

TETRAD DEVELOPMENT, LLC

*6000 Monroe Road, Suite 350
Charlotte, North Carolina 28212
Phone: (704) 604-4449 Fax: (704) 531-9354*

January 9, 2008

Charlotte-Mecklenburg Planning Commission
Charlotte-Mecklenburg Government Center
600 East Fourth Street, 8th Floor
Charlotte, North Carolina 28202
Facsimile: 704-336-5964

VIA FACSIMILE

City of Charlotte, Office of the City Clerk
Charlotte-Mecklenburg Government Center
600 East Fourth Street, 7th Floor
Charlotte, North Carolina 28202
Facsimile: 704-336-7588

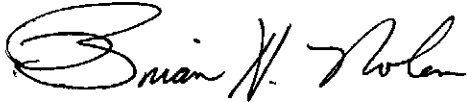
VIA FACSIMILE

Re: Rezoning Petition 2008-26 – Community Meeting Report

Dear Madam or Sir,

Enclosed please find for filing a Report of Community Meeting regarding rezoning petition number 2008-26. If you have questions or comments, please don't hesitate to contact me at 704-604-4449.

Thank You,

A handwritten signature in black ink, appearing to read "Brian H. Nolen". The signature is fluid and cursive, with the first name "Brian" being the most prominent.

Brian H. Nolen, President

Enclosures

COMMUNITY MEETING REPORT REGARDING REZONING PETITION

NO. 2008-26

Subject:	Rezoning Petition No. 2008-26
Petitioner:	Neighbors Restorations, LLC and Tetrad Development, LLC
Property:	403 through 309 S. Bruns Avenue (Approximately 2.12 acres located on the south side of S. Bruns Avenue, between Mahopack Street and Katonaha Avenue)
Rezoning Request:	Change from R-8 to UR-2(CD)
Date and Time of Community Meeting:	6:00 p.m., January 8, 2008
Community Meeting Location:	Phillip O' Berry Recreation Center (432-6775) 440 Tuckaseegee Road Charlotte, North Carolina 28208

On December 27, 2007, a notice in the form attached hereto as **Exhibit A** was mailed to the persons and organizations listed on the document attached hereto as **Exhibit B**. The meeting was held on January 8, 2008, at 6:00 p.m. at the Phillip O' Berry Recreation Center at 440 Tuckaseegee Road, in the Seversville community in Charlotte, North Carolina (next door to the project site). Attached hereto as **Exhibit C** is the roster of persons in attendance.

Because members of the Petitioner are residents of the area where the project site is located and are active in the Seversville community, many of the community residents were already well aware of the project and had informally discussed the project with members of the petitioner.

There were no objections or oppositions voiced at the meeting regarding the project. The only complaint voiced at the meeting was why it was taking so long to proceed with the project. The questions asked at the meeting included:

1. Are the units for rent or for sale; how much will the units cost?

Petitioner's Answer: The units are for sale only. We expect the units will start in the mid-\$400,000 range.

2. When do you expect to break ground?

Petitioner's Answer: We reminded the attendees that petitioner's Brownstones on Bruns project adjacent to this project would be built first and that we hoped to break ground on that project by summer of 2008.

3. What type of amenities will this project have that the neighborhood might benefit from?

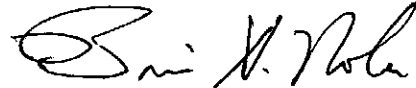
Petitioner's Answer: It is expected that this project will widen and improve the on-site sidewalks, lighting and will provide an abundant of attractive landscaping and tree shade..

4. Will construction cause any road closings?

Petitioner's Answer: Petitioner anticipates that there will be no road closings and will use commercially reasonable efforts to ensure construction disturbances are minimized.

As stated above, members of the Petitioner are active residents of Seversville and the Petitioner's members have been attending area meetings for a few years. At the community meeting for this rezoning petition, we assured residents that we would attend each community meeting preceding the rezoning hearing and display the rendering at each such community meeting. Thus, any residents that miss a monthly community meeting will have an opportunity to learn about and comment on the project at a subsequent meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian H. Nolen". The signature is fluid and cursive, with the first name "Brian" being more prominent than the last name "Nolen".

Brian H. Nolen, President

EXHIBIT A

Notice of Community Meeting

TETRAD DEVELOPMENT, LLC

*6000 Monroe Road, Suite 350
Charlotte, North Carolina 28212*

December 27, 2007

NOTICE OF COMMUNITY MEETING AND INFORMATION REGARDING REZONING PETITION NO. 2008-26

Subject:	Rezoning Petition No. 2008-26
Petitioner:	Neighbors Restorations, LLC and Tetrad Development, LLC
Property:	403 through 309 S. Bruns Avenue (Approximately 2.12 acres located on the south side of S. Bruns Ave., between Mahopac St. and Katonah Ave.)
Rezoning Request:	Change from R-8 to UR-2 (CD)
Date and Time of Community Meeting:	6:00 p.m., January 8, 2008
Community Meeting Location:	Phillip O' Berry Recreation Center 440 Tuckaseegee Road Charlotte, North Carolina 28208

Background

The property is currently zoned R-8 and consists of vacant land. The Petitioner seeks to rezone the property to accommodate town homes for sale.

