

**Kenneth Andrews**  
*Architect*

March 9, 2006

Ms. Tammie Keplinger  
Charlotte Mecklenburg Planning Commission  
600 East Trade Street  
Charlotte, NC

Reference: Rezoning Petition #2006-39  
Subject: Neighborhood Meeting/Contacts

Dear Tammie;

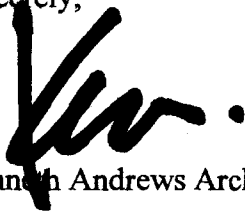
Please find attached the following:

- Minutes of Public meeting
- Letter to residents concerning meeting
- Contact list provided by Planning Commission
- Sample letter to Mayor/Council members
- Sign-up sheet of attendees
- Copies of letters to adjacent business/churches
- Copy of notice given to Burke's Mobile Home Park residents
- Attendee's list of resident's meeting

Additionally, I will be speaking to the members of Durham Memorial Baptist Church this Sunday evening at 6:00 p.m.

Should you need any additional information, please feel free to contact me.

Sincerely;



Kenneth Andrews Architect

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

**Minutes from Public Meeting**  
**Freedom Green Residential Community Center**  
**CMPC Zoning Petition 2006-039**  
**March 7, 2006**

The meeting began at 6:15 PM. There were approximately 9 members of the community in attendance.

Ken Andrews introduced Mr. Harvey Gouch, the current property owner and signer of the petition. Mr. Andrews then detailed the specifics of the rezoning process in Charlotte, and listed the key dates for this particular petition. These dates included the Public Hearing on March 20, 2006, the Zoning Committee Worksession on March 29, 2006 and the vote by City Council on April 17, 2006.

He made a presentation of the proposed development, with illustrative drawings to show how the property will be developed. Mr. Andrews discussed the existing zoning on the property, and explained how the property could be developed under that zoning. He then detailed the requested MX-2 zoning, and explained the rationale for the zoning request. The requested zoning would allow the property to be developed in a more cohesive manner, with a mixture of housing types across the property. He discussed the proposed retail component in the form of "live-work" units around the village green.

Mr. Andrews cited the unique aspects of this proposed development, particularly the Par-3 style golf course that will serve as a primary amenity to the development. He also described the greenway which will be provided by the developer through the site. Mr. Andrews then listed a number of changes that had been made to the original submission at the request of Planning Commission staff and other governmental agencies, including tree save areas, storm water facilities, etc. At the conclusion of his presentation, there were a number of questions from the attendees:

- Q. How many Single Family homes are on the Mulberry Pond side of Paw Creek?
  - a. Approximately 68 Single Family Homes will be located on the Mulberry Pond side of Paw Creek.
- Q. Can the Live-Work units be rented out?
  - a. Yes. They can be rented out.
- Q. Can the public play on the golf course?
  - a. Current zoning laws restrict the use of the golf course to residents only under the MX-2 zoning. In fact, the Par-3 requires a *minimum* zoning of B-2 (business) in order to allow public daily-fee play. This is an interesting aspect of the Charlotte-Mecklenburg Zoning Ordinance in that regulation length golf courses can be public facilities in any of the residential zoning districts, but daily fee Par-3 type courses are prohibited in zoning districts other than B-2. The petitioner (and Planning Commission staff) did not feel that B-2 was an appropriate zoning

category for the proposed development. Discussions with Planning Staff have shown that they recognize that this type of development IS consistent and compatible with certain residential districts, and are working on a text amendment to the zoning ordinance that would allow public play on Par-3 golf courses in certain residential districts under prescribed conditions. The text amendment will not be initiated prior to this zoning petition, so therefore the golf course will of necessity be restricted from public play. The development notes indicate that should the zoning ordinance text be amended, the Par-3 golf course will have the right to allow public play.

- Q. Is there any connection to the property adjacent to the Mulberry Pond development if the bridge across Paw Creek is not built?
  - a. Yes, but it will only be through Mulberry Pond. The Cemetary property restricts any other potential access to this portion of the property.
  
- Q. Is there any possibility that the development could be built without having the bridge across the wetlands?
  - a. Yes. The subdivision ordinance does allow for mitigating factors such as topography and impact to environmental areas to override the requirement for connectivity. There are no specific guidelines set forth to determine when the impact is sufficient to avoid making the connection. Although the Planning Commission Staff has not rendered a conclusion on this petition as of this meeting, there are some indications from staff that the bridge will be required for their positive recommendation of the rezoning. They are further indicating that they will require that the expense of the bridge construction to be the responsibility of the developer. The developer feels that the negative environmental impact, direct detriment to water quality and the outright expense of the construction of the bridge makes the requirement for connection unfeasible. The bridge will have to cross directly through the tree save area, and will disturb a significant portion of the stream buffers at one of the widest points on the property. The property already resides in the Lower Lake Wylie Protected Area, and the developer feels that requiring this bridge would be totally out of character with concern for the environment. The initial plan submitted did not include the creek crossing. In response to CDOT comments and related discussions with Planning Staff, the petitioner amended the original submittal to include stub street connections to allow for the possibility of the bridge construction at some future date if it was determined to be a high enough community need.
  
