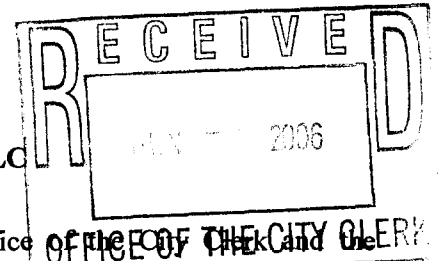


COMMUNITY MEETING REPORT
Petitioner: MODERN DWELLINGS, LLC
Rezoning Petition No. 2006-077



This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A-1** attached hereto by depositing such notice in the U.S. mail on April 24, 2006. A copy of the written notice is attached hereto as **Exhibit A-2**.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, May 4, 2006 at 7:00 p.m. at St. Luke's Lutheran Church, 3200 Park Road, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as **Exhibit B**. The Petitioner's representatives at the Community Meeting were Lexie Longstreet and Elizabeth Grillo of Modern Dwellings, LLC, Peter Wong, the Petitioner's architect, and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by introducing himself and the Petitioner's representatives, Lexie Longstreet and Elizabeth Grillo of Modern Dwellings, LLC and Peter Wong, the project architect.

John Carmichael stated that we are here tonight to hold a Community Meeting regarding Rezoning Petitioner No. 2006-077, and we will prepare a written summary of this Community Meeting and file it with the City at least ten days in advance of the Public Hearing. John Carmichael then advised that the meeting would be organized as follows:

- 1) A schedule of events will be provided.
- 2) We will review the Conditional Rezoning Plan and the proposed homes with you.
- 3) The meeting will conclude with a question and answer session.

John Carmichael then provided the schedule of events. He stated that the City Open House Forum will be held on Monday, May 8, 2006 from 5 p.m. to 6 p.m. on the 8th Floor of the Government Center. The public hearing before City Council and the Zoning Committee shall be held on Monday, June 19, 2006 at 6 p.m. at the Government Center. The Zoning Committee Work Session shall be held on Wednesday, June 28, 2006 at 4:30 p.m. on the 8th Floor of the Government Center, and City Council will render a decision on this Rezoning Petition on Monday, July 17, 2006 at 6 p.m. at the Government Center.

John Carmichael then described the site and the Conditional Rezoning Plan. He stated that the site contains approximately 3.6 acres and is located on the west side of Little Hope Road, across from Urban Place and Zion Court. The site is currently zoned R-4, which is a single family zoning district that

permits up to four dwelling units per acre. This would result in 14 units on the site assuming that you could fit 14 R-4 lots on the site. You probably could not fit 14 lots on this site.

Under this Rezoning Petition, Lexie and Elizabeth seek to rezone the site from the R-4 zoning district to the UR-1(CD) zoning district. The "CD" designation indicates that this is a conditional rezoning request.

Although Peter will review the Conditional Rezoning Plan with you in detail, the purpose of the rezoning request is to allow the site to be developed with 13 single family homes, and two duplex structures that will each contain two dwelling units. Therefore, a total of 17 dwelling units would be located on the site, which would result in an overall density of 4.7 dwelling units per acre. The duplex lots are lots 15 and 3 on the Conditional Rezoning Plan.

The access point into the site would be from a new public street across from Urban Place. The public street would turn to the right and dead end behind the Salvation Army site. This is a stub street to provide future connectivity in the event that the Salvation Army site is ever developed. This stub street is required by CDOT and the Planning Staff.

John Carmichael then stated that the private drive was currently 26 feet in width, and the size of the common green area is approximately one-quarter of an acre. There would be an 8-foot planting strip and a 6-foot sidewalk along the site's frontage on Little Hope Road and along the new internal public streets. A 5-foot sidewalk would be located along one side of the private street.

Peter Wong then addressed the meeting. He stated that he is a professor of architecture at UNCC. Peter then showed an aerial photo of the area, and stated that the site is located in a vibrant corridor. The developers are trying to offer a unique housing opportunity in this area that is compatible with the neighborhood.

Peter discussed the history of the site and the surrounding area in some detail. He indicated that he feels that the history of the site should be acknowledged in terms of the project design. Peter showed a slide of the existing homes and described their style and architecture. Peter then shared the Conditional Rezoning Plan with those in attendance, and he stated that the smallest lot size would be twice the size of the minimum lot size in the UR-1 zoning district. He stated that 17 dwelling units are proposed, and 14 would be allowed under the site's current R-4 zoning. Peter indicated that the homes would be unique, and that he has designed the homes for each lot.

