

June 3, 2011

Community Meeting Report

Rezoning Petition: 2011-032 Park South Station

Date of Original Contact: May 2, 2011 (mass mailing to addresses provided by City of Charlotte, see Exhibit A)

Date and Time of Meeting: June 2, 2011, 6:30-8:30 at the St. Andrews United Methodist Church located at 1900 Emerywood Drive, Charlotte, NC.

Summary of Issues Discussed:

1. Mr. Robert Burkett opened the meeting with a brief explanation of the proposed rezoning and then answered questions from those in attendance. The rezoning petition was requested to allow a higher price point in the subdivision. The ultimate goal is to increase sales traffic, expedite the project's build-out, and increase everyone's property values.
2. Will the rezoning affect the tree save areas and existing trees along the property line adjacent to Montpelier Road and Edgewater Drive? The existing trees in the area of the rezoning will remain in place if they are inside the tree save area. Most of the grading work has already taken place and any new work should not affect the existing trees.
3. How will the rezoning affect the current approved density of the project? There should be no change to the density of the project. There may even be a slight decrease in the total number of lots in the project.
4. Will there be any new entrance/exit streets to the neighborhood? No.
5. What are the sizes and cost of the houses? Approximately 2,200 sf to over 3,000 sf with prices ranging from high \$200's to low \$300's.
6. Explanation of how appraisals work.
7. What are the lot sizes? 40' wide lots and the depths vary. Approximately the same as the originally proposed townhomes.
8. Will Ryan Homes be the builder? There is no contract in place with any builder to construct the single family homes, but at this point Ryan seems the likely builder.
9. Will there be townhomes and single family homes built next to each other? An effort was made to remove the single family lots that were intermixed with the townhomes. The plan is to construct only single family homes in the areas as designated on the rezoning petition. Constructing townhomes alongside the single family homes would not be a good marketing strategy.
10. The view on the Park South Station property from the intersection with Shadyview Drive does not look good. Can something be done to help the view? We are currently getting bids to landscape the area in question. At the least, the overgrown sections will be cut and the silt/construction fencing will be removed.
11. When will the Greenway be constructed? At 70% of the total project build-out.
12. Discussion occurred about the water and sewer rates residents are paying.

13. Is there any concern about the contamination from the previous owner? The previous owner, Celanese, is still responsible for monitoring the groundwater contamination. Reports provided by Celanese's environmental consultant show a considerably drop in the contamination levels. A Brownfields agreement with the State of North Carolina is in place for the project.
14. How will the wildlife, specifically deer, be affected by the rezoning? We do not think any affect to the wildlife will occur.
15. Will the open area/ pond between Sunchaser and Royal Gorge be used for houses? No. The open area and pond are part of the open space and water quality requirements by the City and will remain.
16. Will additional plantings be placed in the 50' buffer around the perimeter of the site? Additional plantings will be installed in the buffer per the landscaping/buffer details on the approved site plans.
17. When will the kudzu be gone? The developer recently had the kudzu sprayed and will continue to monitor the kudzu and spray as needed.
18. Some discussion and explanation of other areas of the site outside of the rezoning area was held that included when and where buildings are scheduled to be constructed and some landscaping issues
19. One neighbor expressed concern that too much storm water was flowing onto her property. The problem was worse a few years ago but has gotten better. Developer agreed to have someone look at the issue.

Changes made to rezoning petition as a result of the meeting: None.

Exhibits:

- A. Meeting Notification Letter
- B. List of persons and organizations contacted
- C. List of attendees
- D. Handouts available at meeting

Exhibit A

J&B

Development and Management, Inc.

J & B Realty and Development

Date: May 2, 2011

From: J&B Development and Management, Inc.
9450 Moss Plantation Ave, Suite 201
Concord, North Carolina 28027

To: Neighbors and Residents of the Park South Station Project

Subject: Rezoning Petition 2011-032 Community Meeting

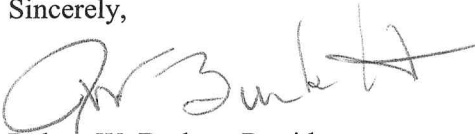
Dear Neighbors and Residents of Park South Station,

As we are all aware, the current economic conditions have had a severe impact on the housing industry and the value of all our properties. With that in mind, we are excited to announce our plans to introduce single family homes in the Park South Station project. We believe new single family homes would bring a higher appraised value to both new and existing homes. In order to allow single family homes, we submitted a rezoning petition to the City of Charlotte in order to rezone a portion of the project. The rezoning process requires that the petitioner conduct a community meeting to inform the local community of the rezoning as well as obtain feedback from surrounding neighbors. We will hold a community meeting **June 2, 2011 from 6:30 to 8:30 at the St. Andrew's United Methodist Church Family Life Center located at 1900 Emerywood Drive, Charlotte, NC.**

The purpose of our rezoning petition is to allow a portion of the Park South Station project the ability to develop as either townhomes or single family. As you may already know, the Park South Station project was originally approved for 851 townhomes and condominiums only. Our proposal would allow 91 single family homes to be built in certain areas of the project where townhomes were scheduled for construction. **The street layout and number of units allowed in the project will remain the same. Also, the buffers and building setbacks in the originally approved plan will stay the same. In fact, our petition specifically states that all development standards that were previously approved by the City of Charlotte remain in effect, with the exception of allowing single family homes.** Though we plan on introducing single family homes into the project, we are asking the City of Charlotte for the ability to retain the right to construct the townhomes that were already approved.

Again, we will hold a meeting **June 2, 2011 from 6:30 to 8:30 at the St. Andrew's United Methodist Church Family Life Center located at 1900 Emerywood Drive, Charlotte, NC.** If you have any questions regarding this matter, please feel free to contact me or Kevin Hall at (704) 782-7800.

Sincerely,



Robert W. Burkett, President

9450 Moss Plantation Ave. NW • Suite 201 • Concord, NC 28027
phone 704-782-7800 • fax 704-782-7839

Exhibit C

Park South Station Rezoning Petition 2011-032 Community Meeting Sign-Up Sheet

NAME

ADDRESS

Alice Hayes

2138 Shadyview Dr.
CL 28210

(Montclair)

Risallo Simpson

1910 Colony drive Ct
Charlotte NC
28210

Park South

Tom Rothrock

3163 Park South Station Blvd
Charlotte, NC 28210

Doug Ennsberger

4835 Foxhill 28210

Jim Weidner

4308 Park South Station 28210

Audrey Reese

2021 Edgewater Dr

28210

Daryl Brown

1701 Delchester Dr.

28210

John Simmons

6326 Montpelier Rd.

28210

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NAME	ADDRESS
Anne Meje	1827 Edgewater Dr
Larry Seelma	4822 Fonthill Lane
Lee Elliott Carnes	6605 central Pacific Avenue Unit 404 Charlotte, NC 28210

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NAME

ADDRESS

Kein Hall

9692 Ravenscroft Lane Concord NC