

NOTICE SENT TO NEIGHBORS



COLDWELL BANKER COMMERCIAL
MECA
1800 CAMDEN ROAD, SUITE 108
CHARLOTTE, NC 28203

January 31, 2006

Penny Cothran
City of Charlotte Planning Dept.
600 E. 4th Street, 8th Floor
Charlotte, NC 28202

Re: Morningside Apartment Rezoning
(Petition #2006-26)

Dear Neighbor,

As you are aware Graham Development, Inc. has petitioned to rezone the Morningside Apartment Property and other adjoining parcels from R22-MF to MUDD-O.

In accordance with the City's rezoning procedures the petitioner will be holding a public meeting for neighbors on Monday, February 6th from 6:30 to 8:30 PM. This meeting will take place at the Veteran's Park shelter and is open to all who may desire to attend.

A presentation over viewing the petitioner's development plans will begin promptly at 6:30 PM and would ask that you please be there by this time. Handouts will be provided and following the presentation the petitioner and the development team will answer questions.

We look forward to having you at this meeting and in the event you have questions in advance of the meeting please contact me at (704) 971-6525.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Pressley', written over a large, loopy circular flourish.

Robert A. Pressley, CCIM
President

CC: Tom Graham,
Keith MacVean, City of Charlotte
Cheryl Miller, CMNA
Penny Cothran, City of Charlotte



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**NEIGHBORHOOD MEETING
MORNINGSIDE REZONING
PETITION #2006-26**

A neighborhood meeting was held in accordance with the City of Charlotte rezoning guidelines on February 6, 2006 for the above referenced zoning petition. Approximately 50 or so persons were in attendance and the following is a general summary of that meeting.

MINUTES

- Introductions
- Presentation
- Q&A

After the presentation approximately an hour and a half was dedicated to questions and answers. The following are the topics discussed, questions raised and answers given. They have been consolidated and shortened for clarity.

Q: How will alley construction between McClintock Road and Commonwealth impact the existing alley and the adjoining neighbors?

A: The alley will actually be enhanced and in most places widened on the development side. Today the alley is used as a buffer between the apartments and single family homes on Commonwealth. The developer would like to see it used by all parties and enhance to be an asset to the community.

Q: What will be the widths of the new single family lots?

A: While the developer is planning on including single family detached lots in the development they will not, in most cases, be traditional single family homes as exist in the neighborhood today. As opposed to facing the public street with a driveway off of that street they will in most cases face a courtyard. The widths will vary, however, in every case they will be much narrower than those of the existing single family residential found in the neighborhood. They will have alley loaded drive ways and/or shared parking.

Q: How many rental units will the project include?

A: At this time we are uncertain. If there is "for rent" product it will be much different and more expensive than what it is replacing.

Q: What unit types will make up the project?

A: Condos, flats, town homes, row houses, single family detached and a small amount of neighborhood retail.

Q: What will be the price ranges?

A: We anticipate units will start as low as \$175,000 and go up.

Q: What is the timing of the development, zoning, demolition and construction?

A: If all goes well we will receive the new zoning in late April, close in June. Relocation of the existing tenants would begin no sooner than the early fall and demolition will begin in late fall of 2006. Construction of the infrastructure (i.e. new roads, utilities etc...) should begin by early in 2007. New homes construction will begin within another four months or so and delivery of the first units could be as soon as late 2007.

Q: Are you going to save any of the existing trees?

A: Yes, in some cases, however, there will be many cases we cannot due to condition of the trees which have not been well maintained or their location. We plan on planting back many more then we remove.

Q: Are you going to limit the number of investors who buy in the project?

A: Yes, absolutely. We feel too many investor buyers hurt projects such as this and doe not provide the important owner occupant element necessary to create a great neighborhood.

Q: How many new residents will be added when the project is sold out?

A: We are not sure since we still do not have an accurate count on the total number of units, their configuration etc... We also are unsure how many existing people live in the current complex. While we know the total number of units occupied, we do not know the total number of people living there. If we had to guess there will be approximately three times the number of units.