Peter indicated that the new public street leading into the site must be aligned opposite existing Urban Place. He briefly described the common green space in the center of the proposed development. Peter Wong indicated that the developer would plant additional trees in connection with the development of the site. Peter Wong stated that at least two cars could be parked on each lot. He then showed a slide of the existing trees and the site plan, and he discussed the common open space at the entry into the site. He stated that an 8-foot planting strip and a 6-foot sidewalk would be installed along the site's frontage on Little Hope Road and on both sides of the new public street in the proposed development. Peter stated that curb and gutter would also be installed along the site's frontage on Little Hope Road.

Peter indicated that the single family homes would have a diversity of size, which is a positive thing for a neighborhood. Peter then showed slides of the interiors of similar types of homes, and he indicated that the intent of these homes is to maximize the outside space by bringing it inside the structure. This is accomplished by providing most major rooms with direct access to the outdoors. Peter described the style of architecture as "mid-century modern." Peter indicated that many of the homes could be two stories in height.

Peter then shared a rendering of the common green area that showed the streetscape and the homes adjoining this area.

The Petitioner's representatives then fielded questions from those in attendance.

In response to a question, the Petitioner's representatives stated that a homeowners association would be established for the subdivision, and the homeowners association would maintain the common areas, the private street and the front yards of the homes within the development. A resident of the Ashbrook neighborhood then offered several comments to the Conditional Rezoning Plan on behalf of his neighborhood. These comments are summarized as follows:

1. According to this gentleman, Ashbrook is not in favor of the two duplex buildings.
2. Ashbrook prefers that only public streets be located in the proposed development.
3. Ashbrook is not in favor of the stub street.
4. Ashbrook prefers that a minimum of two parking spaces be provided on each lot.
5. Ashbrook desires that the two oak trees located at the entrance into the site be preserved.
6. Ashbrook recommends that as many trees as possible be saved on the site.
7. Ashbrook suggests that a uniform series of street trees be installed along the new road. Willow oaks are suggested.
8. Ashbrook suggests that additional sidewalks be installed on Little Hope Road from Marsh Road to Paddock Circle.
9. Given that the proposed homes are modern in style and design, Ashbrook feels like the proposed homes clash with those in the Ashbrook community. Therefore, Ashbrook suggests a visual transition from Little Hope Road back into the proposed community. Specifically, Ashbrook requests that the two homes located adjacent to Little Hope Road be more consistent with the existing homes.

In response to a question, the Petitioner's representatives stated that the proposed development had not been named yet; however, a name related to the site's history could be used.

In response to a question regarding buffer zones, Peter Wong stated that a buffer is not required because the proposed use is a single family residential use. However, fences and walls would be installed along the perimeter of the site.

In response to a question, Peter Wong indicated that the roofs would not be entirely flat, but rather, there will be a slight, general slope to the roofs. However, you will not be able to see the roofs from street level. Peter Wong indicated that some of the roofs could be metal roofs, but these would not be the old style metal roofs.

In response to a question, Peter Wong stated that the 50-foot buffer to the rear of the site is actually located on the Selwyn Farms site.

In response to a question, the Petitioner's representatives indicated that sidewalks would be installed on only one side of Little Hope Road along the site's frontage. The Petitioner does not control the other side of Little Hope Road.

In response to a question, Peter Wong indicated that the UR-1 zoning district was chosen because it allows smaller setbacks and a more creative use of the land. The setback is 14 feet from the back of the curb. Lexie Longstreet indicated that UR-1 was preferred because she really wants to develop ranch homes, and she did not want to develop homes with a lot of height. She feels there is a lot of demand for quality ranch homes in Charlotte.

An individual stated that the style of the proposed homes was too modern.

Peter Wong stated that the existing homes in the immediate vicinity of the site were modern homes during their day. Peter Wong indicated that the proposed homes are preserving the scale and size of the existing homes.

One neighbor was concerned that the modern homes would adversely affect the surrounding homes.

A question was asked about storm water runoff, and the Petitioner's representatives indicated that they were looking into this issue. Elizabeth Grillo indicated that their development could not create a problem for adjoining property owners.

An individual asked where they could view these types of homes, and Peter indicated that there were really not any homes like this in Charlotte. Lexie Longstreet indicated that you could see these types of homes in Palm Springs, California and Florida. She also stated that a modern home was recently built in Hillsborough, North Carolina, and 3,000 people came to see it at an open house.

In response to a question about the duplex units, Lexie Longstreet stated that these were really single family attached homes that would be deeded separately to each owner. These duplex units are really more like a townhome.

