

COMMUNITY MEETING : Atlantic Financial Group, Inc. Petition 06-143

Date of original contact: September 19, 2006

Persons contacted and explanation of how contacted: Meeting invitees were contacted by first class mail. (See attached letter and mailing list).

Date, time and location of meeting: The meeting was scheduled for 7:00 PM on October 3, 2006 at the Archdale Church of Christ located at 2525 Archdale Drive.

Persons in attendance at the meeting: See attached Neighborhood Sign-In Sheet

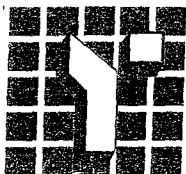
Summary of discussion/issues discussed and changes to the petition as a result of the meeting:

The meeting began with an explanation of the site plan and the overall City of Charlotte rezoning process. The agent for the petitioner described the site plan, which proposes a maximum of 17 for sale townhomes. All units face Park Rd, Park South Rd or Northampton Road. Units are two and three stories in height. A number of large, mature trees will be specifically saved. An architectural elevation was also displayed and reviewed.

The following are issues/questions from the audience:

- . What is the price of the units? About \$400,000, but final prices not yet determined
- . How tall? A combination of 2 and 3 stories
- . Several traffic and transportation issues and questions were raised throughout the meeting. Most notable were concerns about the amount of parking available for owners and guests, parking/staging of worker parking during construction (especially along Northampton Drive) and the increase in traffic due to the increase in the number of units on the site from the current 3 units to 17
- . What traffic improvements will be required? Waiting to hear from CDOT concerning improvements
- . Will there be a traffic light at Northampton/Park Rd? Not likely.
- . How will flooding be controlled? The City requires storm water detention systems. It is not designed at this stage, but will likely be located under ground (rather than ponds above ground)
- . Describe parking/access. Units are accessed by vehicles from the rear (interior) of the site. All units have garages/driveways
- . Will any wall(s) be constructed around the site? None are anticipated by the proposed design.
- . Do you think there will be more rezonings in the neighborhood? Probably so; the general SouthPark area is very popular for this type of housing and other re-development.
- . How much grading will take place? The site is fairly flat, so grading is not a big construction issue and some areas of the site will not be graded due to tree save efforts as noted.

The overall reaction to the rezoning was mixed. Most everyone recognized the site would be a candidate for rezoning, but some thought the density was too high. Architectural elevations were unanimously



ZONING/REZONING
LAND USE EVALUATION
URBAN PLANNING
CONSULTING SERVICES

ROBERT G. YOUNG, INC.

September 19, 2006

Dear Neighbor:

On behalf of Atlantic Financial Group, Inc., I would cordially like to invite you to a community meeting to review rezoning petition 2006-143. The community meeting is part of the rezoning process of the City of Charlotte. In accordance with City procedures, you have been or shortly will be notified by the Charlotte-Mecklenburg Planning Commission regarding this rezoning petition. For your convenience I have included a map of the subject site. In this case, the rezoning petition is seeking a zoning change to allow a townhome for sale development.

The community meeting will be held on Tuesday October 3, 2006 at the Archdale Church of Christ located at 2525 Archdale Drive. The meeting will be held in the main sanctuary and begin promptly at 7:00 PM. The purpose of the meeting is to review the rezoning request and answer any questions you may have prior to the scheduled public hearing on the case, which is scheduled for November 20, 2006 at 6 PM in the Charlotte-Mecklenburg Government Center building located at 600 E. Fourth Street.

We look forward to seeing you at the meeting. If you have any questions prior to the meeting, please feel free to contact me at 704 334-9157.

Sincerely,

Robert G. Young

Neighborhood Sign-in

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Helen + Fred Rodenbeck	7103 Cypress Cr. Ln	704-551-6079
Anne Shank	3600 Cypress Cl. Dr. 102B	704-643- ³ ₂₆
George M. Chatfield	3442 Cypress Club Dr.	980-771-30
James A. Rosenman	3442 Cypress Club Dr.	980-721-9607
Bobby-Barbara Bookout	3137 Frederick pl.	704-554-9074
Jim + Patti Kelly	3333 Cypress Club Dr.	(704) 552-6773
Terry + Chuck Davis	3611 Cypress Club Dr.	(704) 556 7814
S G Hubbard	7110 Marching Duck Dr.	
Madeline Leryne	7035 Marching Duck Dr	704-554-9075
John A. Leryne	" " "	" "
Helmuth Deussen	3809 Cypress Club Dr.	704-554-7164
David Bedinger	3301 Northampton Dr.	704-556 0404
Jim Kadarnushe	3738 Cypress Club Dr. 1010	704-553 8241
Lou Ross	3311 Northampton Dr.	704-643 1185
Francis Schatz	3218 Allen Cypress Club Dr.	704-553 2186
Wesley Hampton	3513 Cypress Club Dr.	1-556-9579
Alan D. Chonkstad	7113 Cypress Creek Ln	704-551-6145
George D. Sage	3513 Cypress Club Dr.	704-643 9666
Bob + Hattie Henderson	3516 " " "	704-553-8203
R K Harrison	3738 Cypress Club Dr	704 557 9946
Randall Ayer	7035 Marching Duck Dr. #305	704 553-8358
M. J. Baker	3738 Cypress Club Dr. #528	704 552 8052
D Kirk Haden	7104 Cypress Creek	704 556 9215
Joel Goldman	7503 Marching Duck Dr.	704-557-9265
Bill + Joan Williams	3738 Cypress Club Dr.	" 554-0545
Jeanne MacDonald	3716 Cypress Club Dr.	704-553-8761
Frank + Betty M. Huffman	3738 Cypress Club Dr.	705 552-1428