



# LandDesign

urban design planning civil engineering branding landscape architecture

## MEETING NOTES

DATE: June 22, 2006

PROJECT NAME: 940 Brevard – Petition 2006-092 PROJECT #: 1004348

MEETING LOCATION: Carole A. Hoefner Community Center

PURPOSE: 940 Brevard Community Meeting

SUBMITTED BY: Heth Kendrick, LandDesign

### ATTENDEES:

Bob Szymkiewicz  
Harry Lichter  
Carleton Powell  
Dr. Sandy Hoagland  
Mary Reid  
Jeff Meadows – Charlotte Housing Authority  
Roger Lewis – Crosland  
Catherine Monroe – The Housing Studio  
Heth Kendrick - LandDesign

## MEETING NOTES

### General Notes

The Community Meeting for 940 Brevard, rezoning petition #2006-092, was held on the evening of Thursday, June 22, 2006 from 5:00pm-7:00pm at the Carole A. Hoefner Community Center located at 610 East 7<sup>th</sup> Street in Uptown Charlotte.

### Public Notification

Notification was issued to adjacent property owners within 300 feet of the site and neighborhood organizations within one mile of the site (see enclosed listing of notifications issued). A formal letter from the client was mailed two weeks prior to the community meeting on Thursday, June 8, 2006 in order to assure all required parties could be contacted. A draft copy of the letter has been included with this submittal.

### Attendees

Five members of the public and four members of the design team were in attendance at the meeting. Members of the public represented homeowners and community leaders from First Ward, Optimist Park and Belmont communities. A complete listing of the meeting attendees has been included with this submittal.

### Meeting Report

The meeting was held in a large classroom at the Carole A. Hoefner Community Center and organized to be a roundtable discussion with the public. The meeting was an open door invitation allowing members of the public to come and go freely throughout the meeting. Below is a listing of the topics discussed at the community meeting:

- Roger Lewis with Crosland began by describing the site plan and the particulars of the rezoning petition. He also discussed other redevelopment activity in the area, i.e. Piedmont Courts, Alpha Mill and the CHA Bilbro site, and how these projects relate to the 940 Brevard development.
- Jeff Meadows with the Charlotte Housing Authority gave an update to the attendees of the Piedmont Courts redevelopment and an estimated construction schedule for the 940 Brevard development
- Catherine Monroe with The Housing Studio gave a brief overview of the building layout and the variety of facility offered to the future residents.
- Heth Kendrick with LandDesign gave a summary of the site plan and explained the reason for the request for the rezoning petition. It was explained to the public that the development itself was not in question, but only the parking area between the building and the setback along Caldwell Street that was being requested for the rezoning. Explanation of the parking ratios set forth under the Zoning Ordinance and the parking ratios the client believes are reasonable for the sustainability of the project were communicated to the public.
- Roger Lewis mentioned that if the parking was a structured parking facility there would be no need for a rezoning of the site.



# 940 Brevard Community Meeting

Thursday, June 22, 2006

Carole A. Hoefner Community Center

NAME

ADDRESS

PHONE NUMBER

- |                               |                               |                            |
|-------------------------------|-------------------------------|----------------------------|
| 1) Bob Szymkiewicz            | 702 E. 9th St                 | 704 517 7252               |
| 2) HARRY LICHTER              | 626 E 9 <sup>th</sup> St.     | 704-806-4300               |
| 3) Carleton Powell            | REIC                          | 704-622-7324               |
| 4) Jeff Meadows               | CHA                           | 704 353 0324               |
| 5) Robert Lewis               | Crosland                      | 704-561-5260               |
| 6) <del>Carleton Powell</del> | <del>THE HOUSING STUDIO</del> | <del>704. 318. 8159</del>  |
| 7) Dr. Sandy Hoagland         | 821 East 8th Street           | (704) 576-0035             |
| 8) Herb Kendrick              | Land Design                   | 704-333-0325               |
| 9) Mary Reid                  | 724 E. 8th Street             | (704) 375- <del>3020</del> |
| 10)                           |                               |                            |
| 11)                           |                               |                            |
| 12)                           |                               |                            |
| 13)                           |                               |                            |
| 14)                           |                               |                            |
| 15)                           |                               |                            |
| 16)                           |                               |                            |
| 17)                           |                               |                            |
| 18)                           |                               |                            |
| 19)                           |                               |                            |
| 20)                           |                               |                            |

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Charlotte Housing Authority  
Building Community, People & Partnerships



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