In response to a question, Lexie Longstreet indicated the price point would be approximately \$200 per square foot. Lexie Longstreet indicated that the price point is really not conducive to renting the duplex units.

Elizabeth Grillo stated that they are trying to use sustainable and environmentally sensitive construction methods on this project.

In response to a question, Peter Wong confirmed that street lights would be provided. A visual buffer would be provided by fences or walls.

In response to a question, Lexie Longstreet indicated that a builder for the homes has not been identified yet. Elizabeth Grillo indicated that there are builders around the country with experience in this type of construction. A special builder will not be required to make repairs to these homes.

In response to a question, Elizabeth Grillo indicated that in her and Lexie's opinion, there will be a high demand for these homes.

An area resident indicated that in her view these homes were very modern and would stick out like a sore thumb in the context of the surrounding area. She asked if some aspects of the surrounding homes could be incorporated into the proposed homes.

In response, Elizabeth Grillo stated in her view because the proposed homes are low slung, ranch homes, they are not so strikingly different from the surrounding homes.

In response to a question, Elizabeth Grillo indicated that the homes would be natural tone in color.

An area resident said that there was nothing like the proposed homes in this area, and in response to the statement, Peter Wong indicated that materials can be a way to integrate the proposed homes into the surrounding area.

In response to a comment, Elizabeth Grillo indicated that this would be a fairly high-end subdivision, and that she anticipated that it would be a quite neighborhood.

In response to a question, Lexie stated that she is not sure what her fallback position would be if this rezoning petition is not approved.

In response to a question, Lexie Longstreet indicated that presently, there are no plans to expand this subdivision in the event it is approved.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

As a result of the Community Meeting, Petitioner has implemented changes to the Conditional Rezoning Plan. Namely, an architectural transition from Little Hope Road has been provided so that the homes proposed to be located along Little Hope Road are more compatible with the adjacent homes. Specifically, the homes have been moved further back from Little Hope Road so that the setback is more compatible with the adjacent homes; brick has been added to the facade of the front two homes so that from a materials standpoint, they are more compatible with the adjacent homes; and the front unit of the duplex unit located along Little Hope Road has been reduced in size to one story so that it is more compatible with the adjacent homes from a height standpoint. Additionally, the Petitioner has committed that a minimum of two parking spaces will be provided on each lot. The Petitioner has also provided more detailed elevations to provide assurances with respect to the design and look of the proposed homes.

Finally, the Petitioner held a follow up Community Meeting on Tuesday, June 6, 2006, at 7:00 p.m. at St. Luke's Lutheran Church, 3200 Park Road, Charlotte, North Carolina. This meeting was well attended. As a general comment, the Petitioner's revised Conditional Rezoning Plan and elevations were well received, and the comments were generally positive.

Respectfully submitted, this 9th day of June, 2006.

Modern Dwellings, LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Ms. Lexie Longstreet, Modern Dwellings, LLC
Ms. Elizabeth Grillo, Modern Dwellings, LLC

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Modern Dwellings, LLC to rezone an approximately 3.603 acre site located on the west side of Little Hope Road, south of Marsh Road

Date of Meeting: Thursday, May 4, 2006 at 7:00 P.M.

Place of Meeting: St. Luke's Lutheran Church
3200 Park Road
Charlotte, NC

Petitioner: Modern Dwellings, LLC

Petition No.: 2006-077

We are assisting Modern Dwellings, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 3.603 acre site located on the west side of Little Hope Road, south of Marsh Road, from the R-4 zoning district to the UR-1(CD) zoning district. The purpose of the requested rezoning is to accommodate the development of a residential community containing a maximum of 13 for-sale single-family detached homes and a maximum of four for-sale duplex homes.

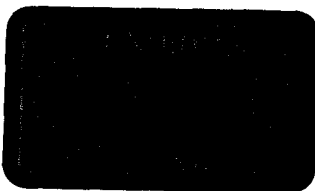
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, May 4, 2006 at 7:00 P.M. at St. Luke's Lutheran Church, 3200 Park Road, Charlotte, NC. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call John Carmichael at (704) 331-7509.

Kennedy Covington Lobdell & Hickman, L.L.P.

cc: Patsy Kinsey, City Council District 1
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Lexie Longstreet, Modern Dwellings, LLC
Elizabeth Grillo, Modern Dwellings, LLC
Peter Wong
Shay Patel
Janak Patel
Ken Franke, St. Luke's Lutheran Church



MODERN DWELLINGS, LLC

Petition No. 2006-077

Community Meeting Sign-in Sheet

St. Luke's Lutheran Church

Thursday, May 4, 2006

7:00 P.M.

