



YARBROUGH-WILLIAMS & HOULE, INC.

Planning • Surveying • Engineering

February 9, 2007

Tom Drake
Charlotte – Mecklenburg Planning Commission
600 East Fourth Street, 8th Floor
Charlotte, North Carolina 28202

Re: Etalon
Rezoning Petition # 2007-019

Dear Mr. Drake:

Please find enclosed the following information as it relates to the above-referenced petition for the Etalon Community:

1. Notice of Community Meeting – January 16, 2007.
2. List of Attendees.
3. Meeting Summary.

If you should have any questions, or need additional information, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc A. Houle', is written over the word 'Sincerely' and the printed name below it.

Marc A. Houle, P.E.
Vice President

Petition # 2007-019
Petitioner: Etalon LLC
Existing Zoning: R3
Requested Zoning: MX-1(CD)
Property Location: Approx. 24.59 acres located on the west side of Strawberry Ln., south of Pineville-Matthews Rd.

Community Meeting - Summary

- The Community Meeting was held on January 30, 2007 at 6:00 PM.

Questions & comments generated at the Community Meeting.

1. **Question** - Will the sidewalk be finished along Strawberry lane? – also discussion about the width of the sidewalk being 5 feet.

Response – The existing sidewalk is 4', however, consideration will be made for a 5' sidewalk.

2. Discussion on what the site would look like from Strawberry lane – will there be a wall, berm or existing trees. Seems most people would prefer trees to remain.

Response – A wall of some type will be installed on Strawberry Lane. The petitioner prefers open fencing and columns to compliment the existing vegetation.

3. Discussion about the possibility of installing traffic calming devices (speed bumps) to help slow traffic down on Strawberry Lane.

Response – The petitioner is coordinating efforts with CDOT to determine if traffic calming devices can be installed.

4. **Question** – Where will the power come from? Will existing power lines be buried and if so which ones?

Response – Power will come from existing lines on Strawberry Lane. Duke Power is looking into the possibility and cost of burying existing lines.

5. **Question** – What is the typical size of the houses (sq.ft.) and will they all be two-story.

Response – It is expected that all houses will be two-story and approximately 4000 sq.ft.

6. **Question** – What type of fence/wall if any will be constructed on the school side of the project?

Response – Homeowners will be allowed to install fences in selected materials at the rear of their yards.

7. **Question** – Why is will storm drainage pipe not tie directly into the existing structure on the south east corner of the property.

Response – Tying the storm drainage directly to the existing structure would cause ponding in the rear yards of the existing homes.

8. **Question** – will water quality measures be provided? Will the site be under 24% impervious or have 60% open space on each lot?

Response – Water quality will not be provided as the site is being developed at a lower density than is granted by the current zoning.

9. **Question** - Will the down stream storm drainage be large of enough to effectively carry the runoff from the site when developed.

Response – Down stream drainage systems have been analyzed and have capacity to carry storm water runoff from the developed site.

10. **Question** – How long will construction take (site development)?

Response – Streets and infrastructure are expected to be in and completed by July of 2007.

11. **Question** – What is the developers plans for the deer?

Response – Deer will continue to live the area and neighboring park, there are no plans to remove them.

12. **Discussion** – Straightening the curves in Strawberry lane would add to the problem of people driving too fast on Strawberry Lane.

13. **Question** – What CMS schools are assigned to this area?

Response – Will check with CMS.

14. **Question** – Why does the developer want to gate this community?

Response – Gates will provide an increase in property values.

15. **Question** – Why will the water and sewer lines be private?

Response – Sewer and water would need to be private if gates are installed due to CMUD standards.

16. **Question** – What are the size of the lots?

Response – Lots are 90' in width and approximately 150' in depth.

January 16, 2007

Re: Community Meeting
Rezoning Petition 2007-019
Etalon

Dear Sir or Madam:

Etalon, LLC, a joint venture between Rhein/Medall Interests, LLC and Shea Homes, LLC, along with our engineer Yarbrough-William & Houle, invite you to a community meeting to review our future plans for the Etalon Community on Strawberry Lane.

Date: Tuesday, January 30th

Time: 6:00pm to 7:30pm

Location: Raintree Country Club

****Please note that Raintree County Club does NOT allow jeans, please dress accordingly.**

We are holding this community meeting to discuss our rezoning plans and to share with the community the improvements we are making.

If you have any questions or need additional information please call Daniel Vollmer at 704-527-2333. We look forward to seeing you at the meeting on Tuesday, January 30th.

Sincerely,

Daniel Vollmer
Forward Planning Manager
Rhein/Medall Interests, LLC

Petition No.: 2007-019
 Petitioner: Etalon, LLC.
 Existing Zoning: R-3
 Requested Zoning: MX-1
 Property Location: 24.59 Acres located on the west side of Strawberry Ln., south of Pinville-Matthews Rd.

Community Meeting Roster

| Name | Address | Phone |
|---|----------------------------------|-------------------------|
| DUKE & RENEE HALERS PERBER | 4122 FAIRWAY DOWNS CT | 704-543-7216 |
| DICK GRIFFIN | 4119 " " " | 704-541-9314 |
| George Messing | 4101 Fairway Downs CT | 704-543-1778 |
| Paul & Barbara Woods | 4114 Fairway Downs Ct. | 704-543-7759 |
| Peter D'Nejovic | 4138 Fairway Downs Ct | 704-969-3878 |
| Joe Francis | 4213 Roscliff Dr | 704-541-8969 |
| David Scott | 8133 STRAWBERRY LANE | 704-543-6660 |
| Kevin & Mary Deery | 4300 Roscliff Dr | 704-541-9017 |
| Roger & Linda Berrey | 4137 Fairway Downs | 704-543-6471 |
| Wally Burlingame | 8057 Strawberry Lane | 704-541-9582 |
| MARY BIAU | 8201 STRAWBERRY LANE | 704-543-4383 |
| Lance Ollivierre | 4133 Woodfox Drive 28277 | 704-759-1179 |
| Steve Johnson | 8324 Strawberry Ln " | 704-341-7784 |
| FRANK TRUMPER | 4117 Woodfox Dr. | 704-293-5847 |
| Jeff Loughton | 4301 Roscliff Dr. | 704-542-1906 |
| Bob Jensen | 4408 Roscliff Dr | 704-541-3070 |
| | | |
| | | |
| | | |
| | | |
| | | |