

U R B A N A

URBAN DESIGN & ARCHITECTURE

February 7, 2013

Report of the Official Community Meeting held on January 18th 2013, regarding Rezoning Petition 2013-15, Park South LLC, 1 of 2

At our January 18, 2013, official community meeting about 20 people attended. Including the owner (Bonterra Builders), Urbana (the agent) and Lynn Ivey the hostess and neighbor.

Of about the 20 attendees, mainly from Taversham Lane, most had not attended the 3 previously held meetings by the petitioner and the city.

Majority of the attendees inquired and discussed:

1. The architecture, style, scale, price point, SF, garaged parking, storage, and quality of the proposed for sale, true, Townhomes.

Q&A, What does it look like?

Traditional South park, with a French flare.

Q&A, Size and Square Footage?

About 3000 SF.

Q&A, Material?

All masonry, brick and stone, with wood trim.

Q&A, 3 stories is too tall. Views of the townhomes from my backyard?

The back of the townhomes is 2 stories with a dormer. Townhomes are on average about 100' away from the back of the existing homes. A 2 story with a pitched roof and a dormer will be perceived as a large single family home.

Q&A, Parking?

2 car garage provided for all Townhomes with 2 guest spaces in front of each Townhome. All townhomes have dedicated storage space at the garage level. HOA will enforce storage and parking issues.

Q&A, Price point? Will TH reduce and damage my property value?

Price point is \$400,000. This TH value is above the existing adjacent single home values. It will help maintain and improve the surrounding property values.

Q&A, Too many cars and bad traffic?

TH neighbors will be a mix of older couples downsizing to stay in South Park + some new families. A nice quiet mix of not too many individually driven cars.

2. Water run-off and storm water issues.

Q&A, Will this development flood my property?

The site will meet all city storm and water runoff requirements. The rate of water discharge will be released at pre 1978 conditions, an improvement to the existing conditions. Petitioner has done extensive preliminary water runoff studies to adjust the site plan and provide excellent site storm and water runoff design solutions. Our water runoff design helps with tree preservation as well.

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3. Landscaping/buffer along the single family homes of Taversham Lane.
Q&A, What is the buffer? What will I be looking at from my back yard?
There are no required buffers. However the petitioner commits to provide about 20' wide screening which will include a 6' high fence, landscaping and planting material that will exceed the requirements of a class "C" buffer. The arrangement of trees and shrubs in the screening area shall be done in a meaningful manner that provides a visual separation between abutting land uses.
4. Fence design,
Q&A, What would the fence look like? Wood, stone or a combination.
Petitioner commits to provide about 20' wide screening which will include a 6' high wood, shadow box style, fence. Wood fence may meander to avoid disturbing existing trees and tree roots.
5. General comments,
No matter what you do I will not like it.
You are blocking my sky view.
I am just observing.
I am building a French style home just like your Townhomes, I like it.
I am ok with your proposal, just want to make sure I don't get flooded at the end of Taversham.
When can I purchase one of your Townhomes?
Will I get a discount buying a TH now?

Attendees were asked to write their comments and contact us with any questions or concerns. No mention of a protest petition.
District council member Andy Dulin is introduced to the proposal.
Petitioner is planning on a community meeting with the adjacent neighbors on Wednesday February 13, 2013 at the Ivey.

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