

## COMMUNITY MEETING REPORT

**Petitioner: The Altura Group**  
Rezoning Petition No. 2007-140

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:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on October 25, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Wednesday, November 7, 2007 at 7:00 p.m. in the Ivy B Conference Room in the Hilton Garden Inn located at 9315 Statesville Road.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

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 Kevin Granelli of Brentwood Homes and John Carmichael of Kennedy Covington Lobdell & Hickman.

### **SUMMARY OF ISSUES DISCUSSED:**

John Carmichael opened the Community Meeting by welcoming those in attendance and introducing the Petitioner's representative. John Carmichael then advised that this is the Community Meeting with respect to Rezoning Petition No. 2007-140. John Carmichael advised that if this Rezoning Petition is approved, it is anticipated that Brentwood Homes would be the builder of the proposed townhome units. John Carmichael then provided the following schedule of events relating to this Rezoning Petition:

**Public Forum:** Monday, November 12, 2007 from 5 p.m. to 6 p.m. on the 8<sup>th</sup> floor of the Government Center;

**Public Hearing:** Monday, December 17, 2007 at 6 p.m. at the Government Center;

**Zoning Committee Work Session:** Thursday, December 27, 2007 at 4:30 p.m. on the 8<sup>th</sup> floor of the Government Center; and

**City Council Decision:** Tuesday, January 22, 2008 at 6 p.m. at the Government Center.

John Carmichael then discussed the site, the existing zoning and the requested rezoning. John Carmichael stated that the site is an approximately 14.74 acre site located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive. The site is currently zoned R-3, which is a single family residential zoning district. The parcel of land located immediately to the south of the site is zoned I-1(CD). Interstate 77 adjoins the eastern boundary of the site,

the parcels of land located to the north of the site are zoned R-3 and the parcels of land located to the west of the site across Reames Road are also zoned R-3.

John Carmichael advised that under this Rezoning Petition, the Petitioner is seeking to rezone the site to the R-8MF(CD) zoning district to accommodate the development of a residential community that could contain up to 114 for-sale townhome units. This represents a density of 8 dwelling units per acre.

John Carmichael stated that a combination of fencing and/or berms and evergreen and ornamental trees and shrubs would be provided along Reames Road to substantially block the view to the ground level uses of the adjacent townhomes. A 50 foot Class C buffer would be provided along the northern boundary line of the site. Although it is not currently provided on the conditional rezoning plan, the 50 foot buffer would remain undisturbed so as to preserve any existing trees. However, supplemental trees and shrubs could be planted. The Altura Group's revised conditional rezoning plan will provide for the undisturbed buffer.

A 6-foot sidewalk and an 8-foot planting strip would be installed along the site's frontage on Reames Road. The Petitioner reserves the right to seek a variance from the 8-foot planting strip width in order to preserve existing trees. Five-foot sidewalks would be installed along the site's internal streets. Internal streets would be public streets, and there would be one access point into the site from Reames Road. An amenity area would be provided that would contain a pool and a cabana.

With respect to the townhome units, the maximum height would be 2 stories. Elevations of the proposed townhome buildings were not originally submitted with the conditional rezoning plan, but they will be submitted to the Planning Staff with the revised conditional rezoning plan.

Kevin Granelli then provided some background information on Brentwood Homes. Kevin Granelli stated that Brentwood Homes is committed to quality, craftsman style homes, and he discussed the proposed townhome units in some detail. Kevin Granelli stated that there would be two different types of townhome units in this proposed community if the Rezoning Petition is approved. One style would have a front-loaded garage and the second style would not have a garage but would have a parking pad in front of the unit. Approximately 60% to 65% of the townhome units on the site would have a front-loaded garage. The garage would be a one-car garage.

The size of the townhome units would range from approximately 1200 square feet to 1600 square feet. The townhome units would contain 2 or 3 bedrooms and 2 to 2 1/2 baths. Additional square footage could be added to the units by enclosing the screened porch. The base price points for the townhome units would be mid-\$140,000 to mid-\$170,000, however, options could increase the prices of the units.

The townhome units would be located in 4-unit buildings and 3-unit buildings.

Kevin Granelli then shared the elevations of the proposed townhome buildings and units.

