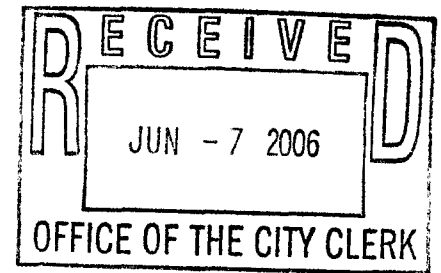


Rezoning 2006-075 Community Meeting  
Myers Park Baptist Church  
June 1, 2006, 6:30 pm



In Attendance:

Name	Parcel ID
Joan and George Belk	15502405
Tom Masters	15502210
Dick Stoevers	15502335
Phil Shive	15502322
Cameron Furr	Myers Park HOA

Monte Ritchey	Conformity Corporation
Patricia Fenton	Conformity Corporation

6:45 Monte Ritchey introduces himself and gives the back round of his involvement in the rezoning of the 3 parcels of land located at Providence Road and Hermitage Ct.

Monte explains the evolution of the design of the building. Drawings of the 3 story design are displayed and Monte speaks about the lack of enthusiasm from the neighbors and the concerns of the quantity of units proposed (17 units). Drawings of the 2 story proposal of the building, with stairs down to Providence Road are displayed.

The challenges that are faced with regard to the issues pertaining to the alleyway are discussed. The neighbors and the city view the alleyway as being closed; however, it comes up on the survey as not being closed.

Newest evolution reflects changes that were made in response to the City Open House Forum, as well as numerous meetings that have been held with Hermitage Court neighbors. Changes also reflect comments from John Rogers and Wanda Birmingham.

CDOT's comment regarding their request to bring cars on to Hermitage Ct was also discussed. We stand behind the belief that all traffic needs to come in off of Providence Road.

The separation of the building façade on Hermitage Ct is discussed. It appears as if there are 2 separate buildings on Hermitage Ct and reads as single family houses. The difference in architecture on the frontage is also noted. Drawings moving forward will show the use of different colors on the façade on Hermitage Ct.

Monte references Barbara Highfill's comments made at the Open House Forum (three of the attendees were at the Open House Forum) regarding the Providence Road elevation and explains the changes made to the Providence Road elevations. The addition of porches to the units fronting Providence Road, the removal of steps leading down from the units to Providence Road being two of the changes. Monte explains how the use of real materials, wood, stone, and lap reads from the streetscape.

Monte goes over the primary and secondary elevations, Hermitage Ct and Providence Road and explains the tertiary elevations (side and rear elevations). The same materials will be used continuously around the building. The planted courtyard is pointed out and explained. Monte speaks about the entrance to the parking garage.

Tom Masters asks when we will know about the status of the alleyway. Monte replies that he does not know the answer to that and that he has doubts as to whether the alleyway issue can be resolved.

Monte opens the floor to questions.

Monte explains how the number of units was arrived at. Originally we proposed 17 units. This number is north of what the City saw as being readily supportable. The Hermitage Ct neighbors were not comfortable with that many units. The number of units on the first and second floors were decreased and the square footage of the units were increased.

Cameron Furr posed a question asking why the note that the building shall not exceed 3 stories was not changed in the re-submittal. He also asked about the height of the building. The possibility of a third floor unit was discussed and how we would achieve that unit within the roof structure.

Phil Shive asked how we light the unit. We would light them with windows through the use of dormers.

Tom Masters asks if we will have massing by July 12<sup>th</sup> (in time for the Historic District Commission meeting). Yes we will. Will the Chimneys be included in the height of the building? No they will not be measured.

Phil Shive asks if we will put together a photo montage of the streetscape including the existing houses running up Hermitage Ct.? Yes we will. We will show the elevation of the house next door to see the relationship in plan. We will also show the setback of the proposed and existing buildings.

Phil Shive asks how we are going to treat the garage entrance. Will there be a door on it? Yes we believe there will be a door on the garage.

Tom Masters asks if there is a door there, how would it be opened? Automatic door opener would be used.

The side walk on Providence Road is discussed. There is a historic marker that is partly on the property. The sidewalk will have to swale in front of the marker and is noted on the re-submittal. The sidewalk in front of the Stone Walls that mark the entrance to Hermitage Ct and how that sidewalk is treated is discussed. This sidewalk is not part of the re-submittal and not the responsibility of the petitioner.

Tom Masters asks about the change in zoning request from UR2 to MUDD-O. The reasons for the change are discussed. The cap on parking in UR2 was the primary reason for the request.

Tom Masters brings up the fact that he did not receive a letter from us regarding this meeting and it was explained that it is required that adjoining neighbors within 300 feet of the property and neighborhood leaders within a one mile radius are mailed notices about the meeting. We do not create the list, it comes from the city.

The MUDD-O Provisions are discussed. There are three provisions that are read directly from the site plan that is on display.

No further questions. Attendees say good night.



***Please Note Address Correction: Myers Park Baptist Church, 1931 Selwyn Ave***

May 3, 2006

Amherst Place HOA & Neigh. Assoc.  
Ms. June Watts-Mistri  
1730 Amherst Place  
Charlotte NC 28204

Dear Sir or Madam,

Please accept our invitation to attend a public meeting sponsored by The Conformity Corporation. We will be presenting our plans for rezoning property located at Providence Road and Hermitage Court.

The property is currently zoned R-5 and we seek to rezone it to UR2-CD, for purposes of constructing a multi-family Condominium. Recently, through the efforts of neighbors on the street, the property has been overlaid with a Historic District designation. As such, The Conformity Corporation would be required to meet certain architectural standards established for the District.

The meeting will be held at Myers Park Baptist Church, located at 1931 Selwyn Ave, Charlotte, NC 28207. Please join us on Thursday, June 1, 2006 at 6:30 p.m.

Sincerely,  
The Conformity Corporation

Monte Ritchey  
President  
MR/pdf



May 3, 2006

Name

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Sincerely,  
The Conformity Corporation

Monte Ritchey  
President  
MR/pdf

# HERMITAGE NEIGHBORHOOD REZONING MEETING

6/1/2006

## Questions/Comments Regarding The Residential Design

Name

Phone

Email

Question/Comment

1	George BELK	704-364-7043	jbelk@carolina.rr.com	
2	Tom Mastas	704-376-9740	tom.mastas@carolinahealthcare.org	
3	Chuck Starnes	704-333-9483	chuckstarnes@att.net	
4	PHIL SHIVE	704-376-9067	PHILIP.SHIVE@PERKINSWILL.COM	
5	Carson Furr	332-0205	cfurr@grubbs.com	
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