Site Plan

The Petitioner intends construct up to 30 high-quality town homes for sale. Petitioner's site plan takes into consideration Seversville's historic origins and community concerns while converting the site to fit the urban setting in which it is located. Commercial uses will be prohibited.

Additional Comments

The Public Hearing on this Petition is scheduled for February 18, 2008 in the Meeting Chamber at the Government Center. The Petitioner may make additional revisions to its site plan. The Petitioner hopes you will be able to attend the Community Meeting on Tuesday, January 8, 2008, at the Phillip O' Berry Recreation Center at 440 Tuckaseegee Road Charlotte, North Carolina 28208. Please don't hesitate to contact Tetrad Development, LLC at the address on the letterhead above with any questions or concerns.

EXHIBIT B

List of Persons and Organizations to which the Community Meeting Notice Letter was Sent

Biddleville Residents & Friends
Mr. Gerald Green
2018 W. Trade Street
Charlotte, NC 28216

Biddleville/Five Points Comm.
Mr. Charles Jones
2014 West Trade Street
Charlotte, NC 28216

Seversville Comm. Org.
Mr. Wallace Pruitt
208 State Street
Charlotte, NC 28208

Smallwood In Action
Odessa Alexander
101 S. Smallwood Place
Charlotte, NC 28208

Third Ward Comm. to Restore Preserve
Ms. Virginia Woolard
1001 West First Street
Charlotte, NC 28202

Third Ward Neighbors Assoc.
Mr. Eric Davis
841 West Fourth Street
Charlotte, NC 28202

A. Rudolph Hendricks and Barbara
Hendricks
107 Walnut Street
Charlotte, NC 28208

Wesley Heights Comm. Assoc.
Mr. Kris Kellogg
417 Grandin Road
Charlotte, NC 28208

New Bethel Church Ministries
412 Hoskins Road
Charlotte, NC 28216

Biddleville Wellness Association
Attn: Ms. Beth Marlin
508 Beatties Ford Road
Charlotte, NC 28216

Camp Greene NA
Attn: Mr. Brian Fincher
P.O. Box 30141
Charlotte, NC 28230

Eleanore Heights Residents Org.
Attn: Ms. Lois D. Moore
2901 Coronet Way
Charlotte, NC 28208

Enderly Park
Attn: Ms. Bette Rae Thomas
3511 Tuckaseegee Road
Charlotte, NC 28208

Enderly Park Neighborhood
Attn: Mr. Herbert Weathers
1511 Effingham Road
Charlotte, NC 28208

Enderly Park Stepmasters
Attn: Ms. Casena Michael
3025 Rush Avenue
Charlotte, NC 28208

Friends of Fourth Ward, Inc.
Mr. Rob Cummings
PMB 370 Suite B220
100 N. Tryon Street
Charlotte, NC 28202

Greenville HOA & Resident Assoc.
Mr. Thomas L. Sadler
1416 Whisnant Street
Charlotte, NC 28206

Historic Washington Heights Comm.
Attn: Ms. Mattie B. Marshall
2725 Dundeen Street
Charlotte, NC 28216

Hoskins Community
Attn: Pastor Brenda Stevenson
3900 Gossett Avenue
Charlotte, NC 28208

Lakewood Comm. Dev. Corp.
Attn: Mr. David Nichols
P.O. Box 33844
Charlotte, NC 28233

Lakewood Comm. Org.
Attn: Ms. Hattie Sutton
203 Halsey Street
Charlotte, NC 28208

Lincoln Heights Neigh. Assoc.
Attn: Mr. Owen Steele
P.O. Box 16452
Charlotte, NC 28297

Lincoln Heights Neigh. Assoc.
Attn: Ms. Beverly Lawson
1501 Hateras Avenue
Charlotte, NC 28216

McCrorey Heights-Oaklawn Assoc.
Attn: Mr. James "Lem" Turner
1633 Madison Avenue
Charlotte, NC 28216

Northwest Service Center
Attn: Mrs. Eleanor Washington
2324 LaSalle Street
Charlotte, NC 28216

Oaklawn Comm. Improvement Org.
Attn: Ms. Anna Hood
1327 Orvis Street
Charlotte, NC 28216