The floor was then opened to questions and comments from the individuals in attendance at the meeting. Set out below is a summary of the responses to and the information provided as a result of those questions and a summary of the concerns expressed by those in attendance:

- In response to a question, Kevin Granelli indicated that the parking pad for a unit without a garage would be located in front of the townhome unit. Kevin stated that each unit would be able to park two cars.
- An area resident stated that he was opposed to this Rezoning Petition because it proposed too many units and was too dense. Additionally, it would add additional traffic to Reames Road, which was already overburdened. This individual stated that the property should just be developed under its existing zoning.
- An area resident stated that there was only one access point into the site, and that there should be two access points, and that the number of homes proposed should be reduced.
- In response to a question about a playground for smaller children, Kevin Granelli indicated that Brentwood Homes could put a tot lot on the site if it was desired. He also indicated that Brentwood Homes would look at adding a second access point from Reames Road.
- Opposition to the Rezoning Petition was expressed by a Shalom Drive resident. This resident was concerned that the proposed development would hurt property values in the area. This resident also thought that a wall or fence should be located along the site's northern boundary line to prevent individuals from walking from the site through neighboring yards into the Shalom Drive area.
- An individual stated that many residents in the area use wells for their water supply and expressed concern about the impact of the proposed development on those wells.
- An area resident who lives across Reames Road from the site expressed concern that a second access point would be located across from his home.
- An area resident asked if Brentwood Homes had constructed homes in other areas of Charlotte, and Kevin Granelli indicated that Brentwood Homes had constructed other homes in the Charlotte area. For example, Brentwood Homes has constructed homes in Waxhaw. Kevin Granelli explained that these were single family detached homes and described them in some detail. The area resident indicated that was the type of product that would be more preferable on this site rather than the proposed townhome units.
- An area resident expressed concerns over the density of the proposed development, the price points of the proposed units and the traffic that would be generated by the proposed development.
- An area resident expressed concern about traffic in the area. This resident suggested that fewer units be built on the site and that more amenities be provided on the site.
- An area resident stated that the proposed price points of the townhome units are too low compared to the values of the single family homes that are near the site.

- An area resident indicated that he wants the site to be developed in a similar fashion to Brentwood Home's development in Waxhaw.
- An area resident expressed concern about school buses having the ability to pick up children within this proposed residential community safely. She also expressed general concerns regarding traffic in the area.
- An area resident indicated that he would be in support of 3 to 4 homes per acre.
- An area resident stated that the pool and amenity needed to be located further back into the site.
- An area resident stated that the community felt that they were getting the lower quality projects in their area.
- An area resident expressed a concern about the number of students that would be generated by this proposed development.
- Prior to the Community Meeting, an area resident expressed a concern regarding building materials and that he would not want the homes to be vinyl.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

Changes have been made to the conditional rezoning plan as a result of Staff Comments and neighborhood comments. A second access point on Reames Road was suggested by Staff and the neighbors and has been added to the conditional rezoning plan. Additional screening around the amenity area was added to address Staff Comments and in an effort to attempt to address the neighbors' concern regarding the location of the amenity area.

Respectfully submitted, this 11<sup>th</sup> day of January, 2008.

The Altura Group, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
 Ms. Brenda Freeze, Clerk to City Council  
 Mr. Chris Granelli, The Altura Group  
 Mr. Kevin Granelli, Brentwood Homes

The Altura Group, Petitioner  
Rezoning Petition No. 2007-140

Community Meeting Sign-in Sheet  
Hilton Garden Inn  
Wednesday, November 07, 2007  
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Quante Newson	5024 Casino Dr	704-599-3555	
2.	RODNEY GRANT	7724- FREE BIRD AVE	704-596-7807	
3.	Byron Hakey	7805 Bella Vista Ct.	704-222-8668	
4.	<del>Byron Hakey</del>	8101 RIVIERE DR	597-1708	
5.	BETTY COOPER	7801 Shalom Drive	598-0840	bmcooper@bellsouth.net
6.	WILLIE GARRIS	7507 Reames Road	596-4894	sgarris@bellsouth.net
7.	Quante Newson	5024 Casino Dr	599-3555	qnewson@aol.com
8.	Carolyn Ellis	8217 Bella Vista Ct.	596-5210	
9.	Cellia Garriss	7507 Reames Rd	596-4894	
10.	VENITA HOOD	7801 Bella Vista Ct	704-605-5355	
11.	Marion L. Clark	7716 Freebird Ave.	704-596-4151	mclark012943@aol.com
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				

