

# Report on Community Meeting



**To:** Office of the City Clerk and Charlotte-Mecklenburg Planning Department

**From:** <sup>SLG</sup>Latham Grimes - Bryant Park, LLC

**Date:** May 10, 2007

**Re:** Community meeting report regarding Rezoning Petition 2007-58

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This memorandum serves as the written report documenting the community meeting held as part of Rezoning Petition 2007-058.

**Meeting:** Latham Grimes spoke at a meeting held on April 17, 2007 at 6:30 p.m. at Christ Presbyterian Church located at 2451 Arty Avenue. We provided written notice per City policy by U.S. Mail on April 6, 2007 to the individuals and organizations listed in Exhibit A. A copy of the notice document is attached at Exhibit B.

**Attendees:** 34 people attended our meeting. Attached as Exhibit C is a roster of the attendees.

**Issues Discussed:** We provided a general overview of the project, including its history, a discussion of the site plan, the product types and price points, and our expected timeline going forward. In addition, we answered questions about the following topics:

- *Pricing* – We had a number of questions about the pricing for the housing in the Bryant Park project. In particular there were concerns about the inclusion of low cost housing in the project that could potentially fall into disrepair and be an issue for the community in the future, similar to the problem the former Westwood Apartments represented. We explained that our intention was to develop single family, townhouse, and condominium lots and sell those to builders for ultimate sale to homeowners at a market rate. But our expectation was that the housing would be offered at prices similar to the nearby Lela Court project, and thus would be priced at a premium to the surrounding neighborhood.

- *Traffic* – One woman expressed concern about traffic building up at Berryhill Road or West Morehead from new residents trying to exit the development in the mornings. First we pointed out that with respect to the former Westwood Apartment site, we are not actually increasing the number of units over what previously existed on the site, although we are changing those units from apartments to single family homes and townhomes. In addition, we pointed out that we are constructing new public roads at our cost which will significantly add to the connectivity in the area by making new connections between Berryhill and Fleetwood, and between Fleetwood and Evergreen.

- *Timing* – We had a question about the timing of the project going forward. We explained that assuming a successful rezoning we intend to immediately push forward with our development by seeking the appropriate permits to begin construction. We hope to have that process

completed and ground broken by late Fall, with our first lots delivered to builders by early Summer 2008. Total build-out of the project would take 2-3 years from that point.

- *Crime* – We had a number of individuals express concern about crime in the area, and particularly in the Columbus Circle neighborhood and around the Toll House motel located on West Morehead. We agreed that both those locations are the source of significant problems for the neighborhood. We responded that we have and will continue to express our concerns about those two “hot spots” and pledge to participate in any efforts to help clean up the neighborhood and rid it of crime. We also expressed our opinion that our investment will help bring more attention and investment to the area, which should also help in addressing crime.

**Other Meetings:** In addition to the meeting outlined in this memo, we also spoke about this project and answered questions at the Camp Greene Neighborhood Association meeting on March 20, 2007 and the Freedom Drive Development Association meeting on May 1, 2007.

NAME	ADDRESS	PHONE	E-MAIL
TERRY WINNIE BOOTH		704-996-6786	Terrybooth@aol.com
Wilbur / Belinda Jenkins	2115 Millerton Ave	704-377-0990	BelindaJenkins@bellsouth.net
Mary Austin	2127 Millerton Ave	704-372-9090	
BRIAN FINCH	2441 GREENLAND AVE		
THOM PENKINS	2433 GREENLAND AVE		

DATE: 4/17/07 TABLE \_\_\_\_

NAME	ADDRESS	PHONE	E-MAIL
SHANQUETTA-James Lawe	2342 Morton ST		
Marshall K LINCOLN	2310 Morton ST	704) 492-6479	
J. DENISE Pitts	2001 W. Morehead ST	704-712-4681	Pittstop@CAROLINA.vt.com

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NAME	ADDRESS	PHONE	E-MAIL
Cynthia R. Johnson	2309 Remount Rd	(704) 398-3444	Cynthia.Johnson@cms
Depe Johnson	3028 Columbus Cir.	704-394-7299	
Jacqueline Blackmon	2439 Columbus Cir	704-399-0361	
Rhonda E. Nicole Shook	2413 Morton St.	704-208-9195	
Jo Ann Springs	2314 Morton St	704-724-1526	

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NAME	ADDRESS	PHONE	E-MAIL
Philip Louis Giff	2609 Fernside dr		
Jim ZEMAN	CAMP GREENE ST		
DAN McWHORTER	2420 Remount Rd	704-400-2550	DAN McWHORTER@CAROLINA.PP.COM
Lisa McWHORTER			
Allen Daniels	2913 Remount	704-399-2125	
Andrew Richardson	2316 Marlowe Ave	704-393-5009	

DATE: 4/17/07 TABLE \_\_\_\_

NAME	ADDRESS	PHONE	E-MAIL
Thomas Poston	2358 morton st	704-398-3033	not_chey-man@yahoo.com
Bridge Moss	2520 Greenland Ave	704-301-4931	dr-zhivago1911@yahoo.com
Debra Poston	2358 Morton St	304-247-8996	dymayposton@yahoo.com
Patricia Poston	2358 Morton St	704-621-6293	little-miss-angel116@yahoo.com
Jacqueline Blackmon	2439 Columbus Circle	704-764-399-6361	
MARIAN e' John Palazzo	3208 Marlborough Rd	704-394-8583	

DATE: 4/17/07 TABLE \_\_\_\_

NAME	ADDRESS	PHONE	E-MAIL
WILBUR + TERRY BROWN	1826 BERRYHILL RD	704-393-5839	
John Crider	2336 GREENLAND AVE	704-333-1010	
Marc Diekmann	2307 WILKINSON BLVD	344-9242	marc@warehouse242.org
Aron Gebrewort	1552 Berryhill Rd	704-697-8331	

DATE: 4/17/07 TABLE \_\_\_\_