

COMMUNITY MEETING REPORT FOR REZONING

PETITION NO. 2013-023 CAMDEN PINEHURST

Petitioner: Camden

Rezoning Petition No. 2013-023

Property: Approximately 36.10 acres located at 4100 Providence Road, in Charlotte NC.

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing the Community meeting Notice in the U.S. mail on January 3rd, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting required by the Ordinance was held on January 17th, 2013 at 7:00 p.m. at Christ Lutheran Church, 4519 Providence Road, Charlotte, North Carolina 28270. The sign in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner also met with property owners on Columbine Court on December 5th to review the proposed plans for Camden Pinehurst.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representative at the Community Meeting was Will Smith with Camden. Also in attendance representing the Petitioner was Kevin Ammons and Lucas Shires from ColeJenest & Stone P.A. as well as Jeff Brown and Keith MacVean.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

Overview of Site and Project Plan

Will Smith with Camden opened the meeting and introduced the members of the development team. He then turned the meeting over to Jeff Brown, who explained the rezoning process and mentioned the upcoming dates for the City Council public hearing and Zoning Committee meeting.

Will Smith then gave a power point presentation that provided background information on Camden. He explained that Camden is a Real Estate Investment Trust (REIT) that was created in 1982. Camden invests and develops properties for the long term. Camden self-manages its properties and is constantly investing in them to maintain their quality.

He then provided information on the existing site. There are 40 existing two story buildings on the Site with a few buildings that have basements that create a third level. The buildings on the Site were constructed in 1967. Some of the existing buildings are located within the flood plain area. A number of the existing buildings are within 30 feet to the property line in common with the single-family homes located on Columbine Circle. The Site also lacks interior sidewalks and does not have a sidewalk along Providence Road.

Will Smith then described some of the details of the proposed plan. The site plan proposes to develop the Site with up to 580 units. The majority of the additional new units will be located in the four story buildings proposed along Providence Road.

Adjacent to the homes on Columbine Court the proposed buildings will be limited to three stories and will be located over ± 125 feet from the common property line. The proposed plan also provides a 50 foot rear yard with a solid six foot fence and a class C buffer treatment adjoining the homes on Columbine Court. The planting within the 50 rear yard will be increased beyond the minimum requirements of the Ordinance. The majority of the area of the Site located in the McMullen Creek floodplain will be dedicated to Mecklenburg County Parks and Recreation for use as a Greenway. The plan also provides a robust internal sidewalk network that will be connected to the new sidewalk along Providence Road. Along Providence Road a decorative brick wall that will be used to screen parking areas is proposed. In addition as part of the redevelopment of the Site it will be brought into compliance with Post Construction Control Ordinance and the Tree Ordinance.

Questions & Answers

At the conclusion of the presentation the attendees were invited to ask questions.

Several questions regarding how the storm water detention and water quality facilities would be designed were asked. Kevin Ammons responded by explaining that the water quality and storm water detention structures would be designed to meet PCCO requirements and would be located adjacent to McMullen Creek but outside of the floodplain. These water quality and storm water detention facilities would be designed to treat the rain water that falls on the Site. The storm water from the Site would be piped to the storm water structures. The water quality and storm water structures would be maintained by Camden and would be monitored to make sure they were kept clean, operated correctly and treated as needed to address pests like mosquitoes.

One attendee wanted to know how the water from the property located adjacent to the Site along the southern property boundary would be handled by the new storm drainage system. Kevin Ammons explained that the water from the adjacent site would have to be addressed by the design of the new storm water system so that it would still flow to McMullen Creek. However, the storm water from the adjacent property would not have to be treated by the Site's water quality and storm water detention facilities.

One attendee wanted to know when the redevelopment of the Site would begin. It is anticipated that if the rezoning is approved in March construction could begin during the summer of 2014 and would take 28-32 months to complete. It was also noted that current plans provide that the redevelopment activities would not start while the existing apartments were occupied.

Several questions were asked regarding traffic and access into the Site. The Petitioner submitted a Transportation Technical Memorandum (TTM) to CDOT. The memorandum examined the impact of the redevelopment on the adjoining roadways. Even though the redevelopment of the Site does modestly increase the number of cars entering and leaving the Site, the increased number of trips was not seen by CDOT as having a significant impact on the adjoining roadways. Access to the Site would be from Providence Road via two driveways. It was also explained that the Petitioner was working with CDOT to study the possibility of installing a signal at the intersection of Providence Road and Strawberry Hill Lane. The rezoning plan calls for its design to accommodate a future private drive/private street connection to the adjoining property located along the southern property line.

A question about the design of the proposed detached garage structures was asked. It is contemplated that the proposed detached garages would be designed with substantially the same

material and architectural styles as the principal buildings on the Site. The detached garages would be designed with solid walls and would not have lighting from the rear of the structures when adjacent to the homes on Columbine Court.

A question was asked about what the current residents with children and their dislocation. Camden will work conscientiously with the current residents to find locations in the area. Camden owns and manages several apartment communities in the area that the existing residents could move to.

Several questions regarding the location of the apartment amenities were asked. The apartment community will have two amenity areas. The primary amenity area will be located toward the front of the Site and would be located between two four story buildings. A secondary and smaller amenity area would be located between three buildings near the northwest boundary of the property.

The attendees were thanked for their time and comments and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE COMMUNITY MEETING:

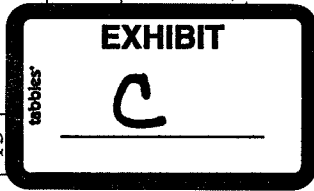
No changes to the Petition were made as a result of the Community Meeting.

CAMDEN

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Jay Johnson, Camden
Will Smith, Camden
Kevin Ammons, ColeJenest & Stone PA
Tammie Keplinger, Planning Department
Sonja Sanders, Planning Department
Jeff Brown & Keith MacVean, Moore & Van Allen

Camden Properties (Rezoning Petition 2013-____)
 Pinehurst Community Meeting
 Thursday, January 17, 2013
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Robert Consolet	4234 Columbine Circle	704-506-0078	rjconsoli@yahoo.com
2	Debbi Giordano	1901 Meadbarred Ln	704-516-6939	dfj105@gmail.com
3	Paula & Wayne Winstead	1806 " "		paulewinsteads.net
4	Greg & Diane Howers	1813 Meadowood Ln	704-574-1086	ghowers@aol.com
5	Juilee A Benzenhoffer	4300 Columbine Cir.	704-305-1454	jbenz7@bellsouth.net
6	Laurel & Scott McGee	4105 Columbine Cir	704-582-9862	SLmcgee@carolina.rr.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Lydia Whiteside	1847 Meadowood Ln.	704-362-1128	lydia.whiteside@gmail.com
30	Stefanie Stahon	2011 " "	704.364.9340	stahon2011@gmail.com
31	Evgenia Pollock	2001 Meadowood Ln	704 365-4853	wright.m55@gmail.com
32	Becky Keenan	1905 Meadowood Ln	704 572-7499	keenan56@bellsouth.net
33	Alyanne Andrews	2003 Meadowood Lane	704 907 3086	andrews@gojo.com
34	FAT VISER	4224 Columbine	704 364-6745	pviser@carolina.rr.com
35	David Miller	10815 Sikes Place st 300	704-321-7000	dauid@raley.miller.com
36	Bob LeAnn Fenton	4213 Columbine Cir	704 362 6721	
37	MAYRA PROCTOR	4111 Columbine		
38	DAVID KEESLER	1808 Meadowood Ln	704 577 4201	DKEESLER@KEESLERRES1047.COM
39	Jeff Pease			
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