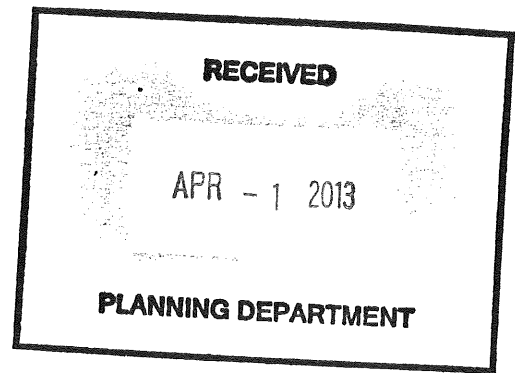


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URBAN DESIGN & ARCHITECTURE

February 7, 2013

Report of the Official Community Meeting held on March 27th, 2013, regarding Rezoning Petition 2013-15, Park South LLC, Page 1 of 6



As you know, we had filed a petition to rezone the property at 6500 Park South Drive to a community of Townhomes. After hearing some of the neighbors' concerns, we have revised our petition to a community of 15 single family home sites. We deferred the petition for a new hearing and a new community meeting. The community meeting was held on March 27, 2013 from 6:30 pm to 7:30 pm at The Ivey on Park South Drive.

At our March 27, 2013, official community meeting about 24 people attended. Including the owner (Bonterra Builders), Urbana (the agent), Design Resource Group (landscape architect and civil engineer) and Lynn Ivey the hostess and neighbor.

Below is a synopsis of the March 27th, 2013 community meeting:

Jim Guyton of DRG and Mike Kissell of Bonterra and Babak of Urbana allowed the neighbors to review the new drawings for about 15 minutes before presenting and discussing prior to answering the neighbors questions.

A short presentation was made to explain that this new UR-2, 15 lot single family home is almost the same as R-3 standards. The only difference is a private road to the single family lots. Which may be gated to create a gated community. The proposed single family lots under this UR-2 are larger in size than the minimum allowed in R-3. It was made clear several times that the project will meet the storm water requirements of the city which should improve the existing conditions.

Question / Comment – “from townhomes to single family homes you have been very responsive and I hope that the neighbors appreciate it.” – Mrs. Aycock

Question (neighbor) – Size and price of homes?

Answer (petitioner) - Custom homes per market demand, similar to new homes built in the area.

Q – Will you have a model?

A – May or may not.

Q – Size of lots?

A – Same as R-3 with density bonus lots would allow. Proposed lots are 50' x 70'.

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Q – Presented to the planning yet?

A – Yes

Q – Homeowners Association?

A – Yes

Q - What is R-3 lot 12,000 sf and UR-2 is 3,000 sf ?

A - We believe so, minimum lot size of R-3 cluster is about 8,000 sf and the proposed lots under UR-2 are larger than minimum R-3.

Q – Are these really custom homes or all the same?

A – Yes they are custom homes with several different architectural plans per area market demand.

Q – Existing pond gone?

A – Yes

Q – Was it flood plain?

A – No

Q – Building setbacks?

A – R-3 is 32' setback. UR-2 is about 10' closer to the street / curb.

Q – Adjacent gated communities are R-3?

A – No, they are UR and MX and MF.

Q – Difference between MX and UR?

A – MX is 'you' create the standards. Our site does not meet MX. UR-2 is urban residential with many examples nearby.

Q – Up the street, Simonini is UR-1 why are you UR-2?

A – Floor Area Ratio. UR-2 is what we started the petition with.

Q – Minimum buildable square footage of the house?

A – No minimums.

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Q – Any renderings / elevations?

A – No, these are custom homes.

Comment – 15 New homes is nice ☺.

Q – Is this gated and fenced?

A – Not necessarily

Q – Could it be 15 three story buildings?

A – The homes meet R-3 height of 40' max.

Q – Are these stick houses or prefab?

A – Not prefab.

Q – If UR-2 is approved could anything else go on this site?

A – No, only what you see. This is a UR-2 Conditional plan.

Q – Water? This used to be a farm, where does the water go? Park South Drive and City works, what are you going to do about it?

A – Water goes downhill. We will meet the city requirements above ground and underground / treatment / sand filters. Will meet the ordinance.

