

Kenneth Andrews
Architect

October 4, 2007

Ms. Tammie Keplinger
Charlotte Mecklenburg Planning Commission
600 East Trade Street
Charlotte, NC

Reference: Rezoning Petition #2007-138
Subject: Neighborhood Meeting

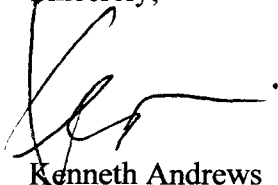
Dear Tammie;

Please find attached the following:

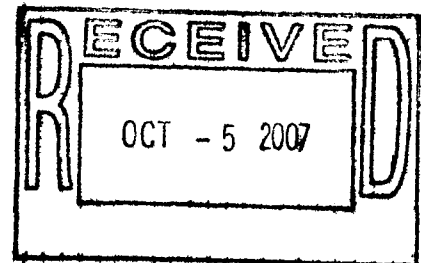
- Minutes of Public meeting
- Letter to residents concerning meeting
- Contact list provided by Planning Commission
- Sign-up sheet of attendees
- Returned letters from Contact list

Should you need any additional information, please feel free to contact me.

Sincerely;



Kenneth Andrews
Architect



7319 Vero Lane
Charlotte, NC 28215
704.323.9321
klandrews@carolina.rr.com

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Dear Tammie;

As required by the zoning process a Neighborhood Meeting was held last evening from 6:00-8:30 pm. The meeting took place at Ovations Catering (formerly Valentino's restaurant) located on the grounds of the Re-zoning petition. Appx. 50 attendees from area neighborhoods were present with the majority coming from the adjacent Echo Hills area. Additionally, leadership representatives from the Commonwealth and Oakhurst neighborhoods were present. Special guests were City Council member Ms. Nancy Carter and long time Eastside leader Ms. Susan Lindsey. Council member Kinsey, who represents this district, was also invited but was unable to attend.

Representing the Petitioner were Ken Andrews, petitioners agent, and Mr. Stuart Wallace of Pease Architects. An additional representative of Pease, Mr. Howard Neumann, was present but as a member of the neighborhood. In addition, Mr. Wallace lives in the Commonwealth neighborhood.

The following information was made available for review:

- Submitted plans and elevations of the project
- Technical data sheet of the project
- Existing survey and description of the site influences on the project with special attention given to the impact on this and other area parcels by the 350' transitional right-of-way and the proposed transit station.
- Planning staff documents concerning transit station design principles
- CATS document indicating location of proposed transit station directly on the site
- Project timeline with dates for Council and Zoning Committee hearings/actions
- Preliminary Staff Analysis
- Information on how to access the Rezoning.org website for follow-up and continuous updates on the status of the project.

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A project description was provided with special emphasis on the following design features:

- Transit supportive design regarding density within the ¼ mile radius, this project actually sits adjacent to the proposed Briarcreek Station.
- Project setbacks along Independence/Arena
- Required Buffers/Setbacks against the homes on Fugate
- Petitioner agreement to maintain existing tree/canopy along this property edge for a 17.5% tree save area (min)
- Screened parking from adjacent streets either by enclosing within a structure or behind a screen wall along Arena.
- Location of Project amenities within the building masses to protect the adjacent homes from site/sounds
- Building masses that reduce from the maximum allowed in the MUDD classification of 120' to an intermediate height of 80' to a low of 40' in the structure adjacent to the homes.

During this presentation, residents were invited to respond and ask questions, The following are representative of the types of questions asked and the response given

What was the status of the adjacent Star Hotel complex as it relates to this project?

- The Star hotel is not part of this project. There have been some discussions concerning the inclusion of this property into this petition, but as of now this has not occurred.

How much parking are you providing for the units?

- MUDD requirements are 1 space per unit and 1 additional space per 600 sf of commercial area. With the proposed 360 units and 20,000 sf of commercial space this total is 394 spaces to be located on ground and in a three level structure at the rear of the property. By comparison the Star Hotel deck is a four level deck.

