

10-02-07

To Whom It May Concern:

This letter is a summary of the required neighborhood meeting regarding the rezoning petition number 2007-087. Notification letters were sent by mail to all people listed on the contact sheet provided to me by the planning department. I held this meeting in conjunction with the Historic North Charlotte Neighborhood Association Monthly Meeting. To date I have had three separate meetings: Historic North Charlotte Neighborhood Meeting (2 times) and a meeting with all the adjacent and property owners within 300 feet of the parcel to be rezoned.

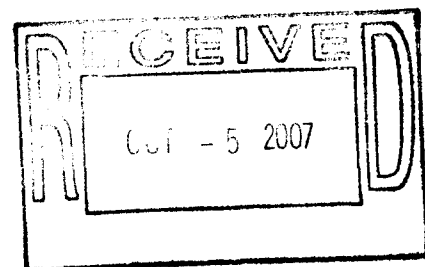

The final feedback from the last meeting with the neighborhood association was very positive. My initial site plan was disliked by the majority of individuals within the neighborhood, so I when I received that strong feedback, I made changes accordingly. The main concern was having a house without road frontage and having it sit behind another house. I have since changed the site plan to have 2 houses side by side and this site plan was very well received by the neighborhood. The opinion vote that night was 40-5 in my favor. With that being said, it was just an opinion vote and the neighborhood board will be meeting next week to vote on whether or not to grant me an approval letter.

Some other concerns that came from this meeting are as follows: they might want to see a cap on maximum square footage and height restrictions of the new houses and if I do not develop this land can someone come in and do whatever they want with it? I have agreed to implement whatever recommendations that comes from the board as it relates to the first issue. The second concern has already been addressed by the fact that this is a **R6 conditional** rezoning. As evidenced by the notes section on the site plan, I have put in place many restrictions as it relates to this rezoning.

Other concerns that came in previous discussions were: turning rental houses into single family homes with homeowners living in them, providing parking on the property and not on the street, increasing the value of the property while staying in harmony with the rest of the neighborhood. By rezoning the property, the goal is to tear down the rental house and build 2 new houses and sell them at market rate per square foot. The parking issue has been addressed in the site plan calling for at least 2 parking spaces on the property and not on the street. The property value will instantly increase once the houses are built and be well above the standards that are there now. The request is reasonable and consistent with the sizes of lots and road frontage that already exists in the neighborhood. This is evidenced in the 2 spreadsheets I have turned into the planning department comparing road frontage and lot sizes from the neighborhood.

If you should have any further questions, please do not hesitate to call me at 704-996-7677.

Thank You,
Amy Carver



SIGN IN SHEET REZONING

1. KEVIN SUTTON
2. Dana Stein
3. Lauren Schalburg
4. ERIC SMOLEBURG
5. Anthony Monaghan
6. Dana Grigg
7. Chad Maupin
8. Hollis Nixon
9. Alex J. [unclear]
10. Tanya Samett
11. Dean Samett
12. Karl Spielvogel
13. Lisa Castañeda
14. Jack Sosne
15. Ann Uelehans
16. Michelle Morrison
17. [unclear]
18. Pat Heller
19. Fred Caution
20. Carl [unclear]
21. Kevin Brown
22. MATT KLUCK
23. BOB ABBOTT
24. Tim Camern
25. Robert Russell
26. Alex Horstman
27. Todd Kuck
28. Joyce Ochodei
29. Jeremy Schott
30. Michelle Powell
31. Michael D. Evans
32. [unclear]
33. Scott Dilly
34. BRANDON TIMBES
35. TIFFANY ANSELMANT
36. Elaine Pales
37. Tim Barone
- 38.
- 39.
- 40.

09-25-07
309 Silvercliff Drive
Mount Holly, NC 28120

To Whom It May Concern:

This letter serves as notification of a meeting regarding the rezoning petition 2007-087, 3340 Spencer Street. There will be a presentation regarding updates to the petition and an opportunity for questions concerning this rezoning. The meeting will be part of the North Charlotte Neighborhood Association Meeting scheduled for 09-02-07 at 6:30 pm at the Evening Muse in NoDa. The Evening Muse is located at the corner of 36th Street and North Davidson.

Sincerely,

Amy Carver and Tessie Ruff

Historic North Charlotte Neighborhood Association Agenda: October Meeting 2007



Business Association (5:30pm)

Joint Session (6:00pm)

***No Items for Joint Session this Month

Neighborhood Association (6:30pm)

1. Welcome / Treasury Update & Dues – Hollis / Johnathan
2. Northeast Corridor Light Rail November Vote – Patsy Kinsey
3. Scavenger Hunt / Pumpkin Carving – Juliann
 - Winners announced / prizes given out
 - Plans / sign-up for pumpkin carving October 20th
4. NoDa Board Elections – Election Committee
 - Final nominations taken
 - Nominees 2 minute discussion of abilities
 - Internal Association discussion
 - Voting
 - Results announced during meeting
5. Crime & Safety Hot Topic: **Neighborhood Cleanliness** – Christian
6. Committee Sign-Up (passed around) – All
7. NoDa Tag Line Contest – Hollis, Communications Committee
 - Need more entries (new deadline = October 21st)
 - Tabled until November Association meeting
8. Johnston & Mecklenburg Mills Updates – Hollis / Reviewers
 - September 11th meeting discussed (and results)
 - Letter sent to selection committee (**attached**)
 - September 26th meeting discussed
 - Plans moving forward
9. Re-zonings – Hollis
 - 37th Street / Bungalow Designs OUTCOME (**see attached letter**)
 - 3630 N. Davidson OUTCOME (**see attached letter**)
10. Open Items / New Business – All
- ***smaller re-zonings will be handled at this time (small break for anyone to leave)
11. Re-Zonings (3 Units or Less)
 - 3340 Spencer: Amy Carver (2nd presentation)**NEED ASSOCIATION VOTE**

***Please Call Hollis Nixon (President, HNCNA) 704-770-5079 / email
hmnixon@terracon.com or Chad Maupin (Vice-President, HNCNA) 704-996-9166 /
email chadmaupin@yahoo.com with any questions.