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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 7th Street in Uptown Charlotte.

Public Notification

Notification was issued to adjacent property owners within 300 feet of the 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.

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MEETING NOTES

Public Comments

- 1. No concerns were raised over the building or site design.
- Public was encouraged with development on the outside of the Interstate 277 loop in the Optimist Park/Belmont neighborhood.
- 3. The decorative fencing used along Caldwell Street was viewed as a favorable amenity to the streetscape, as long as the CMPD has approved this type of fencing
- 4. The M-Street development along McDowell Street was mentioned as a development with MUDD zoning that had parking and vehicle maneuvering space between the building and the setback. Members of the public mentioned 940 would be less intrusive than the M-Street parking.
- Concern over safety at the Interstate 277 overpass at Brevard Street and the future Light Rail line. Inadequate lighting and overgrowth of vegetation causes safety issues for pedestrians walking to Uptown from 940 Brevard and Alpha Mill.
- 6. Mention of the CATS Maintenance facility relocating in the future.
- A public representative from First Ward asked if we had met specifically with the Belmont community. Jeff Meadows
 mentioned the Belmont community has been included in all discussions regarding the CHA efforts in the area.

Revisions to Rezoning

No revisions were requested.

Heth Kendrick

These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.

940 Brevard Community Meeting

Thursday, June 22, 2006

Carola A	Heefeer Community Conter		,,,,,
NAME	A. Hoefner Community Center AL	DDRESS	PHONE NUMBER
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2) /	HARRY LICHTER	626 F 9th ST.	704-806-4300
3) (Carleton Powell	REIC	704-622-7324
4) J	off Mendows	CHA	704 353 0324
5)	obor havis	CROSHAND	704-561-5260
6)	MARINE MONROE T	AP HOUNDESTURE	404. 248. 89159
7)	Landy Hacland	821 Fast 8t Street	(704) 576-0035
8) H	ETH KENDRICK	LANDDESIEN	704-353.0325
9) /	Any kid 7	29 E, 8th Street	(704) 375-a
10)			
11)			
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18)			
19)			
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