Oakview Terrace
Attn: Mr. Thomas Cowans
9327 Mountain Aire Circle
Charlotte, NC 28214

Lakewood Neighborhood Alliance
Attn: Ms. Sandra Copeland
316 Ramona Avenue
Charlotte, NC 28208

Orvis Street Organization
Attn: Ms. Mable H. Latimer
1431 Orvis Street
Charlotte, NC 28216

Parkview Community Foundation, Inc
Attn: Ms. Gwendolyn Brown-Johnsor
P.O. Box 669466
Charlotte, NC 28266

Parkview Neighborhood Association
Attn: Ms. Dorothy Crowder
2931 Morrison Street
Charlotte, NC 28208

Present Day Cares, Inc.
Attn: George & Gwen Curry
2730 Rozzelles Ferry Road
Charlotte, NC 28208

Regal Heights
Attn: Eugene & Angela Perkins
3129 Columbus Circle
Charlotte, NC 28208

Taylor-LaSalle Crime Watch Comm.
Attn: Mr. Jerry Black
1626 Taylor Avenue
Charlotte, NC 28216

Taylor-LaSalle Crime Watch Comm.
Attn: Mrs. Lillian K. Roberts
1800 Taylor Avenue
Charlotte, NC 28216

Thomasboro/Hoskins
Attn: Mr. Alvin Eccles
4125 Welling Avenue
Charlotte, NC 28208

University Park
Attn: Mr. Kelly Alexander
2128 Senior Driver
Charlotte, NC 28216

University Park Improvement Assoc.
Attn: Mrs. Hattie Anthony
2011 Quentin Street
Charlotte, NC 28216

Westwood Apartments
Attn: Ms. Deborah Trull
1862 Fleetwood Drive
Charlotte, NC 28208

Wilkinson Blvd. Residents Assoc.
Attn: Mrs. Frances Harkey
3410 Meredith Avenue
Charlotte, NC 28208

Emma Shaw Allen
16700 Tinker Place
Cornelius, NC 28031

Carolina Investments 1, LLC
3305 Cambridge Road
Charlotte, NC 28209

Keith Grimes and Angela Grimes
307 State Street
Charlotte, NC 28214

Janet Caldwell
314 S. Bruns Avenue
Charlotte, NC 28208

Melvin Hill
4500 Freedom Drive
Charlotte, NC 28208

Donald Perry
410 S. Bruns
Charlotte, NC 28208

Melvina Miller
624 Mahopac Street
Charlotte, NC 28208

Evelyn Robinson
312 Woodvale Place
Charlotte, NC 28208

Wendy Logan
418 S. Bruns Avenue
Charlotte, NC 28208

Lois Parker
414 S. Bruns Avenue
Charlotte, NC 28208

Tony C. Craig
318 Katonah Avenue
Charlotte, NC 28208

Delores J. Minter
415 Katonah Avenue
Charlotte, NC 28208

Rolando & Emilia Nunez
419 Katonah Avenue
Charlotte, NC 28208

Bradley Louis Clapham
14600 Majestic Oak Drive
Charlotte, NC 28278

Terry G. Cornwell & Demetrice W.
Cornwell
302 Katonah Avenue
Charlotte, NC 28208-4318

Housing Partnership Charlotte
Mecklenburg
1201 Greenwood Clfs. #300
Charlotte, NC 28204-2822

Abdullah Nasim & Athar Syed
309 Katonah Avenue
Charlotte, NC 28208

Juan Gonzalez & Andrea Gonzalez
311 Katonah Avenue
Charlotte, NC 28208

JCD Properties & Property Mgt.
4627 Snow Drive
Harrisburg, NC 28075

Tina Henry
411 Katonha Avenue
Charlotte, NC 28208

Hosea Miller Sr. & Lessie M. Miller
3216 Clearview Drive
Charlotte, NC 28216-3626

Habitat for Humanity Clt. Inc.
P.O. Box 34397
Charlotte, NC 28234

Joseph Price Cathey
1740 Newland Road
Charlotte, NC 28216

Ruthie Froneberger
316 S. Bruns Avenue
Charlotte, NC 28208

William Rice, Jr.
414 Katonha Avenue
Charlotte, NC 28208

Spirit of Life Ministries
5910 Sullins Road
Charlotte, NC 28214

Tabatha Massey
326 S. Bruns Avenue
Charlotte, NC 28208

Jamie M. Diehl
310 South Bruns Avenue
Charlotte, NC 28208

Donald W. Battle
306 S. Bruns Avenue
Charlotte, NC 28208-4310

Seversville Apartments Limited
Partnership
Attn: Donna James
P.O. Box 2491
Norfolk, VA 23501

