

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-075

Crossroads Realty Group, LLC

Petitioner: Crossroads Realty Group, LLC.

Rezoning Petition No. 2014-075

Property: Approximately 2.60 acres located on the southwest corner of Fairview Road and Closeburn Road between Park Road and Park South Drive (i.e. four lots fronting Fairview Road) in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on August 13th, 2014, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on August 1st 2014. A copy of the written notice is attached as **Exhibit B**. The Petitioner also held a meeting with the adjacent property owners prior to the filing of the Petition on May 29th.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on August 13th 2014 at 7:00 PM, at Renaissance Charlotte SouthPark Hotel, 5501 Carnegie Boulevard Charlotte, North Carolina 28209.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Jeff Mathis with Crossroads Realty Group and Skeeter Davis with Apartment Services Group, LLC. Also in attendance representing the Petitioner was; Pat Campbell with Burgess Design Studio and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. Mr. Keith MacVean opened the meeting and introduced the Petitioner's representatives to the attendees. Mr. MacVean explained the conditional rezoning process and provided the dates for the upcoming public hearing, zoning committee meeting and City Council decision meeting. Mr. MacVean explained that the Site was been rezoned from R-3 to UR-2(CD) to allow the Site to be developed with up to 28 townhomes for sale.

The presentation was then turned over to Jeff Mathis who explained the proposed site plan for the development to the attendees. He described how the buildings address Fairview and Closeburn Roads as well as indicated the location of the proposed access points into the Site and the internal private drives and alleys. The units along Fairview Road will have the sides of the building facing Fairview Road. For privacy purposes a decorative wall will be locate between the units and the sidewalk on Fairview Road. The three units along Closeburn Road will be designed with front doors facing the street, while the fourth unit on Closeburn will have the side of the building facing Closeburn.

He also pointed out the location of the proposed tree save areas and also provided a description of the walls that would be used to enclose the private open space areas of the units. He then indicated that the buildings would be two-story buildings with some units having master bedrooms on the ground floor and others have master bedrooms on the upper floor. He also mentioned that each unit would be constructed within its own garage which would be access from the internal private drives and alleys.

II. Summary of Questions and Responses

The attendees were invited to ask questions. The attendees wanted to know if the alleys and private drives would be gated, they also wanted to know what the setback along Fairview Road was going to be. Additional questions were asked about the private open space areas and where the storm water detention for the site would be located. They also inquired as to the price range of the proposed town homes and wanted information on how development of the Site would proceed (constructed/phased). They also wanted to know if the complex would have a Home Owners Association.

The Petitioner provided the following responses. The proposed private driveways will not be gated; however, gates may be installed at the end of the private alleys that terminate on Fairview Road. The setback along Fairview Road to the proposed townhomes will vary between 29 and 23 feet. Mr. Mathis also indicated that detention for the Site would be located under the proposed private driveway. The price of the proposed units is expected to be in the \$600K range. In response to questions about how the Site would be constructed it was explained that all the site work and private driveways and alleys would be built at one time. The vertical construction would begin on one end of the Site and would be proceed across the Site as the town home units were sold. The community would have a home owners association.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the proposed plan were made as a result the community meeting.

CROSSROADS REALTY GROUP, LLC

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
Sonja Sanders, Planning Department
Dennis Rorie, CDOT
Jeff Mathis, Crossroads Realty Group
Skeeter Davis, Apartment Services Group, LLC
Pat Campbell, Burgess Design Studio
Jeff Brown & Keith MacVean, Moore & Van Allen

Crossroads Realty Group, LLC

Rezoning Petition 2014-075

Community Meeting

Wednesday, August 13, 2014

7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	ELOISE + DICK STILWELL			
2	CLIFF HEMINGWAY + GRACEY T. BULLY			
3	MARION NUGANA			
4	MITZI MATHEW NUGANA		704-896-1855	pgraphic@crossrunner.com
5	MARISA STERRILL			
6	Kathryn Colquhoun		704-552-1203	
7	Roger Coates			rrjcoates@yahoo.com
8	Jinda & Greg Tannen		704-556-9065	
9	WILNA EURY		704-553-2615	
10	MIRIAM MARTIN		704-553-2615	
11				
12				

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EXHIBIT

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