- Q. Doesn't the water quality issue affect whether the bridge is required or not?
  - a. Yes. The impact of the bridge crossing triggers a number of issues, and will require additional environmental studies. There is some precedent for wetlands, topography and water quality issues to override the requirement for connectivity.

Q. If the road is built, doesn't it take away from the tree save area? Why would they require you to have all of the tree save area, and at the same time require you to build a bridge right through it?

- a. The bridge does directly impact the tree save area as well as the swim buffer and flood way fringe area. It is possible that the impact on these areas will be viewed as a negative factor that overrides the need for the connectivity provided by the bridge. The subdivision ordinance specifically says that connections may not be required in the instance where substantial impact to environmentally sensitive areas and topography makes the connection too difficult to reasonably achieve.

Q. Are the golf course holes here longer than the ones at Paradise Valley?

- a. Yes. The holes are slightly longer than most of those at Paradise Valley, but the final design of the golf course has not been determined. It is very possible that the lengths and angles of the holes will change during the design phase.

Q. Will errant golf balls be a hazard to pedestrians on the greenway?

- a. Anytime you have people hitting golf balls, and someone in the nearby proximity, there is the possibility for someone to be hit. The danger is much lower with a Par-3 type golf course due to the fact that these holes are shorter. The reduced distance of the holes means that the shot does not have to be hit nearly as hard in order to make it to the hole. Therefore, even if someone is struck by an errant ball, the chance of injury is greatly diminished from that of a regulation length golf course. This property is actually not as restricted in area as Paradise Valley, and there have been no problems with this on that property.

Q. What are the blue spots on the map by the creek?

- a. They are BMP's (Best Management Practices) that are part of the required Storm Water Detention/treatment plan for the property. It is our intention to incorporate these into the design of the golf course whenever possible. The purpose of the BMP's is to reduce the impact of the development on water quality and to assist in stream management within the County.

There were no further questions during the session. Mr. Andrews offered smaller scale drawings of the project to anyone that wished to receive them, and thanked everyone for attending. After the meeting was adjourned, a number of the attendees came to the presentation area to view the drawings closer. No negative comments or opposition was observed at any time.

KLA

**Kenneth Andrews**  
*Architect*

February 27, 2006

Reference: Re-Zoning Petition #2006-39  
Subject: Required Residents Meeting

Dear Don;

This is to notify you of a neighborhood meeting to be held prior to the Public hearing on March 20<sup>th</sup>. This petition (2006-39) seeks to rezone approximately 60 acres located on Freedom Drive currently known as Burke's Mobile Home Park from R17MF/R4 and R3 to a MX-2 classification. I know your time is valuable and I haven't bothered you (yet?) to discuss this petition. We have received the first round of comments from staff and responded to each of them after meeting with staff to come to a consensus on the issues.

To simplify the petition, the current zoning allows for the construction of 441 units (7.45 du/ac). Our petition seeks 474 combined single-family, multi-family and live-work units organized around a village "greene". This constitutes an increase of only 33 units (7.5%). Additionally, the petitioner will be deeding an additional 20' r/w along Freedom Drive, committing to a 17.5% tree-save area and constructing appx. .55 miles of the County's Paw Creek Greenway.

The neighborhood meeting will be held as follows:

Date: March 7, 2006  
Time: 6:00 pm – 8:00 pm  
Location: Tuckaseegee Road Recreation Center  
4820 Tuckaseegee Road  
704.399.4492

I hope to see you there but I understand your time constraints. If you would like a personal presentation please feel free to call me at 704.323.9321. I am available at anytime to fit your hectic schedule. Included on the back of this sheet is a copy of the illustrative plan.

Thanks you for your service to community.

Sincerely;

Ken Andrews

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
703.531.8717 (fax)  
[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

**Kenneth Andrews**  
*Architect*

February 24, 2006

Dear Neighbors;

My name is Ken Andrews. I have been retained to assist the owners and developers of the property currently known as Burke's Mobile Home Park in their proposed re-zoning. This is to invite you to a public meeting to present the information concerning the rezoning and to answer any questions you may have about the project. The meeting will be held as follows:

Date: March 7, 2006

Time: 6:00 pm – 8:00 pm

Location: Tuckaseegee Road Recreation Center  
4820 Tuckaseegee Road  
704.399.4492

I hope to see you there. Should you wish to get information prior to the meeting or cannot attend please go to the Charlotte-Mecklenburg Rezoning website at [www.rezoning.org](http://www.rezoning.org) and follow directions to petition number 2006-39.

