



Meeting Minutes

Petitioner: The Ghazi Company

ADW Project Number: 06137.00

Neighborhood Meeting for Fairview Residential Rezoning #2007-53
March 27th, 2007

Attendees: Afshin Ghazi

Armin Ghazi
Bob Lauer
Jason Hood
Miriam Martin
Wilna Eury
Margaret Lee
Phyllis H Strickland
Paul G Strickland
Martha P Calaway
John D Calaway
D Dittner
M D Bynum
Doris Katz
Gayle Hager
Jane Anderson
W. Derrick Johnson
Ann Keesler
James Keesler
Al Atkinson
Steve Tiedemann
Ray Hemphill
Vy & Jim Stephens
Brian Carney
Hilary Larsen
Eric Lavonas
Lisa Guerriero
Eleanor M Roberts
Gregory & Dwan Mitchell
David Hood
C David Lord
Sara & Bill Payne
Michelle & Greg Miller
Xu He
J Morris Williams
Don Cadwell
Carl Hefner
Brian C. Bednar
James Laney
Harry Bush
Jason Thompson
Buck Davis
Don & Lennie Washington

Stephen and Tara Singh
John Thornton
Kim Reitter
Keith Lindberg
Randy & Ethel McMillan
Marvin & Tracy Espy
Nancy & John Kopfle
George & Marion McGaha
Michael Key
Ed Spooner
Phil Pulaski
Margie Haney & Mary F. McAdams
Thecla Creech
John F. Smith
Allison & Michael Walsh
Doug Groome
Holt Hathaway
John & Koula Pribas
Peter & Miriam Burlos
Sally & Joe Dillon
Pete & Betty Hiltz

❖ Introduction of the Project by Afshin Ghazi

❖ General Items:

- Petitioner reviewed previous concerns raised from first meeting. These concerns included traffic from Wintercrest Lane, the height of building proposed and the total number of units.
- Petitioner indicated the new plan to include a six story 100 unit residential building. The existing home would be relocated on the site and current deed restrictions would be upheld.
- Description of the area between single family homes and proposed multifamily building would include a landscaped buffer and solid masonry fence.
- The average cost per unit of the previously presented plan would be \$600,000 - \$700,000. The average cost per unit for the low rise plan would be approx. \$300,000.
- The low rise development was described by the petitioner as being similar to the Louisburg Square development.
- The size of the units would be in the range of 1,300 – 2,200 sf.
- The low rise plan would include approx. 100 units.
- A request of an attendee would be to reduce number of units and increase cost per unit as a third option.
- Description of parking was given by petitioner. Approx 150 parking spaces would be provided; one half of which is currently planned under the building footprint.
- Petitioner indicated the intent to retain the white house and to relocate it on site. The use to become single family if moved on site.
- A question was raised as to which watershed the proposed development would be part of; Briarcreek or Sugarcreek. Petitioner indicated system of on site underground storm water detention system.
- Petitioner acknowledged that the planning staff would not support the 18 story tower. A question was raised as to whether planning would support low rise plan. Petitioner indicated that the planning staff supported multifamily development of the current site.
- Description of the cast shadows was described by petitioner. The difference between a taller shadow with less exposure on the ground was described against a lower and wider shadow with a longer exposure on the ground.
- Previous plan indicated approx. 6 units per floor; low rise plan indicates approx. 17 units per floor.
- The petitioner indicated no connection from the parking field for the multifamily building and

the single family house relocated on site. The at grade parking field was indicated to be approx 1 acre as currently drawn on the site plan.

- Description of Piedmont Row was indicated by an attendee.
- Petitioner expanded upon the inherent differences in perception of the high rise and low rise options according to costs commanded per unit.
- Traffic concerns were raised with regard to amount of new traffic and possible new traffic patterns. Single family neighbors were concerned with cut through traffic patterns. Possible scenarios were indicated as to left turn locations on Fairview Road.
- Attendee asked is the school board commented on the proposed plan. Petitioner indicated the school board was not part of the current rezoning process.
- Attendee requested a scenario in which the building was taller at Fairview Road and stepped down to a lower height as it moved away from the road.
- Petitioner describer intent to maximize the use of the land and location.

If there are any items left off or corrections to be made please send them to our attention at your earliest convenience.

