

**COMMUNITY MEETING REPORT  
PETITIONER:**

**IAN BURNSTEIN OF TRYON COASTAL VENTURES, LLC  
REZONING PETITION NO. 2007-011**

This Community Meeting Report is being filed with the office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND  
EXPLANATION OF HOW CONTACTED:**

Written notices of the date, time and location of the Community Meeting were mailed to the individuals set forth on Exhibit A-1 attached hereto by depositing the notices in the U.S. mail on November 29, 2006. A copy of the Memorandum providing this written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on December 12, 2007 from 5:00 to 7:00 pm. at the Eastfield Presbyterian Church located at 11800 Eastfield Road, Huntersville, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Ian Burnstein of Coastal Ventures Eastfield, LLC and Sandy Turnbull of Turnbull Sigmon Design.

**SUMMARY OF ISSUES DISCUSSED:**

The following is a summary of general issues, questions and comments at the Community Meeting;

**Overview Presentation.**

Ian Burnstein presented an overview of the proposed townhome project to be developed on the subject property and Sandy Turnbull gave an in depth review of the rezoning process. Mr. Burnstein stated that his company would not be the end builder of the townhomes but would be selling the property to a builder after completing the rezoning process. Mr. Burnstein also stated that the company had not signed a builder for the project. Mr. Burnstein presented a proposed site plan of the new townhome development showing the location of all units, common areas, buffers and internal streets. Mr. Burnstein also showed renderings of representative townhome units which are expected to be built on the property and which are expected to include one car garages. Mr. Burnstein stated that this proposed plan is in keeping with the other new and recently developed residential projects along Eastfield Road and is desired by the Charlotte-Mecklenburg County Planning Staff.

### **Buffers Around Project.**

In response to questions regarding the buffer areas around the perimeter of the property, Mr. Burnstein explained in more detail that a minimum 50 foot wide buffer is required by the City of Charlotte around the perimeter of the.

### **Number of Units.**

In response to questions regarding the number of units and pricing of those units in the proposed new project, Mr. Burnstein explained that the proposed plan has 96 townhome units and the pricing of those newly constructed units is expected to be between \$105.00 and \$120.00 per square foot. Some residents of the adjoining single family subdivision adjacent to the property expressed concerns that the prices for the new townhome units would cause a devaluation of their existing single family homes. Mr. Burnstein responded to these concerns that he does not believe the new units will have any effect on the adjacent subdivision property owners' values for the following reasons (1) the price the new units will be sold for, and (2) the townhome units would not be compared to a single family detached residence for appraisal purposes and, therefore, would have no effect on the valuation of the single family detached residences. One person asked if there was a possibility of reducing the number of units on the proposed plan. Mr. Burnstein responded that the number of units shown on the plan is now 6 units per acre and that the economics of the project would not allow for further reduction in the number of units. There was also a request for single family homes made repeatedly. Mr. Burnstein agreed to investigate this possibility but the economics are also difficult.

### **Concerns with Increased Crime.**

Some of the residents in the adjacent single family subdivision to the north and west of the property expressed concerns about increased crime rates in their neighborhood if the proposed new townhome project is developed. These concerns were raised because of the neighboring residents' assertions that (1) the larger number of people who can afford a townhome will attract a lower class of people more pre-disposed to crime, and (2) the possibility that townhomes in this price range may turn into rental properties instead of owner-occupied units and that renters are more pre-disposed to crime. Mr. Burnstein did not agree with these concerns and did not think that the presence of a townhome project would negatively affect the crime rates in the surrounding neighborhoods. A question was asked if a gate could be installed to prevent people from driving through their subdivisions. Mr. Burnstein answered that this would probably not be allowed due to the County's desire for connectivity between sites. Mr. Burnstein also stated that there could be restrictions based on the number of rental units permitted.

### **Concerns about Drainage Issues.**

Certain of the residents who live in homes backing up to the boundary of the property expressed concerns about drainage problems which may be created by the new townhome development. These residents stated that drainage issues already exist which were caused by Centex and Eastwood Homes (i.e. the builder of the homes in the subdivision). These residents stated that water builds up in their backyards whenever a large rainfall occurs and due to the presence of a berm created along their rear property lines, the rainfall has nowhere to drain. Mr.

Burnstein agreed that he would work with neighboring residents regarding their concerns. Mr. Burnstein also assured the attendees that all drainage plans and the detention pond must be permitted and approved by the City of Charlotte and that the builder could be subjected to fines if it does not build the pre-approved drainage facilities in accordance with the plans.

### **Concerns about Traffic**

Some residents were concerned about the additional traffic. Some even wanted a traffic study. Mr. Burnstein agreed to work with the NCDOT and confirm whether one was necessary or not.

### **Concerns about Car Lights**

The resident across Eastfield Road could be subjected to car head lights shining into his home. Mr. Burnstein agreed to install a fence or trees to prevent this from happening.

### **LIST OF CHANGES MADE TO PETITION AS A RESULT OF COMMUNITY MEETING:**

No changes have been made to this Rezoning Petition or to the Conditional Rezoning Plan as a result of the Community Meeting.

Respectfully submitted this 18th day of December, 2006.

Ian Burnstein of Coastal Ventures Eastfield, LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freese, Clerk to City Council  
Mr. Delmar Williams  
Ms. Sandy Turnbull

# SIGN IN SHEET

| Name             | Address                                      | Phone #            |
|------------------|--|--------------------|
| Jean Baudier     | <del>12158</del> 12158 Overview Lane CHL. NC | 28269              |
| Jan Walsh        | 9216 Swallowtail Lane                        | 704-947-4967       |
| Lynette Cook     | "  | "                  |
| Cheryl Walsh     | 9215 Swallowtail Lane                        | 704-675-5048       |
| Patty Kishy      | 6204 Red Rose Ct                             |                    |
| <del>Steve</del> | 12139 Eastfield Rd                           |                    |
| Edward Gullidge  | 12233 Eastfield Rd                           | 948-7012           |
| David Hobson     | 9315 Swallowtail Ln Charlotte NC             |                    |
| Bill Wood        | 12305 Eastfield Rd.                          |                    |
| Tim Ayres        | 12128 ROBINS NEST LN CH. NC                  | 28269 704 728 1145 |
| Jack Brosch      | 3502 MARIONWOOD PLANE                        | 28269 704-363-5415 |
| Jaie Tallon      | 12819 Larkspur Lane                          | 28269 704-596-8288 |
| KEITH COSTER     | 12133 WILD GARDEN CT                         | 704 948 7035       |
| Eileen McDonnell | 12134 Wild Garden Ct                         | 704 947-0610       |
| Scott Stewart    | 12229 Keithwood Place                        | 704 875-6984       |
| ALTON STEWART    | 12300 EASTFIELD ROAD                         | 704 488-7826       |
| Bill Wood        | 9311 Swallowtail                             | 704 947 7000       |
| Nazhmin Price    | 9411 Swallowtail Lane                        | 704-947 9755       |

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