

COMMUNITY MEETING REPORT

Petitioner: Kyle Short

Rezoning Petition No. 2014-029

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 February 26, 2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, 03/10/2014 at 7:30 PM at Wedgewood Baptist Church, 4800 Wedgewood Drive, Charlotte, NC 28210.

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 Stephen Overcash and Meredith Hinshaw.

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, Stephen Overcash, welcomed the attendees and introduced the Petitioner's team. Stephen Overcash indicated that the Petitioner proposed to rezone an approximately 1.58 site 700 E Woodlawn Road from the R-4 zoning district to UR-2 (CD). Stephen Overcash 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.

Stephen Overcash provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Stephen explained the basic layout of the site and proposed townhomes and proceeded to open the floor to Question and Answer.

The following is a paraphrased record of the Question and Answer session. Answers were provided by Stephen Overcash and Meredith Hinshaw.

Q: What is the target retail price of these townhomes?

A: The owner has not yet established the target retail price of these units.

Q: How tall will these townhomes be?

A: Each townhome will be either two or three stories tall, which will most likely make the tallest units between 30' and 35' tall.

Q: What will the materials be? Will there be vinyl cladding or will they be made of nicer materials?

A: The elevations have yet to be designed, but we plan to use materials comparable to the existing materials in the neighborhood (i.e. brick, wood, etc.). The townhomes will not have vinyl siding.

Q: There are some unsightly trees on the perimeter of this site where a tree save is proposed. Will the trees be assessed and removed as necessary? Will more trees be put in the place of any trees that are removed?

A: Yes, eventually a survey will determine if any trees are in need of removal. If trees are cleared out within the buffer, more trees will be put in to maintain the buffer.

Q: Will parking along the street be enforced to allow for fire access?

A: Yes, measures will be taken to note where on-street parking can occur to allow for adequate fire access.

Q: Traffic is already a problem on Woodlawn. Will measures for traffic control such as speed bumps be taken on Woodlawn Road?

A: Traffic solutions along Woodlawn Road are not within our power. We are only developing within the site of 700 E Woodlawn Road.

Q: Do you think these units will remain owned rather than becoming leased in the long-term?

A: We do not foresee a problem of these townhomes turning over to rentals in the near future. Their size, location, and marketability are favorable, which indicates that turnover shouldn't be a big issue.

Q: Is the long-term plan for Woodlawn Road to eventually be mostly multi-family developments?

A: Yes, to our understanding the current plan is for Woodlawn Road to have more multi-family developments in the future because it is a major artery through Charlotte. However, we recommend visiting the City Planning Department's website for more information on area plans.

Q: What will the height be of the privacy fence and what will it be made of? (Concern was expressed that local residents would prefer an eight foot fence)

A: Six feet tall. But, if there is concern that this is not tall enough we will propose a taller fence to the city. The fence will most likely be made of wood.

Q: Is the residence on the site currently occupied?

A: We, as representatives of the petitioner, do not currently have this information.

Q: Do you plan to make this development a gated community?

A: The possibility of a gated community has not been discussed.

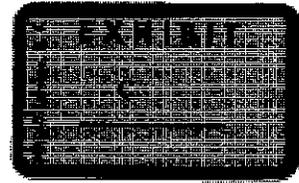
Q: How tall will the lighting be?

A: No free-standing light fixtures will be taller than 20'. We will take measures to avoid light pollution.

Stephen Overcash and Meredith Hinshaw committed to provide updates to these questions to Douglas Welton, President of the Madison Park Neighborhood Association. Douglas Welton agreed to pass the updates on to the community via newsletter and social media updates.

Respectfully submitted, this 21st day of March, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department



COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: KYLE SHORT
REZONING PETITION NO.: 2014-029
March 10, 2014

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

Please PRINT CLEARLY.

| Name | Address | Phone No. | Email |
|------------------------|---------------|-------------------------|---------------------------------------|
| Margaret Sexton | | 704.576.0306 | |
| Richard Todd | | | |
| Motel | | 704.519.0371 | |
| David Beckman | | 704.619.2967 | dtbeckman@gmail.com |
| Sarah & Richard Akers | | | |
| Matt Nagnasco | | | |
| Kim Adams | | | kja2345@gmail.com |
| Kristin Sporre | | | ksporre@gmail.com |
| Morris Rosen | | | Morris.rosen@ymail.com |
| DANA Reynolds | 708 Penway Ct | 704.905.7552 | DANAREYNOLDS@me.com |
| Melissa Debray | | 704.995.3304 | |
| Mandy Meddaway | | 704.609.4497 | mandylee48@gmail.com |
| Jim & Brenda Browne | | 704.525.5236 | bbrowne@rr.com |
| Ingrid Laughner | | | |
| Joe Valentine Pfeiffer | | | |
| Daniel Lynn | | 301.461.8729 | |
| Bernee Letford | | 704.523.2201 | |
| Eric Heineman | | 863.331.5513 | eric.h.heineman@gmail.com |
| Allan & Rathe Reid | | 930.237.3144 | areid937@gmail.com |
| Patricia Thompson | | 930.237.3144 | patp567@yahoo.com |
| Leila Lehbobi | | 980.721.4240 | leila.lehbobi@gmail.com |
| Arch LeGrone | | | archlegrone@yahoo.com @hotmail.com |

