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June 5, 2013

**VIA HAND DELIVERY**

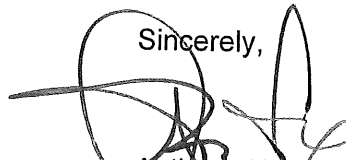
Stephanie C. Kelly, City Clerk  
City of Charlotte,  
600 E. 4th Street  
Charlotte, NC 28202

Re: **Submittal of Community Meeting Written Report**

Dear Ms. Kelly

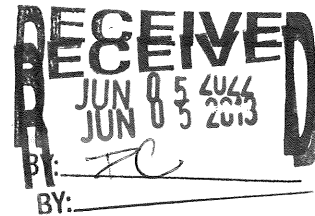
I am writing this letter to submit the Community Meeting Report for Brookline Residential, LLC's Rezoning Petition No. 2013-047. This report is being submitted pursuant to Section 6.203 of Charlotte's City Code and is submitted in advance of the June 17, 2013 public hearing.

Should you have any questions regarding this report, please feel free to contact me.

Sincerely,  
  
Anthony Fox

AAF:eeo

cc: Penny Cothran, Zoning Department (w/encl.)  
Russell Ranson, Brookline (w/encl.)  
Neil Kapadia, Brookline (w/encl.)



PPAB 2106623v1

COMMUNITY MEETING REPORT  
**Petitioner: Brookline Residential, LLC**  
Rezoning Petition No. 2013-047

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 DATE AND EXPLANATION 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 such notice in the U.S. mail on May 16, 2013. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The community meeting was held on Tuesday, May 28, 2013 at 6:00 p.m. at Comfort Suites Northlake, Harris Room 7315 Smith Corners Boulevard, Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Russell Ranson and Neil Kapadia with Brookline Residential, LLC. The Petitioners' representatives, Jim Guyton with Design Resource Group and Anthony Fox with Parker Poe Adams & Bernstein, LLP also appeared on behalf of the Petitioner.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Anthony Fox, opened the meeting by introducing the Petitioner's team and by thanking those in attendance. He explained the City's zoning process and that the purpose of the Community Meeting was to discuss the rezoning petition, respond to questions and concerns of nearby residents and property owners. He explained that the Petitioner proposes to rezone 26.68 acres located on Reames Road north of the intersection of Lakeview Road to allow the development of a single-family and multi-family community. Mr. Fox then discussed the history of the site and the failed single-family community.

Russell Ranson then explained the site plan and displayed proposed elevations and discussed building orientations. He was joined by Jim Guyton who explained in detail the proposed architectural renderings and site features such as a pedestrian mall feature, walking trail and tree save areas. Mr. Ranson then addressed the continuation of a gated feature for both the single-family and multi-family communities.

Neil Kapadia displayed several addition elevations of the site and a carriage house feature that will be used to transition the single-family community to the multi-family community. It was explained that these carriage units would be situated along Boylston Drive and their two-story single-family façade would face the single-family home community. The façade would include windows, doors and porches with rear entry garages. It was explained that though the units would be two-story, the living areas would be located on the second floor.

Mr. Ranson then explained that if the plan is approved, he planned to build 324 apartment homes and to complete the build out of single-family residences on the remaining 60 single-family lots. Mr. Ranson discussed ways to ensure that the single-family homes would be compatible with the 9 existing homes using similar materials. He also discussed the quality and finishes of the proposed apartment community.

Mr. Ranson provided additional background information about the Petitioner's experience and the typical operation of its facilities. He further discussed the site plan and pointed out various commitments made by the Petitioner. Jim Guyton used the elevations and renderings to explain the facility's design concepts, and operations. He also discussed the tree save areas, the storm water management pond and open space commitments.

Mr. Ranson opened the meeting to questions. The petitioner responded to questions regarding traffic conditions along Reames Road and Lakeview Drive and plans for a traffic signal at the intersection of Reames Road and Lakeview Drive. Mr. Ranson discussed road improvements associated with the site.

An attendee discussed other developments along Reames Road and the mall and the existing traffic conditions. Traffic counts were discussed and it was mentioned that traffic counts may not support a traffic signal at the intersection of Reames and Lakeview. The need for a lane realignment of the Reames and Lakeview intersection was also discussed.

Another attendee asked whether the gate along Lakeview drive would remain. The petitioner discussed the intent to add an additional gate on the entrance along Reames Road and to include a cutout area to provide for a waiting area. One attendee discussed the problems with the design of the gate in the Ashton Woods development.

Another attendee asked if the Petitioner intended to fix the gate on Lakeview. The petitioner assured the attendee that the gate would be fixed with the rezoning approval. The project start date was then discussed. The comments did not result in any changes to the rezoning petition.

One attendee then complemented the petitioner on the proposed plan and the unique design features that were employed. That attendee stated that the petitioner should be applauded for taking the risk with this failed development.

Respectfully submitted, this 4<sup>th</sup> day of June, 2013.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Exhibit C

COMMUNITY MEETING  
SIGN-IN SHEET  
PETITIONER: BROOKLINE RESIDENTIAL, LLC  
REZONING PETITION NO.: 2013-047  
Date: May 28, 2013

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

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