

June 5, 2012



Ms. Tammie Keplinger
Mr. Solomon Fortune
Charlotte Mecklenburg Planning
600 East 4th Street, #8
Charlotte, NC 28202

121 WEST TRADE STREET, 27TH FLOOR
CHARLOTTE, NC 28202-5399

704/972-2500
Fax: 704/972-2698
www.faison.com

Dear Ms. Keplinger and Mr. Fortune:

12-61

On May 24th, 2012 Faison and Associates conducted a neighborhood meeting to present proposed revisions to the zoning on our future apartment building parcel. These changes specifically relate to a voluntary buffer along the West 4th Street Extension property boundary where it adjoins a single-family residence and building heights along Irwin Avenue. The meeting was advertised with a billboard on the subject property and direct mailings, as well as by word of mouth in the neighborhood via some very connected members of the community.

The meeting was held a mere 500 feet from the property in question at a restored single-family residence that is commonly used for community meetings in Charlotte's Third Ward. Approximately 18 to 20 people came for the meeting and I represented the Petitioner. I brought four large (24x36) renderings of the portions of the project that were the subject of the petition and discussed the nature of the revisions and the reason they would be beneficial to the project and the community.

Questions were very limited with the most common questions revolving around where the balconies will be located on the side of the building as they relate to the neighboring single-family residence and how will the entrances to the units that front Irwin Avenue change if the height is allowed to increase 5 feet. I explained that the balconies will be located up to 5 feet into the buffer horizontally, but they will be above the ground and the buffer plantings can be slightly adjusted so that there would be little impact to it. The balconies make the building more attractive and provide residents with an amenity in their unit that would otherwise be lost.

Irwin Street units would be allowed direct access to Irwin Street if we are able to increase building height 5 feet because we could do away with the currently designed walls along Irwin and turn the stairs toward the sidewalks. This would allow those residents to interact with Irwin Ave more easily and provide a more appealing streetscape.

There were no negative comments regarding the project other than the normal concerns regarding parking and traffic that some neighbors thought that the project would bring. Most were excited to see the project get started, and although they were not looking forward to living with construction for the next 18 months, they were looking forward to the final product.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Brasse".

Tom Brasse