Wendy Stinson
334 Katonha Avenue
Charlotte, NC 28208

James Crawford & Juanita
405 State Street
Charlotte, NC 28208

Antonio Neely
334 Katonha Avenue
Charlotte, NC 28208

Lavita Denise Johnson
100 Walnut Avenue
Charlotte, NC 28208-4425

Joseph Graham & Dorothy H.
Graham
322 Auten Street
Charlotte, NC 28208

A. Rudolph Hendricks
107 Walnut Avenue
Charlotte, NC 28208

Cynthia Ashmore & Habitat for
Humanity
P.O. Box 34397
Charlotte, NC 28234

Victoria Louise Morrison & Habitat
for Humanity
P.O. Box 34397
Charlotte, NC 28234

Patsy Ervine Rice
P.O. Box 35091
Charlotte, NC 28235-5091

David & Drucilla Green
331 Katonha Avenue
Charlotte, NC 28208

Pamela Gordon
335 Katonha Avenue
Charlotte, NC 28208

Richard Williams
1407 Anderson Street
Charlotte, NC 28205

Marcelino A. Seymour & Maria C.
Seymour
301 S. Bruns Avenue
Charlotte, NC 28208

Deborah A. Wilmer
311 S. Bruns Avenue
Charlotte, NC 28208

Joshua Taylor & Greg Martisauski
322 Katonha Avenue
Charlotte, NC 28208

Home Free Realty Investments, LLC
100 N. Tryon, Suite B220-240
Charlotte, NC 28202

Board of Education Charlotte
Mecklenburg
701 E. 2nd Street
Charlotte, NC 28202

Yolanda Cassells
330 Katonha Avenue
Charlotte, NC 28208

Jeanette Newport
336 Katonha Avenue
Charlotte, NC 28208

Draithier Lavette Cornwell &
Priscilla Anne
P.O. Box 34397
Charlotte, NC 28234-4397

Mark & Debra Clapham
14801 Lonesome Oak Circle
Charlotte, NC 28278

Mike Ivie & Richard Williams &
1512 Lyons Court
Charlotte, NC 2205

Christi Derreberry
113 Walnut Avenue
Charlotte, NC 28208-4424

Charlotte Mecklenburg Housing
Partnership Inc.
1201 Greenwood Cliff, #200
Charlotte, NC 28204-2122

Timothy Singleton & Tracy W.
Singleton & Charlotte Habitat for
Humanity
P.O. Box 34397
Charlotte, NC 28234

Ulyses Perry and Milton Vernon
Perry
1531 Sumter Avenue
Charlotte, NC 28208-4326

Alan E. Wooten & Randall E. Wooten
1609 Sumter Avenue
Charlotte, NC 28208

Fountainhead Properties, LLC
9318 Tresanton Drive
Charlotte, NC 28210

Chad & Kate Hart
311 State Street
Charlotte, NC 28208

Clatrick & Smash Rogers
204 State Street
Charlotte, NC 28208

Charles Miller
508 S. York Street
Gastonia, NC 28052

Carolyn L. Craig
319 State Street
Charlotte, NC 28208

Hector & David Cabrera
114 Buttercup Road
Butler, PA 16001

Elaine R. McCaskill
121 Walnut Avenue
Charlotte, NC 28208

Loretta M. Colbert
422 S. Bruns
Charlotte, NC 28208

Pamela L. Cromartie
500 S. Bruns Avenue
Charlotte, NC 28208

Sonja Goodaman
427 Katonah Avenue
Charlotte, NC 28208

Yvonne Sanders
423 Katonah Avenue
Charlotte, NC 28208

Richette Clark
418 Katonha Avenue
Charlotte, NC 28208

EXHIBIT C

Community Meeting Roster of Attendance

SEVERSVILLE COMMUNITY MEETING REGARDING REZONING PETITION 2008-26

PHILLIP O' BERRY COMMUNITY CENTER

440 Tuckaseegee Road
Charlotte, North Carolina 28208
Central Park District I
704-432-6775

January 8, 2008

NAME	ORGANIZATION OR ADDRESS	PHONE NUMBER	E-MAIL ADDRESS
Wallace Pruitt	Sevensville	(704)	
Jason Walton	Sevensville		jwalton4475@yahoo.com
Rodney Atwell	Biddleville		
Anthony Crawford	Sevensville	704 333-3647	
Joe L. King	Sevensville	704-488-8321	
Janice Dickson	1528 Duckworth	704-577-7774	
J. Tanya Adams	309 Lima Ave	704-358-4021	jadams@nc.rr.com
Trace Perry	510 Burrell Ave		
Wayne Way	418 South Browns	7049049918	
Joe Newman	322 Antares St	704-377-2045	JOE920@CAROLINA.rr.com
NORMA PERIX	CMRD	704-386-2767	

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