Q – Will you do grading?

A – Yes, the site will be graded, balanced cut and fill / nothing dramatic.

Q – Lights? HOA?

A – All of our developments have lights.

Q – What is the name of the community?

A – Not sure

Q – Again, price of homes?

A - Not sure, custom homes per market demand.

Comment – You must have an idea of the price.

Petitioner Response - Will be similar in price to area custom homes.

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Q – Would you please let us know the price once you decide?

A – Sure but you will see lots of different lot prices.

Q – Are you interested in buying the corner duplex on Taversham? It is an eyesore rental at the corner of Taversham. We would like to see it go away.

A – No comment.

Q – Good sized pads?

A – We think so. 50' x 70' lots.

Comment – This is where I live, I'm not your best friend love for you to shield my property.

Petitioner Response – We are not doing special landscaping for individuals.

Comment – So no favors.

Q – Low spot basement option for homes?

A – Yes

Q - Water retention filter will it have a wall?

A – Yes, maybe a three or four foot wall to be designed.

Q – Any comparison of impervious of this plan versus the townhome plan?

A – Not sure, we think this plan is less perhaps close.

Q – Do you need to show planning of your storm drainage? Who gets the brunt of the run-off?
We don't have an answer.

A – As explained before we are improving it and will meet all city requirements. Yes, we are improving it. Run off would be worse if left as is today. PCCO will improve the existing dirt and grass conditions. City has yearly inspections and approvals.

Q – Custom builders?

A – Yes

Q – Will there be standing water on lots?

A – No

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Q – 15 lots maximum?

A – Yes

Comment – Looks good.

Petitioner Response – Thank you.

Q – Are you willing to listen to make more changes? We would like to come back to you.

A – Yes we are willing to listen but this is the plan we are moving forward with. The plan has been available on the City's website.

Comment – City perhaps undersized existing stormwater

Q – We would like to have open lines of communication, what is the best way to contact you?

A – Yes, please email your list of specifics to us and we may or may not be able to address everything but we will listen.

Comment – Thank you for the presentation format. This was great. We would like to communicate. I like this plan a lot better.

Q – Can you take the previous townhomes and put them on these lots, pulling the wool over our eyes?

A – This is 15 single family homes.

Q – Did you address R-3 five homes per acre equal 15 homes? Why are you rezoning?

A – Just like R-3 would allow we have 15 lots with a private road which may be gated. R-3 requires a public road and a public can not be gated.

Q – If approved, only this plan can be built?

A – Yes

Comment – Good, thank you.

Q – What is the street made of?

A – Asphalt maintained by HOA to city standards

Q – What is the gray on the drawing?

A – It is the tree save area.

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Q – How is this different from the first guy who failed before you?

A – Not sure. Larger homes and lots and perhaps the economy.

Q – Any objections to more than 15?

A – No, max is 15.

Q – Does this plan bind the subsequent owner?

A – Yes

Q – UR versus R-3 comparison?

A – UR works better with a private street.

Comment – Five acres, this is the best that can be developed.

Q – These people will be looking at the backside of the church, will they like it?

A – We think so, all homes will be well landscaped.

Q – How about a swimming pool?

A – no comment

Q – Looking at this 15 homes is better but can you do this with 12?

A – This is the plan that we are moving forward with.

Comment – So much better.

Petitioner comment – We would like to see the protest petition removed.

Q – Idea of what kind of homes you are going to build, with garages?

A - Yes the homes will have two car garages.

Q – Schedule, start of construction?

A – Perhaps this fall. The street will be in place at this time.

7:45 pm Meeting was concluded.

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MARCH 27 2013

PARK SOUTH REZONING 2013-15 COMMUNITY MEETING SIGN UP SHEET

Please print your name and contact information

NAME	PHONE	ADDRESS	EMAIL
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Dave Stralbe			
Milli Mann		3310 Teversham Lane Char NC 28210	
Tom Waters	704-201-5150		tomeprovidentdev.com
NICK & STEPHANIE GREGWARE			
Roger Coates	704-552-6815		rrjcoates@yahoo.com
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MARCH 27 2013

PARK SOUTH REZONING 2013-15 COMMUNITY MEETING SIGN UP SHEET

Please print your name and contact information

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