

## **COMMUNITY MEETING FORM**

Date of contact for meeting: March 8, 2006

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Persons and Organizations contacted with date and explanation of how contacted:  
City supplied list was used to contact interested parties via first class US mail. 216 letters were mailed (see attached mailing list).

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Date, time and location of meeting: March 23, 2006 at 7:00 p.m.  
Meeting was held at Mouzon United Methodist Church located at 3100 Selwyn Avenue.

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Invitation letter attached

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Persons in attendance at meeting: Attendance was taken with 43 persons signing the Sign-in Sheets (see attached).

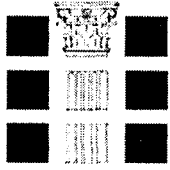
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Summary of issues discussed and changes made as a result of the meeting:  
Before the required community meeting, the Petitioner had held several meetings with adjacent property owners and residents in the area. The Petitioner began the meeting with introductions and a summary of the rezoning process including important dates since the hearing had been deferred. The Petitioner presented a powerpoint presentation to give an overview of the project. The proposal included a total of 175 residential units, 45,000 sq. ft. of retail/restaurant space and 12,000 sq. ft. of office/business or additional residential. Parking would also be located underground and the zoning district being proposed would allow for more flexible building setbacks. The current zoning and what would be allowed was also discussed. The orientation of the site was discussed including access points and the development phases. The main concerns voiced at previous meetings included the number and height of floors, stormwater, edge treatment, transportation issues, and number of residential units. Modifications had been made to the proposal that included a reduction in the number of floors with images to show examples of multi-story buildings. The renderings shown included ways to "break up" the façade of the building by including bay windows, balconies, and stoops. There was not yet any final designs. The main area in Phase I would also include a plaza and defined streetscape. The traffic study had been submitted and the executive summary was available. The traffic study and its findings were discussed in great detail over the course of the meeting including impacts to Selwyn Ave., Brandywine, and Colony Rd. and total trip generation numbers listed in the traffic study for the peak hours, existing and proposed zoning and projected turn movements. Other questions and discussion topics included sidewalks, green space versus impervious area, existing trees on the site, delivery circulation for retailers, access points, parking spaces and restricting some of the parking for residents of the project, the project amount of development in each of the phases, lighting and height of the poles in the parking deck, setbacks (based on when the future curb line would be determined by the City), landscaping/buffer along rear property line, on-street parking on Selwyn Ave., if the residential units would be for rent or for

**Petition # 2006-53**

sale, issues for follow-up to be finalized before the next submittal before the public hearing, water pressure, projections of those to live in the residential units, time frame and protection of trees around the site. It was noted that the condos would be built to a for-sale standard whether for rent or for sale.

Concern was noted for the noise and privacy for the existing homes with the new residential units having balconies overlooking the back yards of the homes on Hillsdale and Glendale. Also it was mentioned by someone in attendance at the meeting that the residents in the area need to speak with the Charlotte Department of Transportation about the results of the traffic study and the City's plans for Selwyn Avenue and access points and connections being required.



**THE WALTER FIELDS GROUP, INC.**  
Consultants for Planning, Zoning & Land Development

March 8, 2006

Dear Neighbors and Neighborhood Leaders:

We thank those of you that have been involved in previous meetings we have held regarding the Manor House property and other commercial properties located along Selwyn Avenue. At these meetings we have noted several issues and concerns that needed further evaluation during the planning stages of the project. In January, Eastern Federal filed a specific rezoning request with the City of Charlotte. Just recently, we have also received the city staff's comments regarding the rezoning petition. We would like to meet again with the community to go over the proposed rezoning plans and the modifications that have been made in response to the city staff and community's comments.

**Please join us for a meeting on Thursday, March 23, 2006 at 7:00 p.m. The meeting will be held at Mouzon United Methodist Church in the Fellowship Hall. The Church is located at 3100 Selwyn Avenue, at the corner of Selwyn Avenue and Runnymede Lane.**

If you should have any questions, please feel free to call The Walter Fields Group at 704-372-7855.

**Attendance at Neighborhood Meeting      Zoning Petition 2006-53**  
**March 23, 2006      Sign-In Sheet**

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>
Lucy Lisk	2919 Selwyn Ave. #19	704-375-1170
Harry Herrman	206 Dellwood Ave	704-358-1544
MARY ANN REYNOLDS	2836 HILLSDALE	704-338-1757
Perry Aliotti	2841 Hillside Ave.	704-334-1418
Barbara Buge	3135 Concord Dr.	704-522-6544
Susan & Brad Wallace	415 Tranquil Ave	704-333-2411
Kristin Lawson	2840 Hillside Ave	704-372-1084
Craig Wardlaw	2221 Glory Rd	704-344-1356
Kirk Bradley	227 Brandywine Rd.	704-370-0344
Anne Williams	2709 Selwyn Ave	704-330-1156
MARY MACMILLON	2821 HILLSDALE	704-374-3765
JAKE MITCHELL	205 WALES AVE	704-343-9697
Mission Reece	2815 Glendale Rd.	704-333-9541
Ashley Hyche	207 Hillside Ave.	704-661-8311
Dorrie Tobias	2248 Colony Rd	704-375-3510
Mac McBryde	231 Brandywine Rd	704-330-4344
Ed Shute	3521 Selwyn Ave	527-2508
Phyllis Stickland	5809 Winkacrest Ln	553-1837
Norm Clavcomb	2817 Hillside	334-1937
Dr. Fonguso	1718 Selwyn 2820	376-825
Kammi Updyke	2853 Hillside Avenue	618-0558
Leslie Mueller	242 Tranquil Ave	704-378-6165
Kevin Mueller	242 Tranquil Ave	704-576-5007
Liza Smith	217 Tranquil Ave	704-377-6872

## Sign-In Sheet

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## Sign-In Sheet

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