Q: Are you studying the impact the additional residents will have on neighborhood traffic?

A: Yes, we have hired an independent traffic consultant to complete a study in accordance to CDOT's requirements. If that consultant makes recommendations we will follow those. One of the attributes we like about the site is the great number of access points and close proximity to Central Avenue and Independence Boulevard. These major arteries will allow for wonderful ingress and egress. We also like the fact the project is abutting a major public transit corridor which may have street car service in the future.

Q: How will you be dealing with increased storm water run off?

A: We have engineers devising a plan that satisfies all applicable State, Federal and Municipal storm water management regulations. We also intend on cleaning up the adjoining creek which has posed a problem in the past due to the trash, debris and over grown vegetation currently in and around it. By restoring the creek and creating a greenway we will turn a neighborhood liability into one of its greatest assets!

Q: Where are the tallest buildings going to be located and how tall will they be?

A: We have gone to great lengths to ensure no new buildings will overwhelm existing single family residential. The taller buildings will be positioned next to the park and scale down as the get closer to the existing residential. We have requested the right

for one building to be as tall as ten stories and it is on the parcel farthest from the existing homes and abutting the park. It should not be visible from any of the existing homes.

Q: Will there be bicycle paths on the roads in the project?

A: No, bicycle paths are a suburban concept. We are going to great lengths to narrow our roads, provide on street parking and other traffic calming devices which will slow traffic and make it safe to ride bicycles.

Q: Where are the commercial and retail components and what type businesses will be housed there.

A: The retail is intended to serve the immediate neighborhood and not replace or replicate the businesses on Central Avenue or in Plaza Midwood. We feel to have a true urban village it must include a small amount of retail and studio space to meet the needs of the new and current residents. We envision such uses as coffee house, deli, village market, café, ice cream shop etc. This will provide the Morningside Commonwealth neighborhood gathering places and amenities currently not found within a close walking distance.

Q: Do you plan on developing the corners of Iris and Central?

A: We do not currently have those properties under contract and they are not a part of this rezoning, however, we have been indirectly in contact with those owners to see if they are sellers. While not detrimental to our plan, they would provide an entrance for us and we will explore the idea.

Q: You have previously mentioned adding a dog park to the property at the corner of McClintock and Morningside Drive. Is that still part of your plan?

A: It is an idea we have explored but have made no decisions. We want to get feedback from the neighbors on highest and best use for that parcel. We plan on using .45 acres of the park to extend a road through our project and need to determine if we will be purchasing such or swapping that or another parcel which could be this one.

Q: You stated your requested zoning has changed from MUDD to MUDD-O, can you explain the difference?

A: We switched to a conditional zoning due to the fact some attributes of our plan does not fit exactly within the provisions allowed for in MUDD. The MUDD-O will allow for those exceptions, however, make the zoning conditional.

Q: Will you have architectural standards as part of your development?

A: Absolutely! We do envision several other developers joining us to build product in the village and want to ensure they are in keeping with our overall vision. A developer will not be able to participate until we have approved their plan and uses. We are currently working on design guidelines and will submit those to the City. After rezoning we plan on expounding upon those so there is no room of misinterpretation.

Q: Do you plan on using Green Building techniques?

A: We are exploring that and hope to! We will not know for sure until we get farther into the architectural process.

The meeting began at 6:30 PM and concluded around 8:30 PM. The development team stayed for another half of an hour to answer individual questions. We heard from many neighbors after the meeting who were impressed with our plan and were overall encouraging. We continue to field questions and update the neighborhood association.

NEIGHBORHOOD MEETING SIGN IN SHEET

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Cameron Bonardi	1501 Lyon Ct. (Huntersville)	704-942-4150
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Tyler & Ashley Samson	1409 Morningside Drive	704 724 1461
Tanya Saul	1429 Morningside Dr.	704 358 9047
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OVER

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