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Name	Address	Phone
Pete & Betty Hiltz	5801 Fairview Rd	(704) 553-2757
Sally & Joe Dillon	5547 Fairview Rd	(704) 553-1927
Peter & Miriam Burlos	5727 Fairview Rd	(704) 553-2403
John & Koula Pribas	525 Scofield Rd	(704) 525-1254
Holt Hathaway	3033 Eastham Ln	(704) 552-9822
Doug Groome	3034 Eastham Ln	(704) 558-1040
Allison & Michael Walsh	Fairview Rd Unit 10	(704) 259-9192
John F. Smith	201 Scofield Rd	(704) 968-7139
Thecla Creech	5601 Fairview Rd Apt 5	
Margie Haney & Mary F. McAdams	5617 Fairview Rd Apt 4	(704) 643-4346
Phil Pulaski	5450 Wintercrest Ln	(704) 996-6282
Ed Spooner	5444 Wintercrest Ln	(704) 491-4708
Michael Key	4018 Barclay Downs	(916) 267-8100
George & Marion McGaha	5600 Fairview Dr	(704) 553-1661
Nancy & John Kopfle	5618 Wintercrest Ln	(704) 552-0035
Marvin & Tracy Espy	137 Manning Dr	(704) 408-1029
Randy & Ethel McMillan	3724 Merrifield Rd	(704) 365-2721
Keith Lindberg	3016 Eastham Ln	(704) 553-7911
Kim Reitter	2430 Inverness Rd	(704) 258-4150
John Thornton	2501 Inverness Rd	(704) 525-2501
Stephen and Tara Singh	5601 Fairview Rd Apt 18	(704) 777-5833
Don & Lennie Washington	524 Soofield Rd	(704) 523-5559
Buck Davis	5444 Topping Pl	(704) 975-3411
Jason Thompson	3112 Arundel Dr	(704) 643-4744
Harry Bush	7935 Oratorio Pl	(704) 542-0864
James Laney	5609 Fairview Rd Apt 5	(704) 643-4448
Brian C. Bednar	1125 E Morehead St Ste 202	(704) 940-6100
Carl Hefner	5429 Wintercrest Ln	(704) 608-1115
Don Cadwell	3139 Wickersham Rd	(704) 719-4492
J Morris Williams	5815 Wintercrest Ln	(704) 333-8301
Xu He	250 Scofield Rd	(704) 556-9988
Michelle & Greg Miller	5700 Wintercrest Ln	(704) 576-6397
Sara & Bill Payne	3047 Arundel Dr	(704) 631-5255
C David Lord	424 Scofield Rd	(704) 523-3773
David Hood	3001 Deerfield Pl	(704) 552-2893
Gregory & Dwan Mitchell	3013 Eastham Ln	(704) 643-7104
Eleanor M Roberts	5453 Wintercrest Ln	(704) 553-7139
Lisa Guerriero	5609 Fairview Rd Apt 10	(704) 643-1569
Eric Lavonas	507 Moncure Dr	(704) 556-9031
Hilary Larsen	3015 Clarendon Rd	(704) 336-1541
Brian Carney	3131 Cloverfield Rd	(704) 364-4054
Vy & Jim Stephens	150 Scofield Rd	(704) 553-2257
Ray Hemphill	5613 Womtercrest Ln	(704) 556-1446
Steve Tiedemann	5711 Wintercrest Ln	(501) 545-5413
Al Atkinson	3027 Eastham Ln	(704) 553-1852
James Keesler	3000 Deerfield Pl	(704) 995-1896
Ann Keesler	3000 Deerfield Pl	(704) 995-4651
W. Derrick Johnson	5723 Wintercrest Ln	(704) 553-8552
Jane Anderson	137 Scofield Rd	(704) 553-2364
Gayle Hager	3028 Eastham Ln	(704) 553-2203
Donis Katz	3001 Estham Ln	(704) 553-1693

M D Bynum	3001 Arundel Dr	(704) 556-1413
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John D Calaway	3046 Eastham Ln	(704) 553-2547
Martha P Calaway	3046 Eastham Ln	(704) 553-2547
Paul G Strickland	5809 Wintercrest Ln	(704) 553-1837
Phyllis H Strickland	5809 Wintercrest Ln	(704) 553-1837
Margaret Lee	5400 Wintercrest Ln	(704) 553-7582
Wilna Eury	3040 Eastham Ln	(704) 553-2615
Miriam Martin	3040 Eastham Ln	(704) 553-2615

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