



## MEETING NOTES

TO Soloman Foturne  
Charlotte-Mecklenburg Planning Department  
600 East Fourth Street  
Charlotte, NC 28202

FROM Janis Plummer

DATE January 10, 2008

RE Selwyn Avenue Presbyterian Church Rezoning Community Meeting -- 2008-10

CC Jim Williams  
Braxton McLennan

ATTENDEES Jim Williams- LS3P Associates  
Janis Plummer- LS3P Associates  
Rush Otey- Selwyn Avenue Presbyterian  
Braxton McLennan- Selwyn Avenue Presbyterian  
Steve Bynum- Selwyn Avenue Presbyterian  
Mark Spizer-Neighbor  
Jo Ellen Bray-Neighbor  
Carol King- Neighbor

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*If there is a discrepancy in the information listed, please contact LS3P within 3 calendar days from receipt.*

### Rush Otey-

Welcomed everyone to the church and gave a brief history of the church.

Explained the church is growing and they need additional space. Two options were explored.

1. Develop the back of the church property
2. Purchase the Hassel Place Property

Explained part of the property will be used for parking and the house will be renovated and used as office space.

### Braxton McLennan-

Reminded the neighbors the Council Meeting is at 6:00 pm on January 22, 2008.

### Jim Williams-

All Options represent the Churches commitment to save the large Oak tree on the site.

Several options are being presented so the church will not need to rezone the property at a later date if they chose to build on the site.

Option 1 is to renovate the existing house and provide parking behind it.

This option is the most realistic for the church at this time due to limited financial resources.

Explained the required buffers and the fence along the residential properties.

Option 2 is to build an additional building on the site to help define the street edge along Selwyn Avenue.

The building would be residential in scale and character and not more than two stories.

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Option 3 is to remove the existing structure and replace it with two buildings. These new buildings would also be residential in scale and character and not more than two stories.

Option 4 still preserves the Oak tree but would make the entire site a parking lot. Buffers would be along Selwyn Avenue and the buffers and fences along the residential lots would still be in place.

Reminded the neighbors that the church has been part of the community for many years and wants to be a good neighbor. The church is also committed to remaining in the neighborhood as they both continue to grow.

#### Questions

What is the difference between the O-1 Zoning and the initial Institutional Zoning Request?

Jim- Moving to the Office Zoning is less restrictive and has smaller setbacks. It also means that we are asking for fewer concessions from the city.

Who owns the Corner property of Selwyn and Runnymede?

Steve Bynum- Nobody is really sure, but we believe it is someone that lives out of town.

Selwyn Neighborhood Association represented by Jo Ellen Bray-

The neighborhood was happy to learn that the church purchased the property and not a developer. They are supportive of saving the trees and are thrilled with the options for the site.

Can you describe what the buffer with be?

Jim- There will be a wood slat fence, with trees and shrubs.

What will the parking surface be?

Braxton- That has yet to be decided. Pricing is being done for Pavers, Gravel and Asphalt.

Will the Parking be shielded from Selwyn?

Jim- Yes a buffer along the front of the parking lot that is similar to the buffer along the residential edges.

Is there a question we should ask that we haven't?

Jim- We want to keep the site residential looking. We are adding a sidewalk along Hassel Place. Any new buildings on the site will be limited to 2 stories. If a developer had purchased the land it would probably become condos and a much taller building than the church will ever build.

What happened with the existing Deed Restrictions on the site?

Braxton- The church got the required number of signatures from the neighbors to purchase the property and the deed now states it will be used for church associated uses.

**PUBLIC MEETING**

**6 P.M. , December 12, 2007**

**REZONING OF 3009 SELWYN AVENUE**

**Selwyn Avenue Presbyterian Church**

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL</u>
Mark Spier	2421 Hassell Pl	704-348-1504	
Jo Ellen Bray	3118 MICHAEL BAKER PL.	704-521-8118	
Carol King	2414 Hassell Pl	704 5220675	