

NEIGHBORS RESTORATIONS, LLC

*309 Walnut Avenue
Charlotte, North Carolina 28208
(704) 604-4449*

August 23, 2006

Charlotte-Mecklenburg Planning Commission
Charlotte-Mecklenburg Government Center
600 East Fourth Street, 8th Floor
Charlotte, North Carolina 28202
Facsimile: 704-336-5964

VIA FACSIMILE

City of Charlotte, Office of the City Clerk
Charlotte-Mecklenburg Government Center
600 East Fourth Street, 7th Floor
Charlotte, North Carolina 28202
Facsimile: 704-336-7588

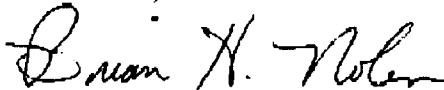
VIA FACSIMILE

Re: Rezoning Petition 2006-107 – Community Meeting Report

Dear Madam or Sir,

Enclosed please find for filing a Report of Community Meeting regarding Neighbors Restorations, LLC's rezoning petition number 2006-107. If you have questions or comments, please don't hesitate to contact Brian H. Nolen at 704-604-4449.

Thank You,



Brian H. Nolen, Member & Manager

cc: Michael J. Doney (w/o enclosure, via e-mail)
Michael Swain (w/o enclosure, via e-mail)
Zac Barnett (w/o enclosure, via e-mail)

COMMUNITY MEETING REPORT REGARDING REZONING PETITION NO. 2006-107

Subject: Rezoning Petition No. 2006-107

Petitioner: Neighbors Restorations, LLC

Property: 1619, 1623 and 1625 Bruns Avenue, 1615 and 1619 Sumter Avenue

Rezoning Request: Change from R-8 to UR-2 (CD)

Date and Time of Community Meeting: 6:00 p.m., Tuesday July 18, 2006

Community Meeting Location: Phillip O' Berry Recreation Center (432-6775)
440 Tuckaseegee Road
Charlotte, North Carolina 28208

On July 11, 2006, a notice in the form attached hereto as **Exhibit A** was mailed to the persons and organizations listed on the document attached hereto as **Exhibit B** and to the persons carbon copied on the notice letter. The meeting was held on Tuesday, July 18, 2006, at 6:00 p.m. at the Phillip O' Berry Recreation Center at 440 Tuckaseegee Road, in the Seversville community in Charlotte, North Carolina (one block from the project site). Attached hereto as **Exhibit C** is the roster of persons in attendance.

Because members of the Petitioner are residents of the area where the project site is located and are active in the Seversville community, many of the community residents were already well aware of the project and had informally discussed the project with members of the petitioner. The residents had not, however, seen renderings of the project.

There were no objections or comments to the project. The only complaint voiced at the meeting was why it was taking so long to proceed with the project. The questions asked at the meeting included:

1. How much will the units cost?

Petitioner's Answer: We expect the units will start in the mid-\$300,000 range.

2. Knowing that each unit has one-car garages standard, how many buyers do you think will opt for the optional two-car garage?

Petitioner's Answer: We hope that buyers are interested in the site because of its close-proximity to Uptown and the mass-transit corridor, and thus, will rely primarily on public transportation for commuting and will not opt for the two-car garage. However, we will suggest the two-car garage to potential buyers that do not plan on using public transportation.

3. Have you talked to the City about how the project will work with the streetcar project two blocks away?

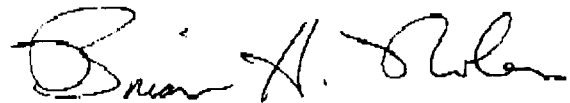
Petitioner's Answer: Representatives of the Planning Commission have stated that the project will fit in well with the surrounding area, especially the planned public transportation in the West Trade Street Corridor two blocks away.

4. If for some reason the City Council approves the rezoning but the project is abandoned, what will happen to the land?

Petitioner's Answer: The requested rezoning is (CD) (i.e., conditional district), and thus, if the petition were approved but the project abandoned or materially changed any development not authorized by the existing zoning would require rezoning; which would trigger the public notice and City Council approval process all over again.

As stated above, members of the Petitioner are active residents of Seversville and the Petitioner's members have been attending area meetings for a few years. At the community meeting for this rezoning petition, we assured residents that we would attend each community meeting preceding the rezoning hearing and display the rendering at each such community meeting. Thus, any residents that miss a monthly community meeting will have an opportunity to learn about and comment on the project at a subsequent meeting. Therefore, the functional equivalent of a second community meeting was had in August and will be held in September and October.

Respectfully,



Neighbors Restorations, I.I.C

NEIGHBORS RESTORATIONS, LLC

*309 Walnut Avenue
Charlotte, North Carolina 28208
Tel: (704) 604-4449 Fax: (704) 531-9354*

July 11, 2006

**NOTICE OF COMMUNITY MEETING AND INFORMATION REGARDING REZONING
PETITION NO. 2006-107**

Subject: Rezoning Petition No. 2006-107
Petitioner: Neighbors Restorations, LLC
Property: 1619, 1623 and 1625 Bruns Avenue, 1615 and
1619 Sumter Avenue
Rezoning Request: Change from R-8 to UR-2 (CD)
Date and Time of Community Meeting: 6:00 p.m., Tuesday July 18, 2006
Community Meeting Location: Phillip O' Berry Recreation Center (432-6775)
440 Tuckaseegee Road
Charlotte, North Carolina 28208

Background

The 1.29 acres are currently zoned R-8 and presently contain vacant rental dwellings. The Petitioner seeks to rezone the parcels in order to accommodate town homes

Site Plan

The Petitioner intends to remove the property's existing vacant structures and construct 28 high-quality town homes for sale. Petitioner's site plan takes into consideration Seversville's historic origins and community concerns while converting the site to fit the urban setting in which it is located. Commercial uses will be prohibited.

Additional Comments

The Public Hearing on this Petition is scheduled for September 18, 2006 in the Meeting Chamber at the Government Center. The Petitioner may make additional revisions to its site plan. The Petitioner hopes you will be able to attend the Community Meeting on July 18, 2006. Please don't hesitate to contact Brian H. Nolen at 704-604-4449 with any questions or concerns.

Neighbors Restorations, LLC

cc: Mr. Keith MacVean
Mr. Tom Drake
Mr. John Howard
Mr. Walter Howard
Charlotte City Council

SEVERSVILLE COMMUNITY MEETING REGARDING "ROOFTOPS ON BRUNS"

PHILLIP O' BERRY COMMUNITY CENTER

440 Tuckaseegee Road
Charlotte, North Carolina 28208
Central Park District I
704-432-6775

July 19, 2006

NAME	ORGANIZATION OR ADDRESS	PHONE NUMBER	E-MAIL ADDRESS
Michael Hopkins	111 Grandin Rd.	704-902-9400	
Allen Bollinger	1524 Duckworth	704-202-3133	
Bob Klein	323 Woodvale	704-363-4402	
Wallace Pruitt	208 State St.	704 376-1123	
Richard Palmer	311 S. Bruno Ave.	704-562-6361	dunlmer@jcsu.edu
Joe Shubert	322 Antea St	7043777048	
Denise Summers	1612 Sumter Ave	704 890 0228	
Donna Graham	322 Antea St	7043777048	
STEVEN FRANK	311 STATE ST	704 891-2901	
Doug Thompson	JCSU	704-371-6779	
Delvico Dunn	Phillip O'Berry Mecklenburg County Park & Rec	704 432-6775	

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