

## **COMMUNITY MEETING REPORT**

**Petitioner:** Kyle Short / Short Development Group

**Petition #:** 2016-137

**Meeting Date:** October 13, 2016

**Project:** Woodlawn Townhomes

**Mtg. Location:** YWCA (Lib Harkey Board Room), 3420 Park Road, Charlotte, NC 28209

**Meeting Time:** 7:00 PM

**Attendees:** Kyle Short – Short Development Group  
Chip Cannon – Urban Design Partners  
Hollie Colony – Urban Design Partners  
Bryan Mermans – Mermans Architecture & Design  
See included attendance sheet for neighbors

**Purpose:** Presenting Rezoning Petition #2016-137 to the surrounding land owners.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**Minutes:** The following items were discussed

Mr. Cannon introduced himself and Mr. Mermans, and then explained their purpose for attending the meeting.

Mr. Cannon described the project context within the Madison Park area. He and Mr. Mermans provided information about the site plan amendment, building size, architecture, proposed unit breakdown, parking, screening, and buffers. He also discussed the proposed right of way offering street frontage for the project as the reasoning for the proposed sidewalk location along Woodlawn Road. Mr. Canon and Mr. Merman shared a conceptual rendering of the site plan and conceptual elevation renderings of the building architecture. The conceptual elevation rendering is indicative of the articulation, materials, and general aesthetic of the final product.

### **Questions/Comments by Neighbors:**

1. How tall will the townhomes be?

A: No more than 40' and no more than 3 stories.

2. What is the project time frame?

A: After the required rezoning process and permitting process, the estimated construction start would be early 2018.

3. What will the buffer look like?  
A: Along the west side of the property, there will be a 6' tall screening fence and additional trees planted. Along the east side of the property there will be a mixture of evergreen trees, canopy trees, and shrubs to provide screening at various heights.
4. Will the trees be in front of or behind the sidewalk along Woodlawn Road?  
A: Trees will be between the sidewalk and the road.
5. How will waste removal be handled?  
A: Each unit will have a roll out container.
6. What would the price point for these units be?  
A: That has not been figured out yet, but it is hopeful that the units will be around \$400,000.
7. Who will be in charge of maintenance of the architectural materials such as painted brick?  
A: Most likely the façade maintenance will be under the responsibility of the HOA.
8. What type of site lighting will there be?  
A: The plan is for the buildings to have wall sconces, and any light fixtures installed would be zero cut off.

# Community Meeting

## Sign-In Sheet

Petitioner - Short Development Group

Rezoning Petition No.: 2016-137

October 13th, 2016

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

	NAME	ADDRESS	PHONE	EMAIL
1	Nancy M Cowan	4618 Fairbluff Place	704-451-7416	Nancy.Cowan@ncisold.com
2	DANA RYNOZDS	708 PENWAY CT	704-905-7552	DANARYNOLDS@me.com
3	Douglas A. Welton	5601 Murrayhill Rd	204.522.1898	Douglas_welton@earthlink.net
4	Patricia Thomopoulos	5111 Murrayhill Rd	704 355 6899	ptst@Yahoo.com
5	Bill Helmke	718 E Woodlawn Rd	704-380-0898	Helmkebill@gmail.com
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