Thanks you for your involvement.

Sincerely;

Ken Andrews

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
703.531.8717 (fax)  
[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

Kenneth Andrews  
Architect  
Sheet 1 of 2

Neighborhood Meeting  
Freedom Greene Residential Community  
Rezoning Petition #2006-39  
Tuckaseegee Recreation Center March 7, 2006

6:00 pm

Name

Address

FRANK & Flora CHANCE 5206 BURKE DR. phone 704-394-4881.

Charlotte, NC 28208 email FFCHANCE@ATT.NET

+ Lauren Collins 5218 Burke Dr phone 704-392-3400

LOT J

Charlotte, NC 28208 email Ametrage381@aol.com

phone

4148/5230 LEWHAVER DR

Charlotte, NC 28208 email WALLLOW

Patricia & Margaret Robbins

phone 704 399 5225

Charlotte, NC 282 email

JAS WEIGER

5024 Freedom Dr phone 704-392-1746

WEIGARP@NETZERO.NET

Charlotte, NC 28208 email WEIGARP@NETZERO.NET

Ron & Kathy Konecny 7313 Oak Tree phone 704 391-1707

Charlotte, NC 28214 email RKONECNY@CAROLINA.PR.COM

Pysa & Bronthene Vugxay

phone

Charlotte, NC 282 email

Coleen Wyck

5331 Lewhaver Dr phone 704-392-1489

Charlotte, NC 282 email

Harvey & Louise Louch

phone 704-392-5817

Charlotte, NC 282 email

Steve Mckirch

phone 704-320-5496

Charlotte, NC 282 email

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321

Kenneth Andrews  
Architect  
Sheet 2 of 2

Neighborhood Meeting  
Freedom Greene Residential Community  
Rezoning Petition #2006-39  
Tuckaseegee Recreation Center March 7, 2006

6:00 pm

Name	Address	phone	email
<u>Leif Brant</u>	_____	<u>704-882-1035</u>	_____
	Charlotte, NC 282____	_____	_____
<u>Karl Miller</u>	_____	<u>704 201 3067</u>	_____
	Charlotte, NC 282____	_____	_____
<u>Kyle Pace</u>	_____	<u>704 457 4646</u>	_____
	Charlotte, NC 282____	_____	_____
<u>Tara Helms</u>	<u>5218 Burke Dr</u>	<u>704 392-3700</u>	_____
	Charlotte, NC 282 <u>08</u>	_____	_____
<u>John B. Spuch</u>	<u>1215 Mineral Springs Rd</u>	<u>704-596-1995</u>	_____
	Charlotte, NC 282____	_____	<u>DRATCLIFFE@CAROLINK.NET</u>
<u>Dil Ratcliffe</u>	<u>9516 HOOD RD.</u>	<u>(704) 622-0105</u>	_____
	Charlotte, NC 282 <u>15</u>	_____	_____
<u>KEN ANDREWS</u>	<u>7319 Vero Ln.</u>	<u>704. 323. 9321</u>	_____
	Charlotte, NC 282____	_____	<u>Ken Andrews c Carolina R. Co.,</u>
	_____	_____	_____
	Charlotte, NC 282____	_____	_____
	_____	_____	_____
	Charlotte, NC 282____	_____	_____
	_____	_____	_____
	Charlotte, NC 282____	_____	_____

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321



**Kenneth Andrews**  
*Architect*

March 2, 2006

Ms. Ingrid Koseki  
Manager  
Park Fairfax Apartments  
180 Park Fairfax Drive  
Charlotte, NC 28208

Reference: Rezoning Petition 2006-39  
Freedom Greene Residential Community  
Subject: Neighborhood Meeting

Dear Ingrid;

Thank you for your time Tuesday to meet concerning our proposed rezoning of the Burke's Mobile Home Park to a mixed use residential community. If you or your residents should have any questions please feel free to call me at 704.323.9321.

Thank you again for your service to our community. I passed on your information to the property developer..

Sincerely;

Ken Andrews

**PARK FAIRFAX APTS.  
180 PARK FAIRFAX DRIVE  
CHARLOTTE, NC 28208**

\_\_\_\_\_  
**INGRID KOSEKI 704-399-5896  
MANAGER 704-399-4557 FAX**

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
703.531.8717 (fax)  
[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

**Kenneth Andrews**  
*Architect*

March 2, 2006

Pastor Jay Weigel  
Glenwood Presbyterian Church  
5024 Freedom Drive  
Charlotte, NC 28208

Reference: Rezoning Petition 2006-39  
Freedom Greene Residential Community  
Subject: Neighborhood Meeting

Dear Pastor;

Thank you for your time Tuesday to meet concerning our proposed rezoning of the Burke's Mobile Home Park to a mixed use residential community. If you or your members should have any questions please feel free to call me at 704.323.9321.

