

# SUMMARY

## GATEWAY COMMUNITIES, LLC

### NEIGHBORHOOD REZONING MEETING / P#2013-027

FRIDAY, MARCH 1<sup>ST</sup> AT 6PM

- The meeting was held at Tom Sykes Recreation Center.
- Attendees: Jeff Gerlach, Rick Coltan, Stephanie Coltan, Jack Fenlon, Brenda Blackwell, Matt Majors and David Ransenberg (Refer to attached Sign-In Sheet)
- David Ransenberg with Gateway Communities and Matt Majors with Axiom Architecture introduced the project details inclusive of an elevation, site plan and sketch of the project. The details were as follows.
  - 54 apartment units
  - All 1 bedroom
  - Approx. 59 parking spaces
  - Approx. 5 street parking spaces
  - Located at Tremont & Euclid
  - Patios/front porch facing the street
  - Stacked, flat circular parking
  - Will have parking passes/towing enforced
  - Townhomes approach/feel
  - 6 feet fence required by city in back parking lot
  - Tenants will have 1 year lease
  - No pool or amenities
  - Lap Siding & paneling
  - Vinyl Plank Flooring
  - Varying paint schemes
  - Exterior Brackets
  - Color not definite
  - Units are approx. 700 sq ft
- Questions from the attendees:
  - Is the current building occupied? Yes, about 11. There are 3 houses on Tremont
  - How many acres? Approx. 1.15 Acres
  - What's developed further south on Euclid? Townhomes
  - Previous owner? Centro and Ballard
  - What about parking since already an issue at Tremont? Nature of urban living. City parking per unit can be 3 bedrooms per space. We will be building 1 bedroom apartments so 1.2 spaces per bedroom. Also, some may not have a car. Majority of our 1 bedrooms only have 1 tenant, therefore only 1 car. We prefer only one person in our units cuz less wear and tear. The trend is single people, no roommates.
  - What landscaping will be done? Haven't decided on an exact plan. There's a tree ordinance that states there needs to be street trees and trees a certain distance apart.
  - What about lighting? There's a lighting ordinance that designates certain lighting and height requirements for UR Zoning. – Light Pollution Guidelines
  - How much rent? Approx. \$1,000. Units may be different amounts....lower units have higher ceilings so may be more.
- Neighbors were excited to have something new/pretty in the neighborhood.

REZONING SITE PLAN AMENDMENT # 2013-027  
TREMONT/EUCLID APTS. (3/1/13)

COMMUNITY MEETING: SIGN-IN SHEET

1. JEFF GERLACH
2. Rick Colton
3. Stephanie Colton
4. Jack Fenton
5. Brenda Blackwell
6. Matt Majors - Axiom Architecture
7. David Ransberg - Gateway Communities
- 8.
- 9.
- 10.
- 11.
- 12.

**GATEWAY  
COMMUNITIES**



LETTER MAILED

February 11, 2013

**TO:** All Neighborhood Leaders and other neighbors who have an interest in a rezone of property located at the north corner of the intersection of E. Tremont Avenue and Euclid Avenue.

**FROM:** Gateway Communities, LLC  
6701 Carmel Rd, Suite 118  
Charlotte, NC 28226

Dear Neighbors,

We are going to hold a meeting on Friday, March 1, 2013 at Tom Sykes Recreation Center located at 1501 Euclid Avenue, Charlotte, NC 28203. The meeting will begin at 6pm.

The point of this meeting is to introduce you to the rezoning of the land for Petition #2013-027. The neighbors will then be free to comment and make suggestions. We are currently seeking to zone approximately 1.1 acres from UR-2 (CD) to UR-2 (CD) SPA.

We look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'DL' or 'Doug Levin', written over a horizontal line.

Doug Levin  
Gateway Communities, LLC

LETTERS MAILED

RECEIVED  
COMMUNICATIONS

February 17, 1954

Mr. J. Edgar Hoover, Director, Federal Bureau of Investigation, Washington, D.C.

Dear Sir:

Reference is made to your letter of February 11, 1954, regarding the matter of the late Mr. J. Edgar Hoover, Director, Federal Bureau of Investigation, Washington, D.C.

The Bureau is currently conducting an investigation of the activities of the late Mr. J. Edgar Hoover, Director, Federal Bureau of Investigation, Washington, D.C. It is requested that you continue to cooperate with the Bureau in this matter.

Very truly yours,  
Special Agent in Charge

Very truly yours,  
Special Agent in Charge