

**COMMUNITY MEETING REPORT
PETITIONER:**

**MIKE PARKS OF TRYON COASTAL VENTURES, LLC
REZONING PETITION NO. 2006-061**

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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND
EXPLANATION OF HOW CONTACTED:**

Written notices of the date, time and location of the Community Meeting were mailed to the individuals set forth on Exhibit A-1 attached hereto by depositing the notices in the U.S. mail on May 22, 2006. A copy of the Memorandum providing this written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on May 31, 2006 at 6:30p.m. in the Knox Farm Community Room of the Steele Creek Public Library located at 13620 Steele Creek Road, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Mike Parks of Tryon Coastal Ventures, LLC and William B. Kirk, Jr. of Kirk Palmer & Thigpen, P.A.

SUMMARY OF ISSUES DISCUSSED:

The following is a summary of general issues, questions and comments at the Community Meeting;

Overview Presentation.

Mike Parks presented an overview of the proposed townhome project to be developed on the subject property. Mr. Parks stated that his company would not be the end builder of the townhomes but would be selling the property to a builder after completing the rezoning process. Mr. Parks also stated that Portrait Homes is the intended builder for the project. Mr. Parks presented a proposed site plan of the new townhome development showing the location of all units, common areas, buffers and internal streets. Mr. Parks also showed renderings of representative townhome units which are expected to be built on the property and which are expected to include one car garages and some brick accents. Mr. Parks stated that this proposed

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plan is in keeping with the other new and recently developed residential projects along York Road and is desired by the Charlotte-Mecklenburg County Planning Staff.

Buffers Around Project.

In response to questions regarding the buffer areas around the perimeter of the property, Mr. Parks explained in more detail that a minimum 50 foot wide buffer is required by the City of Charlotte around the perimeter of the property and that this 50 foot minimum width is far exceeded in many areas, such as along the northerly side of the project where a water detention pond will be installed.

Number of Units and Pricing of Units.

In response to questions regarding the number of units and pricing of those units in the proposed new project, Mr. Parks explained that the proposed plan has 130 townhome units and the pricing of those newly constructed units is expected to be between \$105.00 and \$120.00 per square foot which correlates to approximately \$120,000.00 to \$140,000.00 per townhome unit. Mr. Parks also stated that the units will have optional upgrades which will increase their prices. Some residents of the adjoining single family subdivision adjacent to the northerly and westerly boundaries of the property expressed concerns that the prices for the new townhome units would cause a devaluation of their existing single family homes. Mr. Parks responded to these concerns that he does not believe the new units will have any effect on the adjacent subdivision property owners' values for the following reasons (1) the price per square foot of the new townhomes units (i.e. \$105.00 per square foot to \$120.00 per square foot) is actually higher than the average price per square foot of single family homes in the adjacent subdivision which sell for less than \$100.00 per square foot, and (2) the townhome units would not be compared to a single family detached residence for appraisal purposes and, therefore, would have no effect on the valuation of the single family detached residences. One person asked if there was a possibility of reducing the number of units on the proposed plan. Mr. Parks responded that the number of units shown on the plan is now 6.7 units per acre and that the economics of the project would not allow for further reduction in the number of units.

Concerns with Increased Crime.

Some of the residents in the adjacent single family subdivision to the north and west of the property expressed concerns about increased crime rates in their neighborhood if the proposed new townhome project is developed. These concerns were raised because of the neighboring residents' assertions that (1) the larger number of people who can afford a \$120,000.00 townhome purchase will attract a lower class of people more pre-disposed to crime, (2) the possibility that townhomes in this price range may turn into rental properties instead of owner-occupied units and that renters are more pre-disposed to crime, and (3) that children residing in the townhome units could run back and forth through the wooded buffers between the townhome project and the adjacent subdivision committing crimes. Mr. Parks did not agree with these concerns and did not think that the presence of a townhome project would negatively affect the crime rates in the surrounding neighborhoods. A question was asked if a brick wall or other fencing could be built around the perimeter of the property to prevent people from going back and forth between the townhome project and surrounding neighborhoods. Mr. Parks answered

that this would not only be cost prohibitive but would actually detract from the natural buffers (i.e. heavily treed areas and undergrowth) which will not be disturbed within the required 50 foot buffer around the perimeter of the property.

