Pearson -- (704) 601-1527 – 2247 Sharon Rd.

Gene Wood – (704) 343-0717 – 2241 Sharon Rd.

Molli Burris – (704) 333-1768 – 2258 Westminster

Mike and Liz Waller – (704) 335 -- 9908 Westminster

Matthew Smith – (704) 907-3013 – Westminster

Tyler Conner and Ashley Bulter – (704) 214-2341 – 2300 Sharon Rd.

6:04 PM

Tyler Conner began by introducing himself and his fiancée Ashley Bulter. Tyler then explained the nature of the meeting and what changes the new zoning classification would entail. Tyler then asked for questions/concerns that neighbors had.

Mike and Liz Waller Commented that they were satisfied with the level of disclosure Tyler had brought forward throughout the process; having shared his original intentions for the addition to the property and in demonstrating with temporary markers as to where the footprint of the addition would extend.

Mike Waller also had a comment about what new height requirements this new zoning would allow for. He then explained that he had previously answered his own question by researching for himself the zoning differences and finding that the building height requirements would not change.

Mike and Liz Waller explained that they had no issues with Tyler and Ashley's plans for the renovation/addition, but simply wanted clarification on what the new zoning classification would allow for.

Tyler Conner explained that he would provide detailed clarification but, from his own knowledge stated that the rear-yard setback reduction was the only difference. ---Aside from the 'conditional' label—not allowing a duplex to be built.

Molli Burris and Gene Wood were curious as to why this course of action (Re-Zoning) had to be taken at all. They were both aware of the idea of the "Variance" and wondered why this would not have been an easier route.

Tyler Conner answered that the variance was the first consideration that was made at the beginning of this process and that he was flatly told by a zoning administrator that the subject property did not exhibit a hardship and therefore would not be in line for a variance.

Pam and Chuck Pearson commented that they came to the meeting simply to meet Tyler and Ashley. They, having recently completed a renovation project of their own, wanted to wish Tyler and Ashley good luck with the project and to welcome them to the neighborhood.

The meeting concluded with Tyler Conner thanking everyone for attending. He told Mike and Liz Waller that he would provide them with the specifics of what the UR-1 zoning would entail. The meeting was then adjourned.

-6:23 P.M.

2013-011

2/1 UG-1 Zovis spec for Liz

Notes by an album  
@ 6:07 @ 6:23

Pam Pearson + Chuck Peck 704 6071527 (247 Sharon)

Gene Wood 704-343-0717 (2241 W. Bunkin)

Mollie Burris 704-333-1768 (3354 Westwind)

Liz Walker 704 335 9905 (2270 Westwind)

Mike Walker 704-335 9908 (2270 Westwind)

Matthew Smith 704 907 3013 (224 Westwind)

Introduction: Tyler Gove

Mollie: R. ...