

COMMUNITY MEETING REPORT
Petitioner: Grandfather Homes, LLC
Rezoning Petition No. 2013-086

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 08/23/2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on September 19th, 2013 at 6:00 pm at The YWCA of the Central Carolinas, 3420 Park Rd., Charlotte, NC 28209

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 Matt Ewers, Owner, Grandfather Homes, LLC and Billy Royal, petitioner representative.

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, Billy Royal, welcomed the attendees and introduced the Petitioner's team. Billy Royal indicated that the Petitioner proposed to rezone an approximately 3.6 acre site (the "Site") located at 3406 Little Hope Rd. from the UR-1(CD) to UR-1(CD) SPA. Mr. Royal explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Matt Ewers and Billy Royal both provided background information about the Petitioner's experience and the typical operation of its facilities. Mr. Ewers then presented the site plan and pointed out various commitments made by the Petitioner. Mr. Ewers showed proposed architectural elevations and discussed the design of the proposed facility. Elevations and renderings were used to explain the facility's design concepts, and operations.

Detailed minutes of the conversation about the rezoning are attached.

Respectfully submitted, this 11th day of October, 2013.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

COMMUNITY MEETING MINUTES

Petitioner: Grandfather Homes, LLC

Rezoning Petition No. 2013-086

Meeting Date: 09/19/2013

The purpose of the community meeting is to inform adjacent property owners and community leaders of the intent of the petitioner to rezone the property located at 3406 Little Hope Rd. The property was previously rezoned in 2006 (rezoning petition 2006-077) from R-4 to UR-1(CD). The proposed zoning will be UR-1(CD)SPA. The rezoning is a site plan amendment only and the purpose is to change architectural elevations and configuration in order to accommodate a new product (traditional as opposed to the more modern style approved in 2006). The property already has development rights as per the 2006 rezoning.

The major concerns of the citizens in attendance as well as the commitments made by the petitioner are listed below. These items were addressed in the meeting and then at a later date in email correspondence between the petitioner and interested parties.

- Concern: The proposed home on lot 15 would be much closer to the street than the existing home.
 - Response: We looked at this concern and determined that with the revised side yard requested by the City, the proposed home on lot 15 could be at a maximum 4' closer to the road than the existing home located on the property.
 - ✓ Commitment by petitioner: NONE
- Concern that the homes on lots 1 and 15 would be too tall for the area.
 - Response: Although the current zoning allows for a maximum building height of 40 feet, we agree that a structure built to the full allowable height could be considered by some as being too tall.
 - ✓ Commitment by the petitioner: We agree to limit the homes on lots 1 and 15 to 1-1/2 story structures. This will minimize the impact of an imposing structure.
- Concern with separation of the adjacent properties and the proposed development.
 - Response: The previously approved plan indicated a brick wall will be installed between lot 1 and 3332 Little Hope Rd. In addition, a fence is indicated to be installed between lot 15 and 3416 Little Hope Rd.
 - ✓ Commitment by petitioner: As shown on the revised plan, and as discussed in the meeting, there will be a wooden privacy fence installed between 3416 Little Hope Rd. and proposed lot 15. In addition, there will be a brick wall installed between lot 1 and 3332 Little Hope. These items are the same as approved in the previous plan from 2006.
- Concern with the lack of sidewalks in the area
 - Response: The street section required by the City will require an 8' wide planting strip with a 6' wide sidewalk along both sides of the roads. Although not shown on the plans at this time, the planting strips will be planted with grass and trees. This street section will ultimately not provide sidewalks along Little Hope Road but will allow for the possibility of sidewalk connectivity along Little Hope in the future.
 - ✓ Commitment by petitioner: NONE

- Concern with setbacks and side yards
 - Response: We will meet or exceed all previously approved side and rear yards and front setbacks.
 - ✓ Commitment by petitioner: NONE

- Concern that additional drainage will impact the stream channel leaving the site.
 - Response: We will be significantly decreasing the impervious area from the approved plan by removing some of the asphalt road. Impervious area is considered to be the homes, driveways, sidewalks, roadways, and any other areas that storm water will not infiltrate. By decreasing the amount of impervious area, we will minimize the impacts of storm water draining from the site. The bioretention images attached are examples of what we plan on doing to manage the storm water. These features, also known as rain gardens, do not hold water and will not create a nuisance situation. Bioretention treats the storm water to remove pollutants through a biological process. We will landscape the bioretention area and make it a desirable part of the development.
 - ✓ Commitment by petitioner: Adhere to City best management practices.

- Concern that the neighborhood will be "left out" or forgotten.
 - Response: With the help of James Dawkins we learned a lot about the history of the Little Hope Community and would like to incorporate some of these findings into the development. We would like your input and help with the naming of the 2 streets in the development and, in addition, we would like to provide a sign in the neighborhood that outlines the historical significance of the community. I have attached an example sign (historical marker). Some of the ideas that we have for street names are: Arbor Bush, Dawkins, Clifton, Clawson and Ingram. You can see the information below that was provided by James. Please provide your ideas for the naming of the streets for consideration and we can work together to develop the wording for the sign.
 - ✓ Commitment by petitioner: Incorporate historical findings into the development by naming the two streets after historical persons or items as indicated above. Work with residents to determine the names. In addition, the petitioner will absorb the cost associated with providing a historical type marker sign for the Little Hope Community.

COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: GRANDFATHER HOMES, LLC
REZONING PETITION NO.: 2013-086
Date: 09-19-2013

Please **PRINT CLEARLY.**

[illegible]