Concerns about Drainage Issues.

Certain of the residents who live in homes backing up to the northerly and westerly boundary of the property expressed concerns about drainage problems which may be created by the new townhome development. These residents stated that drainage issues already exist which were caused by Eastwood Homes (i.e. the builder of the homes in the subdivision). These residents stated that water builds up in their backyards whenever a large rainfall occurs and due to the presence of a berm created along their rear property lines, the rainfall has nowhere to drain. The residents stated that they had unsuccessfully attempted for several years to have Eastwood Homes correct the problem and had also contacted the Charlotte-Mecklenburg County Utilities Department to address the issue but that no corrective actions had been taken. Mr. Parks was unable to specifically comment on this issue as it was his first time to hear about it. However, he did state that his company would engage its engineers to analyze the problem and try to correct it if the corrective costs are not extraordinary. Mr. Parks also assured the attendees that all drainage plans and the detention pond must be permitted and approved by the City of Charlotte and that the builder could be subjected to fines if it does not build the pre-approved drainage facilities in accordance with the plans.

Location of Internal road.

One resident of the adjoining subdivision expressed concern about the proximity of the stub road in the rear westerly portion of the property and the planned townhome units in that area to his rear property line. This resident asked that the road and applicable units be moved further to the south away from his residence. Mr. Parks responded that his planner would look at possibly moving the stub road and applicable units further to the south away from the neighbors' property.

LIST OF CHANGES MADE TO PETITION AS A RESULT OF COMMUNITY MEETING:

No changes have been made to this Rezoning Petition or to the Conditional Rezoning Plan as a result of the Community Meeting.

Respectfully submitted this 9th day of June, 2006.

Mike Parks of Tryon Coastal Ventures, LLC, Petitioner

cc: Mr. Tim Manes, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freese, Clerk to City Council
Mr. and Mrs. Melvin Motsinger
Mr. Richard L. Vinroot

Memorandum

Date: May 22, 2006

RE: Neighborhood Meeting

To Whom It May Concern:

A neighborhood meeting is scheduled for Wednesday, May 31, 2006, 6:30 pm in the Knox Farm Community Room at the Steele Creek Public Library which is located at 13620 Steele Creek Road, just north of the intersection of Highway 160 and Highway 49 in front of Southwest Middle School.

The meeting is being held to discuss the project being developed on Parcel ID #19901106 owned by Melvin and Hilda Motsinger.

EXHIBIT B

SIGN IN SHEET

	NAME	ADDRESS	PHONE #
1	Jon Tamayo	16411 Greybriar Forest Ln.	704-504-0666
2	Christopher & Roder Galloway	York R.J.	704-597-9513
3	Melvin Motziger	Chaver S.R.	803-222-7602
4	Michele Stecks	16211 Greybriar Forest	704-650-0044
5	Joyce Thomas	16131 Greybriar Forest	704-504-1941
6	Tatiana J. Clark	16127 Greybriar Forest Ln.	704-504-9595
7	Laure Hicks	16110 GBF	704-504-2294
8	Dennis Ryan	Wellspring Manor HOA	704-587-1792
9	LARRY & FAYE RICHARDS	16114 GREYBRIAR FOREST LN	704-583-9711
10	BRANDY SANDER	16320 GREYBRIAR FOREST LN	704-583-1247
11	Mark Jefferson	16201 Greybriar Forest Ln	704-753-1206
12			

1	Jon @ JonTamayo.com
2	ToTo0101.AOL.COM
3	
4	pmrstacks@earthlink.net
5	JOYCE.THOMAS@UNISYS.COM
6	HARRY2BAIR@AOL.COM
7	3bt54me@carolina.rr.com
11	MarkmarJef@bellsouth.net