

COMMUNITY MEETING : Songbird Development, LLC Petition 2006-149

Date of original contact: September 18, 2006

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

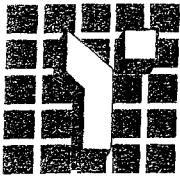
Date, time and location of meeting: The meeting was scheduled for 7:00 PM on October 2, 2006 at the Tyvola Church of God located at 100 W. Tyvola Rd.

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:

Approximately two dozen neighbors attended. The meeting began with a presentation of the site plan and review of City rezoning procedures by the petitioner's consultant. The rezoning proposes to change the site's zoning to MX-1 to allow a mixture of single family homes and townhomes. The ratio of single family to the townhomes is 2:1. The plan will also preserve a historic McDowell homeplace structure on the site and open space areas around the structure. This is an important site plan and marketing feature; helps make the site unique. The following items/issues summarize the comments from attendees:

- . why is there a new curb cut/street connecting to Culloden More? City policies require it.
- . describe the architecture drawings Traditional architecture styles/details
- . what will the housing cost? Middle to upper \$200's
- . will Culloden More be widened? No
- . what about the increase in traffic in the neighborhood? The site will be developed without rezoning and a street connection will still be required
- . where will construction traffic enter? Mostly from the front of the site along S Tryon
- . can the construction traffic be restricted from Culloden More? We can add a note that would restrict it until the latter stages of development.
- . will a home owners association be established? Yes
- . will it be responsible for open space maintenance? Yes
- . what kind of screening will take place? Screening along the southerly border with plantings and a solid fence can be added
- . what kind of public access to the open space will occur? Not sure yet; waiting to see what type of comments from the City or County may affect that.
- . what happens if the plan has to change? The rezoning process will require that a new hearing before City Council will be required.
- . what will be the traffic impact on S Tryon; already a very busy street? We will make improvements per requirements of CDOT; waiting to hear exactly what that will be. S Tryon has just been widened/improved, so traffic is better handled now overall.
- . how did Songbird Development, an out of town developer, get the chance to develop the site? Just happened to be in the right place at the right time.



ZONING/REZONING
LAND USE EVALUATION
URBAN PLANNING
CONSULTING SERVICES

ROBERT G. YOUNG, INC.

September 18, 2006

Dear Neighbor:

On behalf of Songbird Development, Inc., I would cordially like to invite you to a community meeting to review rezoning petition 2006-149. 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 mixture of single family and townhome for sale homes. The historic McDowell homeplace, which is located on the property, is being preserved as part of the proposed development.

The community meeting will be held on Monday October 2, 2006 at the Tyvola Church of God located at 100 W Tyvola Rd (intersection of Tyvola Rd and Nations Ford Rd). 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

Neighbors-home Sign-in
06-149

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Dan + Kay Gossett	1136 Gretna Green Dr	704 525-6468
Ron + Judy Elliott	1214 Gretna Green Dr	704-525-5010
JAMES + YVETTE HALL	1201 GRETTNA GREEN, Dr	704-522-0488
Brenda W. Glover	7434 Fadden Field Ct.	704-529-445
Elizabeth Shoud	1011 Yorkdale Dr	704 525 1703
Tena Simmons	1222 Lena Grant Rd	704 522 7028
Richard + Michaela LaBelle	1301 Gretna Green Dr	704 521 992
TRICE Dixon	1221 LENA GRANT RD	704 522 7028
LARRY Kirby	1137 GRETTNA GREEN Ln.	704-523-2737
RICHARD + ELLEN LABELLE	6911 WILLOW RIDGE	704 523 3988
CHARLES HARRIS	12208 MAPLETON RD	704-588-3799
Stuart & Crystal Hill	832 Brattleboro Ct.	704. 521. 6106
Quincy + Betty Singleton	1055 GRETTNA GREEN Dr	704 525-0420
Patricia Caro	6900 Colloeden More	704- 231-0365
Francisco Quintero	6905 Colloeden More	704- 527-1850
Nancy Winters	2720 N. Valley Ct	704-345-5844
Dan LaBelle	6912 Colloeden More Ct	704 529 1427
Rennie + Vanessa Johnson	1225 GRETTNA Green	704 525-6328