

Community Meeting for Zoning Petition 2014-85  
Minutes of an August 26, 2014 Meeting

The meeting, held in the Tom Sykes Center, was opened at 7 pm by Frank Martin. In attendance were Mark West, a Dilworth resident who lives across the street; Regina Porter, another Dilworth resident who lives across the street; Rick Cohen; a Dilworth resident who lives next door; Phyllis Harper, a Dilworth resident who lives in the Tremont Condominium; Matt Majors of Axiom Architecture; David Smith of New Carolina; and Frank Martin of New Carolina.

There was discussion regarding the height of the proposed development as compared to that of the adjacent and nearby properties.

The neighbors asked about the parking. Martin pointed out that each home had 2 parking spaces and that there was additional spaces for guests. The neighbors expressed their approval of this, as they felt that developments earlier proposed for the site had inadequate parking.

Rick Cohen expressed his opinion that he wished the development were smaller. He also felt that if the zoning were changed, that could create a precedent that would support other rezonings in the future.

Phyllis Harper said that she liked the development and preferred it to projects that had been proposed for the site in the past or to projects that could be built on it with the existing zoning.

Rick Cohen asked what would happen if the proposed project were approved but did not start. Could another developer use the approved zoning to build another, less attractive project? Matt Majors replied that the plan approved by the Historic District Commission and the City Council zoning decision would be the only project that could be built without subsequent approvals for a later project.

Mark West said that two plans had been earlier proposed but that neither had been built. He said that he preferred this plan to either of those. He asked if we thought that ours would be built. Frank Martin explained that the developer would have to get HDC approval, zoning approval, and at least 6 pre-sales. He expressed his optimism that the developer could achieve these goals.

Rick Cohen asked about the tree save. Matt Majors pointed out that it was required in TOD-O and that it would be located in an area adjacent to Mr. Cohen's property.

There was discussion about trash pick-up. Mark West pointed out that the residents of the apartment now on the site frequently did not remove their trash cans from the curb promptly after they were emptied by the City.

Regina Porter asked when the developer expected to start and finish. Frank Martin replied that he expected construction to begin in January and be complete in August.

There being no further questions, the meeting ended at 7:45 pm.

Zoning Petition 2014-85

Community Meeting

August 26, 2014

<u>Name</u>	<u>Address</u>	<u>Email</u>
MARK WEST	1915 EUCLID AVE	
W. Regina Porter	1917 Euclid Ave.	
Matt Majors	333. W. Trade St.	mmajors@axiomarchitecture.com
P. Harper	Tremont.	
D. Smith	325 E. Kingston	
Rock Colhan	1912 Euclid AVE	
Josh Martin	164 Cherokee Road	