

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.

Babak Emadi

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URBAN DESIGN & ARCHITECTURE

January 14, 2013

OFFICIAL
MEETING
INVITE

Dear Neighbor,

I am pleased to let you know that we have filed a rezoning petition (2013-15) for a proposed residential community of beautiful townhomes at the 6500 Park South Drive property.

With the City Council hearing on February 18th I would like to invite you to our officially required community meeting to introduce our proposal to you and discuss any questions you may have. This officially required community meeting is in addition to two other community meetings we held back in December 2012 and the city open house forum held on Monday January 7th, 2013.

Please accept this letter as an invitation to our officially required community meeting and join us on Monday January 21st 2013, from 6 to 7 pm at the Ivey.

Lynn Ivey has graciously offered for us to meet at her facility, The Ivey, Premier Adult Daycare at 6030 Park South Drive, Charlotte, NC 28210 Phone: 704-909-2070

I look forward to meeting with you all.

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URBAN DESIGN & ARCHITECTURE

January 11, 2013

OFFICIAL
MEETING
INVITE

Dear City Council Member Mr. Andy Dulin,

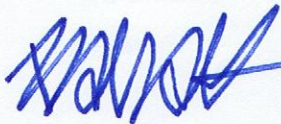
I am pleased to let you know that we have filed a rezoning petition (2013-15) for a proposed residential community of beautiful townhomes at the 6500 Park South Drive property.

With the City Council hearing on February 18th I would like to invite you to our officially required community meeting to introduce our proposal to you and discuss any questions you may have. This officially required community meeting is in addition to two other community meetings we held back in December 2012 and the city open house forum held on Monday January 7th, 2013.

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I look forward to meeting you.



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MR. DULIN
SO FAR WE HAVE HAD
VERY POSITIVE RESPONSES.
I HOPE TO SEE YOU @
THE IVEY.

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URBAN DESIGN & ARCHITECTURE

OFFICIAL
MEETING
SIGN UP
SHEET 1 of 2

JANUARY 21 2013

PARK SOUTH REZONING #2013-15
OFFICIAL COMMUNITY MEETING SIGN UP SHEET
Please print your name and contact information

NAME	PHONE	ADDRESS	EMAIL
BABAK	704 444 1648	URBANA -	
Jarrod & Marna Moore	704-661-7119	6501 Park Road	jarrod.moore@gmail.com
Bill McKeown	704-554-1625	6511 Park Rd	mckewon@obellsouth.net
CHRIS KEARNS	704-309-2700	6406 Park South duplex	chriskearns@carolina.rr.com
Tom Waters	704-201-5150	1633 Shadowfax Matthews NC	Tom@providentdev.com
John & Elizabeth Eyer	704-554-8007	3421 Tevershan Ln	ElizaEyer@yahoo.com
Alicia Gagnon	704-552-0692	3427 Tevershan	asg@cssamerica.com
Jonathan BAKER	704.334.1648	URBANA	
Scott + Nicole Smith	828-302-7313	3415 Tevershan Ln	Nicole.jamison@comcast.net
Holly Dove	857-205-6575	1121 Myrtle Ave #42	hollydove@gmail.com
Roger Coates	704 552-6815	5616 Glenkirk Rd.	rjcoates@yahoo.com

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1 of 2

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JANUARY 21 2013

OFFICIAL
MEETING
SIGN UP
SHEET
2 of 2

PARK SOUTH REZONING #2013-15
OFFICIAL COMMUNITY MEETING SIGN UP SHEET
Please print your name and contact information

NAME	PHONE	ADDRESS	EMAIL
Victoria B Cardewache-Martinez	704) 643-2128	3305 Teversham	n/a
Trudy Myers Peele	704 552 9673	3414 Teversham	_____
Olga-Maria Karagounis		6400 Long Meadow Rd.	okaragounis@gmail.com
Kat Temple	704-617-0799	6500 Park	
Lydia Edsell	704-451-2612	6442 Long Meadow	lydia_edsell@hotmail.com
BONNIE DOVE	857 205- 8115	3301 TEVERSHAM	BONNIEDOVE@GMAIL.COM

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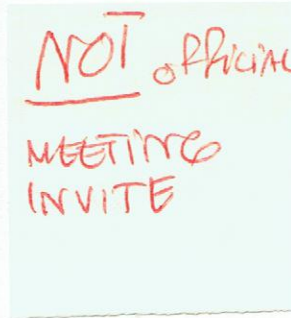
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2 of 2

U R B A N A

URBAN DESIGN & ARCHITECTURE

December 5, 2012



Dear Neighbor,

I am pleased to let you know that we have filed a rezoning petition for a proposed residential community of beautiful townhomes at the 6500 Park South Drive property.

With the City Council hearing in February 2013, I would like to introduce our proposal to you early on and discuss any questions you may have.

Lynn Ivey has graciously offered for us to meet at her facility, The Ivey at 6030 Park South Drive. I will be available at The Ivey this Saturday December 8th from 9 to 10 am and Monday December 10th from 6 to 7 pm to share our plans with you and your neighbors.

Please note, these are early meetings in addition to the officially required community meeting which will take place later.

I look forward to meeting with you all.

Babak Emadi

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URBAN DESIGN & ARCHITECTURE

December 8th, 2012

NOT
OFFICIAL
MEETING

SIGN UP
SHEET

DEC 8

PARK SOUTH REZONING SIGN UP SHEET
Please print your name and contact information

NAME	PHONE	ADDRESS	EMAIL
+PEGGY Charles Rutledge	704-553-2373	6517 Park South	CHARLES.RUTLEDGE@ADKSA.COM
FRANK and HELEN AYCOCK	(704) 554-1198	6501 Park South Dr	aycock@mailstation.com
Charlotte Whiteside		6441 Park South Dr	bcwhiteside@email.com
Linda Wilcox	704-552-2445	3338 Tevusham Ln.	Linda L Wilcox @ATT.NET
DM + ROSEMARY HARRIS			
Lynn Ivell	704-957-6747	6241 Park South Dr.	lynn@theivell.com
DEC. 6 PHONE CALL ROB ODOM 913-2825 - TAVERSHAM NEIGHBOR			
DEC 10 MONDAY EMAIL - NANCY HEFNER ROYAL CREST HOA (NHEFNER@CAROLINA-ER.COM)			

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Comps: Hillside East
Park Rd.

Park Phillips
Sharon View Rd.

Louisburg Square
Sharon / Sharon View

SFR
Conservation

U R B A N A

URBAN DESIGN & ARCHITECTURE

December 8th, 2012

10th

NOT
OFFICIAL
MEETING
SIGNUP SHEET
DEC 10

PARK SOUTH REZONING SIGN UP SHEET
Please print your name and contact information

NAME	PHONE	ADDRESS	EMAIL
Tom Waters Sovereign Grace Pres.	704-201-5150	-	tom@providentdev.com
Nick Greware	980-322-1823		nickgregware@yohoo.com
Ed Gagnon	704-552-0692		edgagnon@smindspring.com

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