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	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Betty Sowell	1101 Urban Place	704-529-3137	
2.	Mary Mayson	3416 Little Hope Rd	704-527-2111	
3.	William Jones	3332 Little Hope Rd	704-523-6115	
4.	Vernice D. Guen	" " " "	" " " "	
5.	Bobby Young	3325 Little Hope Rd	704-525-6226	
6.	Allen Dambor	3422 LITTLE HOPE RD		
7.	Ludell Doyelle	1108 Zion Ct	523-7574	
8.	Eva Edgumel	1108 Clawson ct	704-124-8168	
9.	Paul & Anne Robinson	1708 Paddock Cir	704-527-4111	
10.	Jim and Dana Mabry	1520 Paddock Cir	523-7470	
11.	Woodrow Clifton	3306 Little Hope Rd	525-7277	
12.	Colleen Colbert	3934 Hough Rd	523-2921	
13.	Melinda Masick	3708 #2 Selwyn Farms Rd	405-4009	mmsick@hombank.com
14.	Virginia Thordley	3716 #3 Selwyn Farms Rd	704-525-1981	
15.	Walter Johnson	3623 Letchford Rd		
16.	Frank J. Murphy	1115 Clawson Court	(704)525-5087	
17.	Kathy Woolley	1323 Astorbrook Pl	704-523-0283	Kathy@southemh.com
18.	G. BUEHLER	1700 PADDOCK CIR.	525-0036	
19.	J. Dawkins	3422 Little Hope Rd	523-6801	
20.	M. Maykowski	601 Heather Ln	524-9988	
21.	MICK McNEELY	3000 Idlewood CIR	641-5238	
22.	Carol Schmued	6236 Heather Ln	523-1595	HSCF MATCH @ CAROLINERCA
23.	Clint & Jessica Bishop	1326 Jersey Lane		
24.	Cindy & Terry Balabias	1320 Jersey Lane		
25.	Dot & Geo Finley	932 Heather Ln.	523-3827	
26.	ROBT. BURNS	1222 JERSEY LN	525-0895	RBURNS@CAROLINERCA
27.	Harold Clawson	3416 Little Hope Rd.	527-2701	

MODERN DWELLINGS, LLC
Petition No. 2006-077

Community Meeting Sign-in Sheet
St. Luke's Lutheran Church
Thursday, May 4, 2006
7:00 P.M.
(cont.)

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
28.	Ruth Ayerke	1220 Ashbrook Pl		
29.✓	Kathy Reilly	1100 Clauson Ct	378-6007	
30.✓	Whitney Byers	1122 Zion Ct	572-5195	Wbyers@carolina.rrc
31.✓	Bauky Cooper	1100 Clauson Ct	333-9745	
32.	Martha Bryson	1300 Ashbrook Place	523-1980	Tom-Bryson@att.net
33.	DIANNO Whitacre	1115 Wimbledun Rd	527-3235	
34.	M/M Eugene Luczak	1213 JERSEY Ln.	525-2259	EWORAL@9205701.com
35.✓	M/M ROBERT BREWER	1600 Paddock Circle	523-7230	
36.	Ed + Sonia Hayden	1331 Ashbrook Pl.	527-2868	shayden7@juno.co
37.	Lorrie Keith	1320 Ashbrook Pl	521-2893	Statgen@cs.com
38.	Kris Goldbach	1332 Heather Lane	525-2697	KRISTIA2002@hotmail.com
39.	Cecilia Kotsopoulos	1200 Jersey Lane	521-4421	
40.	Kay Kozick	6006 Heathermoor Ct	609-2708	
41.✓	Donita Gordon	1610 Paddock Circle	523-3963	charflet@hotmail.com
42.	Mary Davis Connor	6005 Calton Ridge Dr	704-234-2540	
43.		Indian Trail 28079		
44.✓	Danielle D. Kidd	3706-2 Schuyler Farms Lane	704/527-0850	KKidd@BellSouth.net
45.	Gordon Freeman	1130 Princeton Ave.	704-523-2208	gordonfreeman@aol.com
46.	Hal Otten	4021 Hough Rd	704-590-1689	whojunior@phoo.com
47.	Jennifer Otten	4021 Hough Rd	704-590-1689	
48.✓	John Chandler	114 Urban Pl	704-529-3137	Chandler.JLC@att.net
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