Is this enough parking, what about the 1.5 space requirement for other multi-family projects? We're concerned about overflow parking into our neighborhood.

- The concept behind transit design is that these projects attract the type of resident that does not rely on cars for all their needs. Overflow may be a problem but given the in-accessibility of the surrounding streets this may not be a problem.

Has a traffic study been made to determine any impacts?

- No, CDOT has reviewed the petition and determined one was not required because of the minimal difference in currently allowable and future projections.

Are these rental or for sale units?

- That determination has not been made, but as soon as I have that information I will make it available to the Community leaders. Ms. Lindsey spoke pointing out that the Rental/Sale issue was not one that Council uses to determine the viability of the Land Uses proposed. Additionally, I stated that with the Condo conversion market moving around as it has, one could not guarantee either scenario. However, verbiage could be included in the petition concerning absentee ownership and percentage of rentals.

The remainder of the meeting revolved around the basic questions of "How do we get a quality product in the end that will protect our neighborhood and home values?"

- Susan Lindsey took this point initially and provided some guidelines for negotiating with the petitioner. She has communicated a number of items to the Echo Hills leadership that she has used on similar projects. I agreed to meet with a group of these homeowners to discuss and to work through these "quality of life" items. As a result a meeting has been planned for this Saturday to continue this process.

A "protest petition" was made available to those neighbors who qualify for their signature.

Should you need any additional information, please feel free to contact me.

Sincerely;

A handwritten signature in black ink, appearing to read 'Kenneth Andrews', with a stylized flourish at the end.

Kenneth Andrews
Architect

Community Meeting
Petition 2007-138
October 2, 2007

1.	LEE WITHERS	STAR CITY DEVELOPMENT CO.
2.	Carol Weiner	
3.	Kevin Caldwell Lynn Briggs	Kevin.S.Caldwell@yahoo.com 935 Cardinal Dr.
4.	ADAM L HILTON	
5.	JEFFERSON Ferriss	713 FUGATE AVENUE CH. 28205 JSFERRISS@GMAIL.COM
6.	Betty Muir	Cardinal Dr
7.	Covelyn Whitley	Cardinal Dr
8.		
9.		
10.		

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Community Meeting
Petition 2007-138
October 2, 2007

Attendees

1. Amos Crowe 917 CARDINAL DR
CHARLOTTE, N.C. 28205
2. Eric Laloue 926 Cardinal Drive
Charlotte, NC 28205
3. Barbara Sloan 927 Fugate Ave
Meredith Sloan CHLT NC 28205
4. Mark Burkhardt 915 FUGATE AVE
5. Adrian PARRISH 926 Fugate Avenue
HORI PARRISH CHLT 28205
6. Charles Binford 901 Cardinal Dr
7. PHIL HENSLEY 630 Mayview Dr
8. Earl Horner 908 Fugate
9. Elaine Zaharchuk 3220 June Drive
10.

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Community Meeting
Petition 2007-138
October 2, 2007

Attendees

1. Jack Curitor 3403 Coldstream Ln.
Charlotte, NC 28205
2. Beth & Jay Wilson 921 Fugate Ave, 814 Fugate Ave, 925 Hickory Nut St.
Charlotte, NC 28205
3. Jennifer Siglain 973 Hickory Nut St.
Charlotte NC 28205
4. Max McLeod 920 Fugate
Charlotte
5. Lori Polite 800 Fugate Ave.
Chert. NC 28205
6. Jackie Robinson 635 Fugate Ave.
Chert. NC 28205
7. Jason C White 632 Fugate Ave
Charlotte, NC 28205
- * 8. Grace Watkins 4317 Commonwealth Ave
28205
9. Kevin Caldwell oakhurstpresident@yahoo.com
935 Cardinal Dr. 28205
10. Wayne Gallin 3401 June Dr 28205