Thank you again for your service to our community. We'll have to tee it up when we're finished on the course.

Sincerely;

Ken Andrews



**GLENWOOD  
PRESBYTERIAN CHURCH**  
ASSOCIATE REFORMED SYNOD

**JAY T. WEIGEL**  
Pastor

(704 - 460-  
8217)

CHURCH: 5024 Freedom Drive  
~~MANSE: 4327 Freedom Drive~~

(704) 392-1746  
~~(704) 392-8750~~

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
703.531.8717 (fax)  
[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

**Kenneth Andrews**  
*Architect*

March 2, 2006

Mr. David Bryan  
Family Service Professional  
Forest Lawn Cemetery  
4601 Freedom Drive  
Charlotte, NC 28208

Reference: Rezoning Petition 2006-39  
Freedom Greene Residential Community  
Subject: Neighborhood Meeting

Dear David;

Thank you for your time Tuesday to meet concerning our proposed rezoning of the Burke's Mobile Home Park to a mixed use residential community. If you or your director should have any questions please feel free to call me at 704.323.9321.

Additionally, I have spoken with the property owner and we are interested in pursuing the purchase of the land "spike" that we spoke about.

Thank you again for your service to our community and your assistance in locating the gravesites of my grandparents.

Sincerely;

Ken Andrews

**FOREST LAWN**  
CEMETERY

4601 Freedom Drive  
Charlotte, NC 28208

tel 704-392-2104  
fax 704-394-4532  
cell 704-654-0111  
[www.forestlawnwestcemetery.com](http://www.forestlawnwestcemetery.com)

David C. Bryan  
Family Service Professional

Member of

**ALDERWOODS**  
GROUP

7319 Vero Lane  
Charlotte, NC 28215

**Kenneth Andrews**  
*Architect*

March 2, 2006

Pastor Kevin Bussey  
Durham Memorial Baptist Church  
1601 Toddville Road  
Charlotte, NC 28214

Reference: Rezoning Petition 2006-39  
Freedom Greene Residential Community  
Subject: Neighborhood Meeting

Dear Pastor;

Thank you for your time Tuesday to meet concerning our proposed rezoning of the Burke's Mobile Home Park to a mixed use residential community. Thank's also for your invitation to speak to the congregation next Sunday evening at 6:00 pm. In the interim should you or any of your members have any questions please feel free to call me at 704.323.9321.

I'll see you next week.

Sincerely;

Ken Andrews



7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
703.531.8717 (fax)  
[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

**Kenneth Andrews**  
*Architect*

March 2, 2006

Ms. Stephanie Frisbee  
Recreation Center Director  
Tuckaseegee Recreation Center  
4820 Tuckaseegee Road  
Charlotte, NC 28208

Reference: Rezoning Petition 2006-39  
Freedom Greene Residential Community  
Subject: Neighborhood Meeting

Dear Ms. Frisbee;

Thanks for you for your assistance in setting up the community meeting for the night of the 7<sup>th</sup> at 6:00 pm. We will arrive about 5:30 to set up a small drink and snack table and should be finished between 7:00 and 8:00. Should you have any questions please feel free to call me at 704.323.9321.

Thank you again for your service to our community.

Sincerely;

Ken Andrews



**MECKLENBURG  
COUNTY  
GOVERNMENT**



**STEPHANIE FRISBEE, MS, ATC-L**  
Recreation Center Director  
Northwest Park District  
Park & Recreation Department

Tuckaseegee Recreation Center  
4820 Tuckaseegee Road  
Charlotte, NC 28208  
Office: 704-399-4492  
Fax: 704-392-3181  
frisbsm@co.mecklenburg.nc.us

7319 Vero Lane  
Charlotte, NC 28215  
704.323.9321  
703.531.8717 (fax)

[klandrews@carolina.rr.com](mailto:klandrews@carolina.rr.com)

# Alpine



# Village

P.O.Box 560636

Charlotte, N.C. 28256 (704) 545-6755  
Fax (704) 394-4320

Date: January 23, 2006

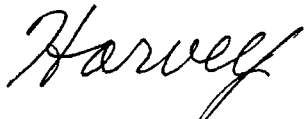
To: All Residents of Burkes Mobile Home Park

Ref: Information meeting on Burkes Mobile Home Park

Dear Residents,

I would like you to join me for an informational meeting on the potential plans of Burkes Mobile Home Park. I have reserved a meeting room Thursday; January 27, 2006 at Primes Sirloin on Billy Graham at I-85. Alpine Village will provide a buffet dinner from 6:00 to 7:00 and the meeting will start at 7:00 and be over approximately by 8:00 pm. I have received many phone calls from our residents and I would like to answer questions before rumors start spreading.

I am looking forward to seeing you there,



Harvey W. Gough  
Burkes Mobile Home Park  
Managing Partner  
704-399-1161